

*Willowbrook
Community Development District*

Meeting Agenda

December 16, 2025

AGENDA

Willowbrook

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 9, 2025

Board of Supervisors Meeting Willowbrook Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Willowbrook Community Development District** will be held on **Tuesday, December 16, 2025** at **9:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850**.

Zoom Video Join Link: <https://us06web.zoom.us/j/82493300416>

Call-In Information: 1-646-876-9923

Meeting ID: 824 9330 0416

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of November 13, 2025 Board of Supervisors Meeting
4. Consideration of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser
5. Ratification of Special Warranty Deed for Tract F-2
6. Ratification of Consent to Conveyance of Tract F-1 to the HOA
7. Ratification of Certification of Financial Capability for Perpetual Operations and Maintenance Ethics
 - A. Willowbrook North
 - B. Willowbrook South
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Install "Beware of Alligator" Signs
 - ii. Consideration of Proposal from Aquatic Weed Management for Pond Maintenance Services (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Presentation of Funding Requests #27 and #28
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

MINUTES

**MINUTES OF MEETING
WILLOWBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Willowbrook Community Development District was held on **Thursday, November 13, 2025**, at 1:30 p.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

McKinzie Terrill
Steve Rosser
Alan Keen

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Katie O'Rourke
Grace Rinaldi
Joel Blanco

District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order and called roll. Three Supervisors were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present, and none were joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 22, 2025,
Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the July 22, 2025, Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Terrill, seconded by Mr. Keen, with all in favor, the Minutes of the July 22, 2025, Board of Supervisors Meeting were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Ratifying Series 2025 Assessment Area
Two Project Bonds**

Ms. O'Rourke stated that Resolution 2026-01 ratifies the Series 2025 Assessment Area bonds, which closed on September 25th. The resolution confirmed the actions taken by District staff and officers related to the bond closing. There were no questions, and the motion passed unanimously.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, Resolution 2026-01, Ratifying Series 2025 Assessment Area Two Project Bonds, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Amended and Restated
Disclosure of Public Financing**

Ms. O'Rourke reviewed the amended and reinstated disclosure of public financing, updated to reflect the 2025 bond issuance. It was explained that the disclosure would be recorded to provide notice to future property owners. A motion was made, seconded, and approved to authorize Ms. Rinaldi to record the document.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Amended and Restated Disclosure of Public Financing was approved.

SIXTH ORDER OF BUSINESS**Presentation of Memo Regarding
Amendments to District Rules of
Procedure****A. Consideration of Resolution 2026-02 Setting a Public Hearing on the Adoption of
Amended and Restated Rules of Procedure for the District**

Ms. O'Rourke reviewed Resolution 2026-02 which would schedule a public hearing to adopt the amended and reinstated Rules of Procedure. The update was needed due to recent legislative changes that increased the public notice requirement from 28 days to 35 days, along with some minor language changes. The public hearing was scheduled for Tuesday, January 27th, at 9:30 a.m. at the Lake Alfred Public Library, at the same time as the regular meeting. The date worked for those present; Ms. O'Rourke planned to confirm with the remaining supervisors, and the Board was asked to approve the resolution.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, Resolution 2026-02 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District for January 27, 2026, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-03
Adopting Amended Amenity Policies &
Rates for the District**

Ms. O'Rourke reviewed Resolution 2026-03 to adopt amended amenity policies and rates. Ms. O'Rourke explained that the main update was the addition of formal dog park policies, which had not previously been included. The updated policies were provided as a red line. During the discussion, questions were raised about language that prohibits boating and other recreational water activities on district lakes and ponds. It was clarified that the District has authority only over bodies of water within its boundaries, not over state-owned lakes. Board members expressed concern about residents potentially launching boats or canoes from District common areas and the District's potential liability. Ms. O'Rourke said she would review the language further and provide any necessary clarification at a future meeting. It was confirmed that there were no changes to the amenity rates. The purpose of the annual user fee for non-residents was also explained. A motion and second were made, and the Board approved the resolution unanimously.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, Resolution 2026-03 Adopting Amended Amenity Policies & Rates for the District was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-04
Spending Authorization Resolution**

Ms. O'Rourke reviewed Resolution 2020-604, which authorized spending limits for approvals made outside of a meeting. It was noted that the District Manager was authorized to approve expenses up to \$2,500 individually, the Chair (or Vice Chair if the Chair was unavailable) was authorized to approve the costs up to \$10,000 individually, and the District Manager and Chair together were authorized to approve costs up to \$25,000 jointly. Any expenses approved under this authority were to be brought back to a future meeting for ratification. The Board was asked for a motion to approve the resolution.

On MOTION by Mr. Rosser, seconded by Mr. Keen, with all in favor, Resolution 2026-04, Spending Authorization Resolution was approved.

NINTH ORDER OF BUSINESS**Consideration of Proposals for Arbitrage
Rebate Services from AMTEC for:****A. Series 2024 Assessment Area One Project Bonds****B. Series 2025 Assessment Area Two Project Bonds**

Ms. O'Rourke stated that the Board considered Amtech's proposals for arbitrage rebate services. She explained that the proposal was to prepare the required arbitrage rebate report under the trust indenture for both the Series 2024 and Series 2025 bonds. The cost was outlined as \$450 per year. It was noted that a single motion could be made to approve the proposal for both assessment areas.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Proposals for Arbitrage Rebate Services from AMTEC for: Series 2024 Assessment Area One Project Bonds and Series 2025 Assessment Area Two Project Bonds were approved.

TENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025 Audit
Services Engagement Letter from
DiBartolomeo, McBee, Hartley & Barnes**

Ms. O'Rourke stated the Board reviewed the fiscal year 2025 audit services engagement letter from Bartolomew, McBee, Hartley and Barnes. The cost was \$4,450, consistent with their prior proposal. A motion was requested to approve.

On MOTION by Mr. Rosser, seconded by Mr. Keen, with all in favor, the Fiscal Year 2025 Audit Services Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes was approved.

ELEVENTH ORDER OF BUSINESS**Ratification of Special Warranty Deeds****A. Willowbrook North****B. Willowbrook South**

Ms. Rinaldi stated that the Board considered the ratification of the special warranty deeds for Willowbrook North and Willowbrook South that had already been conveyed and recorded to the District, except for Tract F in Willowbrook South, which would be handled separately. She explained that Tract F was still pending from Sloan, and once received, Tract F-2 would go to the CDD, and Tract F-1 would go to the HOA. A motion was requested to ratify the two recorded deeds.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, the Special Warranty Deeds were ratified.

TWELFTH ORDER OF BUSINESS**Ratification of Partial Release of Mortgage, Security, Agreement, and Assignment of Rents and Fixture Filing (Willowbrook North & South) with Trez Capital John Adams LP**

Ms. O'Rourke stated that the following agenda items, 12, 13, and 14, were all related to the tract conveyance process. During the review of the tracts to be transferred to the district, a title search identified several encumbrances that must be released before the conveyances can proceed. The releases from the parties listed in those three items had already been executed and recorded, so the Board was asked to ratify them by motion. #12, #13, #14.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, the Partial Release of Mortgage, Security, Agreement, and Assignment of Rents and Fixture Filing (Willowbrook North & South) with Trez Capital John Adams LP was ratified.

THIRTEENTH ORDER OF BUSINESS**Ratification of Partial Release of Mortgage, Security, Agreement, and Assignment of Rents and Fixture Filing (Willowbrook North & South) with DRB Group Florida, LLC**

Ms. O'Rourke stated that this was in part with Ratification #12 and #14.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, the Partial Release of Mortgage, Security, Agreement, and Assignment of Rents and Fixture Filing (Willowbrook North & South with DRB Group Florida, LLC was ratified.

FOURTEENTH ORDER OF BUSINESS

Ratification of Partial Release of Other Security Documents with Trex Capital (2015) Corporation

A. INSTR #2025220667

B. INSTR #2025220668

Ms. O'Rourke stated that this ratification is in part with Ratification #12 and #13.

On MOTION by Mr. Keen, seconded by Mr. Terrill, with all in favor, the Ratification of Partial Release of Other Security Documents with Trex Capital (2015) Corporation was approved.

FIFTEENTH ORDER OF BUSINESS

Consideration of Maintenance of the Landscaping to be Installed on Willowbrook North

Ms. O'Rourke stated that the following item was under consideration for landscaping maintenance on Tract J. Staff explained that a builder planned to install landscaping on Tract J within Willowbrook North and that the tract was city dedicated. It was noted that if the District wished to maintain the landscaping after installation, Board approval would be required, and staff would coordinate with the City on a maintenance agreement, which would be brought back for ratification. Ms. O'Rourke also added that the builder had already received an agreement from the City and was willing to forward it to District staff for review.

On MOTION by Mr. Terrill, seconded by Mr. Keen, with all in favor, the Maintenance of the Landscaping to be Installed on Willowbrook North was approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi stated that an update was provided that the acquisition package for the Phase Two improvements and related work product had been circulated. She added that she was coordinating with the Chair to obtain the necessary signatures. Once fully executed, the package

would be returned to the Board for ratification, along with a requisition for reimbursement to the developer for the funded improvements and the work product being acquired. A reminder was given that annual ethics training must be completed by December 31st. It was explained that the training is on the honor system with no formal tracking, and Board members were encouraged to keep a personal record of completion or email the District Manager for documentation. It was confirmed that training is required annually. The materials were requested to be resent and redistributed to all Board members.

B. Engineer

Ms. O'Rourke noted that the engineer was not present or on Zoom. There being no report, the next item followed.

C. Field Manager's Report**i. Presentation and Consideration of the Landscaping to be Installed on Willowbrook North Tract J****a) Willowbrook North**

- i. Brightview**
- ii. Floralawn**
- iii. Prince & Sons**
- iv. Weber**

Mr. Blanco stated that landscaping and pond reviews had been conducted throughout the District. One-time services were completed in anticipation of selecting a recurring landscaping vendor. Entrance plantings, common areas, sable palms, and oak trees were noted as established and thriving, though it was recommended that the tie ropes be removed from the sable palms for plant health. He added that ponds had been serviced, excessive vegetation was being removed, and algal treatments were scheduled for the south area. Amenity construction was reviewed, and the exterior and fencing are complete, except for the main gate. Mr. Blanco added that the pool equipment had been installed with an exterior enclosure, though the pool was still under construction. The playground in the south was completed, but the ramp was noted as potentially too short and possibly not ADA-compliant. The shade structure and dog park are complete, with only the dog park equipment remaining.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Presentation and Consideration of the Landscaping Proposal from Brightview for Willowbrook North, was approved.

b) Willowbrook South

- i. Brightview**
- ii. Floralawn**
- iii. Prince & Sons**
- iv. Weber**

Mr. Blanco stated that four proposals had been received from Prince & Sons, Floralawn, Weber, and Brightview. Two proposals had already been forwarded, and there were an additional two bids. The proposals were separated into North, South, and a combined District total for comparison. On the combined totals, Weber submitted the highest proposal at \$9,045 per month and \$112,274.88 annually, while Brightview submitted the lowest at \$65,442.28 annually. Mr. Blanco noted that the current combined landscaping budget was \$65,182, but that amount did not restrict the Board. A motion to approve Brightview was made and seconded; it passed unanimously. A Board member questioned why Weber's proposal was such a large outlier. The Weber representative, who was present, acknowledged the difference and explained that their pricing was based on the site map provided areas. He stated he understood the decision and offered to revisit the pricing if needed. The Board agreed the difference was significant and confirmed the selection had already been made.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the Presentation and Consideration of the Landscaping Proposal from Brightview for Willowbrook South, was approved.

