Willow Creek
Community Development District

Agenda

October 13, 2026

AGENDA

Willow Creek
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 6, 2026

Board of Supervisors Meeting
Willow Creek Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Willow Creek Community Development District will be held **Tuesday, October 13, 2026 at 1:00 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Ct., Titusville, FL 32780**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 11, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Amending the Fiscal Year 2026 Budget
5. Consideration of Reserve Study Proposals
    A. Reserve Advisors
    B. Reserve Study Institute
6. Staff Reports
    A. Attorney
    B. Engineer
        i. Erosion Update
    C. Field Manager's Report
        i. Discussion of Pressure Washing Proposals from Beacon
        ii. Discussion of Holiday Lighting Proposal from Brevard Lights
        iii. Discussion of Landscape Enhancements Proposal from Robertson's Lawns
        iv. Discussion of Painting Proposals for Entrance Monument
            1. Don Bell
            2. Quality Designs
        v. Discussion of Nidy Sports Construction Proposal for Replacement of Pickleball Nets
        vi. Discussion of Superior Fence Proposal for Hinge Repair
    D. District Manager's Report
7. Financial Reports
    A. Approval of Check Register
    B. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Adjournment

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

MINUTES

MINUTES OF MEETING
WILLOW CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Willow Creek Community Development District was held on Tuesday, August 11, 2026, at 1:00 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida

Present and constituting a quorum were:

Steve McConn	Chairman
Stephen White *joined late*	Assistant Secretary
Jeff Myers	Assistant Secretary
Marisela Rivera	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Nicole Corbin	GMS
Talia Prendergast	District Engineer
Patrick Collins *by phone*	District Counsel
Krista Vaughn	Robertson's Lawns

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun: Next we have our public comment period. Any members of the public wish to make a comment?

Resident (Bob Puerr, 8117 Cortese Drive): A couple of months ago I asked about a reserve study. I never heard any feedback on that. I don't know if one's been conducted or not. If it has, it would probably already be posted on the website.

Mr. LeBrun: I'm not aware of a reserve study that's been done currently.

Resident (Bob Puerr, 8117 Cortese Drive): I was just thinking assets, and a reserve study should be done. While you're thinking about the budget, that would be fair.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the June 9, 2026 Meeting**

Mr. LeBrun: That brings us down to approval of the minutes of the June 9, 2026 meeting. Are there any comments, corrections, or changes? If there are no changes, I will ask for a motion to approve the minutes.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Minutes of the June 9, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Mr. LeBrun: Next, we have our public hearing on the adoption of the Fiscal Year 2027 budget. I need a motion to open the public hearing.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun: The public hearing is open. This is the time if the public wants to make a statement or comment to the Board relating to the budget that the Board's going to look at today.

Resident (Bob Puerr, 8117 Cortese Drive): I did not have any comments on it.

Mr. LeBrun: Okay.

A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun: Item 4A is consideration of Resolution 2026-06, adopting the Fiscal Year 2027 budget. The Board previously approved a proposed budget several months ago. Today you will actually adopt your Fiscal Year 2027 budget, which starts October 1, 2027. It's been updated with actuals through June 30, 2026. Happy to take any questions on it or if the Board has any other discussion on it. Just for the record, Stephen White has entered the meeting.

**Supervisor Stephen White joined the meeting in person at this time.*

Mr. LeBrun: I'll also mention for the record, there's no assessment increase contemplated for the residents, so assessments remain the same for this upcoming fiscal year.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: 4B is Resolution 2026-07, imposing special assessments and certifying an assessment roll. The Board just adopted their Fiscal Year 2027 budget, and this resolution is the mechanism to fund that budget through those special assessments and certifying that assessment roll. If there's no questions on that, I just need a motion to approve that resolution.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

C. Consideration of Fiscal Year 2027 Budget Deficit Funding Agreement

Mr. LeBrun: As part of that there is, similar to current year, Fiscal Year 2027 budget deficit funding agreement. That's with the developer in the event that the assessments won't cover the estimated costs. Similar to the current year, the developer would fund those deficits.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Fiscal Year 2027 Budget Deficit Funding Agreement, was approved.

Mr. LeBrun: I need a motion to close the public hearing.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Declaring Vacancies in Seats #1 and #2**

Mr. LeBrun: Item number five is Resolution 2026-08, declaring vacancies in Seats #1 and #2. The Seats #1 and #2 will transition to resident seats. They're currently landowner seats. They

were eligible for the upcoming election. No residents qualified through the Supervisor of Elections. Essentially, this resolution will declare those seats vacant the second Tuesday after the election. At that point, anyone that lives in Willow Creek I of Willow Creek, if there's any residents interested in those seats, the Board would appoint those residents to the seats. However, current members can stay on in a carryover fashion until that second Tuesday after election in November. Then, if a resident becomes aware, the Board can appoint them to that seat. Patrick, anything you want to add to that resolution? I know you drafted it.

Mr. Collins: No, nothing additional. No one qualified for those seats, so they will become vacant after the general election. There is no specific time period which they need to be filled by. The Board just needs to make diligent efforts to fill those seats eventually before the end of the Fiscal Year 2027.

Mr. LeBrun: If there are no questions on that, I just need a motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Resolution 2026-08 Declaring Vacancies in Seats #1 and #2, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2027**

Mr. LeBrun: Resolution 2026-09 designates a regular monthly meeting date, time, and location. We kept everything the same for the upcoming year. If the Board's okay with that, I just need a motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, Resolution 2026-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2027, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter from Grau & Associates**

Mr. LeBrun: Next we have the Fiscal Year 2026 audit engagement letter from Grau & Associates. The Audit Committee and Board selected Grau & Associates as their independent

auditor. I just need a motion to approve this and accept the audit engagement letter so they can get started on the audit.

Mr. McConn: We were just asking about the audit. Does this cover what his request was?

Mr. LeBrun: He was asking about a reserve study. That's different than the audit. The audit is where they go through the financials.

> On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Fiscal Year 2026 Audit Engagement Letter from Grau & Associates, was approved.

EIGHTH ORDER OF BUSINESS **District Goals and Objectives**

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. LeBrun: District goals and objectives, item 8A. We're adopting the Fiscal Year 2027 goals and objectives. We kept them the same as the current year. This meets state statute. We're required to say if we met our goals or not and then post them to the website. I recommend all our Boards keep them the same.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Adopting the Fiscal Year 2027 Goals and Objectives, was approved.

B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Mr. LeBrun: Also, we have a review and approval of the Fiscal Year 2026 goals and objectives, authorizing Chair to execute the final form. Once the fiscal year ends, District management will certify the goals have been met or not, and then this is just authorizing the Chair to sign off on them and then post them to the website.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. LeBrun: This brings us down to our staff reports. Patrick, anything to report?

Mr. Collins: No, nothing new to report, but happy to answer any questions the Board may have. I think there may have been a question about reserve studies?

Mr. McConn: Yeah. What's the statute define as far as CDDs and when the reserve studies are required?

Mr. Collins: Sure, there's no formal requirement for the CDD to have reserve studies that I'm aware of. I will say most CDDs do take those up, generally around the same time that development wraps up. We're kind of in that territory now where it probably would be a good idea to get a reserve study in place. I can't make any promises on price, but based on what I've seen, I think the District can expect to pay between $5,000 and $10,000 for that kind of study and then that will help set or lay out the kind of savings and capital contingencies the District needs to have in place as the years go forward. I know GMS will have plenty of contacts as far as contractors who can put those reports together. Typically, it requires an onsite inspection by the vendor who prepares the report. But, I do think it would be worthwhile for the District to go ahead and get one of those started at this time.

Mr. McConn: I'll make a motion.

Mr. LeBrun: We don't need a motion. You can just give staff direction.

Mr. McConn: Let's proposals to get a reserve study so we can at least evaluate.

Mr. LeBrun: Got it. Thank you, Patrick.

B. Engineer

i. Erosion Update

Mr. LeBrun: Talia, with Rodney's office is here.

Ms. Prendergast: Update on the erosion, we walked a portion of Village B probably three or four weeks ago. Working on that report, I'd say about half of Village B is not listed on that initial erosion list we received, but in talking to Nicole, we'll go ahead and walk the entire Village B and get our eyes on it now. It is newer, I'd say, so we may not see some of the issues that we've seen over time with Phase One and Village D, but that will be noted in the report. For Village D, we are working through the cordgrass installation. We provided the exhibit and some of the details on the planting schedules. I believe we'll talk about the proposal from Robertson's later.

Ms. Rivera: I didn't see anything for section one. Is that something that's going to be done later?

Ms. Corbin: We already have a report for it.

Ms. Rivera: Oh, okay. I didn't see it on that one that was sent.

Ms. Corbin: Yeah. It was on a couple of months ago in the meeting we had then.

Ms. Prendergast: So in terms of Phase One, I know we have 7752 Prosecco. I think that's the only one from Phase One that's still on our radar. Otherwise, we assume that's in the works.

Ms. Corbin: Yeah, I know we'll circle back to them. We're working on Village D right now and then probably move to Phase One and keep moving forward with it.

Ms. Prendergast: Okay. Anything else?

Mr. McConn: Thank you.

ii. Consideration of Cordgrass Installation and Erosion Stabilization Proposals

Mr. LeBrun: Underneath the engineer is the consideration of cordgrass installation and erosion stabilization proposals. Krista is here from Robertson's. In the agenda package, where I requested a proposal for the work, we set a not to exceed and the proposal is above the not to exceed. So, Krista is here just to provide some clarity for the Board on the proposal.

Mr. McConn: Does this proposal cover all of Village D?

Ms. Corbin: Yes. There is three proposals, I believe, in total with it. But everything that's in here covers all of Village D. Sorry, I just came back in this morning. I was looking at it this morning some. There's one proposal for the $32,437. One proposal for $4,820.40 and another one for $19,587. That will cover all of Village D, including the areas that access will be blocked after we do the ones that are necessary. We're putting the cordgrass in so we don't have an access issue afterwards. It does cover a good portion of Village D.

Mr. LeBrun: The map is on page 105.

Mr. McConn: So, the total is roughly $55,000?

Mr. LeBrun: Yeah.

Mr. McConn: We've got 73 lots in Village D?

Ms. Corbin: One of the main costs, I know Krista can add to this, is bringing in the equipment to do the regrading. Because if we just throw cordgrass down there without any kind of regrading, it's basically going to be what we did the first time and it's not actually reestablishing anything. It's just going to keep going away. We're wanting to actually bring in and actually regrade the slope so that it is actually built up and then put the cordgrass in to stabilize it from

further damage. That's what makes the big difference in cost, instead of just putting cordgrass down.

Mr. McConn: Krista, how are we establishing the cordgrass? Is it planting it a certain time of year? Or are we putting temporary irrigation on it? How are we going to establish it? Because if you plant it this time of year, survivability is not great.

Ms. Vaughn: Our goal, in talking to Talia, is to do it during rainy season because there is no options for irrigation at this point in that area.

Mr. McConn: It's rainy season right now, but I wouldn't recommend putting it down now because it's too hot. Too hot, too much stress. So, it would be the very end of the rainy season. How much time do we need to establish it before it starts to get dry?

Ms. Vaughn: I would say within 30 to 60 days if we can get it in. Really, anytime in Florida, we have a benefit if we could get it in before our cold snap.

Mr. McConn: Start in October sometime.

Ms. Vaughn: Yes.

Mr. McConn: How long is the install going to take because it's not a short install.

Ms. Vaughn: If we do all of these, I would assume we can get it done within a few weeks. The biggest cost is hand labor because there are areas we cannot get any equipment back there, so we'll be wheelbarrowing a lot of this dirt into regrade. The other concern I do have, and it's just the reality, if we do get a storm, we are going to regrade the dirt and put the grasses in, but some of that topsoil will very much get washed away. So, it's going to be a balance of it we wait until after the bad storming season and we get closer to November, we can get this done within a few weeks. As long as we get it in before December. Talia and I did speak of a way there's any other option as far as when it comes to the fill dirt for regrading. We also have to remove quite a few of old grasses that are existing that are not doing any good at this point. Really there's not much we can do without putting sod over that dirt. We'll just be very specific on how we install these grasses and the way we grade it. We also are going to encourage, if there's a way to communicate with the homeowners, to have their downspouts running into that area to help limit that washout too. We will do everything in our power to limit any potential issues.

