

*Willowbrook
Community Development District*

Meeting Agenda

April 28, 2026

AGENDA

Willowbrook

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 21, 2026

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, April 28, 2026** 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/81679824122>

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

Meeting ID: 816 7982 4122

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 January 27, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 28, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Proposals from Nation Security for Patrol Services (*provided to Board of Supervisors under separate cover for confidentiality purposes*)
6. Presentation of Arbitrage Rebate Report for Series 2024 Assessment Area One Project Bonds
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Amenity Maintenance Proposals
 - a) Proposal for Janitorial Maintenance
 - b) Proposal for Pool Maintenance
 - c) Proposals for Pest Control
 - i. Willowbrook North
 - ii. Willowbrook South
 - ii. Consideration of Proposal to Replace Plants in Willowbrook North & South Affected by Cold Snap

- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—3
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. 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 **Tuesday, January 27, 2026**, at 10:01 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

McKinzie Terrill	Chairman
Hyzens Marc	Assistant Secretary
Scott Shapiro	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Steve Sloan <i>by Zoom</i>	District Engineer, Sloan Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 16,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 16, 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. Shapiro, seconded by Mr. Terrill, with all in favor, the Minutes of the December 16, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2026-05 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-05 Adopting Amended and Restated Rules of Procedure for the District to the Board. She stated that this is an update for recent statutory changes and minor cleanup items. She noted that they hadn't changed since the Board saw them when the hearing was set.

On MOTION by Mr. Terrill, seconded by Mr. Shapiro, with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Adopting Amended Lakes & Pond Policies

Ms. Burns presented Resolution 2026-06 Adopting Amended Lakes & Pond Policies to the Board. She stated that they adopted amenity policies here, and this is just to change the lakes and ponds to clarify that boats, paddle boards and things of that nature are expressly spelled out that those are not allowed in CDD stormwater ponds.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, Resolution 2026-06 Adopting Amended Lakes & Pond Policies, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns presented the 2026 Contract Agreement with Polk County Property Appraiser to the Board. She stated that this is their annual renewal of their standard form of agreement, and she asked for a motion to approve.

On MOTION by Mr. Shapiro, seconded by Mr. Terrill, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Acquisition Package for Willowbrook North Amenity Center & Phase 2 Construction – ADDED

Ms. Burns reviewed the ratification of Acquisition Package for Willowbrook North Amenity Center & Phase 2 Construction to the Board. She stated that this is the properties that are completed that the District will be acquiring to own and maintain.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Acquisition Package for Willowbrook North Amenity Center & Phase 2 Construction-ADDED, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Series 2025 Assessment Area Two Project Requisition #23 – ADDED

Ms. Burns reviewed ratification of Series 2025 Assessment Area Two Project Requisition #23 – Added with the Board. She stated that this is the requisition to reimburse the developer for that acquisition.

On MOTION by Mr. Terrill, seconded by Mr. Marc, with all in favor, the Series 2025 Assessment Area Two Project Requisition #23, was ratified.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rinaldi updated the Board regarding the use agreement with the City or the District to maintain that landscaping that will be installed on Tract J. She noted that she is still working with the City and they have confirmed receipt of the agreement and are reviewing it and they will provide any comments. She added that they will keep the Board up to date on that review, but otherwise she had no further updates.

B. Engineer

Mr. Sloan stated that he did not have anything substantial to discuss unless anyone had questions.

C. Field Manager's Report

Mr. Blanco stated that they had completed the installation of the beware of alligator signs throughout the District both North and South. He noted that they also plan to install a playground sign at the playground in Willowbrook South, now that it has been added to the insurance policy. He stated that they have conducted landscaping and pond reviews and he wanted to let the Board know that they had a hiccup with the landscaping. He noted that they did not start until January despite it being approved in late November. He added that they had some internal issues with their account manager, but it seemed like the issues had been sorted out. Mr. Blanco noted that there was some delay in starting the landscaping in both Willowbrook North and South. He stated that they have also been working with the aquatics vendor to maintain and treat a lot of the algae and the vegetation that's been there. He noted that they have been working towards getting that to a more presentable state. He stated that a lot of the ponds look good but there are a couple of ponds that have duckweed, which is something that requires multiple treatments, which is something that he had discussed with the vendor and they are going to be using an airboat treatment to do that. He noted that they had also cleaned up a lot of the trash that was in the playground area in South and a lot of it looks good now.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the Check Register to the Board for December 19, 2025 through January 19, 2026, for a total of \$244,191.27.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the Balance Sheet & Income Statement to the Board. She stated that these financial statements are through the month of December.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Marc, seconded by Mr. Shapiro, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOWBROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Willowbrook Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, July 28, 2026
HOUR: 9:30 A.M.
LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue
Lake Alfred, Florida 33850

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven and Polk County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF APRIL 2026.

ATTEST:

**WILLOWBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Willowbrook
Community Development District

Proposed Budget
FY2027



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Willowbrook
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 367,275	\$ 277,376	\$ 89,899	\$ 367,275	\$ 875,543
Developer Contributions	\$ 38,530	\$ 37,626	\$ 1,861	\$ 39,487	\$ -
Miscellaneous Revenue	\$ -	\$ 406	\$ -	\$ 406	\$ -
Interest Income	\$ -	\$ 732	\$ 244	\$ 976	\$ -
Total Revenues	\$ 405,805	\$ 316,140	\$ 92,004	\$ 408,144	\$ 875,543

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 6,000	\$ 7,800	\$ 12,000
FICA Expenses	\$ 918	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Attorney	\$ 20,000	\$ 12,268	\$ 10,500	\$ 22,768	\$ 25,000
Annual Audit	\$ 2,950	\$ -	\$ 2,950	\$ 2,950	\$ 3,100
Assessment Administration	\$ 6,180	\$ 6,180	\$ -	\$ 6,180	\$ 6,489
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Reamortization	\$ -	\$ 500	\$ -	\$ 500	\$ 500
Dissemination	\$ 6,150	\$ 2,992	\$ 3,075	\$ 6,067	\$ 6,458
Disclosure Software	\$ 2,500	\$ 1,500	\$ -	\$ 1,500	\$ 2,500
Trustee Fees	\$ 8,890	\$ 2,831	\$ 6,059	\$ 8,890	\$ 8,890
Management Fees	\$ 41,200	\$ 20,600	\$ 20,600	\$ 41,200	\$ 43,260
Information Technology	\$ 1,947	\$ 974	\$ 974	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 500	\$ 253	\$ 300	\$ 553	\$ 650
Insurance	\$ 5,000	\$ 5,300	\$ -	\$ 5,300	\$ 5,831
Printing & Binding	\$ 500	\$ 6	\$ 250	\$ 256	\$ 500
Legal Advertising	\$ 5,000	\$ 1,351	\$ 2,500	\$ 3,851	\$ 5,000
Contingency	\$ 1,500	\$ 309	\$ 750	\$ 1,059	\$ 1,500
Office Supplies	\$ 625	\$ 11	\$ 50	\$ 61	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 125,733	\$ 58,148	\$ 58,857	\$ 117,005	\$ 134,285

