

***Willowbrook***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Willowbrook**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 538,969
Developer Contributions	\$ 401,310	\$ 42,177	\$ 222,981	\$ 265,158	\$ -
<b>Total Revenues</b>	<b>\$ 401,310</b>	<b>\$ 42,177</b>	<b>\$ 222,981</b>	<b>\$ 265,158</b>	<b>\$ 538,969</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	\$ 12,000
FICA Expenses	\$ 918	\$ 31	\$ 459	\$ 490	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 6,250	\$ 18,000	\$ 24,250	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 2,850	\$ 2,850	\$ 2,950
Assessment Administration	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ 6,180
Arbitrage	\$ 900	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 6,000	\$ 5,500	\$ 2,000	\$ 7,500	\$ 6,150
Disclosure Software	\$ 1,500	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 8,082	\$ -	\$ 4,041	\$ 4,041	\$ 8,890
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage & Delivery	\$ 1,000	\$ 384	\$ 570	\$ 954	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Printing & Binding	\$ 1,000	\$ 1	\$ 50	\$ 51	\$ 1,000
Legal Advertising	\$ 15,000	\$ -	\$ 10,000	\$ 10,000	\$ 15,000
Contingency	\$ 5,000	\$ 277	\$ 2,500	\$ 2,777	\$ 5,000
Office Supplies	\$ 625	\$ 3	\$ 50	\$ 53	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 151,310</b>	<b>\$ 45,596</b>	<b>\$ 76,525</b>	<b>\$ 122,121</b>	<b>\$ 153,693</b>

Operations & Maintenance

Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	7,500
Field Management	\$	-	\$	-	\$	-	\$	-	\$	15,000
Landscape Maintenance	\$	-	\$	-	\$	-	\$	-	\$	65,182
Landscape Replacement	\$	-	\$	-	\$	-	\$	-	\$	12,500
Streetlights	\$	-	\$	-	\$	-	\$	-	\$	27,566
Electric	\$	-	\$	-	\$	-	\$	-	\$	5,000
Water & Sewer	\$	-	\$	-	\$	-	\$	-	\$	35,000
Aquatic Maintenance	\$	-	\$	-	\$	-	\$	-	\$	6,500
Irrigation Repairs	\$	-	\$	-	\$	-	\$	-	\$	7,500
General Repairs and Maintenance	\$	-	\$	-	\$	-	\$	-	\$	15,000
Field Contingency	\$	250,000	\$	-	\$	125,000	\$	125,000	\$	10,000

<b>Subtotal Field Expenditures</b>	<b>\$</b>	<b>250,000</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>125,000</b>	<b>\$</b>	<b>125,000</b>	<b>\$</b>	<b>206,748</b>
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Amenity Expenditures

Amenity - Electric	\$	-	\$	-	\$	-	\$	-	\$	24,684
Amenity - Water	\$	-	\$	-	\$	-	\$	-	\$	22,416
Playground Expenses	\$	-	\$	6,162	\$	11,875	\$	18,037	\$	23,749
Internet	\$	-	\$	-	\$	-	\$	-	\$	2,500
Pest Control	\$	-	\$	-	\$	-	\$	-	\$	720
Janitorial Service	\$	-	\$	-	\$	-	\$	-	\$	14,705
Amenity Management	\$	-	\$	-	\$	-	\$	-	\$	12,500
Security Services	\$	-	\$	-	\$	-	\$	-	\$	36,054
Pool Maintenance	\$	-	\$	-	\$	-	\$	-	\$	23,700
Amenity Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	10,000
Contingency	\$	-	\$	-	\$	-	\$	-	\$	7,500

<b>Subtotal Amenity Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>6,162</b>	<b>\$</b>	<b>11,875</b>	<b>\$</b>	<b>18,037</b>	<b>\$</b>	<b>178,528</b>
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<b>Total Operations &amp; Maintenance</b>	<b>\$</b>	<b>250,000</b>	<b>\$</b>	<b>6,162</b>	<b>\$</b>	<b>136,875</b>	<b>\$</b>	<b>143,037</b>	<b>\$</b>	<b>385,276</b>
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<b>Total Expenditures</b>	<b>\$</b>	<b>401,310</b>	<b>\$</b>	<b>51,758</b>	<b>\$</b>	<b>213,400</b>	<b>\$</b>	<b>265,158</b>	<b>\$</b>	<b>538,969</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(9,581)</b>	<b>\$</b>	<b>9,581</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
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<b>Product Type</b>	<b>Units</b>	<b>Net Assessment</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Developed - Single Family	356	\$ 467,307	\$ 1,312.66	\$ 1,411.46
Undeveloped - Single Family	311	\$ 71,662	\$ 230.42	\$ 247.77
	<b>667</b>	<b>\$ 538,968.90</b>		