Mr. McConn: Okay.

Ms. Prendergast: Do homeowners have to submit to that?

Ms. Corbin: I would assume they probably have to submit it to the HOA.

Mr. Myers: Yeah, they have to submit an ARC application for any changes outside, including gutters.

Ms. Corbin: But they're not supposed to be allowed to drain them like that.

Mr. Myers: That's just for notification purpose to keep on file that the homeowner installed something outside. What happens after that, like if they connect drain lines that direct them to the rear of the property. It's not something that anyone's really physically going and inspecting. It would be something that we would have to catch. There are houses out here that have done that.

Mr. McConn: Okay. I would say that I would recommend that the work gets authorized and it's just a function of figuring out when we're going to schedule it. Based tentatively, we'd be looking at trying to start up in November. Is there any way to do that? Go ahead, Patrick.

Mr. Collins: Yeah. If field staff can provide a list of those homes that have noncompliant drains which are going off the back slope, we can definitely send letters to those residents requiring them to remove those drains. We just need to be able to identify which lots are affected.

Mr. McConn: Jeff and I had conversation about the one gentleman that was here, I believe, last meeting.

Mr. Myers: A couple of meetings ago.

Mr. McConn: That's got the pop-up drains. I think we really need to communicate with them. One that they're creating their own problem. It's impacting District common area. A potential fix is that they'd have to run their drain to the bottom of the slope to the wetland area, which I think from the standpoint of maintaining the CDD property, we've got, you know, an underdrain pipe discharging at the bottom of the slope. It's not going over the slope and this slope is going to be cordgrass. They got to bear that expense. If not, then they're going to be looking at running them to the front.

Ms. Corbin: Yeah, we definitely planned on putting a notice out when we started work with letting residents know that anything draining at the back of their property is running over and could be a cause of erosion.

Mr. McConn: It's not could, it's most definitely a cause of erosion.

Ms. Corbin: The main thing is, as far as I'm aware unless I'm wrong, I don't believe they're even supposed to be draining that way.

Mr. McConn: They're not because those are A-grade lots and they're all supposed to go to the street. There's the compliance issue with the City of Titusville as far as all those that drain

were supposed to be going to the street are going to stormwater ponds. Then there's the maintenance issue of eliminating the erosion problem, which them draining at the back of their backyard until they go over the slope is costing the CDD money. But if they've got an extensive system that's already installed and we tell them to redo that, it's going to be pretty heavy financial lift.

Ms. Corbin: I have talked to some residents individually, letting them know that anything that's happening, like on their property, is the responsibility of themselves because it's not CDD property.

Mr. McConn: I guess, from the standpoint of the CDD, we cannot, Patrick, you can confirm this, we can't recommend that they do things that are going to violate Titusville code.

Ms. Corbin: Correct, yeah.

Mr. McConn: So for us to tell them they can drain to the back is going to violate Titusville code.

Ms. Corbin: No, the plan was to send a notice saying that they should not be having them facing that way and that they need to be directed to the front. Obviously, we haven't typed up an official thing, but at least something along that meaning.

Ms. Prendergast: Will there be any sort of enforcement?

Mr. McConn: Yeah. We have to have the attorney write them letters. And then any on-going damage to common area property, we'd be financially liable for. Let's say we do this big spend, put cordgrass in, if it washes up, somebody's draining to the back, then they start getting nasty notes from the CDD attorney and they could end up in court to repair and to get financial compensation.

Ms. Prendergast: That was my concern. If there was going to be a push to make them remove it, that just needs to be coordinated so we don't spend all the time and money putting the cordgrass in and then make them go tear it up. But, if it's just a matter of if it's continued and then they'll go address it then.

Mr. McConn: Okay. Is there any way to do the erosion repairs immediately preceding the cordgrass install? Do it like segment by segment.

Ms. Prendergast: Sure.

Mr. McConn: So you're not trying to do all the repairs, letting it sit for a couple weeks, letting all the rain do its thing.

Ms. Prendergast: Sure. We will be very strategic when we do it.

Mr. McConn: Very good. Do we need to take any action now?

Mr. LeBrun: Yeah, you can motion to approve the cordgrass installation and erosion stabilization proposal.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Cordgrass Installation and Erosion Stabilization Proposal, was approved.

Mr. McConn: Can we also please let Titusville code know that we're making progress?

Ms. Corbin: Yeah. I will send her an email.

C. Field Manager's Report

i. Discussion of MES Repair Proposals

1. Affordable Development

2. Cordero Service Enterprises

ii. Discussion of Robertson's Lawns Proposals

1. Barrier Installation for Plants at Corner of Prosecco and Willow Creek Blvd

2. Sod Installation for Mailbox Area

3. Sod Replacement for Cotner of Willow Creek Blvd and Cortese Dr

Mr. LeBrun: Next, we have our field manager's report in there.

Ms. Corbin: I don't have a lot to go through. We already went through the erosion. The tree removal that was approved in the June meeting, we found out we needed to have a permit for it from the city. I just received that today. Robertson's going to be scheduling that as soon as possible now that we have it. Then, once we get that second pump in that we've talked about, all the install past the front section will be done. A couple quick proposals from Robertson's for stuff. One is for, at the front of the neighborhood, there's an area that we have plants right by a house and the mulch that's there is washing out really bad. So, we're looking at installing some aluminum edging to add a barrier to it for $595. The second one is removing the existing sod and putting a new sod over on Fortana Way, which is where the old mailbox system was. I will be having to get a handyman out to remove that concrete pad unless we can figure something out. But for the sod itself, it's going to be $1,000. Then, the last one is at the corner of Willow Creek and Cortese, we're looking to take out the plants that are there because it's causing a visibility issue for a lot of

people and just replacing it with sod and the cost for that is $2,496. All of this will go through approving in Willow Creek II.

Mr. McConn: I also noticed, and I pointed it out to Steve Feccia in our office, who is a landscaping architect, that the magnolias at the entrance are blocking the tower. Can we get a proposal to remove at least the magnolias on the north side?

Ms. Corbin: Okay. The ones coming this way on Grissom?

Mr. McConn: There's some south on Grissom.

Ms. Corbin: Okay.

Mr. McConn: All you see is the magnolias. You can't see the signage until you turn in.

Ms. Corbin: Yeah. I think I noticed that today when I was driving in. Okay. I will get with Krista afterwards and we'll get working on that. Ponds, they were treated by SOLitude, like usual. Then, I have two proposals for the repair of this pond that's required by the city. One is Cordero Services. For their proposal, it is $25,975. Then, the other one is Affordable Development and theirs is $28,617.50. So, Cordero is the cheaper option with that one and we can discuss and approve that in Willow Creek II. Just put it on your radar. A couple quick things with the clubhouse, the pool tanks repairs that we talked about the last meeting were completed. Then, we also treated for algae when we had the issue with the dirt from the palm trees being removed. Air conditioning update, as of today, is that three of the four parts that they're waiting on have come in. They're hoping the last one will be in the next week and then they'll be back out. They, last week, replaced another part on the air handler for this side and replaced most of the wiring in the system trying to get it working. So, now Daikin recommended the parts that they're waiting on now. I put the portable AC units in, but they help circulate air a little bit, but they don't do too much for really cooling it much. We had to repair the leg press machine again just because the weights were messed up and causing issues. That was covered under warranty. Then, general maintenance was completed last week as well just to make sure everything's running well. I didn't wind up getting a proposal for this one because they haven't responded to me. But I am working on getting a cost to replace the pickleball nets. One of them is ripping and the other one just has a lot of mildew on the white part.

Mr. McConn: Just looking at this, are we getting the right amount of lifespan out of the nets?

Ms. Corbin: I'm not sure what the average is. I can look it up. But, offhand, I'm not sure.

Mr. McConn: I would just somehow figure it out.

Ms. Corbin: Okay. Yeah. I will email them and see what their average is as well. I can also Google, but I'm in contact with the company who installed the court to get the replacements. I'm just waiting for them to get me the actual proposal and cost back to me.

Mr. McConn: Okay.

Ms. Corbin: That is all I have for today.

Mr. McConn: It looks like we started some of the landscape.

Ms. Corbin: Yes. We started the front part where we're able to because the front part of the neighborhood is on the reclaimed water. So, we did all of those so that way we know they have irrigation running for them. Then, the rest just as soon as we get that second pump so that we trust that the pump's not going to be overloaded and shut off, we'll be getting the rest of them installed.

Mr. McConn: So, down in the island, right when you get to the intersection, between Village B and Village C, the landscaping that was in the nose of that island just took a beating during construction phase.

Ms. Corbin: Okay.

Mr. McConn: I think most of its gone. Do you have the original landscape design plans?

Ms. Corbin: I do not. No.

Mr. McConn: Get Bruce's plans on that. Let's get that end cap restored to what it was supposed to be because it's not.

Ms. Corbin: I'll shoot you an email afterwards just as a reminder and then we'll do that.

Mr. McConn: Has all the freeze damage plants been replaced?

Ms. Corbin: That's the ones that we're waiting on just to get the pump because we don't have the pumps faulting out because it's overloaded and so we don't want to install it for it to not have water. They said around three weeks. We'll keep Krista updated with that. As soon as it's good, then they'll be working on the install.

Mr. McConn: Very good. Do we need to take any action?

Ms. Corbin: No, I think that will be Willow Creek II.

D. District Manager's Report

Mr. LeBrun: I have nothing additional to report.

TENTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Check Register

Mr. LeBrun: That brings us down to our financial reports. I just have the approval of the check register that's on page 134. You have check 787 through 791. The total there is $9,189.33. ACH payments 80026 through 80028. The total for the check register is $15,600.69. If there is no questions, I just need a motion to approve the check register.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Check Register, was approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, you have the unaudited financials through June 30. No action is required on the Board's part.

ELEVENTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. LeBrun: There is no other business or Supervisor's requests.

TWELFTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun: I just need a motion to adjourn.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Willow Creek Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Titusville, Brevard County, Florida; and

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILLOW CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Willow Creek Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective October 13, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 308,234
TOTAL ALL FUNDS	$ 308,234

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget, as amended by this Resolution, on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 13th day of October 2026

ATTEST:

WILLOW CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Willow Creek

Community Development District

Budget Amendment

FY 2026

Willow Creek
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 8/31/26	Adopted Budget FY2026	Proposed increase/ (decrese)	Budget Amendment FY 2026
REVENUES:				
Special Assessments - Tax Roll	$ 275,656	$ 274,104	$ 1,552	$ 275,656
Developer Contribution	26,446	26,446	-	26,446
Interest income	5,769	-	6,132	6,132
Carry Forward Surplus	5,990	-	-	-
TOTAL REVENUES	**$ 313,861**	**$ 300,550**	**$ 7,684**	**$ 308,234**
EXPENDITURES:				
Administrative				
Engineering	$ 16,104	$ 10,000	$ 8,104	$ 18,104
Attorney	9,138	30,000	(18,033)	11,967
Annual Audit	5,100	5,100	-	5,100
Assessment Administration	2,000	2,000	-	2,000
Dissemination Agent	2,452	2,675	-	2,675
Trustee Fees	4,445	5,000	(555)	4,445
Management Fees	38,187	41,659	-	41,659
Property Appraiser	244	150	94	244
Information Technology	917	1,000	-	1,000
Website Maintenance	1,471	1,605	-	1,605
Postage & Delivery	166	800	(633)	167
Insurance General Liability	5,751	8,879	(3,128)	5,751
Printing & Binding	-	500	(500)	-
Legal Advertising	1,322	1,000	322	1,322
Other Current Charges	762	898	(63)	835
Office Supplies	0	100	(25)	75
Dues, Licenses & Subscriptions	175	175	-	175
TOTAL ADMINISTRATIVE	**$ 88,234**	**$ 111,541**	**$ (14,418)**	**$ 97,123**
Operations & Maintenance				
Field Expenditures				
Utilities - Electric	$ 25,275	$ 25,020	$ 3,555	$ 28,575
Utilities - Streetlights	30,335	19,200	13,905	33,105
Utilities - Water & Sewer	7,186	5,736	2,010	7,746
Property Taxes	70	-	70	70
Interlocal-Governmental Expense *	72,302	66,085	16,650	82,735
TOTAL FIELD EXPENDITURES	**$ 135,168**	**$ 116,041**	**$ 36,190**	**$ 152,231**