Willowbrook
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Operations & Maintenance</u>					
Property Insurance	\$ 7,500	\$ 7,839	\$ -	\$ 7,839	\$ 7,385
Field Management	\$ 15,000	\$ 6,250	\$ 7,500	\$ 13,750	\$ 15,750
Landscape Maintenance	\$ 65,182	\$ 34,048	\$ 32,721	\$ 66,769	\$ 78,350
Landscape Replacement	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 12,500
Streetlights	\$ 27,566	\$ 30,489	\$ 31,200	\$ 61,689	\$ 68,000
Electric	\$ 5,000	\$ 805	\$ 2,100	\$ 2,905	\$ 5,000
Water & Sewer	\$ 35,000	\$ 42,669	\$ 15,000	\$ 57,669	\$ 60,000
Aquatic Maintenance	\$ 6,500	\$ 10,650	\$ 10,650	\$ 21,300	\$ 21,720
Irrigation Repairs	\$ 7,500	\$ 1,790	\$ 3,750	\$ 5,540	\$ 7,500
General Repairs and Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Field Contingency	\$ 7,500	\$ 4,247	\$ 3,253	\$ 7,500	\$ 7,500
Subtotal Field Expenditures	\$ 204,248	\$ 138,787	\$ 119,924	\$ 258,711	\$ 298,705
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 8,228	\$ -	\$ 1,371	\$ 1,371	\$ 14,400
Amenity - Water	\$ 7,472	\$ -	\$ 1,245	\$ 1,245	\$ 10,000
Playground Expenses	\$ 23,749	\$ 11,875	\$ 11,875	\$ 23,749	\$ 23,749
Internet	\$ 833	\$ -	\$ 139	\$ 139	\$ 1,000
Pest Control	\$ 240	\$ -	\$ 40	\$ 40	\$ 1,320
Janitorial Service	\$ 4,902	\$ -	\$ 817	\$ 817	\$ 14,600
Amenity Management	\$ 4,167	\$ -	\$ 694	\$ 694	\$ 10,000
Security Services	\$ 12,500	\$ -	\$ 2,083	\$ 2,083	\$ 33,000
Pool Maintenance	\$ 7,900	\$ -	\$ 1,317	\$ 1,317	\$ 18,000
Amenity Repairs & Maintenance	\$ 3,333	\$ -	\$ 556	\$ 556	\$ 10,000
Contingency	\$ 2,500	\$ -	\$ 417	\$ 417	\$ 7,500
Subtotal Amenity Expenditures	\$ 75,824	\$ 11,875	\$ 20,554	\$ 32,428	\$ 143,569
Total Operations & Maintenance	\$ 280,072	\$ 150,662	\$ 140,478	\$ 291,139	\$ 442,274
<u>Other Expenditures</u>					
Transfer Out - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 298,984
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 298,984
Total Expenditures	\$ 405,805	\$ 208,810	\$ 199,335	\$ 408,144	\$ 875,543
Excess Revenues/(Expenditures)	\$ -	\$ 107,331	\$ (107,331)	\$ (0)	\$ -

Product Type	Units	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Single				
Family	667	\$ 875,542.75	\$ 1,312.66	\$ 1,411.46
	667	\$ 875,542.75		

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 to pay for operating expenditures during the fiscal year.

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.

Engineering

Represents the cost of general engineering services provided by Sloan Engineering Group, Inc., including but not limited to attendance and preparation for monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and support for various projects as directed by the Board of Supervisors and the District Manager.

Attorney

Represents general legal services provided by Kilinski Van Wyk PLLC, including but not limited to attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other legal matters as directed by the Board of Supervisors and the District Manager.

Annual Audit

Represents the cost associated with the District's annual independent audit of its financial records, as required by Florida Statutes. These services are provided by DiBartolomeo, McBee, Hartley & Barnes, P.A., an independent certified public accountant.

Assessment Administration

Represents costs associated with the levy and administration of non-ad valorem assessments on all assessable property within the District. These services are provided by Governmental Management Services – Central Florida, LLC.

Arbitrage

Represents the cost of arbitrage rebate calculation services provided by American Municipal Tax-Exempt Compliance (AMTEC) for the District's Series 2024 & Series 2025 Special Assessment Revenue Bonds in accordance with federal requirements.

Reamortization

Represents costs associated with the reamortization of the District's outstanding debt, including recalculation of debt service schedules and related administrative expenses.

Willowbrook

Community Development District

General Fund Narrative

Dissemination

Represents costs associated with continuing disclosure and reporting requirements in accordance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5) for the District's Series 2024 and Series 2025 Bonds.

Disclosure Software

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

Trustee Fees

Represents costs associated with trustee services for the District's Series 2024 and Series 2025 bond issuances, including the administration of bond funds, processing of payments, and compliance with trust indenture requirements.

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 associated with information technology services provided by Governmental Management Services – Central Florida, LLC, including video conferencing, cloud storage, cybersecurity, accounting software, and other systems supporting District operations.

Website Maintenance

Represents costs associated with monitoring and maintaining the District's website in accordance with Chapter 189, Florida Statutes, including hosting, security, updates, and document management, provided by Governmental Management Services – Central Florida, LLC.

Postage & Delivery

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

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverage provided by the Florida Insurance Alliance (FIA).

Printing & Binding

Represents costs for rinting 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.

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 costs associated with the maintenance of landscaping within the District's common areas, provided by BrightView Landscape Services, Inc.

Landscape Replacement

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

Streetlights

Represents costs associated with maintaining streetlights within the District boundaries, including streetlights currently installed and those anticipated during the fiscal year, provided by Tampa Electric Company (TECO).

Willowbrook

Community Development District

General Fund Narrative

Electric

Represents current and estimated electric utility costs for common areas throughout the District, provided by Tampa Electric Company (TECO).

Water & Sewer

Represents current and estimated costs for water and refuse services for common areas throughout the District, provided by the Winter Haven Water Department.

Aquatic Maintenance

Represents costs associated with the care and maintenance of the District's aquatic areas, including shoreline grass, brush, and vegetation control, provided by Aquatic Weed Management, Inc.

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 utility costs for the District's amenity facilities, to be provided by Tampa Electric Company (TECO).

Amenity - Water

Represents estimated costs for water and refuse services for the District's amenity facilities, provided by the Winter Haven Water Department.

Playground Expenses

Represents costs associated with a leasing agreement for playground equipment within the District, contracted with Navitas Credit Corp.

Internet

Represents estimated costs for internet service provided to the District's amenity facilities.

Willowbrook

Community Development District

General Fund Narrative

Pest Control

Represents estimated costs for pest control services at the District's amenity facilities.

Janitorial Services

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

Amenity Management

Represents costs associated with amenity management services provided by Governmental Management Services – Central Florida, LLC, including access card issuance, resident verification, keycard support, monitoring of amenity facilities, enforcement of amenity policies, and communication with residents.

Security Services

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

Pool Maintenance

Represents estimated costs associated with routine maintenance, cleaning, and chemical treatment of the District's pool facilities.

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.

Other Expenditures

Transfer Out - Capital Reserves

Represents the transfer of funds to designated capital reserves to support long-term capital planning and the replacement of District infrastructure and assets.