D. District Manager's Report

i. Ratification of Funding Requests #22 through #26

Ms. Burns reviewed Funding Request #22 through #26. She noted that they had already been approved, and the funding had been sent.

On MOTION by Mr. Rosser, seconded by Mr. Terrill, with all in favor, Funding Requests #22 through #26 were ratified.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review, with no action required by the Board.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

**EIGHTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience
Comments**

There being no comments, the next item followed.

NINETEENTH ORDER OF BUSINESS Adjournment

Ms. O'Rourke moved to adjourn.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



POLK COUNTY
Property Appraiser
Neil Combee

Revised 12/2025
ADA Compliant

2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION V

INSTR # 2025288267
BK 13804 Pgs 1459-1463 PG(s)5
12/09/2025 02:38:51 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00
DEED DOC 0.70

This instrument was prepared by and
upon recording should be returned to:

K. Grace Rinaldi, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25th day of November 2025, by **KRPC Willowbrook, LLC**, a Florida limited liability company, whose address is 121 Garfield Avenue, Winter Park, Florida 32789, hereinafter called the "Grantor," to **Willowbrook Community Development District**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, hereinafter called the "Grantee:"

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Polk County, Florida, described as follows:

SEE EXHIBIT A


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

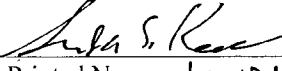
Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple and that Grantor has good right and lawful authority to sell and convey said land. Further, Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor. Additionally, Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]


Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.


Printed Name: MARCIA A. BEXLEY
Address: 121 Garfield Avenue
Winter Park, Florida 32789



Printed Name: LINDA S. KEEN
Address: 121 Garfield Avenue
Winter Park, Florida 32789

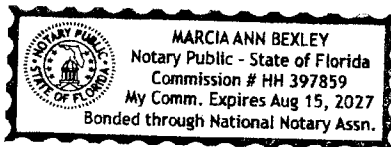
KRPC WILLOWBROOK, LLC,
a Florida limited liability company


Name: Allan E. Keen
Title: manager
Address: 121 Garfield Avenue
Winter Park, Florida 32789

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November 2025, by ALLAN E. KEEN, as MANAGER of KRPC Willowbrook, LLC, on its behalf. He ~~She~~ ☒ is personally known to me or ☐ produced _____ as identification.


Notary Public, State of Florida



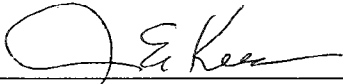
ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 25th day of November 2025.

Signed, sealed and delivered
in the presence of:

Witnesses:

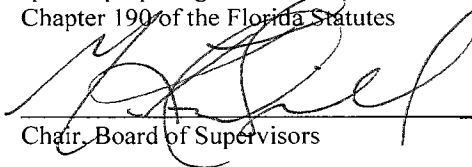


Name: Allan E. Keen Manager
Address: 121 GARFIELD AVE
WINTER PARK, FL 32789



Name: MARCIA A. BEXLEY
Address: 707 E. Ridgewood St
Orlando, FL 32803

**WILLOWBROOK COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes



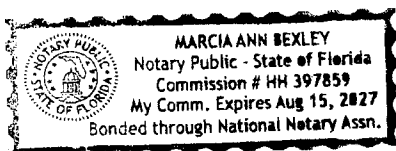
Chair, Board of Supervisors

Address:
219 East Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA
COUNTY OF ~~POLK~~ ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of November 2025, by McKinzie Terrill, as Chairman of the Board of Supervisors of the Willowbrook Community Development District.

[notary seal]





(Official Notary Signature)

Name: MARCIA ANN BEXLEY

Personally Known ☒

OR Produced Identification ☐

Type of Identification

EXHIBIT A

DESCRIPTION:

THAT PART OF TRACT F, WILLOWBROOK SOUTH AS RECORDED IN PLAT BOOK 211, PAGES 6 - 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 82 OF SAID WILLOWBROOK SOUTH AND RUN THENCE ALONG THE BOUNDARY OF SAID TRACT F, THE FOLLOWING FOUR COURSES: (1) S00°00'00"E A DISTANCE OF 219.00 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD WHICH BEARS S45°00'00"W, A CHORD DISTANCE OF 36.77 FEET; (2) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 40.84 FEET; (3) THENCE N90°00'00"W A DISTANCE OF 37.89 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 16°56'09", A CHORD WHICH BEARS N81°31'56"W, A CHORD DISTANCE OF 22.09 FEET; (4) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 22.17 FEET; THENCE N00°00'00"W A DISTANCE OF 241.75 FEET TO THE SOUTH LINE OF SAID LOT 82; RUN THENCE ALONG SAID SOUTH LINE OF LOT 82, N90°00'00"E A DISTANCE OF 85.74 FEET;

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
RAISED SEAL.