Willow Creek
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 8/31/26	Adopted Budget FY2026	Proposed increase/ (decrese)	Budget Amendment FY 2026
Clubhouse Expenditures				
Interlocal-Governmental Expense *	$ 54,463	$ 72,969	$ (14,088)	$ 58,880
TOTAL CLUBHOUSE EXPENDITURES	**$ 54,463**	**$ 72,969**	**$ (14,088)**	**$ 58,880**
TOTAL EXPENDITURES	**$ 277,864**	**$ 300,550**	**$ 7,684**	**$ 308,234**
EXCESS REVENUES (EXPENDITURES)	**$ 35,997**	**$ (0)**	**$ -**	**$ (0)**

* Shared cost and developer contribution with Willow Creek II CDD

Willow Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Willow Creek II TRUE UP 23.91%
Revenues:														
Special Assessments - Tax Roll	$ -	$ 254	$ 258,963	$ 3,228	$ 1,936	$ 987	$ 5,136	$ -	$ 5,132	$ -	$ 20	$ -	$ 275,656	$ -
Developer Contribution	26,446	-	-	-	-	-	-	-	-	-	-	-	26,446	-
Interest Income	0	0	284	774	718	766	703	703	659	629	533	363	6,132	-
Total Revenues	**$ 26,446**	**$ 254**	**$259,247**	**$ 4,002**	**$ 2,654**	**$ 1,753**	**$ 5,839**	**$ 703**	**$ 5,791**	**$ 629**	**$ 554**	**$ 363**	**$ 308,234**	**$ -**
Expenditures:														
General & Administrative:														
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,104	$ -	$ 2,000	$ 18,104	$ -
Attorney	1,382	1,305	464	780	455	788	851	912	1,500	703	829	2,000	11,967	-
Annual Audit	-	-	5,100	-	-	-	-	-	-	-	-	-	5,100	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000	-
Dissemination Agent	223	223	223	223	223	223	223	223	223	223	223	223	2,675	-
Trustee Fees	-	-	-	-	-	-	-	-	4,445	-	-	-	4,445	-
Management Fees	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	41,659	-
Property Appraiser	-	-	-	-	244	-	-	-	-	-	-	-	244	-
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000	-
Website Maintenance	134	134	134	134	134	134	134	134	134	134	134	134	1,605	-
Postage & Delivery	1	-	1	-	1	9	-	89	65	-	-	1	167	-
Insurance General Liability	5,751	-	-	-	-	-	-	-	-	-	-	-	5,751	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	677	-	-	-	-	175	-	470	-	-	1,322	-
Other Current Charges	49	56	55	25	74	79	116	62	78	79	90	90	852	-
Office Supplies	0	-	0	-	-	-	-	-	0	-	-	0	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
Total General & Administrative	**$ 13,270**	**$ 5,272**	**$ 10,207**	**$ 4,716**	**$ 4,685**	**$ 4,788**	**$ 4,878**	**$ 5,149**	**$ 9,999**	**$ 21,267**	**$ 4,830**	**$ 8,002**	**$ 97,065**	**$ -**
Operations & Maintenance														
Field Expenditures														
Field Management (Shared Cost)	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	$ 13,212	**$ 3,158.99**
Utility-Irrigation (Shared Cost)	-	*279*	*431*	*665*	*500*	*485*	*1,048*	*693*	*940*	*855*	*782*	*800*	7,479	**1,788.15**
Irrigation Maintenance (Shared Cost)	-	-	*432*	*250*	-	*1,125*	*973*	-	*3,023*	*2,194*	*858*	*1,000*	9,855	**2,356.35**
Utilities - Electric	994	1,316	1,977	2,120	2,124	2,203	2,461	2,609	2,744	3,432	3,296	3,300	28,575	-
Utilities - Streetlights	2,633	2,633	2,787	2,787	2,787	2,787	2,787	2,787	2,787	2,787	2,770	2,770	33,105	-
Utilities - Water & Sewer	985	817	802	954	802	802	1,015	466	259	283	280	280	7,746	-
Property Taxes	-	70	-	-	-	-	-	-	-	-	-	-	70	-
Landscape Maintenance (Shared Cost)	*14,695*	*14,695*	*17,295*	*14,695*	*14,695*	*15,970*	*18,695*	*23,195*	*26,895*	*22,725*	*22,656*	*39,200*	245,411	**58,677.76**
Mulch (Shared Cost)	-	-	-	-	-	-	-	-	*4,875*	-	-	-	4,875	**1,165.61**
Pest Control (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Lake Maintenance (Shared Cost)	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	*1,635*	*9,635*	*1,635*	*1,635*	*1,635*	25,520	**6,101.83**
Wetlands/Preserves (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pressure Washing (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Contingency (Shared Cost)	-	-	-	-	*9,400*	-	*4,401*	-	-	-	*25,975*	-	39,776	**9,510.55**
Subtotal Field Expenditures	**$ 21,743**	**$ 22,245**	**$ 26,160**	**$ 23,908**	**$ 32,745**	**$ 25,808**	**$ 33,818**	**$ 32,486**	**$ 52,260**	**$ 35,013**	**$ 59,352**	**$ 50,086**	**$ 415,624**	**$ 82,759.23**

Willow Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Willow Creek II TRUE UP 23.91%
Clubhouse Expenditures (all shared cost with Willow Creek II CDD)														
Management Fees	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 82,200	**$ 19,654.02**
Access Control	86	86	86	86	86	436	86	86	86	86	86	86	1,382	**330.41**
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Utility - Electric	2,168	2,005	2,261	2,246	2,056	1,994	1,464	1,631	2,262	2,436	2,569	2,600	25,693	**6,143.14**
Utility - Water & Sewer	335	523	420	641	522	507	676	589	641	913	3	2,000	7,771	**1,858.01**
Cable/Internet Services	399	293	293	293	302	302	302	302	302	302	302	302	3,697	**883.90**
Telephone			-		-	-	-	-	-	-	-	-	-	**-**
Property Insurance	12,000	7,797	-	364	-	-	-	-	-	-	-	-	20,161	**4,820.50**
Property Taxes	-	2,465	-	-	-	-	-	-	-	-	-	-	2,465	**589.37**
Landscape Maintenance	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,950	1,950	1,950	17,595	**4,206.96**
Landscape Replacement	125	-	-	-	-	1,870	-	-	-	-	-	-	1,995	**477.00**
Pest Control	-	195	-	195	-	-	-	195	-	-	195	-	780	**186.50**
Pool & Spa Maintenance	2,000	2,000	2,000	2,000	2,000	2,000	2,000	9,139	4,339	2,000	2,000	2,000	33,479	**8,004.74**
Repairs and Maintenance	-	260	-	294	144	525	-	1,091	-	433	1,975	288	5,010	**1,198.01**
Janitorial Maintenance	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,350	2,350	2,400	2,400	27,900	**6,670.89**
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Supplies/Clubhouse Supplies	-	-	-	-	272	-	-	-	222	-	-	-	493	**117.91**
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Fitness Equipment Maintenance	-	-	-	-	-	-	-	150	-	-	-	-	150	**35.87**
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	3,148	-	-	-	-	-	3,148	**752.69**
Porter Service	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Holiday Lighting	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900	**2,367.09**
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Capital Reserve	-	-	-	-	-	-			-	-	-	-	-	**-**
Capital Outlay	-	-	2,440	-	-	-	-	-	-	-	-	-	2,440	**583.40**
Subtotal Amenity Expenditures	**$ 27,568**	**$ 35,980**	**$ 17,956**	**$ 16,575**	**$ 15,837**	**$ 18,089**	**$ 18,132**	**$ 23,638**	**$ 18,357**	**$ 17,320**	**$ 18,330**	**$ 18,476**	**$ 246,259**	**$ 58,880.41**
Total Operations & Maintenance	**$ 49,311**	**$ 58,225**	**$ 44,116**	**$ 40,482**	**$ 48,582**	**$ 43,898**	**$ 51,949**	**$ 56,125**	**$ 70,617**	**$ 52,333**	**$ 77,682**	**$ 68,562**	**$ 661,882**	**$ 141,639.64**
Total Expenditures	**$ 62,581**	**$ 63,497**	**$ 54,324**	**$ 45,199**	**$ 53,267**	**$ 48,685**	**$ 56,828**	**$ 61,274**	**$ 80,616**	**$ 73,600**	**$ 82,513**	**$ 76,565**	**$ 758,947**	**$ 141,639.64**
Excess (Deficiency) of Revenues ove	$ (36,135)	$ (63,243)	$ 204,924	$ (41,197)	$ (50,613)	$ (46,933)	$ (50,989)	$ (60,571)	$ (74,825)	$ (72,971)	$ (81,959)	$ (76,202)	$ (450,713)	$ (141,639.64)
Net Change in Fund Balance	**$ (36,135)**	**$ (63,243)**	**$204,924**	**$ (41,197)**	**$ (50,613)**	**$ (46,933)**	**$ (50,989)**	**$ (60,571)**	**$ (74,825)**	**$ (72,971)**	**$ (81,959)**	**$ (76,202)**	**$ (450,713)**	**$ -**

SECTION 5

SECTION A

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Willow Creek I Community Development District

Titusville, Florida



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

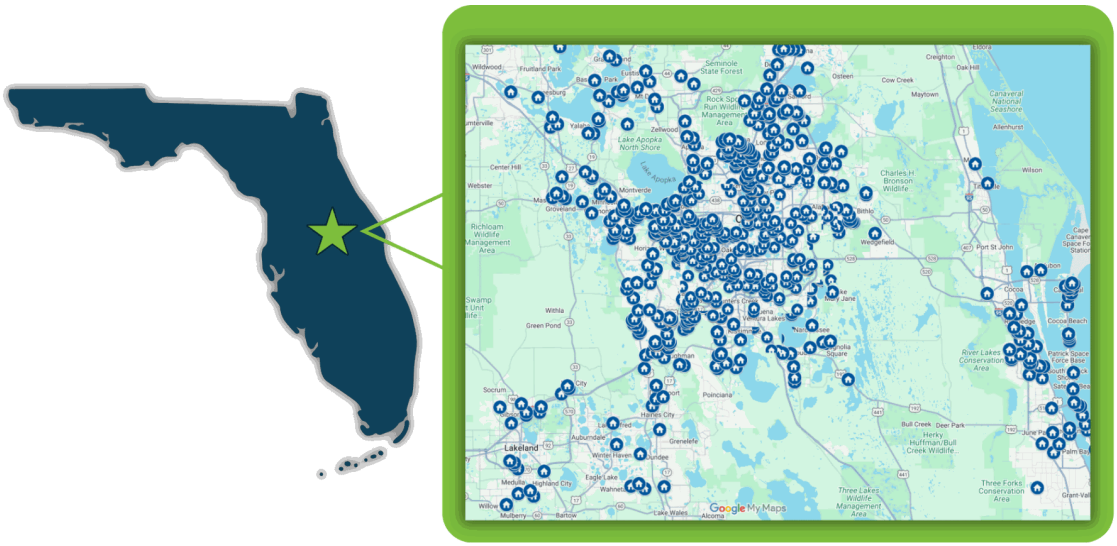
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level I Full Reserve Study

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Willow Creek I Community Development District comprises 392 homes. We've identified and will include the following reserve components:

Fences, Irrigation System, Monuments, Landscaping, Retaining Walls, Walking Paths, Pond(s), Fountains (3) in Ponds, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

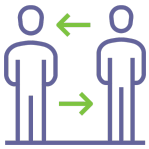
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	$3,300.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of report delivery (or 1 month if Level III).
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

Discount Options

☐ **Bundle Discount Option** Contingent upon both Willow Creek I CDD and Willow Creek II CDD approving their proposals and scheduling them simultaneously.	-$450.00

We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.