Willowbrook
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 298,984
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 298,984
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 298,984

Willowbrook
Community Development District
Proposed Budget
Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 628,550	\$ 421,593	\$ 135,907	\$ 557,500	\$ 557,500
Interest	\$ 20,813	\$ 18,474	\$ 6,158	\$ 24,631	\$ 12,316
Carry Forward	\$ 371,608	\$ 1,549,729	\$ -	\$ 1,549,729	\$ 304,350
Total Revenues	\$ 1,020,971	\$ 1,989,796	\$ 142,064	\$ 2,131,860	\$ 874,165
Expenditures					
Interest Expense - 11/1	\$ 254,509	\$ 253,079	\$ -	\$ 253,079	\$ 222,894
Special Call Expense - 11/1	\$ -	\$ 960,000	\$ -	\$ 960,000	\$ -
Special Call Expense - 2/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest Expense - 2/1	\$ -	\$ 70	\$ -	\$ 70	\$ -
Principal Expense - 5/1	\$ 120,000	\$ -	\$ 105,000	\$ 105,000	\$ 110,000
Interest Expense - 5/1	\$ 254,509	\$ -	\$ 225,493	\$ 225,493	\$ 222,894
Total Expenditures	\$ 629,019	\$ 1,218,149	\$ 330,493	\$ 1,548,642	\$ 555,788
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (278,869)	\$ -	\$ (278,869)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (278,869)	\$ -	\$ (278,869)	\$ -
Excess Revenues/(Expenditures)	\$ 391,952	\$ 492,778	\$ (188,428)	\$ 304,350	\$ 318,378

Interest Expense 11/1/27	\$ 220,171
Total	\$ 220,171

Phase	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Phase 1 South	121	\$ 181,500	\$ 1,500	\$ 1,613
Phase 2 North	235	\$ 376,000	\$ 1,600	\$ 1,720
	356	\$ 557,500		

Willowbrook
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 7,780,000.00	\$ -	\$ 222,893.75	\$ 553,386.25
05/01/27	\$ 7,780,000.00	\$ 110,000.00	\$ 222,893.75	
11/01/27	\$ 7,670,000.00	\$ -	\$ 220,171.25	\$ 553,065.00
05/01/28	\$ 7,670,000.00	\$ 120,000.00	\$ 220,171.25	
11/01/28	\$ 7,550,000.00	\$ -	\$ 217,201.25	\$ 557,372.50
05/01/29	\$ 7,550,000.00	\$ 125,000.00	\$ 217,201.25	
11/01/29	\$ 7,425,000.00	\$ -	\$ 214,107.50	\$ 556,308.75
05/01/30	\$ 7,425,000.00	\$ 130,000.00	\$ 214,107.50	
11/01/30	\$ 7,295,000.00	\$ -	\$ 210,890.00	\$ 554,997.50
05/01/31	\$ 7,295,000.00	\$ 135,000.00	\$ 210,890.00	
11/01/31	\$ 7,160,000.00	\$ -	\$ 207,548.75	\$ 553,438.75
05/01/32	\$ 7,160,000.00	\$ 145,000.00	\$ 207,548.75	
11/01/32	\$ 7,015,000.00	\$ -	\$ 203,470.63	\$ 556,019.38
05/01/33	\$ 7,015,000.00	\$ 150,000.00	\$ 203,470.63	
11/01/33	\$ 6,865,000.00	\$ -	\$ 199,251.88	\$ 552,722.50
05/01/34	\$ 6,865,000.00	\$ 160,000.00	\$ 199,251.88	
11/01/34	\$ 6,705,000.00	\$ -	\$ 194,751.88	\$ 554,003.75
05/01/35	\$ 6,705,000.00	\$ 170,000.00	\$ 194,751.88	
11/01/35	\$ 6,535,000.00	\$ -	\$ 189,970.63	\$ 554,722.50
05/01/36	\$ 6,535,000.00	\$ 180,000.00	\$ 189,970.63	
11/01/36	\$ 6,355,000.00	\$ -	\$ 184,908.13	\$ 554,878.75
05/01/37	\$ 6,355,000.00	\$ 190,000.00	\$ 184,908.13	
11/01/37	\$ 6,165,000.00	\$ -	\$ 179,564.38	\$ 554,472.50
05/01/38	\$ 6,165,000.00	\$ 200,000.00	\$ 179,564.38	
11/01/38	\$ 5,965,000.00	\$ -	\$ 173,939.38	\$ 553,503.75
05/01/39	\$ 5,965,000.00	\$ 215,000.00	\$ 173,939.38	
11/01/39	\$ 5,750,000.00	\$ -	\$ 167,892.50	\$ 556,831.88
05/01/40	\$ 5,750,000.00	\$ 225,000.00	\$ 167,892.50	

Willowbrook
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/40	\$ 5,525,000.00	\$ -	\$ 161,564.38	\$ 554,456.88
05/01/41	\$ 5,525,000.00	\$ 240,000.00	\$ 161,564.38	
11/01/41	\$ 5,035,000.00	\$ -	\$ 154,814.38	\$ 556,378.75
05/01/42	\$ 4,490,000.00	\$ 250,000.00	\$ 154,814.38	
11/01/42	\$ 4,490,000.00	\$ -	\$ 147,783.13	\$ 552,597.50
05/01/43	\$ 4,490,000.00	\$ 265,000.00	\$ 147,783.13	
11/01/43	\$ 4,490,000.00	\$ -	\$ 140,330.00	\$ 553,113.13
05/01/44	\$ 4,490,000.00	\$ 280,000.00	\$ 140,330.00	
11/01/44	\$ 4,490,000.00	\$ -	\$ 132,455.00	\$ 552,785.00
05/01/45	\$ 4,490,000.00	\$ 300,000.00	\$ 132,455.00	
11/01/45	\$ 4,190,000.00	\$ -	\$ 123,605.00	\$ 556,060.00
05/01/46	\$ 4,190,000.00	\$ 315,000.00	\$ 123,605.00	
11/01/46	\$ 3,875,000.00	\$ -	\$ 114,312.50	\$ 552,917.50
05/01/47	\$ 3,875,000.00	\$ 335,000.00	\$ 114,312.50	
11/01/47	\$ 3,540,000.00	\$ -	\$ 104,430.00	\$ 553,742.50
05/01/48	\$ 3,540,000.00	\$ 355,000.00	\$ 104,430.00	
11/01/48	\$ 3,185,000.00	\$ -	\$ 93,957.50	\$ 553,387.50
05/01/49	\$ 3,185,000.00	\$ 380,000.00	\$ 93,957.50	
11/01/49	\$ 2,805,000.00	\$ -	\$ 82,747.50	\$ 556,705.00
05/01/50	\$ 2,805,000.00	\$ 400,000.00	\$ 82,747.50	
11/01/50	\$ 2,405,000.00	\$ -	\$ 70,947.50	\$ 553,695.00
05/01/51	\$ 2,405,000.00	\$ 425,000.00	\$ 70,947.50	
11/01/51	\$ 1,980,000.00	\$ -	\$ 58,410.00	\$ 554,357.50
05/01/52	\$ 1,980,000.00	\$ 450,000.00	\$ 58,410.00	
11/01/52	\$ 1,530,000.00	\$ -	\$ 45,135.00	\$ 553,545.00
05/01/53	\$ 1,530,000.00	\$ 480,000.00	\$ 45,135.00	\$ -
11/01/53	\$ 1,050,000.00	\$ -	\$ 30,975.00	\$ 556,110.00
05/01/54	\$ 1,050,000.00	\$ 510,000.00	\$ 30,975.00	\$ -
11/01/54	\$ 540,000.00	\$ -	\$ 15,930.00	\$ 556,905.00
05/01/55	\$ 540,000.00	\$ 540,000.00	\$ 15,930.00	\$ 555,930.00
		\$ 7,885,000.00	\$ 8,753,410.00	\$ 16,638,410.00