Robert E Lazenby IV
Digitally signed by
Robert E Lazenby IV
Date: 2025.11.21
10:41:33 -05'00'



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 8487 TALLAHASSEE, FL 32307
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33800
PHONE: (888) 337-7413 WWW.BASEPOINTSVY.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # 124112

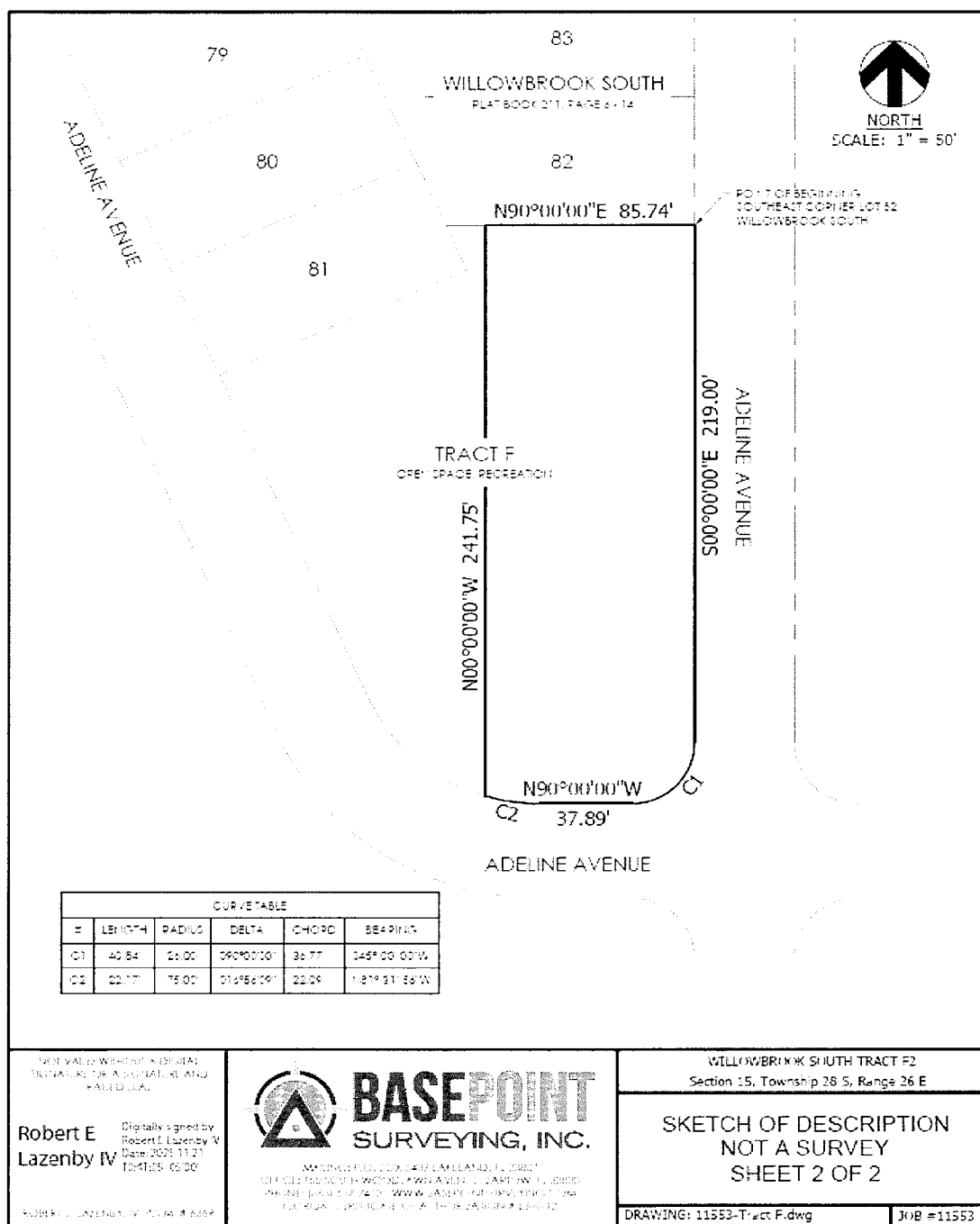
ROBERT E. LAZENBY, IV, P.E. # 8364

WILLOWBROOK SOUTH TRACT F2
Section 15, Township 28 S, Range 26 E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2

DRAWING: 11553-Tract F.dwg

JOB #11553



SECTION VI

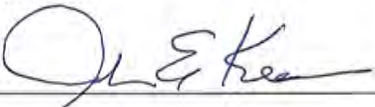
CONSENT

By execution of this Consent, the Willowbrook Community Development District ("District") hereby releases any rights it may have to that certain portion of Tract F on the Plat of Willowbrook South, recorded in Plat Book 211 at Page 6, et seq., of the Official Records of Polk County, Florida, more specifically referred to as Tract F-1 and described at **Exhibit A**, by virtue of the dedication of Tract F to the District. The District hereby consents to the conveyance of Tract F-1 to the Willowbrook South Homeowners Association, Inc.

Dated this 25th day of NOVEMBER 2025.

Signed, sealed and delivered
in the presence of:

Witnesses:

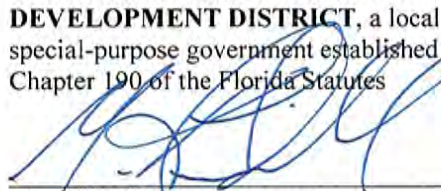


Name: Allan E. Keon
Address: 121 Garfield Ave
Winter Park FL 32789



Name: MARCIA BEXLEY
Address: 707 E. Ridgewood St
Orlando FL 32803

**WILLOWBROOK COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes


Chair, Board of Supervisors

Address:
219 East Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of NOVEMBER 2025, by McKinzie Terrill, as Chairman of the Board of Supervisors of the Willowbrook Community Development District.