Total **$3,300.00**

---

2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Willow Creek I Community Development District Ref: 263517

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3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926



You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 9/3/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION B

Reserve Study Institute

Your property's future starts with
A Reserve Study Today.

We prepare conservative reserve studies so you can make informed decisions on setting aside the financial resources to maintain your property the way you want over time.

Traditional Reserve Study Proposal

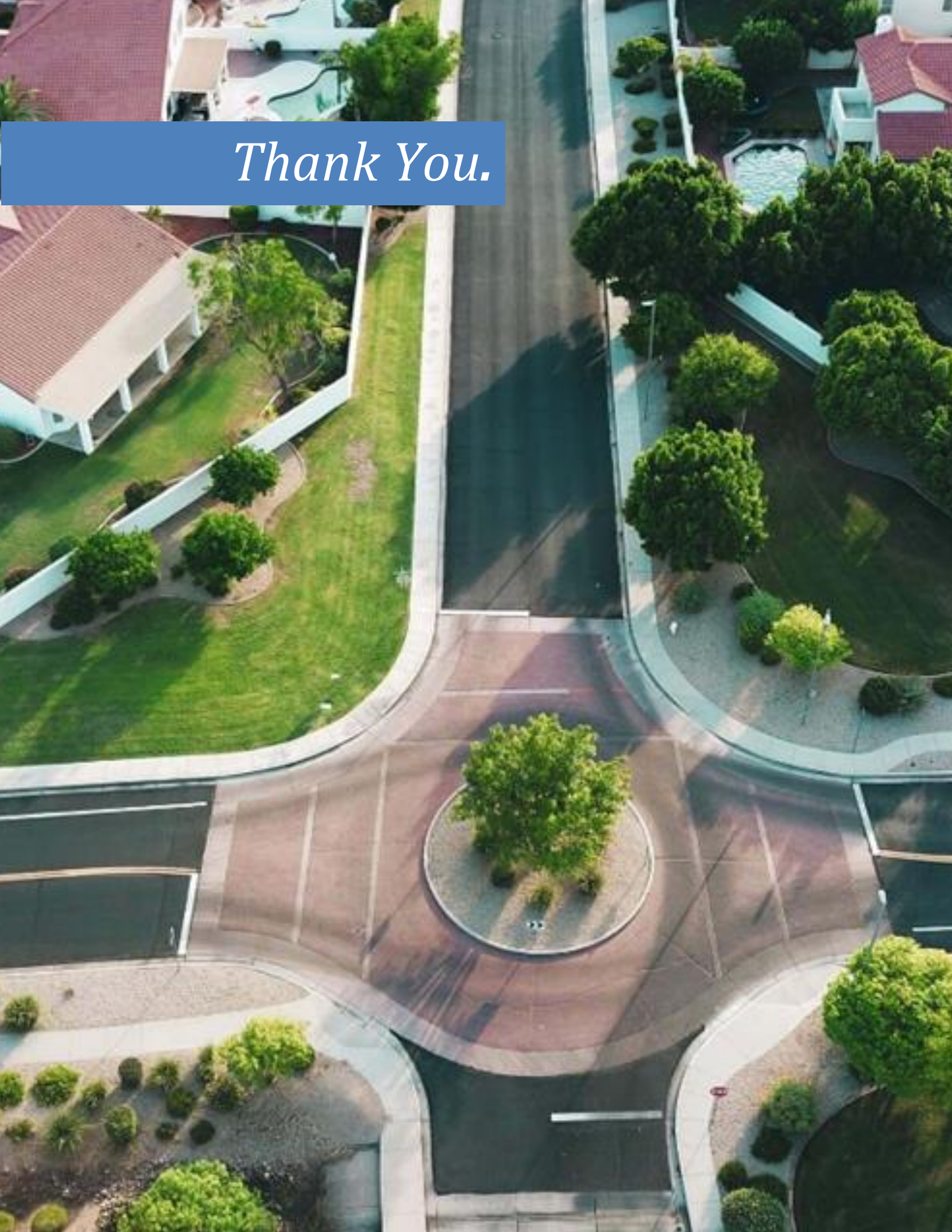
Willow Creek I Community Development District and Willow Creek II Community Development District

August 25, 2026

Proposal Number: 26.08.25.368

20+	7,901	$2,193,019,666
Years Combined Experience	Components Evaluated	Funding Guidance Provided

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Thank You.

Reserve Study Institute

THANK YOU FOR YOUR TRUST

August 25, 2026

Willow Creek I Community Development District and Willow Creek II Community Development District
C/O Jeremy LeBrun, District Manager
Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Dear Mr. LeBrun:



We are pleased to submit this reserve study proposal for Willow Creek I Community Development District and Willow Creek II Community Development District (the "Association") to you.

Our mission is to provide you with a conservative reserve study, giving you the best opportunity to set aside the financial resources needed to maintain your property's appearance and value over time.

We want you to feel comfortable and confident in the quality of our work. That is why we show you our sample report before you even consider doing business with us. We recommend that you review this because we prefer to lose your business than provide you with services that do not meet your objectives.

We always ask for more time than we think we need in our proposals because we prefer that you be pleasantly surprised when we deliver early rather than being disappointed if we were to be late.

Sound fair and reasonable?

Sincerely,

Glenn Tyndall

Glenn M. Tyndall, Jr., CPA, PRA, CEO and Founder

ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS
Glenn Tyndall
Professional Reserve Analyst
2352
APRA

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EXECUTIVE SUMMARY

Introduction

A reserve study is a capital budgeting tool that is designed to establish a funding plan to offset the deterioration of a property that happens over time.

Objective

Our mission is to prepare conservative reserve studies so you can make informed decisions on setting aside the financial resources to maintain your property the way you want over time.

Methodology

A reserve study may include:

- An onsite visit with a non-invasive, visual inspection only.
- Representative sampling of components to take their counts and measurements.
- A photographic inventory of components.
- A financial analysis that includes a funding plan.

A reserve study does not include:

- A guarantee that no special assessments will be required in the future.
- Invasive, destructive, or forensic testing or any related litigation support type services.
- Design, build, engineering, architectural, or appraisal services.
- Recommendations for repairs to be done or 3rd party contractors to be used.

Findings

Our findings will be presented in a reserve study report, and we try to be conservative in our estimates. We will provide a sample report for the services requested before you even consider doing business with us. We prefer to lose your business rather than to profit from delivering to you a service that you do not need or that you will not be 100% satisfied with. **That's why we strongly recommend reviewing this sample report to ensure our report will meet your needs and objectives before you engage us for services.**

Recommendations

We will give you our opinion on funding, although our opinion is one of many. Therefore, when possible, we will incorporate the changes requested by you as management or the Board as it's your study and you should have the peace of mind to know that we will incorporate your goals into the study when possible.

Fee For Service

See the end of this proposal for our fees for services.

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When Needed.

Reserve Study Institute

EXECUTIVE AND SENIOR PROFESSIONALS



GLENN M. TYNDALL JR., CPA
Founder & CEO



MICHAEL H. RUSS JR.
Senior Reserve Study Analyst

Founder: Glenn Tyndall, Jr., CPA
B.B.A, University of North Florida

Bio: Mr. Tyndall founded Reserve Study Institute after working in public accounting for more than 15 years, which included over a decade as the principal of a CPA firm in which he provided clients with audit, tax, and consulting services. He has worked with community associations, non-profits, labor unions, trade associations, property and casualty insurers, real estate companies, and high-net-worth individuals.

Senior: Michael H. Russ, Jr.
Economics, Florida State College

Bio: Mr. Russ began consulting with Reserve Study Institute, LLC after experience in construction and the financial services industry. Mr. Russ established the residential construction firm, Florida Construction Industries, Inc. Mr. Russ has also worked as a financial advisor at National Financial Services Group, a leading global financial services firm, in which he conducted financial and investment analyses and prepared and reviewed complex financial models for corporate and high net worth clients.

Analysts: Jenny Serrato, Financial Reporting Analyst
Daniel Coons, Reserve Study Analyst
Mike Gamez, Reserve Study Analyst
Angel Gamez, Reserve Study Analyst









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How We Help You.

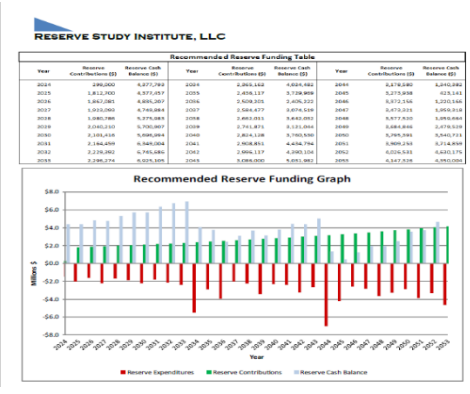


Reserve Study Institute

HOW DOES OUR COMPANY HELP YOU

1. **Comprehensive Expertise:** Benefit from our comprehensive expertise, including a CPA on staff for financial insight and field analysts with backgrounds in the construction or related industries. The firm is a member of the Association of Professional Reserve Analysts (APRA).
2. **Conservative Estimates:** Rely on our commitment to providing conservative estimates, ensuring a productive approach to financial planning for your community association.
3. **Specialist Recommendations:** When our field analysts reach their professional limits, we transparently recommend you contact third-party specialists to help ensure the most accurate and reliable results.
4. **Client-Centric Approach:** Experience a client-centric approach where your feedback matters; we actively engage with clients, updating studies based on their input to ensure relevancy and accuracy.
5. **Clear Communication:** Enjoy clear and consistent communication throughout the process, ensuring you are informed and confident in every step of the reserve study.
6. **Reader-Friendly Reports:** Receive reader-friendly reports that stand out for their clarity and accessibility, avoiding the common pitfalls of overly complex documents from other reserve study companies.
7. **Responsive Updates:** We prioritize timely updates, responding to client needs, and making necessary changes to keep your reserve study current and actionable.







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See Our Experience.

Reserve Study Institute

THE COMPONENT'S WE'VE EVALUATED

Experience matters so we want to show you some of the components we've evaluated in the past in other reserve studies so you have peace of mind knowing we have the experience to help you with your study.

7,901 Components Evaluated	By Our Professionals for Our Clients

Homeowners' Associations

Homeowners' Associations (HOA's) are usually are usually not responsible for the homes. They include components such as signage, roads, and sidewalks. Some even offer amenities which can include clubhouses, pools, and other recreational elements.





Condominiums and Townhomes

Condos and Townhomes usually include all the elements of an HOA, however, the association is responsible for all common areas and building exteriors. This can include roofs, exterior painting, balconies, and much more.





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High-Rise Towers

A building that is 15 stories or more is considered a tower. Aside from the sheer mass, towers have unique components not found in HOA's and Condos, such as cooling towers, domestic water pumps, heat exchangers, and more.





General Site Elements

General site elements are components that are located around the property but are not part of the building. These components include entrance gates, roads, and sidewalks to name a few.





Recreational Elements

Recreational elements are amenities the association is responsible for. This varies between every association and may include playgrounds, tennis courts, and pools.





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Reserve Study Institute

Mechanical Elements

Mechanical elements can be found in every type of study. This can include HVAC, generators, fire suppression systems and elevator equipment.





Waterfront Elements

Waterfront elements can be very costly and require long-term budgeting. Some of the elements may include docks, seawalls, and even boats for associations located on islands.





Specialty Elements

Each association is unique and oftentimes has specialty components. Some specialty elements associations have reserved for bridge repair and replacement, heavy equipment, and even a sewer treatment plant.





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Our Clients Talk.

Reserve Study Institute

What is it like working with us?
See What Our Clients Say About Their Experiences.

We want you to have peace of mind of knowing that we have the processes in place so you receive results similar to our past clients.

"If every vendor I did business with was as adept as Reverse Study Institute, every day for Alliance would be more profitable. These days we spend more time managing people despite our #1 task being managing real estate."

-Mr. Leigh Hoffman, Owner
Alliance Property Systems, Inc.