Willowbrook
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 9,900,000.00	\$ -	\$ 281,630.00	\$ 563,260.00
05/01/27	\$ 9,900,000.00	\$ 135,000.00	\$ 281,630.00	
11/01/27	\$ 9,765,000.00	\$ -	\$ 278,845.63	\$ 695,475.63
05/01/28	\$ 9,765,000.00	\$ 140,000.00	\$ 278,845.63	
11/01/28	\$ 9,625,000.00	\$ -	\$ 275,958.13	\$ 694,803.75
05/01/29	\$ 9,625,000.00	\$ 145,000.00	\$ 275,958.13	
11/01/29	\$ 9,480,000.00	\$ -	\$ 272,967.50	\$ 693,925.63
05/01/30	\$ 9,480,000.00	\$ 155,000.00	\$ 272,967.50	
11/01/30	\$ 9,325,000.00	\$ -	\$ 269,770.63	\$ 697,738.13
05/01/31	\$ 9,325,000.00	\$ 160,000.00	\$ 269,770.63	
11/01/31	\$ 9,165,000.00	\$ -	\$ 265,250.63	\$ 695,021.25
05/01/32	\$ 9,165,000.00	\$ 170,000.00	\$ 265,250.63	
11/01/32	\$ 8,995,000.00	\$ -	\$ 260,448.13	\$ 695,698.75
05/01/33	\$ 8,995,000.00	\$ 180,000.00	\$ 260,448.13	
11/01/33	\$ 8,815,000.00	\$ -	\$ 255,363.13	\$ 695,811.25
05/01/34	\$ 8,815,000.00	\$ 190,000.00	\$ 255,363.13	
11/01/34	\$ 8,625,000.00	\$ -	\$ 249,995.63	\$ 695,358.75
05/01/35	\$ 8,625,000.00	\$ 200,000.00	\$ 249,995.63	
11/01/35	\$ 8,425,000.00	\$ -	\$ 244,345.63	\$ 694,341.25
05/01/36	\$ 8,425,000.00	\$ 215,000.00	\$ 244,345.63	
11/01/36	\$ 8,210,000.00	\$ -	\$ 238,271.88	\$ 697,617.50
05/01/37	\$ 8,210,000.00	\$ 225,000.00	\$ 238,271.88	
11/01/37	\$ 7,985,000.00	\$ -	\$ 231,915.63	\$ 695,187.50
05/01/38	\$ 7,985,000.00	\$ 240,000.00	\$ 231,915.63	
11/01/38	\$ 7,745,000.00	\$ -	\$ 225,135.63	\$ 697,051.25
05/01/39	\$ 7,745,000.00	\$ 255,000.00	\$ 225,135.63	
11/01/39	\$ 7,490,000.00	\$ -	\$ 217,931.88	\$ 698,067.50
05/01/40	\$ 7,490,000.00	\$ 265,000.00	\$ 217,931.88	
11/01/40	\$ 7,225,000.00	\$ -	\$ 210,445.63	\$ 693,377.50
05/01/41	\$ 7,225,000.00	\$ 285,000.00	\$ 210,445.63	

Willowbrook
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/41	\$ 6,640,000.00	\$ -	\$ 202,394.38	\$ 697,840.00
05/01/42	\$ 5,635,000.00	\$ 300,000.00	\$ 202,394.38	
11/01/42	\$ 5,635,000.00	\$ -	\$ 193,919.38	\$ 696,313.75
05/01/43	\$ 5,635,000.00	\$ 315,000.00	\$ 193,919.38	
11/01/43	\$ 5,635,000.00	\$ -	\$ 185,020.63	\$ 693,940.00
05/01/44	\$ 5,635,000.00	\$ 335,000.00	\$ 185,020.63	
11/01/44	\$ 5,635,000.00	\$ -	\$ 175,556.88	\$ 695,577.50
05/01/45	\$ 5,635,000.00	\$ 355,000.00	\$ 175,556.88	
11/01/45	\$ 5,635,000.00	\$ -	\$ 165,528.13	\$ 696,085.00
05/01/46	\$ 5,635,000.00	\$ 375,000.00	\$ 165,528.13	
11/01/46	\$ 5,260,000.00	\$ -	\$ 154,512.50	\$ 695,040.63
05/01/47	\$ 5,260,000.00	\$ 400,000.00	\$ 154,512.50	
11/01/47	\$ 4,860,000.00	\$ -	\$ 142,762.50	\$ 697,275.00
05/01/48	\$ 4,860,000.00	\$ 420,000.00	\$ 142,762.50	
11/01/48	\$ 4,440,000.00	\$ -	\$ 130,425.00	\$ 693,187.50
05/01/49	\$ 4,440,000.00	\$ 450,000.00	\$ 130,425.00	
11/01/49	\$ 3,990,000.00	\$ -	\$ 117,206.25	\$ 697,631.25
05/01/50	\$ 3,990,000.00	\$ 475,000.00	\$ 117,206.25	
11/01/50	\$ 3,515,000.00	\$ -	\$ 103,253.13	\$ 695,459.38
05/01/51	\$ 3,515,000.00	\$ 505,000.00	\$ 103,253.13	
11/01/51	\$ 3,010,000.00	\$ -	\$ 88,418.75	\$ 696,671.88
05/01/52	\$ 3,010,000.00	\$ 535,000.00	\$ 88,418.75	
11/01/52	\$ 2,475,000.00	\$ -	\$ 72,703.13	\$ 696,121.88
05/01/53	\$ 2,475,000.00	\$ 565,000.00	\$ 72,703.13	\$ -
11/01/53	\$ 1,910,000.00	\$ -	\$ 56,106.25	\$ 693,809.38
05/01/54	\$ 1,910,000.00	\$ 600,000.00	\$ 56,106.25	\$ -
11/01/54	\$ 1,310,000.00	\$ -	\$ 38,481.25	\$ 694,587.50
05/01/55	\$ 1,310,000.00	\$ 635,000.00	\$ 38,481.25	\$ -
11/01/56	\$ 675,000.00	\$ -	\$ 19,828.13	\$ 693,309.38
05/01/57	\$ 675,000.00	\$ 675,000.00	\$ 19,828.13	\$ 694,828.13
		\$ 9,900,000.00	\$ 11,586,739.75	\$ 21,486,739.75

SECTION V

*Item will be
provided to
Board under
separate cover
for
confidentiality
purposes.*

SECTION VI

REBATE REPORT

\$8,900,000

Willowbrook Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area One Project)

Dated: May 30, 2024

Delivered: May 30, 2024

Rebate Report to the Computation Date

May 30, 2029

Reflecting Activity To

January 31, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

February 24, 2026

Willowbrook Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$8,900,000 Willowbrook Community Development District (City of Winter Haven, Florida),
Special Assessment Bonds, Series 2024 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Willowbrook Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 30, 2029 Computation Date
Reflecting Activity from May 30, 2024 through January 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	5.365743%	86,895.87	(9,602.18)
Reserve Fund	4.514006%	43,361.87	(15,722.59)
Capitalized Interest Fund	4.867107%	15,580.92	(3,922.43)
Cost of Issuance Fund	0.097701%	6.08	(454.53)
Totals	5.023538%	\$145,844.74	\$(29,701.73)
Bond Yield	5.821091%		
Rebate Computation Credit			(2,666.95)
Net Rebatable Arbitrage			\$(32,368.68)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from May 30, 2024, the delivery date of the Bonds, to January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 30, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 30, 2024 and January 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 30, 2029.

7. Computation Period

The period beginning on May 30, 2024, the delivery date of the Bonds, and ending on January 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of issuance, or the final maturity date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal, interest and qualified guarantee fees with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report and identified in the Trust Indenture was received from records provided by U.S. Bank, Trustee, as follows:

Account Name	Account Number
Revenue	238078000
Interest	238078001
Sinking	238078002
Reserve	238078003
Prepayment	238078004
Acquisition & Construction	238078005
Cost of Issuance	238078006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage as of January 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 30, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 30, 2029, is the Rebateable Arbitrage.