[notary seal]


(Official Notary Signature)

Name: MARCIA ANN BEXLEY

Personally Known ☒

OR Produced Identification ☐

Type of Identification

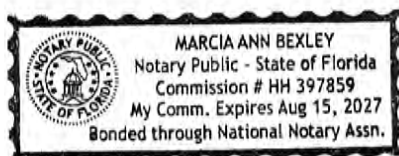


Exhibit A

DESCRIPTION:

THAT PART OF TRACT F, WILLOWBROOK SOUTH AS RECORDED IN PLAT BOOK 211, PAGES 6 - 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 81 OF SAID WILLOWBROOK SOUTH AND RUN THENCE ALONG THE BOUNDARY OF SAID TRACT F THE FOLLOWING THREE COURSES: (1) N65°56'01"E A DISTANCE OF 110.00 FEET; (2) N24°03'59"W A DISTANCE OF 20.55 FEET; (3) N90°00'00"W A DISTANCE OF 15.75 FEET; THENCE S00°00'00"E A DISTANCE OF 241.75 FEET TO SAID BOUNDARY OF TRACT F, SAID POINT LYING ON A CURVE, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 48°59'52", A CHORD WHICH BEARS N48°33'55"W, A CHORD DISTANCE OF 62.20 FEET; RUN THENCE ALONG SAID BOUNDARY OF TRACT F THE FOLLOWING TWO COURSES: (1) ALONG SAID CURVE AN ARC DISTANCE OF 64.14 FEET; (2) N24°03'59"W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A MONUMENT AND
RASED SEAL

Robert E
Lazenby IV

Digitally signed by
Robert E Lazenby IV
Date: 2025.11.21
10:48:08 -05:00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 6437 LAKELAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33800
PHONE: 888.313.7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA: CERTIFICATE OF AUTHORIZATION # LB8112

WILLOWBROOK SOUTH TRACT F1
Section 15, Township 28 S, Range 26 E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2

DRAWING: 11553-Tract F.dwg

JOB #11553



SECTION VII

SECTION A

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Permit No.: 43029879.008 Application No.: 828645 Date Issued (if modification): _____

Identification or Name of Stormwater Management System: Willowbrook North

Phase of Stormwater Management System (if applicable): _____

Name of Operation and Maintenance Entity: **Willowbrook Community Development District**

Address of Operation and Maintenance Entity: 219 E LIVINGSTON ST
ORLANDO FL 32801-1508

☒ Cost estimate attached

Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent than once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.

\$27,028

Operation and Maintenance Entity (Select All That Apply):

- ☐ Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts
- ☐ Communication, water, sewer, stormwater, electrical, or other public utility
- ☐ Construction permittee (see Section 12, Volume I)
- ☒ Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations
- ☐ Other (Describe the Other Operation and Maintenance Entity below)
-

Certification by Operation and Maintenance Entity:

Certification Provisions for the Operation and Maintenance Entity (Select All That Apply):

- ☐ Municipal Separate Storm Sewer System (MS4) permittee subject to Chapter 62-624, F.A.C. (Identify the applicable Florida Department of Environmental MS4 permit below:)
-
- ☒ Non-profit corporation subject to the Homeowners' Association Act under Chapter 720, Florida Statutes
Willowbrook Community Development District
-
- ☐ Construction permittee that will not be the Operation and Maintenance Entity. (Identify the intended Operation and Maintenance Entity below:)

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

- ☐ Other: Operation and Maintenance Entity not otherwise selected for this section. Describe the Other Operation and Maintenance Entity below, such as State or federal agency, Property Owners' Association, etc.:
-

The below Permittee or Operation and Maintenance Entity certifies that this form is true, accurate, and complete; and that it has the financial capability to operate and maintain the system in perpetuity including costs of inspections, operation, repair, and replacement of the system once the system meets its expected life. The signee below will be responsible for all maintenance, operation, and repair costs for the stormwater system of the above permit in perpetuity, until such time the system is properly abandoned, or the permit is transferred to a new operation and maintenance entity.

Name of Permittee or Operation and Maintenance Entity: Willowbrook Community Development District

Name: McKinzie D. Terrill

Title: Chairperson

Signature: _____



Date Dec. 2, 2025

SECTION B

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Permit No.: 43029879.010 Application No.: 915225 Date Issued (if modification): _____

Identification or Name of Stormwater Management System: Willowbrook South

Phase of Stormwater Management System (if applicable): _____

Name of Operation and Maintenance Entity: **Willowbrook Community Development District**

Address of Operation and Maintenance Entity: 219 E LIVINGSTON ST
ORLANDO FL 32801-1508

☒ Cost estimate attached

Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent than once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.

\$24,227

Operation and Maintenance Entity (Select All That Apply):

- ☐ Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts
- ☐ Communication, water, sewer, stormwater, electrical, or other public utility
- ☐ Construction permittee (see Section 12, Volume I)
- ☒ Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations
- ☐ Other (Describe the Other Operation and Maintenance Entity below)

Certification by Operation and Maintenance Entity:

Certification Provisions for the Operation and Maintenance Entity (Select All That Apply):

- ☐ Municipal Separate Storm Sewer System (MS4) permittee subject to Chapter 62-624, F.A.C. (Identify the applicable Florida Department of Environmental MS4 permit below):

- ☒ Non-profit corporation subject to the Homeowners' Association Act under Chapter 720, Florida Statutes
Willowbrook Community Development District
- ☐ Construction permittee that will not be the Operation and Maintenance Entity. (Identify the intended Operation and Maintenance Entity below:)

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

- ☐ Other: Operation and Maintenance Entity not otherwise selected for this section. Describe the Other Operation and Maintenance Entity below, such as State or federal agency, Property Owners' Association, etc.:
-

The below Permittee or Operation and Maintenance Entity certifies that this form is true, accurate, and complete; and that it has the financial capability to operate and maintain the system in perpetuity including costs of inspections, operation, repair, and replacement of the system once the system meets its expected life. The signee below will be responsible for all maintenance, operation, and repair costs for the stormwater system of the above permit in perpetuity, until such time the system is properly abandoned, or the permit is transferred to a new operation and maintenance entity.