"Thanks for all the help you and your team provided our communities."

-Mr. Ryan Barlingar, LCAM
P&R Housing Management Corporation

"Please accept my humble thanks and appreciation for your recent completion of our HOA's Reserve Study. Your professionalism and comprehensive work made this process far easier for our Board of Directors and Community, than we could ever have imagined.

We dealt primarily with two individuals and their work was outstanding. Mike Russ was available at short notice and responded in a timely manner. Glen Tyndall "Shepherded & Managed" all entries to the Study and kept the process on schedule.

We couldn't have anticipated their willingness to adjust to our requests for additional information in such a timely and efficient manner.
Thanks again for your efforts and assistance."

-Mr. Rob Cowan, Treasurer
The Palms at Nocatee Homeowner's Association, Inc.

"That was quick!"

-Mr. Malcolm Ross Cummings, Board Member and Treasurer
Saphire Cove Homeowner's Association, Inc.

"Thanks so much Glen. You have been responsive, professional and efficient! Thank you! Your much appreciated."

-Mr. Tony Mastrocola, LCAM
Sentry Management, Inc.

"Thank you so very much. Appreciate the flexibility this first go-round."

-Ms. Catherine Carter, Board Treasurer
Canterbury Lake Estates Property Owners Association, Inc

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Reserve Study Institute

"Your firm turned around our study so quick."

-Mr. Malcolm Ross Cummings, Board Member and Treasurer
Saphire Cove Homeowner's Association, Inc.

"Thanks so much for the efficiency you have shown."

-Mr. Tony Mastrocola, LCAM
Sentry Management, Inc.

"Wow this is fantastic. Thank you! Your proposal makes sense and no further questions. Per the request of the board I reached out to two other companies, but you are the first to respond and your proposal is perfect with all the details. I will let the board know that you responded so quickly and send them your proposal".

-Ms. Sharon Hill, Community Association Manager
Specialty Management Company

"Thank you Glenn!! You are always on the ball, I can't recommend you enough."

-Ms. Anais Serrano, Community Association Management
Leland Management, Inc.

"I really appreciate the sample of the reserve study, I will save it and I definitely need this for several Associations."

Ms. Karen Preston, LCAM
Sunrise Management, Inc.

"This is great information; I will share with my Boards."

-Ms. Shanique Thompson, LCAM
Phoenix Management Services, Inc.

"Thanks for your efforts and the updates. Appreciate all your efforts, and those of Mike Russ. Very professional and comprehensive report."

-Mr. Rob Cowan, Treasurer
The Palms at Nocatee Homeowner's Association, Inc.

"Thanks for the quick response. I'll be working on our next budget in the next couple of weeks and this report will aid greatly."

-Mr. Walter Wiley, Board Treasurer
Woodland Lakes Homeowners Association, Inc.

"You're highly organized. Let's keep doing business together. Like your firm, mine gets no additional revenue chasing people to coordinate."

-Mr. Leigh Hoffman, Owner
Alliance Property Systems, Inc.

"Thank you for the thorough report your team has provided to us."

-Mr. Brook Ladd, Board Vice President
Baytree Villas Home Owners Association, Inc.

"Thanks for your excellent work."

-Ms. Joanna Patricia Fang, General Executive Manager
First Way Property Management Services, LLC

"Thank you, Glenn, I appreciate your diligent responsiveness!"

-Mr. Alberto Collins, LCAM
Infinity Community Management, Inc.

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Reserve Study Institute

FREQUENTLY ASKED QUESTIONS (FAQs)

Q: Does a representative have to be on-site?

A: We recommend that someone be onsite because it improves the quality of our services. However, while preferable, it is not required.

Q: How long until we receive a report?

A: We always ask for more time than we think we need in our proposal because we want you to be pleasantly surprised when we are early rather than disappointed if we were to be late.

Q: Can we reserve money in case of hurricane damage?

A: Absolutely. We can generally reserve intangible items like hurricane damage, general contingency, or litigation reserves. However, we will only do this at your direction as we do not reserve for items that we cannot see like this without explicit direction.

Q: Do you have a vendor you recommend for a project?

A: No. Reserve Study Institute does not provide recommendations for ethical reasons.

Q: What do we do if we feel that the cost, remaining useful life, or quantity total should be changed?

A: After receiving the draft, we offer a complimentary editing process within a reasonable amount of time.

Q: Why is there a recommendation to get a quote from a third-party vendor?

A: Many components have variables that we cannot account for. For example, we do not account for any code violations. Using the wrong nail on a roof could be a code violation and require replacement.

Another example is shoreline restoration. There are many ways to restore a shoreline including grading, geotubing, netting, vegetation, and installing seawalls or rip rap. In this case, we find it best to consult with a certified expert to find what is best for your community.

Q: Can we reserve for repairs for certain items?

A: Yes. There are multiple ways to do this. One is by using the historical data of the repairs that have been done and basing the future repairs on that. Another way is to take a percentage of the total replacement cost and reserve that over a period of time.

For example, there was a study that had approximately $7 million in bridges. Taking 15% of that over 10 years allows them to reserve approximately $1 million for repairs every 10 years. This number should also be adjusted based on the age of the structure.

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The Agreement.

AGREEMENT

The content provided in the previous sections of this proposal is intended for informational purposes only and does not constitute a legally binding agreement. The legally binding terms and conditions of our services are exclusively outlined in this legal agreement section of the proposal. Clients are advised to carefully review and adhere to the terms set forth in this section of the proposal for the establishment of a contractual agreement with Reserve Study Institute, LLC. This disclaimer helps to distinguish the preliminary information, which is not legally binding, from the specific terms and conditions outlined in this agreement section, which hold legal significance.

SCOPE OF SERVICES

Our Responsibilities

Reserve Study Institute, LLC will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Levels of Service

We offer the following Reserve Study Levels of Service to Associations:

Level 1 – Reserve Study Level 1 with an on-site visual inspection and assessment of property condition. This level of service is offered to clients undertaking their first reserve study, and to Associations in need of a comprehensive review and audit of a previous reserve study The Association's asset component list and associated measurements are reviewed. Reporting detail includes comprehensive reporting with a full detailed component inventory, photographs, observations and recommendations, life and valuation estimates, fund status, and funding plan.

If this proposal is for the Association's initial reserve study, or a previous reserve study cannot be made available to us, then this level of service is required.

Level 2 – Reserve Study Level 2 update with an on-site visual inspection and property condition assessment. Level 2 reserve studies are for Associations that want to update a previous study. Most Associations will request a Level 2 report in the third year after the last site-visit-based reserve study. Reporting detail includes comprehensive reporting with a full detailed component inventory, photographs, observations and recommendations, life and valuation estimates, fund status, and funding plan.

Level 3 – Reserve Study Level 3 update with no on-site inspection or property condition assessment. This report is typically requested in the years immediately following a reserve study with an on-site review. A prior reserve study is required to establish the basis for the verification and quantification of the component inventory. Reporting detail is standard and includes component inventory, life and valuation estimates, fund status, and funding plan. No condition assessment or photo inventory will be included in the report.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive when we conduct Level 1 or Level 2 studies. Level 3 studies do not include a site visit for inspection. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access where safe access

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(stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of our observations. Conditions can change between the time of inspection and the issuance of our report. Reserve Study Institute, LLC does not investigate, nor assume, any responsibility for any existence or impact of any hazardous materials, structural, or latent or hidden defects which may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives. We are not licensed architects or engineers.

Services Available

Traditional Reserve Study

A Traditional Reserve Study is a comprehensive financial analysis conducted for a property that is for internal, budgetary purposes only. This study assesses the association's long-term capital needs by evaluating the condition and estimated useful life of various physical components, such as roofs, pavements, common areas, and building systems. The goal is to create a detailed reserve plan that outlines anticipated future repair and replacement costs, ensuring that adequate funds are set aside over time to cover these expenses.

Reporting Method

The Association will have the option to select from either a pooled (cash flow) method of reporting and/or a straight-line (component) method of reporting. The Association or its representative must prepare the allocations on a straight-line method in accordance with our components. We will not assist the Association with that process as it requires significant judgment. The Associations' reserve accounts will almost always differ from the reserve components identified in the reserve study. Therefore, we do not guarantee to correspond our study report to the Association's accounting records. **The pooled method of funding will be used unless the straight-line method is requested in writing at the time proposal acceptance is received.**

Your Responsibility

You agree to provide us with access to the subject property during our on-site visual inspection and tour. The Association, management, and/or the Board are responsible for assigning an appropriate individual as our primary point of contact to coordinate the reserve study and to provide to us to the best of their ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay reasonable attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect any unpaid balance for our services. Management and the Board may be required to sign a representation letter that acknowledges the review and approval of the report.

Assumptions and Indemnification

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses,

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liabilities, including reasonable attorney's fees, to which we may become subject in connection with this engagement, because of any false, misleading, or incomplete information that we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification reimbursement and reimbursement shall extend to any controlling person of Reserve Study Institute, LLC, including any director, officer, employee, affiliate, or agent. Liability of Reserve Study Institute, LLC and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement. We are not licensed architects or engineers.

Report

Reserve Study Institute, LLC will complete the services in accordance with this Proposal based on your selection of Service Level and Reporting Detail. We will consider any additional information made available to us in the interest of promptly issuing a Final Report. However, the Report represents a valid opinion of our findings and recommendations and is deemed complete after we receive the signed management representation letter. We retain the right to withhold the Draft Report or Final Report if payment for services is not rendered in a timely manner.

Retention and Propriety of Work Papers

All files, work papers, or documents developed (the "work papers") by us during the course of the engagement is proprietary and remain our property. In all cases, we will retain our work papers for a period of three (3) years.

Restricted Use of Our Report

The use of our Report is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report, in whole or part, is not and cannot be used as a design specification, design engineering services, or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property developed by Reserve Study Institute, LLC specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the expressed written consent of Reserve Study Institute, LLC.

Client Confidentiality

By entering into his agreement, you grant us the rights and a perpetual license to use, reproduce, display, and distribute your association's name, logo, testimonials, and related information ("Client Information") for various purposes, including but not limited to creating training materials, advertising, promotions, testimonials, software development, and other commercial and non-commercial activities without compensation. However, we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative processes or proceedings. These conditions can only be modified by written documents executed by both parties.

Software Development Disclaimer

Throughout the course of our engagement, you may come into contact with software, applications, or other intellectual property under development by us. It is essential to clarify that our collaboration does not constitute a joint venture, partnership, or any shared ownership in the development process. All rights, including but not limited to copyrights, trademarks, and intellectual property rights, associated

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with the software and related materials remain the sole and exclusive property of Reserve Study Institute, LLC and it's and its affiliates, subsidiaries, successors, assigns, and heirs. Any feedback, suggestions, or ideas provided by you in the course of our collaboration do not grant you any ownership or rights in the developed software. This disclaimer serves to make explicit that the software, its components, and associated intellectual property are proprietary assets and our property, and you shall have no claims or rights to assert ownership, authorship, or any form of intellectual property rights therein. Our collaboration is not intended to create any obligations on our part to share ownership or provide any proprietary rights in the developed software or any other intellectual property we develop.

PROPOSED TIMELINE

This proposal is valid for thirty (30) days from the day it is prepared. Price, timeline, terms, and availability may be subject to change thereafter.

We intend to have our Draft Report to you for review and approval on or around **November 15, 2026**. All documentation requested will need to be provided by the Association's representative to us at least sixty (60) days prior to the date we anticipate having the Draft Report to you. If an onsite visit is necessary, then we require the onsite visit at least sixty (60) days before the date we anticipate having the Draft Report to you. You will be given a period of thirty (30) days from the date of receipt of the initial report to review and provide any edits, comments, or issues to us. In the absence of any response, edits, or issues raised, the report shall be deemed accepted as presented and we reserve the right to issue a final signed copy of the report. All edits, comments, or issues pertaining to the report must be presented in writing in a single email within the specified thirty (30) day review period. We shall not be obligated to consider or address edits submitted in a piecemeal fashion or through multiple, separate communications. This clause ensures that all edits are presented in an organized manner and helps us efficiently process these edits.