\$8,900,000
Willowbrook Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Delivered: May 30, 2024

Sources of Funds

Par Amount	\$8,900,000.00
Original Issue Discount	-30,834.15
Total	\$8,869,165.85

Uses of Funds

Acquisition and Construction Fund	\$7,396,126.37
Reserve Fund	628,550.01
Capitalized Interest Fund	468,014.47
Cost of Issuance Fund	198,475.00
Underwriter's Discount	178,000.00
Total	\$8,869,165.85

PROOF OF ARBITRAGE YIELD

\$8,900,000
 Willowbrook Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Date	Debt Service	Present Value to 05/30/2024 @ 5.8210907134%
11/01/2024	213,505.09	208,427.86
05/01/2025	254,509.38	241,430.12
11/01/2025	254,509.38	234,601.93
05/01/2026	374,509.38	335,452.17
11/01/2026	251,539.38	218,934.40
05/01/2027	376,539.38	318,462.68
11/01/2027	248,445.63	204,183.02
05/01/2028	383,445.63	306,219.03
11/01/2028	245,104.38	190,203.97
05/01/2029	385,104.38	290,393.63
11/01/2029	241,639.38	177,058.37
05/01/2030	386,639.38	275,292.86
11/01/2030	238,050.63	164,701.79
05/01/2031	393,050.63	264,251.59
11/01/2031	234,214.38	153,011.05
05/01/2032	394,214.38	250,254.45
11/01/2032	229,714.38	141,702.55
05/01/2033	399,714.38	239,595.89
11/01/2033	224,933.13	131,015.64
05/01/2034	404,933.13	229,188.67
11/01/2034	219,870.63	120,925.30
05/01/2035	409,870.63	219,046.78
11/01/2035	214,526.88	111,406.85
05/01/2036	419,526.88	211,704.51
11/01/2036	208,761.25	102,367.08
05/01/2037	423,761.25	201,916.49
11/01/2037	202,714.38	93,858.85
05/01/2038	427,714.38	192,435.26
11/01/2038	196,386.25	85,858.24
05/01/2039	436,386.25	185,388.20
11/01/2039	189,636.25	78,283.91
05/01/2040	444,636.25	178,359.46
11/01/2040	182,464.38	71,122.91
05/01/2041	452,464.38	171,378.33
11/01/2041	174,870.63	64,361.85
05/01/2042	459,870.63	164,470.28
11/01/2042	166,855.00	57,987.06
05/01/2043	466,855.00	157,657.27
11/01/2043	158,417.50	51,984.67
05/01/2044	478,417.50	152,552.49
11/01/2044	149,417.50	46,297.10
05/01/2045	484,417.50	145,851.97
11/01/2045	139,535.00	40,824.02
05/01/2046	499,535.00	142,016.45
11/01/2046	128,915.00	35,613.63
05/01/2047	508,915.00	136,614.95
11/01/2047	117,705.00	30,703.51
05/01/2048	517,705.00	131,224.69
11/01/2048	105,905.00	26,084.94
05/01/2049	530,905.00	127,066.26
11/01/2049	93,367.50	21,714.47
05/01/2050	543,367.50	122,796.88
11/01/2050	80,092.50	17,588.37
05/01/2051	560,092.50	119,518.10
11/01/2051	65,932.50	13,671.42
05/01/2052	575,932.50	116,044.82
11/01/2052	50,887.50	9,963.35
05/01/2053	590,887.50	112,418.87

PROOF OF ARBITRAGE YIELD

\$8,900,000
 Willowbrook Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Date	Debt Service	@ 5.8210907134%	Present Value to 05/30/2024
11/01/2053	34,957.50		6,462.71
05/01/2054	609,957.50		109,575.69
11/01/2054	17,995.00		3,141.28
05/01/2055	627,995.00		106,524.88
	19,502,742.11		8,869,165.85

Proceeds Summary

Delivery date	05/30/2024
Par Value	8,900,000.00
Premium (Discount)	-30,834.15
Target for yield calculation	8,869,165.85

BOND DEBT SERVICE
 \$8,900,000
 Willowbrook Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2024			213,505.09	213,505.09	
05/01/2025			254,509.38	254,509.38	468,014.47
11/01/2025			254,509.38	254,509.38	
05/01/2026	120,000	4.950%	254,509.38	374,509.38	629,018.76
11/01/2026			251,539.38	251,539.38	
05/01/2027	125,000	4.950%	251,539.38	376,539.38	628,078.76
11/01/2027			248,445.63	248,445.63	
05/01/2028	135,000	4.950%	248,445.63	383,445.63	631,891.26
11/01/2028			245,104.38	245,104.38	
05/01/2029	140,000	4.950%	245,104.38	385,104.38	630,208.76
11/01/2029			241,639.38	241,639.38	
05/01/2030	145,000	4.950%	241,639.38	386,639.38	628,278.76
11/01/2030			238,050.63	238,050.63	
05/01/2031	155,000	4.950%	238,050.63	393,050.63	631,101.26
11/01/2031			234,214.38	234,214.38	
05/01/2032	160,000	5.625%	234,214.38	394,214.38	628,428.76
11/01/2032			229,714.38	229,714.38	
05/01/2033	170,000	5.625%	229,714.38	399,714.38	629,428.76
11/01/2033			224,933.13	224,933.13	
05/01/2034	180,000	5.625%	224,933.13	404,933.13	629,866.26
11/01/2034			219,870.63	219,870.63	
05/01/2035	190,000	5.625%	219,870.63	409,870.63	629,741.26
11/01/2035			214,526.88	214,526.88	
05/01/2036	205,000	5.625%	214,526.88	419,526.88	634,053.76
11/01/2036			208,761.25	208,761.25	
05/01/2037	215,000	5.625%	208,761.25	423,761.25	632,522.50
11/01/2037			202,714.38	202,714.38	
05/01/2038	225,000	5.625%	202,714.38	427,714.38	630,428.76
11/01/2038			196,386.25	196,386.25	
05/01/2039	240,000	5.625%	196,386.25	436,386.25	632,772.50
11/01/2039			189,636.25	189,636.25	
05/01/2040	255,000	5.625%	189,636.25	444,636.25	634,272.50
11/01/2040			182,464.38	182,464.38	
05/01/2041	270,000	5.625%	182,464.38	452,464.38	634,928.76
11/01/2041			174,870.63	174,870.63	
05/01/2042	285,000	5.625%	174,870.63	459,870.63	634,741.26
11/01/2042			166,855.00	166,855.00	
05/01/2043	300,000	5.625%	166,855.00	466,855.00	633,710.00
11/01/2043			158,417.50	158,417.50	
05/01/2044	320,000	5.625%	158,417.50	478,417.50	636,835.00
11/01/2044			149,417.50	149,417.50	
05/01/2045	335,000	5.900%	149,417.50	484,417.50	633,835.00
11/01/2045			139,535.00	139,535.00	
05/01/2046	360,000	5.900%	139,535.00	499,535.00	639,070.00
11/01/2046			128,915.00	128,915.00	
05/01/2047	380,000	5.900%	128,915.00	508,915.00	637,830.00
11/01/2047			117,705.00	117,705.00	
05/01/2048	400,000	5.900%	117,705.00	517,705.00	635,410.00
11/01/2048			105,905.00	105,905.00	
05/01/2049	425,000	5.900%	105,905.00	530,905.00	636,810.00
11/01/2049			93,367.50	93,367.50	
05/01/2050	450,000	5.900%	93,367.50	543,367.50	636,735.00
11/01/2050			80,092.50	80,092.50	
05/01/2051	480,000	5.900%	80,092.50	560,092.50	640,185.00
11/01/2051			65,932.50	65,932.50	
05/01/2052	510,000	5.900%	65,932.50	575,932.50	641,865.00
11/01/2052			50,887.50	50,887.50	
05/01/2053	540,000	5.900%	50,887.50	590,887.50	641,775.00