Name of Permittee or Operation and Maintenance Entity: Willowbrook Community Development District

Name: McKinzie D. Terrill

Title: Chairperson

Signature: _____

Date Dec. 2, 2025

SECTION VIII

SECTION C

Willowbrook - CDD

Field Management Report – Photo Supplement

Landscaping Review



Photo Description:

- New service provider has started mowing entrances, common areas, and ponds per the agreement.

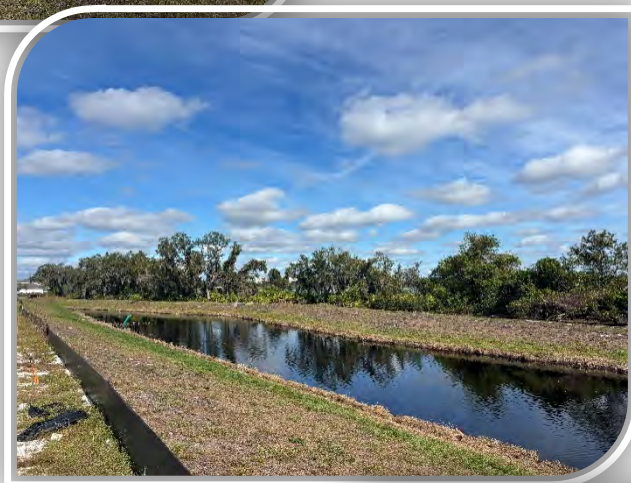


Pond Maintenance



Photo Description:

🚧 Ponds throughout the district found with less vegetation and serviced.



Amenity Review



Photo Description:

- ✚ Amenity gate and fencing was installed throughout the perimeter with construction ongoing.



Willowbrook CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Installation of (14) "Beware of Alligator" Signs	Maintenance Staff	Discussion	\$ 2,117.59		Installing (14) "Beware of Alligator" signs near high traffic areas near ponds in both Willowbrook North and South.
Annual Aquatics Service for (18) Wet Ponds	AWM	Discussion	\$ 21,300.00		Aquatic services for (18) wet ponds throughout both Willowbrook North and South. Monthly amount of \$1,775.

SECTION 1

Proposal #: 412

Proposal Date: 12/09/2025



Governmental
Management Services
Tampa and CF

Maintenance Services

Joel Blanco

Phone: 786-238-9473

Email:

jblanco@gmscfl.com

Bill To/District:

Willowbrook CDD

Prepared By:

GMS CFL

219 E Livingston St.

Orlando, FL 32801

Job name and Description

Job Name: Installation of (14) "Caution: Alligator" signs

Description: Installing (14) "Caution: Alligator" on 6 ft. Uchannel posts in highly visible pond areas (6 in North and 8 in South.)

Qty	Description	Unit Price	Line Total
16	Labor	\$55.00	\$880
1	Mobilization	\$65.00	\$65
	Equipment		\$45
	Materials		\$1,127.59
Total Due:			\$2,117.59

This Proposal is Valid for 30 days.

Client Signature: _____

CDO Legend:
 Green is Landscaping
 Blue are Wet Ponds
 Brown are Conservation Areas

FLOOD HAZARD WARNING:
 THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT CITY OF WINTER HAVEN AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES

#	LENGTH	RADIUS	AREA	CHORD	BEARING
C1	279.55	954.93	0.016600	213.02	N70° 47' 22" W
C2	300.78	984.93	0.019120	249.61	N72° 38' 17" W
C3	163.22	198.93	0.001102	163.17	N66° 01' 17" W
C4	235.69	482.96	0.037500	230.21	S77° 01' 08" W
C5	202.22	262.96	0.029332	200.44	S77° 18' 22" W
C6	150.00	150.00	0.007854	150.00	N90° 00' 00" W
C7	150.00	150.00	0.007854	150.00	S90° 00' 00" W
C8	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C9	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C10	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C11	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C12	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C13	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C14	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C15	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C16	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C17	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C18	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C19	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C20	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C21	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C22	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C23	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C24	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C25	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C26	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C27	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C28	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C29	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C30	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C31	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C32	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C33	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C34	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C35	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C36	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C37	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C38	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C39	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C40	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C41	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C42	150.00	150.00	0.007854	150.00	N45° 00' 00" W
C43	150.00	150.00	0.007854	150.00	S45° 00' 00" W
C44	150.00	150.00	0.007854	150.00	N0° 00' 00" W
C45	150.00	150.00	0.007854	150.00	S0° 00' 00" W
C46	150.00	150.00	0.007854	150.00	N45° 00' 00" W

Willowbrook – North: 6 signs



Proposed Sign

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Willowbrook

Community Development District

Bill to: KRPC Willowbrook LLC

Funding Request #27
November 19, 2025

Payee		General Fund FY26	
1	Governmental Management Services - Central Florida Invoice# 35 - Management Fees - November 2025	\$	4,246.69
Total:		\$	4,246.69