Our proposed timeline is based on the anticipated cooperation from your personnel. You agree to indemnify us if we are unable to meet the proposed timeline if you require rescheduling or rescheduling due to inclement weather, transportation issues (such as canceled or delayed flights), or any other issues that are reasonably beyond our control. We will attempt to reschedule any onsite visits, if necessary, and complete our services as soon as reasonably possible. However, you understand that if rescheduling is needed for any reason, we provide no assurance or guarantee of when we will be able to reschedule given that we may have other client commitments. Our Final Report will be issued to you in electronic format only.

Multiple Reports Needed

Our report is designed to yield one (1) reserve contribution for all components included in that report. Unless otherwise noted, this proposal will have one (1) recommended contribution amount for one (1) client. If there are multiple associations, multiple neighborhoods with separate budgets, or some components are not shared equally by all owners, then separate reports will be needed. We will proceed with producing one (1) report as per this proposal unless we receive written authorization via email to proceed at an agreed-upon fee for service for the additional work in the event multiple reports are needed.

Not Engineers or Architects

Reserve Study Institute, LLC is not a licensed architectural or engineering firm and this proposal is not for design, build, construction, or engineering purposes.

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FEES AND BILLING

Billing and Fee for Services and Conditions

The retainer, if any, is due upon acceptance of the proposal for services, and no work will commence until the retainer has been received by Reserve Study Institute, LLC. The Association may be progress billed as work proceeds with payment due immediately upon request as outlined in the fee schedule summary on the signature page of this proposal. Otherwise, the payment of all fees is due when we deliver or try to deliver the receipt of the Draft Report by email.

We do **NOT** charge any out-of-pocket costs for mileage, travel, lodging, or meals for a single trip. However, if a second trip is required through no fault of Reserve Study Institute, LLC, additional charges for travel, lodging, and other associated costs will apply. Mileage will be reimbursed based on IRS-approved mileage rates at the time of travel if a second trip is required. We reserve the right to suspend all work if there is an outstanding balance of more than thirty (30) days from the date of the invoice. Any outstanding balance after thirty (30) days from the date of the invoice will also be subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Duval County of Florida. The Association will be responsible for payment of reasonable attorney fees to Reserve Study Institute, LLC in the event of litigation to collect any unpaid balances and reserves the right to charge the Association any and all fees, including mileage, meals, lodging, and other associated out-of-pocket costs incurred during the first trip in the event collections proceeding are initiated due to a delay in timely payment.

SUMMARY

We look forward to working with your Association on this effort, and should you have any questions regarding our proposal, please contact our office at (904) 568-2839.

Respectfully Submitted,

Reserve Study Institute, LLC

Reserve Study Institute, LLC
Jacksonville, Florida

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Reserve Study Institute

Acceptance of Proposal

Please select one box below to indicate the service selected:

Fee Schedule for Service Level			
Service Includes	Traditional Reserve Study		
	Level 1	Level 2	Level 3
Full Reserve Study	✓		
Establish Reserve Quantities	✓		
Establish Component List	✓		
Site Visit	✓	✓	
Condition Assessment	✓	✓	
Photo Inventory	✓	✓	
Component Inventory	✓	✓	✓
Life & Value Estimates	✓	✓	✓
Reserve Funding Plan	✓	✓	✓
When Payment Due	Fee for Service		
Retainer Prior to Start	N/A	N/A	N/A
Due Upon Draft Report	$ 1,350	N/A	N/A
Total Fee For Service	$ 1,350	N/A	N/A
Select One to Select Service	☒	☐	☐

NOTE: A Level I/Initial Study is required if no previous study is available.

I have read, understand, and accept the terms of the proposal and acknowledge that I have the authority to legally bind the Association to this agreement. I hereby acknowledge that I understand Reserve Study Institute, LLC is not operating as a licensed engineering or architectural firm.

ASSOCIATION REPRESENTATIVE:

_____ _____

Name **Date**

_____ _____

Signature **Title**

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Reserve Study Institute

Addendum – Additional Reports

Level of Service	Level 1	Level 2	Level 3
Due Upon Draft Report			
Willow Wood I CDD	$ 1,150	N/A	N/A
Willow Wood II CDD	$ 1,500	N/A	N/A
Total Fee for Service	$ 2,650	N/A	N/A

We will issue separate reports for each of the entities, associations, or budgets listed above. The fees for service here are presented solely for breakdown of fee for service earlier in proposal by reporting entity – it is NOT a duplicate fee for service.

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Only When Ready.

SECTION 6

SECTION C

WILLOW CREEK I AND II CDD

October 2026 Field Report

FIELD SUPERVISOR REPORT
Nicole Corbin
ncorbin@calmfla.com
Phone# 954-721-8681 ex.229

WILLOW CREEK I AND II CDD

Field

- Erosion issues
  - Repair Phase 1- Pecorino and Turchetta regrade and cord grass
    - Currently planning on November start date
- Tree/Plant install as soon as second pump is installed
- Proposals
  - Robertson's
  - Entrance Sign Painting
    - Quality Designs
    - Don Bell Signs, LLC
      - $4800
  - Superior Fence
    - Repair Hinge on pond gate

LAKES

- Ponds were treated by Solitude.
  - Will be out this week or next to treat growth in larger two ponds with boat
- MES repair was completed by Cordero

Clubhouse

- AC was fixed
- Proposals
  - Pickleball nets
  - Christmas Lights
    - Brevard Lights
  - Pressure Washing
    - Beacon
      - Clubhouse
      - Median between clubhouse entrance and Fortana Way

SECTION i

ESTIMATE	#22644
ESTIMATE DATE	Sep 18, 2026
EXPIRATION DATE	Oct 18, 2026
TOTAL	$1,398.00

Willow Creek II CDD
1756 Pecorino Ct
Titusville, FL 32780

(321) 604-9098
ncorbin@calmfla.com

CONTACT US

560 Solutions Way
Rockledge, FL 32955

(321) 507-4851
info@beaconcleaningfl.com

ESTIMATE

Option #1

Services	qty	unit price	amount
Exterior Cleaning Complete cleaning of Clubhouse exterior- removing all mold/mildew, dirt, and debris.	1.0	$699.00	$699.00
Pressure Washing Complete cleaning of patio and walkways including spot cleaning around downspouts.	1.0	$399.00	$399.00
Pool/Patio Furniture Cleaning Complete cleaning of all furniture on pool deck and in covered patio area.	1.0	$300.00	$300.00
Pool Pump Drain Cleaning Clean out pool pump drain- complimentary w/ above services.	1.0	$0.00	$0.00

Services subtotal: $1,398.00

Subtotal	$1,398.00
Total	**$1,398.00**

ESTIMATE	#22645
ESTIMATE DATE	Sep 18, 2026
EXPIRATION DATE	Oct 18, 2026
TOTAL	$1,500.00

Willow Creek II CDD
1756 Pecorino Ct
Titusville, FL 32780

(321) 604-9098
ncorbin@calmfla.com

CONTACT US

560 Solutions Way
Rockledge, FL 32955

(321) 507-4851
info@beaconcleaningfl.com

ESTIMATE

Option #1

Services	qty	unit price	amount
Pressure Washing	1.0	$1,500.00	$1,500.00
Complete cleaning of island curbing along Willow Creek Blvd. from Prosecco Ln going down turn for Clubhouse- removing all mold/mildew, dirt, debris, and irrigation stains to the best of Beacon's ability. See attached map.			

Services subtotal: $1,500.00

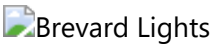
Total **$1,500.00**

SECTION ii

Please review the estimate to accept or reject

Reject Estimate | Accept Estimate

ESTIMATE



Brevard Lights
(321) 499-9066
Melbourne, FL, 32940
US
brevardlights.com

Billed to
Willow Creek CDD
(321) 604-9098
ncorbin@calmfla.com
1756 Pecorino Ct
TITUSVILLE, FL 32796

Estimate No EST-163

Issue Date October 1, 2026

Expiry Date October 31, 2026

ITEM NAME	SUBTOTAL
Front Section of Building - Lights $12.00 x 100	$1,200.00
Right Face of Building - Lights $12.00 x 50	$600.00
Left Face of Building - Lights $12.00 x 50	$600.00
Back Face of Building - Lights $12.00 x 350	$4,200.00

Entrance Sign - Lights $12.00 x 200	$2,400.00
48" Lit Wreath for Entrance Sign $300.00 x 2	$600.00
48" Lit Wreath for Front Face of Building $300.00 x 1	$300.00

Subtotal	$9,900.00
Amount Due (USD)	**$9,900.00**

Terms & Notes:

Same design and price as last year.

Here's how it works:

We supply, install, maintain, take down, and store everything for you. You don't buy lights, you don't store them, and you don't deal with problems. If a bulb goes out, we fix it within 48 hours. At the end of the season, we remove everything and keep it safe for next year.

Your community stays lit, maintained, and holiday-ready!

And best of all—you're in control. Each line item is optional, so you can opt in or opt out of any part of the service to fit your budget and preferences.

Upon acceptance, a 30% deposit will be required. The remaining balance will be due after installation.

SECTION iii

ESTIMATE

Robertson's Lawns Inc.
580 Cox Rd
Cocoa, FL 32926-4214

accounting@robertsonlandscape.com
+1 (321) 422-3844

Bill to
Willow Creek II Community Development District
219 E. Livingston Street
Orlando, FL 32801 US

Estimate details
Estimate no.: 2928
Estimate date: 09/29/2026

P.O. Number: Enhancements
Sales Rep: Krista Vaughan

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Remove 11 Magnolia trees including stump grind at entrance to increase visibility of sign.	11	$200.00	$2,200.00
2.	**4005 Enhancements**	1498 Verdello- dirt and sod for side yard #3 pallets and 5 CY of dirt to bring grade up and fill in erosion.	1	$2,100.00	$2,100.00
3.	**4005 Enhancements**	1421 Pecorino- cord grass for back yard #160 plants and fill dirt. (Back yard is larger at roughly 120ft long)	1	$3,800.00	$3,800.00
4.	**4005 Enhancements**	1407 Verdello- trenching for roots to break them up and bring in 1 pallet sod.	1	$1,200.00	$1,200.00

Total **$9,300.00**

Accepted date

Accepted by

SECTION iv

SECTION 2

Proposal #3375798

Nicole Corbin
ncorbin@calmfla.com
(321) 604-9098
1756 Pecorino Ct
Titusville, FL 32780

Proposal #	3375798
Proposal Date	9/22/2026
Proposal Amount	$4,000.00
Job Address	1756 Pecorino Ct Titusville, FL 32780

Quality Designs Painting LLC. License# 07_PT-CT-00076
360 Thor Ave SE STE #4
Palm Bay, FL 32909
Phone: (772) 224-7276

General Project Expectations & Notes

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
HOA Entrance Monument Painting **HOA Entrance Monument Painting**	1.00	$4,000.00 / Ea	$4,000.00	$0.00	$4,000.00

Preparation

- Powerwash monument surface to remove dirt, debris, and loose paint
- Allow surface to dry completely before application

Application

- Apply sealer to prepared monument surface
- Apply topcoat to complete the finish

Areas of Application

- HOA entrance monument sign

Subtotal	$4,000.00
Tax	$0.00
Total	**$4,000.00**

Proposal Summary

Line Item Total	$4,000.00
Proposal Total	**$4,000.00**

Deposit Required

$2,000.00 (50.00%)

Terms and Conditions

We propose hereby to furnish material and labor - complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Client has a (3) day right to cancel without loss of deposit.

Sign And Date To Accept Proposal:

Customer Signature: Date:

SECTION V

General Information

Proposal Submitted To

Contact Name: Nicole Corbin
Account Name: Willow Creek
Bill To: 8050 Cleveland Ave NW
North Canton, OH, 44720

Email: ncorbin@calmfla.com

Location

Project Name: Willow Creek - Pickleball Nets
Project Address: 1756 Pecorino Court
Titusville, FL 32780
US

Created Date: August 26, 2026
Created By: Tavie Wilson

Pricing

Replace 2 PB Nets. Total Amount: $1,500.00

Site Terms

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days. Completed work performed will be invoiced monthly based upon schedule of values.