BOND DEBT SERVICE

\$8,900,000

Willowbrook Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			34,957.50	34,957.50	
05/01/2054	575,000	5.900%	34,957.50	609,957.50	644,915.00
11/01/2054			17,995.00	17,995.00	
05/01/2055	610,000	5.900%	17,995.00	627,995.00	645,990.00
	8,900,000		10,602,742.11	19,502,742.11	19,502,742.11

\$8,900,000
Willowbrook Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.821091%)
05/30/24	Beg Bal	-7,396,126.37	-9,853,785.85
05/30/24		615,826.88	820,460.05
06/06/24		3,883.00	5,168.34
06/06/24		559,336.21	744,485.77
07/01/24		10,852.63	14,387.59
07/01/24		950.00	1,259.44
07/01/24		650.00	861.72
07/01/24		7,662.50	10,158.36
07/01/24		144,093.72	191,028.42
07/12/24		146,927.80	194,444.41
07/12/24		3,410.50	4,513.46
07/12/24		261,895.53	346,592.83
07/26/24		92,727.00	122,441.49
07/26/24		10,800.00	14,260.87
08/20/24		92,727.00	121,974.00
08/20/24		283,795.87	373,307.87
08/20/24		541,220.15	711,926.29
08/20/24		16,200.00	21,309.64
08/20/24		4,329.75	5,695.40
08/20/24		11,100.00	14,601.05
08/30/24		1,015.95	1,334.26
09/09/24		433,913.56	569,048.24
09/09/24		92,727.00	121,605.18
09/09/24		1,879.89	2,465.35
09/09/24		565,484.56	741,594.69
09/09/24		1,631,796.41	2,139,990.45
09/09/24		12,434.00	16,306.35
09/09/24		19,973.72	26,194.18
09/09/24		57,507.00	75,416.54
09/09/24		344,569.00	451,878.90
09/09/24		591,877.32	776,207.01
09/09/24		14,678.00	19,249.20
09/09/24		131,963.20	173,060.80
09/09/24		4,387.50	5,753.91
09/23/24		220,477.00	288,496.17
09/23/24		186,824.94	244,462.14
09/23/24		162,695.21	212,888.17
10/15/24		92,727.00	120,909.41
10/15/24		13,965.55	18,210.08
10/17/24		-131,191.81	-171,010.26
10/22/24		1,290.00	1,680.19
10/22/24		19,813.17	25,806.16
10/22/24		2,381.31	3,101.60
10/22/24		29,845.00	38,872.36
10/22/24		17,805.00	23,190.56
10/22/24		17,297.00	22,528.91
10/22/24		1,940.06	2,526.88

\$8,900,000
Willowbrook Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.821091%)
10/23/24		133,501.83	173,855.06
06/24/25		-481,454.82	-603,355.48
06/25/25		49,450.00	61,960.48
06/25/25		23,729.21	29,732.52
06/25/25		158,269.01	198,309.89
06/25/25		250,006.60	313,256.41
06/26/25		-13,522.18	-16,940.49
06/27/25		13,522.18	16,937.79
07/10/25		-5,446.50	-6,808.13
07/10/25		-607.00	-758.75
07/11/25		607.00	758.63
07/11/25		5,446.50	6,807.04
07/29/25		-672,097.23	-837,581.49
08/04/25		-426.00	-530.47
08/05/25		426.00	530.38
08/05/25		1,494.14	1,860.25
08/05/25		3,545.00	4,413.63
08/05/25		140,854.50	175,368.01
08/05/25		85,000.00	105,827.51
08/05/25		296,878.32	369,622.26
08/05/25		144,325.27	179,689.22
08/26/25		-351,788.82	-436,523.89
09/03/25		53,135.85	65,861.11
09/03/25		47,827.47	59,281.45
09/03/25		250,825.50	310,894.56
09/18/25		-335,525.04	-414,885.30
09/18/25		335,525.40	414,885.74
11/10/25		-944.99	-1,158.86
11/14/25		-278,869.06	-341,764.57
11/18/25		1,879.30	2,301.69
11/18/25		278,869.07	341,546.76
12/24/25		-444.45	-541.23
12/30/25		564.50	686.76
01/02/26		0.60	0.73

05/30/29	TOTALS:	86,895.87	-9,602.18

ISSUE DATE: 05/30/24 REBATABLE ARBITRAGE: -9,602.18
COMP DATE: 05/30/29 NET INCOME: 86,895.87
BOND YIELD: 5.821091% TAX INV YIELD: 5.365743%

\$8,900,000
Willowbrook Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.821091%)
05/30/24	Beg Bal	-628,550.01	-837,410.95
06/04/24		180.32	240.09
07/02/24		2,704.86	3,585.32
08/02/24		2,973.72	3,922.90
09/04/24		2,793.25	3,666.08
10/02/24		2,600.12	3,397.40
11/04/24		2,527.00	3,285.06
12/03/24		2,347.40	3,037.51
01/03/25		2,338.05	3,010.98
02/04/25		2,266.95	2,905.03
03/04/25		2,047.58	2,611.40
04/02/25		2,266.91	2,878.25
05/02/25		2,193.82	2,772.16
06/03/25		2,266.67	2,850.10
07/02/25		2,193.82	2,745.77
08/01/25		3,705.01	4,615.79
08/04/25		2,266.93	2,822.84
09/03/25		2,251.54	2,790.75
10/02/25		2,110.69	2,604.10
11/03/25		67,106.87	82,386.32
11/04/25		2,112.30	2,592.83
11/14/25		278,869.06	341,764.57
12/02/25		1,244.67	1,521.02
01/05/26		847.25	1,029.93
01/31/26	Bal	278,869.07	337,649.58
01/31/26	Acc	828.02	1,002.55

05/30/29	TOTALS:	43,361.87	-15,722.59

ISSUE DATE:	05/30/24	REBATABLE ARBITRAGE:	-15,722.59
COMP DATE:	05/30/29	NET INCOME:	43,361.87
BOND YIELD:	5.821091%	TAX INV YIELD:	4.514006%

\$8,900,000
Willowbrook Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.821091%)
05/30/24	Beg Bal	-468,014.47	-623,531.04
06/04/24		134.27	178.77
07/02/24		2,014.02	2,669.61
08/02/24		2,080.19	2,744.16
09/04/24		2,079.84	2,729.74
10/02/24		1,936.03	2,529.68
11/01/24		213,505.09	277,686.38
11/04/24		1,881.59	2,446.04
11/25/24		-106.07	-137.43
12/03/24		950.91	1,230.47
01/03/25		947.11	1,219.71
01/10/25		-0.01	-0.01
02/04/25		918.30	1,176.77
03/04/25		829.44	1,057.83
04/02/25		918.29	1,165.93
05/01/25		254,509.38	321,654.96
05/02/25		888.68	1,122.96
06/03/25		0.38	0.48
07/02/25		0.37	0.46
08/01/25		-715.32	-891.16
08/01/25		715.32	891.16
08/04/25		0.38	0.47
09/03/25		0.38	0.47
10/02/25		0.36	0.44
11/03/25		-252,972.67	-310,571.60
11/03/25		253,078.75	310,701.84
11/04/25		0.36	0.44
12/02/25		0.02	0.02