Please make check payable to:
Willowbrook
Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Willowbrook
Community Development District

Bill to: KRPC Willowbrook LLC

Funding Request #28
December 3, 2025

Payee		General Fund FY25	
1	Oscar Ramirez Mowing		
	Invoice # 566905 - Landscape Maintenance North - September 2025	\$	2,500.00
	Invoice # 566918 - Landscape Maintenance South - September 2025	\$	2,500.00
		Total:	\$ 5,000.00

Please make check payable to:
Willowbrook
Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

SECTION 2

Willowbrook
Community Development District

Unaudited Financial Reporting
October 31, 2025



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2-3	<u>General Fund</u>
4	<u>Series 2024 Debt Service Fund</u>
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6	<u>Series 2024 Capital Projects Fund</u>
7	<u>Series 2025 Capital Projects Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Willowbrook
Community Development District
Combined Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 41,272	\$ -	\$ -	\$ 41,272
Series 2024:				
Reserve	\$ -	\$ 624,845	\$ -	\$ 624,845
Interest	\$ -	\$ 106	\$ -	\$ 106
Revenue	\$ -	\$ 316,902	\$ -	\$ 316,902
Prepayment	\$ -	\$ 891,560	\$ -	\$ 891,560
Construction	\$ -	\$ -	\$ 934	\$ 934
Series 2025:				
Reserve	\$ -	\$ 698,068	\$ -	\$ 698,068
Interest	\$ -	\$ 337,956	\$ -	\$ 337,956
Revenue	\$ -	\$ 222	\$ -	\$ 222
Construction	\$ -	\$ -	\$ 6,128,637	\$ 6,128,637
Cost of Issuance	\$ -	\$ -	\$ 103	\$ 103
Due from Developer	\$ 5,000	\$ -	\$ 945	\$ 5,945
Prepaid Expense	\$ 9,313	\$ -	\$ -	\$ 9,313
Total Assets	\$ 55,586	\$ 2,869,659	\$ 6,130,619	\$ 9,055,864
Liabilities:				
Accounts Payable	\$ 31,433	\$ -	\$ -	\$ 31,433
Retainage Payable	\$ -	\$ -	\$ 251,457	\$ 251,457
Total Liabilities	\$ 31,433	\$ -	\$ 251,457	\$ 282,891
Fund Balance:				
Nonspendable				
Deposits & Prepaid Items	\$ 9,313	\$ -	\$ -	\$ 9,313
Assigned:				
Debt Service - Series 2024	\$ -	\$ 1,833,413	\$ -	\$ 1,833,413
Debt Service - Series 2025	\$ -	\$ 1,036,246	\$ -	\$ 1,036,246
Capital Projects - Series 2024	\$ -	\$ -	\$ (249,578)	\$ (249,578)
Capital Projects - Series 2025	\$ -	\$ -	\$ 6,128,740	\$ 6,128,740
Unassigned	\$ 14,839	\$ -	\$ -	\$ 14,839
Total Fund Balances	\$ 24,153	\$ 2,869,659	\$ 5,879,162	\$ 8,772,973
Total Liabilities & Fund Balance	\$ 55,586	\$ 2,869,659	\$ 6,130,619	\$ 9,055,864

Willowbrook
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 308,651	\$ -	\$ -	\$ -
Assessments - Direct	\$ 58,624	\$ 29,312	\$ 29,312	\$ -
Developer Contributions	\$ 38,530	\$ 33,380	\$ 33,380	\$ -
Total Revenues	\$ 405,805	\$ 62,692	\$ 62,692	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expenses	\$ 918	\$ 77	\$ -	\$ 77
Engineering	\$ 7,500	\$ 625	\$ -	\$ 625
Attorney	\$ 20,000	\$ 1,667	\$ 3,264	\$ (1,597)
Audit	\$ 2,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,180	\$ 6,180	\$ 6,180	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Reamortization	\$ -	\$ -	\$ 500	\$ (500)
Dissemination	\$ 6,150	\$ 513	\$ 429	\$ 83
Dissemination Software	\$ 2,500	\$ 208	\$ -	\$ 208
Trustee Fees	\$ 8,890	\$ 2,831	\$ 2,831	\$ -
Management Fees	\$ 41,200	\$ 3,433	\$ 3,433	\$ 0
Information Technology	\$ 1,947	\$ 162	\$ 162	\$ (0)
Website Maintenance	\$ 1,298	\$ 108	\$ 108	\$ (0)
Postage & Delivery	\$ 500	\$ 42	\$ 27	\$ 15
Insurance	\$ 5,000	\$ 5,000	\$ 5,300	\$ (300)
Printing & Binding	\$ 500	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 5,000	\$ 417	\$ -	\$ 417
Contingency	\$ 1,500	\$ 125	\$ 38	\$ 87
Office Supplies	\$ 625	\$ 52	\$ 0	\$ 52
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 125,733	\$ 22,656	\$ 22,448	\$ 208