Scope of Work

- Mobilization.
- Furnish and install two (2) new pickleball nets.

OPTION #1:
Provide two (2) pickleball nets without installation $875.00 total (plus shipping and tax)

Notes:

- Owner to provide suitable access for equipment, water, and electric as required.
- Should owner request additional material applied or other work performed which is not outlined above, it will be at an extra cost.

Warranties/Exclusions:

Nidy Sports Construction offers a one (1) year warranty on all civil work. Problems from normal wear, vandalism and improper care are excluded.

Acceptance

Work performed in addition to the specifications listed above require additional charges. Upon acceptance, please sign and return one copy.
ACCEPTANCE: The above specifications, conditions, and price(s) are acceptable. I authorize Nidy to do the work as specified.

Date Of Acceptance: _____ Acceptance Signature: _____

Approved amount including accepted Option(s): $ _____ Please indicate selected Option(s): _____



Project Information Sheet

Completed form must accompany signed contract/proposal

Owner Name and Physical Address:

Project Name and Physical Site Address:

Billing Name and Address:

Billing Email:

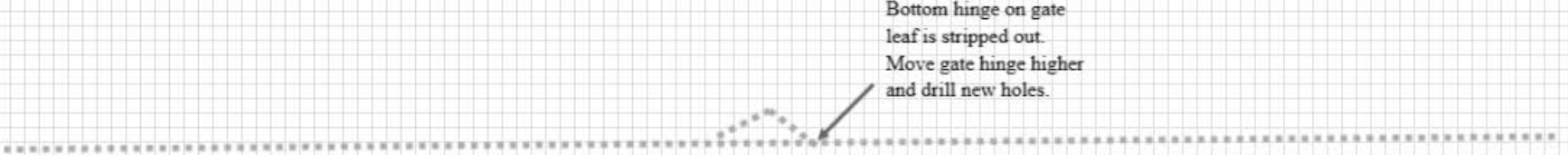
Project Manager's Contact Name, Phone & Email Address:

Name:

Phone:

Email:

SECTION vi



1954 Corvina

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS,
FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

"ABOVE AND BEYOND"

Today's Price: **Repair aluminum gate**	**$489.25**

SECTION 7

SECTION A

Willow Creek
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
7/1 - 7/31/26	*792*	$3,911.58
8/1 - 8/31/26	*793-796*	$21,986.22
	TOTAL CHECKS	**$25,897.80**

Date	*ACH*	*Amount*
7/1 - 7/31/26	*80029-80030*	$5,997.85
8/1 - 8/31/26	*80031-80032*	$6,478.29
	TOTAL ACH	**$12,476.14**

TOTAL	**$38,373.94**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** WILLOW CREEK CDD
BANK A WILLOW CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/24/26	00046	7/01/26	11 JUL 26- MGMT FEE	202607	310	51300-34000				*	3,471.58		
		7/01/26	11 JUL 26- WEBSITE ADMIN	202607	310	51300-35110				*	133.75		
		7/01/26	11 JUL 26- IT	202607	310	51300-35100				*	83.33		
		7/01/26	11 JUL 26- DISSEMINATION	202607	310	51300-31300				*	222.92		
									GMS-CENTRAL FLORIDA, LLC			3,911.58	000792

TOTAL FOR BANK A 3,911.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/26	00020	6/24/26	MAY IRRIGATION 5/8-6/5/56	202605	320	53800-43150				*	324.30		
		6/24/26	MAY IRRIGATION 5/8-6/5/26	202605	320	53800-43150				*	62.98		
		6/24/26	MAY REUSE 5/8-6/5/26	202605	320	53800-43100				*	13.63		
		6/24/26	MAY REUSE 5/8-6/5/26	202605	320	53800-43100				*	64.00		
		6/24/26	MAY CITY TITUSVILLE FEES	202605	320	53800-43150				*	1.40		
									CITY OF TITUSVILLE (AUTO-PAY)			466.31	080029
7/22/26	00019	7/07/26	JUNE ENTRANCE 6/11-7/13/26	202606	320	53800-43000				*	36.66		
		7/07/26	JUNE LS 6/5-7/7/26	202606	320	53800-43000				*	746.23		
		7/07/26	JUNE PUMP 6/11-7/13/26	202606	320	53800-43000				*	405.49		
		7/07/26	JUNE LS 6/12-7/14/26	202606	320	53800-43000				*	121.82		
		7/07/26	JUNE FOUNTAIN 6/12-7/14/26	202606	320	53800-43000				*	486.24		
		7/07/26	JUNE FOUNTAIN 6/12-7/14/26	202606	320	53800-43000				*	947.66		
		7/07/26	JUNE SL 6/5-7/7/26	202606	320	53800-43001				*	2,787.44		
									FPL (AUTOPAY)			5,531.54	080030
										TOTAL FOR BANK Z	5,997.85		
										TOTAL FOR REGISTER	9,909.43		

*** CHECK DATES 08/01/2026 - 08/31/2026 *** WILLOW CREEK CDD
BANK A WILLOW CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00046	8/01/26	12 AUG 26- MGMT FEE	202608	310	51300-34000				*	3,471.58		
		8/01/26	12 AUG 26- WEBSITE ADMIN	202608	310	51300-35110				*	133.75		
		8/01/26	12 AUG 26- IT	202608	310	51300-35100				*	83.33		
		8/01/26	12 AUG 26- DISSEMINATION	202608	310	51300-31300				*	222.92		
									GMS-CENTRAL FLORIDA, LLC			3,911.58	000793
8/19/26	00023	7/20/26	25740-10 JUL 26 - ENGINEERING SVC	202607	310	51300-31100				*	16,104.48		
									HONEYCUTT & ASSOCIATES, INC.			16,104.48	000794
8/19/26	00024	7/17/26	15502 LEGAL SV THRU JUN 2026	202606	310	51300-31500				*	1,500.00		
									KILINSKI, VAN WYK, PLLC			1,500.00	000795
8/19/26	00047	7/31/26	7823229 PH ADOPT FY27 BUDGET	202607	310	51300-48000				*	470.16		
									USA TODAY MEDIA CORP			470.16	000796
									TOTAL FOR BANK A		21,986.22		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/19/26	00020	7/22/26	JUNE IRRIGATION 6/2-6/30/26	202606	320-53800-43150			*	117.21		
		7/22/26	JUNE IRRIGATION 6/2-6/30/26	202606	320-53800-43150			*	62.98		
		7/22/26	JUNE REUSE 6/2-6/30/26	202606	320-53800-43100			*	13.63		
		7/22/26	JUNE REUSE 6/2-6/30/26	202606	320-53800-43100			*	64.00		
		7/22/26	JUNE CITY TITUSVILLE FEES	202606	320-53800-43150			*	1.40		
							CITY OF TITUSVILLE (AUTO-PAY)			259.22	080031
8/19/26	00019	8/12/26	JUL 26 ENTRANCE 7/13-8/12/26	202607	320-53800-43000			*	36.66		
		8/12/26	JUL 26 LS 7/7-8/6/26	202607	320-53800-43000			*	844.62		
		8/12/26	JUL 26 PUMP 7/13-8/12/26	202607	320-53800-43000			*	392.55		
		8/12/26	JUL 26 LS 7/14-8/13/26	202607	320-53800-43000			*	118.36		
		8/12/26	JUL 26 FOUNTAIN 7/14-8/13/26	202607	320-53800-43000			*	1,149.80		
		8/12/26	JUL 26 FOUNTAIN 7/14-8/13/26	202607	320-53800-43000			*	889.64		
		8/12/26	JUL 26 SL 7/7-8/6/26	202607	320-53800-43001			*	2,787.44		
							FPL (AUTOPAY)			6,219.07	080032

TOTAL FOR BANK Z 6,478.29

TOTAL FOR REGISTER 28,464.51

SECTION B

Willow Creek

Community Development District

Unaudited Financial Reporting

August 31, 2026

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Willow Creek

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 13,337	$ -	$ -	$ 13,337
Investments:				
Stateboard of Administraton (SBA)	160,826	-	-	160,826
Series 2022				
Reserve	-	87,550	-	87,550
Revenue	-	106,632	-	106,632
Prepayment	-	1,215	-	1,215
Construction	-	-	49	49
Deposits	95	-	-	95
Total Assets	**$ 174,258**	**$ 195,398**	**$ 49**	**$ 369,705**
Liabilities:				
Accounts Payable	$ 11,496	$ -	$ -	$ 11,496
Due to Willow Creek II CDD	126,764	-	-	126,764
Total Liabilites	**$ 138,260**	**$ -**	**$ -**	**$ 138,260**
Fund Balance:				
Nonspendable:				
Deposits	$ 95	$ -	$ -	$ 95
Restricted for:				
Debt Service	-	195,398	-	195,398
Capital Project	-	-	49	49
Unassigned	35,903	-	-	35,903
Total Fund Balances	**$ 35,998**	**$ 195,398**	**$ 49**	**$ 231,444**
Total Liabilities & Fund Balance	$ 174,258	$ 195,398	$ 49	$ 369,705

Willow Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 274,104	$ 274,104	$ 275,656	$ 1,552
Developer Contribution	26,446	26,446	26,446	-
Interest Income	-	-	5,769	5,769
Total Revenues	**$ 300,550**	**$ 300,550**	**$ 307,871**	**$ 7,321**
Expenditures:				
General & Administrative:				
Engineering	$ 10,000	$ 9,167	$ 16,104	$ (6,938)
Attorney	30,000	27,500	9,138	18,362
Annual Audit	5,100	5,100	5,100	-
Assessment Administration	2,000	2,000	2,000	-
Dissemination Agent	2,675	2,452	2,452	(0)
Trustee Fees	5,000	5,000	4,445	555
Management Fees	41,659	38,187	38,187	0
Property Appraiser	150	150	244	(94)
Information Technology	1,000	917	917	0
Website Maintenance	1,605	1,471	1,471	-
Postage & Delivery	800	733	166	568
Insurance General Liability	8,879	8,879	5,751	3,128
Printing & Binding	500	458	-	458
Legal Advertising	1,000	917	1,322	(405)
Other Current Charges	898	823	762	62
Office Supplies	100	92	0	91
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 111,541**	**$ 104,021**	**$ 88,234**	**$ 15,788**
Operations & Maintenance				
Field Expenditures				
Utilities - Electric	$ 25,020	$ 22,935	$ 25,275	$ (2,340)
Utilities - Streetlights	19,200	17,600	30,335	(12,735)
Utilities - Water & Sewer	5,736	5,258	7,186	(1,928)
Property Taxes	-	-	70	(70)
Interlocal-Governmental Expense *	66,085	60,577	72,302	(11,724)
Subtotal Field Expenditures	**$ 116,041**	**$ 106,370**	**$ 135,168**	**$ (28,797)**
Clubhouse Expenditures				
Interlocal-Governmental Expense *	$ 72,969	$ 66,888	$ 54,463	$ 12,426
Subtotal Clubhouse Expenditures	**$ 72,969**	**$ 66,888**	**$ 54,463**	**$ 12,426**
Total Operations & Maintenance	**$ 189,009**	**$ 173,259**	**$ 189,630**	**$ (16,372)**
Total Expenditures	**$ 300,550**	**$ 277,280**	**$ 277,864**	**$ (584)**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ 23,270	$ 30,007	$ 6,737
Net Change in Fund Balance	**$ -**	**$ 23,270**	**$ 30,007**	**$ 6,737**
Fund Balance - Beginning	$ -		$ 5,990	
Fund Balance - Ending	**$ -**		**$ 35,998**	

* Shared cost and developer contribution with Willow Creek II CDD

Willow Creek

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 174,947	$ 174,947	$ 175,497	$ 550
Interest Income	3,500	3,208	6,478	3,270
Total Revenues	**$ 178,447**	**$ 178,155**	**$ 181,975**	**$ 3,820**
Expenditures:				
Interest - 11/01	$ 65,641	$ 65,641	$ 65,641	$ -
Interest - 5/01	65,641	65,641	65,641	-
Principal - 5/01	40,000	40,000	40,000	-
Total Expenditures	**$ 171,283**	**$ 171,283**	**$ 171,283**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 7,164	$ 6,873	$ 10,692	$ 3,820
Net Change in Fund Balance	**$ 7,164**	**$ 6,873**	**$ 10,692**	**$ 3,820**
Fund Balance - Beginning	$ 97,423		$ 184,705	
Fund Balance - Ending	**$ 104,587**		**$ 195,398**	