05/30/29	TOTALS:	15,580.92	-3,922.43

ISSUE DATE:	05/30/24	REBATABLE ARBITRAGE:	-3,922.43
COMP DATE:	05/30/29	NET INCOME:	15,580.92
BOND YIELD:	5.821091%	TAX INV YIELD:	4.867107%

\$8,900,000
 Willowbrook Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.821091%)
05/30/24	Beg Bal	-198,475.00	-264,426.28
05/30/24		58,000.00	77,272.83
05/30/24		47,000.00	62,617.63
05/30/24		47,000.00	62,617.63
05/30/24		30,000.00	39,968.70
05/30/24		6,000.00	7,993.74
05/30/24		1,750.00	2,331.51
05/30/24		2,500.00	3,330.73
11/25/24		106.07	137.43
01/10/25		0.01	0.01
06/03/25		6,125.00	7,701.54

05/30/29	TOTALS:	6.08	-454.53

ISSUE DATE:	05/30/24	REBATABLE ARBITRAGE:	-454.53
COMP DATE:	05/30/29	NET INCOME:	6.08
BOND YIELD:	5.821091%	TAX INV YIELD:	0.097701%

\$8,900,000
 Willowbrook Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.821091%)
05/30/25		-2,120.00	-2,666.95

05/30/29	TOTALS:	-2,120.00	-2,666.95

ISSUE DATE: 05/30/24 REBATABLE ARBITRAGE: -2,666.95
 COMP DATE: 05/30/29
 BOND YIELD: 5.821091%

SECTION VII

SECTION C

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>
Plant Replacement for Plantings Affected By Recent Cold Snap	BrightView	Discussion	\$9,330.11		Pricing includes sod installation on areas affected by hog activity and dressing areas with mulch.
Pool Maintenance Proposal for Amenity Pool	Resort Pools	Discussion	\$1,500 (M), \$18,000 (A)		Note: Pool is currently without water. Maintenance would occur closer to turnover.
Janitorial Services for Amenity, Playground, and Dog Park	CSS	Discussion	\$500 (M) (Amenity), \$300 (M) (Pet Station & Trash Bin) Total (\$9,600 (A)		Note: \$500 for servicing the amenity 3x a week, \$50 to service container and trash bin 2x a week per container. Currently, (1) dog container and (1) trash bin at the dog park.
Pest Control for Amenity, Playground, Mailboxes, and Dog Park	Massey	Discussion	\$60 (M), \$720 (A) (North), \$50 (M), \$600 (A) (South)		Note: (6) rodent stations are included in the proposal for North (amenity) (one time fee of \$160)
Playground Maintenance	GMS	Pending			Installing "Playground Rules" sign and pressure washing playground equipment in South.
Sidewalk Repair	GMS	Pending			Repairing (3) areas of damaged sidewalk in Willowbrook South and grinding down concrete residue on sidewalk.

Willowbrook - CDD

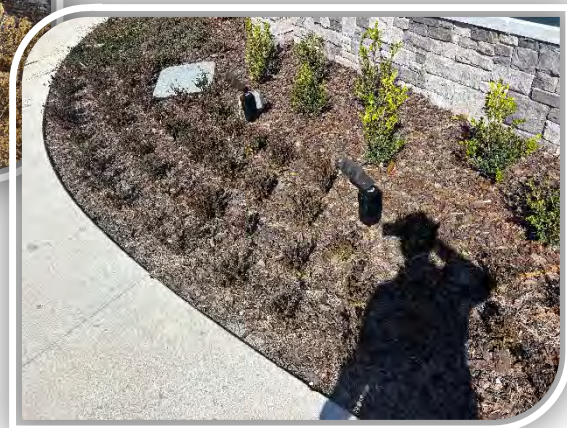
Field Management Report – Photo Supplement

Review of Landscaping After Cold Snap



Photo Description:

- ✚ Current conditions of landscaping and backflow affected by the winter cold snap.



Amenity Review



Photo Description:

📍 Review of the amenity.



Areas Affected By Hogs & Hog Trapping



Photo Description:

- ✚ Areas have been flattened and traps set.



Maintenance Items



Photo Description:

- ✚ Sidewalk damage by playground and dirty playground equipment scheduled for maintenance.



SECTION 1

SECTION (a)



March 10, 2026

Willow brook CDD
GMS Central Florida
Joel Blanco
Field Manager
316 Meredith Blvd.
Winter Haven, FL 33881

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 29th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES

- Janitorial Services Three (3) times a week → \$ 500.00/mo
- Trash and pet collection, twice a week, \$50 per container
- Doggie bags, count of 200, replaced when needed → \$10.00each

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services.
Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: and mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the customer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Willowbrook CDD

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION (b)



POOL SERVICE PROPOSAL FOR WILLOWBROOK CDD

3x per week service including chemicals

\$1500 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION (c)



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Business Name _____				Contact Name (Agent) _____		Phone () _____	
Property Address _____				Mailing Address _____			
City _____	State _____	County _____	Zip _____	City _____	State _____	City _____	Zip _____
() _____		Phone _____		(Extension) _____		Email _____	

Business Type: _____ Service Frequency _____ Grid # _____

1. **SCOPE OF WORK**
 Massey will provide pest prevention services for Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies
 _____ _____ _____

2. **AREAS TO BE SERVICED**

3. **SERVICE SCHEDULE**
 A. Initial Service Schedule _____ Follow-Up Service on Initial _____
 B. Regular Service Schedule _____

4. **CUSTOMER COOPERATION**
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ _____	Monthly Service Charge	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	2nd Year Annual Service Amount	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$ _____	5% Discount for Advance Payment	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
1st Year Annual Service Amount	\$ _____	Discounted Annual Amount	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$ _____	Applicable Sales Tax	\$ _____	Applicable Sales Tax	\$ _____
Discounted Annual Amount	\$ _____	2nd Year Annual Total	\$ _____	Equipment Total:	\$ _____
Applicable Sales Tax		Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ _____				

First Month Service & Equipment Total: \$ _____

9. **PAYMENT TERMS**
 A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address _____ Accepted for: _____ Date _____
THE COMPANY

City _____ State _____ Zip _____ Given by: _____ Date _____
Massey Services

Phone _____

Approved by: **Massey General Manager** _____ Date _____

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

Governmental Management Services (Willowbrook South)
 Business Name
2815 Adeline Ave.
 Property Address
Winter Haven FL Polk 33881
 City State County Zip
(786) 238-9473
 Phone (Extension)

BILLING ADDRESS

Joel Blanco (786) 238-9473
 Contact Name (Agent) Phone
219 E. Livingston St.
 Mailing Address
Orlando FL 32801
 City State Zip
Jblanco@gmscfl.com
 Email

Business Type: Clubhouse & Mailbox area Service Frequency Monthly Grid # _____

1. SCOPE OF WORK

Massey will provide pest prevention services for

- Roaches
 Ants
 Mice
 Rats
 Pantry Pests
 Fruit Flies
 Drain Flies
 REACHABLE WASPS
 REACHABLE SPIDERS & WEBS

2. AREAS TO BE SERVICED

Mailbox area, playground and dog parks.