Willowbrook
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 8,251	\$ (751)
Field Management	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Landscape Maintenance	\$ 65,182	\$ 5,432	\$ 13,000	\$ (7,568)
Landscape Replacement	\$ 12,500	\$ 1,042	\$ -	\$ 1,042
Streetlights	\$ 27,566	\$ 2,297	\$ -	\$ 2,297
Electric	\$ 5,000	\$ 417	\$ -	\$ 417
Water & Sewer	\$ 35,000	\$ 2,917	\$ 8,394	\$ (5,478)
Aquatic Maintenance	\$ 6,500	\$ 542	\$ -	\$ 542
Irrigation Repairs	\$ 7,500	\$ 625	\$ -	\$ 625
General Repairs and Maintenance	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Field Contingency	\$ 7,500	\$ 625	\$ -	\$ 625
Subtotal Operations & Maintenance	\$ 204,248	\$ 23,896	\$ 29,645	\$ (5,750)
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 8,228	\$ 686	\$ -	\$ 686
Amenity - Water	\$ 7,472	\$ 623	\$ -	\$ 623
Playground Expenses	\$ 23,749	\$ 1,979	\$ 1,979	\$ (0)
Internet	\$ 833	\$ 69	\$ -	\$ 69
Pest Control	\$ 240	\$ 20	\$ -	\$ 20
Janitorial Service	\$ 4,902	\$ 408	\$ -	\$ 408
Amenity Management	\$ 4,167	\$ 347	\$ -	\$ 347
Security Services	\$ 12,500	\$ 1,042	\$ -	\$ 1,042
Pool Maintenance	\$ 7,900	\$ 658	\$ -	\$ 658
Amenity Repairs & Maintenance	\$ 3,333	\$ 278	\$ -	\$ 278
Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
Subtotal Amenity Expenditures	\$ 75,824	\$ 6,319	\$ 1,979	\$ 4,340
Total Expenditures	\$ 405,805	\$ 52,870	\$ 54,073	\$ (1,203)
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 8,619	
Fund Balance - Beginning	\$ -		\$ 15,534	
Fund Balance - Ending	\$ 0		\$ 24,153	

Willowbrook

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments	\$ 628,550	\$ -	\$ -	\$ -
Interest	\$ 20,813	\$ 1,734	\$ 4,998	\$ 3,263
Total Revenues	\$ 649,363	\$ 1,734	\$ 4,998	\$ 3,263
Expenditures:				
Interest Expense - 11/1	\$ 254,509	\$ -	\$ -	\$ -
Principal Expense - 5/1	\$ 120,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 254,509	\$ -	\$ -	\$ -
Total Expenditures	\$ 629,019	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,344		\$ 4,998	
Fund Balance - Beginning	\$ 371,608		\$ 1,828,415	
Fund Balance - Ending	\$ 391,952		\$ 1,833,413	

Willowbrook

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 681	\$ 681
Total Revenues	\$ -	\$ -	\$ 681	\$ 681
Expenditures:				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 681	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (459)	\$ (459)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (459)	\$ (459)
Net Change in Fund Balance	\$ -		\$ 222	
Fund Balance - Beginning	\$ 469,273		\$ 1,036,024	
Fund Balance - Ending	\$ 469,273		\$ 1,036,246	

Willowbrook

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 84	\$ 84
Developer Contributions	\$ -	\$ -	\$ 945	\$ 945
Total Revenues	\$ -	\$ -	\$ 1,029	\$ 1,029
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,029	
Fund Balance - Beginning	\$ -		\$ (250,607)	
Fund Balance - Ending	\$ -		\$ (249,578)	

Willowbrook
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 5,564	\$ 5,564
Total Revenues	\$ -	\$ -	\$ 5,564	\$ 5,564
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,343,209	\$ (2,343,209)
Total Expenditures	\$ -	\$ -	\$ 2,343,209	\$ (2,343,209)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (2,337,645)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 459	\$ 459
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 459	\$ 459
Net Change in Fund Balance	\$ -		\$ (2,337,187)	
Fund Balance - Beginning	\$ -		\$ 8,465,926	
Fund Balance - Ending	\$ -		\$ 6,128,740	

Willowbrook
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Direct	\$ 29,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,312
Developer Contributions	\$ 33,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,380
Total Revenues	\$ 62,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62,692
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 3,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,264
Audit Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 6,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,180
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Reamortization	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Dissemination	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	429
Dissemination Software	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 2,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,831
Management Fees	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,433
Information Technology	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162
Website Maintenance	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108
Postage & Delivery	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 22,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,448

Willowbrook
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Property Insurance	\$ 8,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,251
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 8,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,394
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Operations & Maintenance	\$ 29,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,645
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Expenses	\$ 1,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,979
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 1,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,979
Total Expenditures	\$ 54,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54,073
Excess (Deficiency) of Revenues over Expenditures	\$ 10,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,619

Willowbrook

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.950%, 5.625%, 5.900%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$624,845	
Reserve Fund Balance	\$624,845	
Bonds Outstanding - 05/20/2024		\$8,900,000
Special Call Expense - 08/01/25		(\$50,000)
Current Bonds Outstanding		\$8,850,000

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.125%, 5.650%, 5.875%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$698,068	
Reserve Fund Balance	\$698,068	
Bonds Outstanding - 09/11/2025		\$9,900,000
Current Bonds Outstanding		\$9,900,000

WILLOWBROOK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$	331,881.84	\$	599,461.95	\$	931,343.79
Net Assessments	\$	308,650.11	\$	557,499.61	\$	866,149.72

							35.63%	64.37%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2024 AA1 Debt Service</i>	<i>Total</i>
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

0%	Net Percent Collected
\$866,149.72	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

KRPC WILLOWBROOK 2026-01						
Net Assessments				\$	58,624.03	\$ 58,624.03
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Amt Received General Fund</i>	
10/8/25	10/1/25	5247	\$ 29,312.01	\$ 29,312.01	\$ 29,312.01	
	2/1/26		\$ 14,656.01		\$ -	
	5/1/26		\$ 14,656.01		\$ -	
			\$ 58,624.03	\$ 29,312.01	\$ 29,312.01	