# Willowbrook

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

##### Engineering

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### Attorney

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

# Willowbrook

## Community Development District

### General Fund Narrative

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

#### Dissemination Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

# Willowbrook

## Community Development District

### General Fund Narrative

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

##### **Field Expenditures**

#### Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

#### Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

# Willowbrook

## Community Development District

### General Fund Narrative

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

#### Aquatic Maintenance

The District will contract for the care and maintenance of its aquatic entities which includes shoreline grass, brush and vegetation control.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

#### Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Amenity Expenditures**

##### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

##### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

##### Playground Expenses

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

##### Internet

Internet service will be added for use at the Amenity Facilities.



# Willowbrook

## Community Development District

### General Fund Narrative

#### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

#### Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities.

#### Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

#### Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

#### Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool within the amenity facility.

#### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Willowbrook**  
**Community Development District**  
**Adopted Budget**  
**Series 2024 Debt Service Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Special Assessments	\$ 254,508	\$ -	\$ 254,508	\$ 254,508	\$ 628,550
Interest	\$ -	\$ 315	\$ 157	\$ 472	\$ -
Carry Forward	\$ 469,273	\$ 482,861	\$ -	\$ 482,861	\$ 269,932
<b>Total Revenues</b>	<b>\$ 723,781</b>	<b>\$ 483,176</b>	<b>\$ 254,665</b>	<b>\$ 737,841</b>	<b>\$ 898,482</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 213,505	\$ 213,505	\$ -	\$ 213,505	\$ 254,509
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Interest Expense - 5/1	\$ 254,509	\$ -	\$ 254,509	\$ 254,509	\$ 254,509
<b>Total Expenditures</b>	<b>\$ 468,014</b>	<b>\$ 213,505</b>	<b>\$ 254,509</b>	<b>\$ 468,014</b>	<b>\$ 629,019</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 106	\$ -	\$ 106	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 106</b>	<b>\$ -</b>	<b>\$ 106</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 255,766</b>	<b>\$ 269,777</b>	<b>\$ 156</b>	<b>\$ 269,932</b>	<b>\$ 269,464</b>

Interest Expense 11/1/26	\$ 251,539
<b>Total</b>	<b>\$ 251,539</b>

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	50	\$ 88,280	\$ 1,766	\$ 1,898
Single Family - 50'	306	\$ 540,271	\$ 1,766	\$ 1,898
	356	\$ 628,550		