Willow Creek

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1	$ 1
Total Revenues	**$ -**	**$ -**	**$ 1**	**$ 1**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	**$ -**	**$ -**	**$ 1**	**$ 1**
Net Change in Fund Balance	**$ -**		**$ 1**	
Fund Balance - Beginning	$ -		$ 48	
Fund Balance - Ending	**$ -**		**$ 49**	

Willow Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Willow Creek II TRUE UP 23.91%
Revenues:														
Special Assessments - Tax Roll	$ -	$ 254	$ 258,963	$ 3,228	$ 1,936	$ 987	$ 5,136	$ -	$ 5,132	$ -	$ 20	$ -	$ 275,656	$ -
Developer Contribution	26,446	-	-	-	-	-	-	-	-	-	-	-	26,446	-
Interest Income	0	0	284	774	718	766	703	703	659	629	533	-	5,769	-
Total Revenues	**$ 26,446**	**$ 254**	**$259,247**	**$ 4,002**	**$ 2,654**	**$ 1,753**	**$ 5,839**	**$ 703**	**$ 5,791**	**$ 629**	**$ 554**	**$ -**	**$ 307,871**	**$ -**
Expenditures:														
General & Administrative:														
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,104	$ -	$ -	$ 16,104	$ -
Attorney	1,382	1,305	464	780	455	788	851	912	1,500	703	-	-	9,138	-
Annual Audit	-	-	5,100	-	-	-	-	-	-	-	-	-	5,100	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000	-
Dissemination Agent	223	223	223	223	223	223	223	223	223	223	223	-	2,452	-
Trustee Fees	-	-	-	-	-	-	-	-	4,445	-	-	-	4,445	-
Management Fees	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	3,472	-	38,187	-
Property Appraiser	-	-	-	-	244	-	-	-	-	-	-	-	244	-
Information Technology	83	83	83	83	83	83	83	83	83	83	83	-	917	-
Website Maintenance	134	134	134	134	134	134	134	134	134	134	134	-	1,471	-
Postage & Delivery	1	-	1	-	1	9	-	89	65	-	-	-	166	-
Insurance General Liability	5,751	-	-	-	-	-	-	-	-	-	-	-	5,751	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	677	-	-	-	-	175	-	470	-	-	1,322	-
Other Current Charges	49	56	55	25	74	79	116	62	78	79	90	-	762	-
Office Supplies	0	-	0	-	-	-	-	-	0	-	-	-	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
Total General & Administrative	**$ 13,270**	**$ 5,272**	**$ 10,207**	**$ 4,716**	**$ 4,685**	**$ 4,788**	**$ 4,878**	**$ 5,149**	**$ 9,999**	**$ 21,267**	**$ 4,001**	**$ -**	**$ 88,234**	**$ -**
Operations & Maintenance														
Field Expenditures														
Field Management (Shared Cost)	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	$ -	$ 12,111	**$ 2,895.74**
Utility-Irrigation (Shared Cost)	-	*279*	*431*	*665*	*500*	*485*	*1,048*	*693*	*940*	*855*	*782*	-	6,679	**1,596.87**
Irrigation Maintenance (Shared Cost)	-	-	*432*	*250*	-	*1,125*	*973*	-	*3,023*	*2,194*	*858*	-	8,855	**2,117.25**
Utilities - Electric	994	1,316	1,977	2,120	2,124	2,203	2,461	2,609	2,744	3,432	3,296	-	25,275	-
Utilities - Streetlights	2,633	2,633	2,787	2,787	2,787	2,787	2,787	2,787	2,787	2,787	2,770	-	30,335	-
Utilities - Water & Sewer	985	817	802	954	802	802	1,015	466	259	283	-	-	7,186	-
Property Taxes	-	70	-	-	-	-	-	-	-	-	-	-	70	-
Landscape Maintenance (Shared Cost)	*14,695*	*14,695*	*17,295*	*14,695*	*14,695*	*15,970*	*18,695*	*23,195*	*26,895*	*22,725*	*22,656*	-	206,211	**49,305.04**
Mulch (Shared Cost)	-	-	-	-	-	-	-	-	*4,875*	-	-	-	4,875	**1,165.61**
Pest Control (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Lake Maintenance (Shared Cost)	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	*1,635*	*9,635*	*1,635*	*1,635*	-	23,885	**5,710.90**
Wetlands/Preserves (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pressure Washing (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Contingency (Shared Cost)	-	-	-	-	*9,400*	-	*4,401*	-	-	-	*25,975*	-	39,776	**9,510.55**
Subtotal Field Expenditures	**$ 21,743**	**$ 22,245**	**$ 26,160**	**$ 23,908**	**$ 32,745**	**$ 25,808**	**$ 33,818**	**$ 32,486**	**$ 52,260**	**$ 35,013**	**$ 59,072**	**$ -**	**$ 365,258**	**$ 72,301.95**

Willow Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Willow Creek II TRUE UP 23.91%
Clubhouse Expenditures (all shared cost with Willow Creek II CDD)														
Management Fees	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ -	$ 75,350	**$ 18,016.19**
Access Control	86	86	86	86	86	436	86	86	86	86	86	-	1,296	**309.85**
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Utility - Electric	2,168	2,005	2,261	2,246	2,056	1,994	1,464	1,631	2,262	2,436	2,569	-	23,093	**5,521.48**
Utility - Water & Sewer	335	523	420	641	522	507	676	589	641	913	2	-	5,770	**1,379.59**
Cable/Internet Services	399	293	293	293	302	302	302	302	302	302	302	-	3,395	**811.64**
Telephone			-		-	-	-	-	-	-	-	-	-	**-**
Property Insurance	12,000	7,797	-	364	-	-	-	-	-	-	-	-	20,161	**4,820.50**
Property Taxes	-	2,465	-	-	-	-	-	-	-	-	-	-	2,465	**589.37**
Landscape Maintenance	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,950	1,950	-	15,645	**3,740.72**
Landscape Replacement	125	-	-	-	-	1,870	-	-	-	-	-	-	1,995	**477.00**
Pest Control	-	195	-	195	-	-	-	195	-	-	195	-	780	**186.50**
Pool & Spa Maintenance	2,000	2,000	2,000	2,000	2,000	2,000	2,000	9,139	4,339	2,000	2,000	-	31,479	**7,526.54**
Repairs and Maintenance	-	260	-	294	144	525	-	1,091	-	433	1,975	-	4,722	**1,129.14**
Janitorial Maintenance	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,350	2,350	2,400	-	25,500	**6,097.05**
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Supplies/Clubhouse Supplies	-	-	-	-	272	-	-	-	222	-	-	-	493	**117.91**
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Fitness Equipment Maintenance	-	-	-	-	-	-	-	150	-	-	-	-	150	**35.87**
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	3,148	-	-	-	-	-	3,148	**752.69**
Porter Service	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Holiday Lighting	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900	**2,367.09**
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Capital Reserve	-	-	-	-	-	-			-	-	-	-	-	**-**
Capital Outlay	-	-	2,440	-	-	-	-	-	-	-	-	-	2,440	**583.40**
Subtotal Amenity Expenditures	**$ 27,568**	**$ 35,980**	**$ 17,956**	**$ 16,575**	**$ 15,837**	**$ 18,089**	**$ 18,132**	**$ 23,638**	**$ 18,357**	**$ 17,320**	**$ 18,329**	**$ -**	**$ 227,781**	**$ 54,462.52**
Total Operations & Maintenance	**$ 49,311**	**$ 58,225**	**$ 44,116**	**$ 40,482**	**$ 48,582**	**$ 43,898**	**$ 51,949**	**$ 56,125**	**$ 70,617**	**$ 52,333**	**$ 77,401**	**$ -**	**$ 593,039**	**$ 126,764.48**
Total Expenditures	**$ 62,581**	**$ 63,497**	**$ 54,324**	**$ 45,199**	**$ 53,267**	**$ 48,685**	**$ 56,828**	**$ 61,274**	**$ 80,616**	**$ 73,600**	**$ 81,403**	**$ -**	**$ 681,273**	**$ 126,764.48**
Excess (Deficiency) of Revenues over E	$ (36,135)	$ (63,243)	$ 204,924	$ (41,197)	$ (50,613)	$ (46,933)	$ (50,989)	$ (60,571)	$ (74,825)	$ (72,971)	$ (80,849)	$ -	$ (373,402)	$ (126,764.48)
Net Change in Fund Balance	**$ (36,135)**	**$ (63,243)**	**$204,924**	**$ (41,197)**	**$ (50,613)**	**$ (46,933)**	**$ (50,989)**	**$ (60,571)**	**$ (74,825)**	**$ (72,971)**	**$ (80,849)**	**$ -**	**$ (373,402)**	**$ -**

Willow Creek

Community Development District

Long Term Debt Report

Series 2022, Capital Improvement Revenue Bonds		
Original Amount	$2,575,000	
Interest Rate:	4.700%, 5.000%, 5.375%, 5.500%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	87,550	
Reserve Fund Balance	87,550	
Bonds Outstanding -		$2,575,000
Less: Principal Payment - 5/1/23		($35,000)
Less: Special Call - 11/1/23		($10,000)
Less: Principal Payment - 5/1/24		($40,000)
Less: Special Call - 5/1/24		($10,000)
Less: Principal Payment - 5/1/25		($40,000)
Less: Principal Payment - 5/1/26		($40,000)
Current Bonds Outstanding		**$2,400,000**

Willow Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Brevard County

Fiscal Year 2026

Gross Assessments	$ 291,600.00	$ 186,113.70	$ 477,713.70
Net Assessments	$ 274,104.00	$ 174,946.88	$ 449,050.88
allocation in %	61.04%	38.96%	100.00%

ON ROLL ASSESSMENTS

Date	*Distribution*	*Gross Amount*	*Discoumt/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service*	*Total*
11/14/25	10/20/2025	$ 447.61	$ 23.50	$ 8.48	$ -	$ 415.63	$ 253.70	$ 161.93	$ 415.63
12/02/25	11/01-11/16/25	31,154.40	1,246.18	598.17	-	29,310.05	17,891.07	11,418.98	29,310.05
12/11/25	11/17-11/30/25	353,134.80	14,125.78	6,780.18	-	332,228.84	202,794.96	129,433.88	332,228.84
12/18/25	12/01-12/15/25	66,636.00	2,648.89	1,279.74	-	62,707.37	38,277.05	24,430.32	62,707.37
01/07/26	12/16-12/31/25	4,457.99	133.74	86.48	-	4,237.77	2,586.77	1,651.00	4,237.77
01/30/26	interest	-	-	-	641.58	641.58	641.58	-	641.58
02/12/26	01/01-01/31/26	3,331.80	66.64	93.71	-	3,171.45	1,935.88	1,235.57	3,171.45
03/06/26	02/01-02/28/26	1,665.90	16.66	32.98	-	1,616.26	986.58	629.68	1,616.26
04/10/26	03/01-03/31/26	8,555.70	16.66	171.75	-	8,367.29	5,107.46	3,259.83	8,367.29
04/20/26	interest	-	-	-	28.79	28.79	28.79	-	28.79
06/05/26	05/01-05/31/26	3,331.80	(99.96)	68.64	-	3,363.12	2,052.87	1,310.25	3,363.12
06/22/26	certificate sales	4,997.70	(149.94)	102.95	-	5,044.69	3,079.32	1,965.37	5,044.69
08/03/26	interest	-	-	-	20.25	20.25	20.25	-	20.25
	TOTAL	**$ 477,713.70**	**$ 18,028.15**	**$ 9,223.08**	**$ 690.62**	**$ 451,153.09**	**$ 275,656.28**	**$ 175,496.81**	**$ 451,153.09**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**