**Willowbrook**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/25	\$ 8,900,000.00	\$ -	\$ 254,509.38	\$ 509,018.75
05/01/26	\$ 8,900,000.00	\$ 120,000.00	\$ 254,509.38	
11/01/26	\$ 8,780,000.00	\$ -	\$ 251,539.38	\$ 626,048.75
05/01/27	\$ 8,780,000.00	\$ 125,000.00	\$ 251,539.38	
11/01/27	\$ 8,655,000.00	\$ -	\$ 248,445.63	\$ 624,985.00
05/01/28	\$ 8,655,000.00	\$ 135,000.00	\$ 248,445.63	
11/01/28	\$ 8,520,000.00	\$ -	\$ 245,104.38	\$ 628,550.00
05/01/29	\$ 8,520,000.00	\$ 140,000.00	\$ 245,104.38	
11/01/29	\$ 8,380,000.00	\$ -	\$ 241,639.38	\$ 626,743.75
05/01/30	\$ 8,380,000.00	\$ 145,000.00	\$ 241,639.38	
11/01/30	\$ 8,235,000.00	\$ -	\$ 238,050.63	\$ 624,690.00
05/01/31	\$ 8,235,000.00	\$ 155,000.00	\$ 238,050.63	
11/01/31	\$ 8,080,000.00	\$ -	\$ 234,214.38	\$ 627,265.00
05/01/32	\$ 8,080,000.00	\$ 160,000.00	\$ 234,214.38	
11/01/32	\$ 7,920,000.00	\$ -	\$ 229,714.38	\$ 623,928.75
05/01/33	\$ 7,920,000.00	\$ 170,000.00	\$ 229,714.38	
11/01/33	\$ 7,750,000.00	\$ -	\$ 224,933.13	\$ 624,647.50
05/01/34	\$ 7,750,000.00	\$ 180,000.00	\$ 224,933.13	
11/01/34	\$ 7,570,000.00	\$ -	\$ 219,870.63	\$ 624,803.75
05/01/35	\$ 7,570,000.00	\$ 190,000.00	\$ 219,870.63	
11/01/35	\$ 7,380,000.00	\$ -	\$ 214,526.88	\$ 624,397.50
05/01/36	\$ 7,380,000.00	\$ 205,000.00	\$ 214,526.88	
11/01/36	\$ 7,175,000.00	\$ -	\$ 208,761.25	\$ 628,288.13
05/01/37	\$ 7,175,000.00	\$ 215,000.00	\$ 208,761.25	
11/01/37	\$ 6,960,000.00	\$ -	\$ 202,714.38	\$ 626,475.63
05/01/38	\$ 6,960,000.00	\$ 225,000.00	\$ 202,714.38	
11/01/38	\$ 6,735,000.00	\$ -	\$ 196,386.25	\$ 624,100.63
05/01/39	\$ 6,735,000.00	\$ 240,000.00	\$ 196,386.25	
11/01/39	\$ 6,495,000.00	\$ -	\$ 189,636.25	\$ 626,022.50
05/01/40	\$ 6,495,000.00	\$ 255,000.00	\$ 189,636.25	
11/01/40	\$ 6,240,000.00	\$ -	\$ 182,464.38	\$ 627,100.63
05/01/41	\$ 6,240,000.00	\$ 270,000.00	\$ 182,464.38	
11/01/41	\$ 5,685,000.00	\$ -	\$ 174,870.63	\$ 627,335.00
05/01/42	\$ 5,065,000.00	\$ 285,000.00	\$ 174,870.63	
11/01/42	\$ 5,065,000.00	\$ -	\$ 166,855.00	\$ 626,725.63
05/01/43	\$ 5,065,000.00	\$ 300,000.00	\$ 166,855.00	
11/01/43	\$ 5,065,000.00	\$ -	\$ 158,417.50	\$ 625,272.50
05/01/44	\$ 5,065,000.00	\$ 320,000.00	\$ 158,417.50	
11/01/44	\$ 5,065,000.00	\$ -	\$ 149,417.50	\$ 627,835.00
05/01/45	\$ 5,065,000.00	\$ 335,000.00	\$ 149,417.50	
11/01/45	\$ 4,730,000.00	\$ -	\$ 139,535.00	\$ 623,952.50
05/01/46	\$ 4,730,000.00	\$ 360,000.00	\$ 139,535.00	
11/01/46	\$ 4,370,000.00	\$ -	\$ 128,915.00	\$ 628,450.00
05/01/47	\$ 4,370,000.00	\$ 380,000.00	\$ 128,915.00	
11/01/47	\$ 3,990,000.00	\$ -	\$ 117,705.00	\$ 626,620.00
05/01/48	\$ 3,990,000.00	\$ 400,000.00	\$ 117,705.00	
11/01/48	\$ 3,590,000.00	\$ -	\$ 105,905.00	\$ 623,610.00
05/01/49	\$ 3,590,000.00	\$ 425,000.00	\$ 105,905.00	
11/01/49	\$ 3,165,000.00	\$ -	\$ 93,367.50	\$ 624,272.50
05/01/50	\$ 3,165,000.00	\$ 450,000.00	\$ 93,367.50	

**Willowbrook**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/50	\$ 2,715,000.00	\$ -	\$ 80,092.50	\$ 623,460.00
05/01/51	\$ 2,715,000.00	\$ 480,000.00	\$ 80,092.50	
11/01/51	\$ 2,235,000.00	\$ -	\$ 65,932.50	\$ 626,025.00
05/01/52	\$ 2,235,000.00	\$ 510,000.00	\$ 65,932.50	
11/01/52	\$ 1,725,000.00	\$ -	\$ 50,887.50	\$ 626,820.00
05/01/53	\$ 1,725,000.00	\$ 540,000.00	\$ 50,887.50	\$ -
11/01/53	\$ 1,185,000.00	\$ -	\$ 34,957.50	\$ 625,845.00
05/01/54	\$ 1,185,000.00	\$ 575,000.00	\$ 34,957.50	\$ -
11/01/54	\$ 610,000.00	\$ -	\$ 17,995.00	\$ 627,952.50
05/01/55	\$ 610,000.00	\$ 610,000.00	\$ 17,995.00	\$ 627,995.00
		<b>\$ 8,900,000.00</b>	<b>\$ 10,602,741.96</b>	<b>\$ 19,502,741.96</b>