3. SERVICE SCHEDULE

- A. Initial Service Schedule _____ Follow-Up Service on Initial As needed
 B. Regular Service Schedule MONTHLY

4. CUSTOMER COOPERATION

Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:

- A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. INSURANCE

Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. TERMS OF AGREEMENTS

- A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. GUARANTEED SATISFACTION

See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ 65.00	Monthly Service Charge	\$ 50.00	# ____ of _____ x \$ _____ EA	\$
Follow Up (as required)	\$	2nd Year Annual Service Amount	\$ 600.00	# ____ of _____ x \$ _____ EA	\$
Monthly Service Charge x 11	\$ 550.00	5% Discount for Advance Payment	\$ 30.00	# ____ of _____ x \$ _____ EA	\$
1st Year Annual Service Amount	\$ 615.00	Discounted Annual Amount	\$ 570.00	# ____ of _____ x \$ _____ EA	\$
5% Discount for Advance Payment	\$ 30.75	Applicable Sales Tax	\$ 00	Applicable Sales Tax	\$ 00
Discounted Annual Amount	\$ 584.25	2nd Year Annual Total	\$ 600.00	Equipment Total:	\$
Applicable Sales Tax	\$ 00	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ 615.00				
				First Month Service & Equipment Total:	\$ 65.00

9. PAYMENT TERMS

- A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

4033 Crescent Park Dr.

Massey Address
Riverview FL 33578
 City State Zip
813-582-7211
 Phone

Accepted for: _____ Date _____
 THE COMPANY

Given by: **Ricardo Taveras** Date **3/15/26**
 Massey Services

Approved by: Massey General Manager Date _____

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

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- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

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B. **DISCLAIMER.** **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. **NON-PAYMENT DEFAULT.** In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. **ARBITRATION.** THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. **ENTIRE AGREEMENT.** It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

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Go Paperless!

SECTION 2

Proposal for Extra Work at Willowbrook CDD

Property Name	Willowbrook CDD	Contact	Joel Blanco
Property Address	1 Willowbrook North Winter Haven, FL 33884	To Billing Address	Willowbrook CDD c/o Governmental Mgmt Svcs CFL 219 E Livingston St Orlando, FL 32801

Project Name Willowbrook CDD North and South

Project Description Repair damaged Bahia turf, replace freeze/cold damaged plant material

Scope of Work

NORTH

- Prep areas for Bahia Sod installation
- Install Bahia Sod
- Demo cold/freeze damaged plants at Entry Sign
- Grade and prep beds
- Install new plant material
- Grade and mulch beds

SOUTH

- Demo cold/freeze damaged plants at Entry Sign, Playground and Mailbox area
- Grade and prep beds
- Install new plant material
- Grade and mulch beds

Remove all generated debris and clean up areas

Water in new plant material and sod

QTY	UoM/Size	Material/Description
20.00	HOUR	Enhancement Crew - Demo, prep bed and install mulch
2.00	HOUR	Irrigation Technician
CDD NORTH		
50.00	EACH	Blue Daze - 1 gal. Ground Cover Installed
90.00	EACH	Mixed Annuals (flowers) - Installed *ENTRY SIGN*
1,400.00	SQUARE FEET	Bahia - Turf Installed
1.00	CUBIC YARD	Pine Bark Mulch

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

Proposal for Extra Work at Willowbrook CDD

CDD SOUTH

30.00	EACH	Blue Daze - 1 gal. Ground Cover Installed (ENTRY SIGN)
235.00	EACH	Mixed Annuals (flowers) - Installed *ENTRY SIGN and STOP SIGN BED*
138.00	EACH	Hamelia patens - Firebush Dwarf 3 gal. Shrub/perennial Installed (PLAYGROUND AND MAILBOX AREA)
6.00	CUBIC YARD	Pine Bark Mulch

Images

CDD NORTH 1



CDD SOUTH



For internal use only

SO# 8862930
JOB# 345200407
Service Line 130

Total Price \$9,330.11

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Field Manager
Signature	Title
Joel Blanco	March 02, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature	Title
Eric Brooks	March 02, 2026
Printed Name	Date

Job #:	345200407		
SO #:	8862930	Proposed Price:	\$9,330.11

SECTION D

SECTION 1

Willowbrook Community Development District

Summary of Checks

January 20, 2026 to April 20, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	1/23/26	133-137	\$ 17,738.88
	2/3/26	138-141	\$ 75,600.00
	2/17/26	142-144	\$ 12,095.22
	2/25/26	145-146	\$ 9,837.58
	3/9/26	147-148	\$ 2,175.00
	3/12/26	149	\$ 12,508.27
	3/20/26	150	\$ 6,477.65
	3/24/26	151-152	\$ 11,279.04
	4/9/26	153-154	\$ 5,785.00
	4/16/26	155-156	\$ 10,927.82
		Autodrafts	\$ 27,851.13
Total:			\$ 192,275.59
			\$ 192,275.59

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/23/26	00001	1/01/26	38 202601 310-51300-34000	MANAGEMENT FEES-JAN26	*	3,433.33	
		1/01/26	38 202601 310-51300-35200	WEBSITE ADMIN-JAN26	*	108.17	
		1/01/26	38 202601 310-51300-35100	INFORMATION TECH-JAN26	*	162.25	
		1/01/26	38 202601 310-51300-31300	DISSEMINATION SVCS-JAN26	*	512.50	
		1/01/26	38 202601 310-51300-51000	OFFICE SUPPLIES-JAN26	*	2.65	
		1/01/26	38 202601 310-51300-42000	POSTAGE-JAN26	*	3.70	
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,222.60 000133
1/23/26	00005	1/16/26	14012 202512 310-51300-31500	ATTORNEY SVCS-DEC25	*	2,984.20	
KILINSKI VAN WYK PLLC							2,984.20 000134
1/23/26	00012	12/26/25	002997-0 202511 320-53800-43200	2818 ADELINE AVE-REFUND	*	4,382.88	
		12/26/25	002998-0 202511 320-53800-43200	2719 ADELINE AVE-REFUND	*	226.67	
		12/26/25	002999-0 202511 320-53800-43200	2618 ADELINE AVE-REFUND	*	887.37	
		12/26/25	003265-0 202511 320-53800-43200	232 MEREDITH BLVD-REFUND	*	820.22	
		12/26/25	003267-0 202511 320-53800-43200	586 JACK DR-REFUND	*	92.60	
KRPC WILLOWBROOK LLC							6,409.74 000135
1/23/26	00036	1/13/26	262 202601 310-51300-42000	REIMBURSE POSTAGE FY26	*	142.89	
POLK COUNTY TAX COLLECTOR							142.89 000136
1/23/26	00033	12/30/25	002997-0 202512 320-53800-43200	2818 ADELINE AVE-DEC25	*	1,851.07	
		12/30/25	002999-0 202512 320-53800-43200	2618 ADELINE AVE-DEC25	*	114.62	
		12/30/25	003264-0 202512 320-53800-43200	881 ANDREW ST-DEC25	*	1,402.52	
		12/30/25	003265-0 202512 320-53800-43200	232 MEREDITH BLVD-DEC25	*	611.24	
WINTER HAVEN WATER DEPARTMENT							3,979.45 000137
2/03/26	00008	1/27/26	01272026 202601 310-51300-11000	SUPERVISOR FEES-01.27.26	*	200.00	
HYZENS MARC							200.00 000138
WBRK WILLOWBROOK BOH							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/26	00007	1/27/26 01272026	202601 310-51300-11000	SUPERVISOR FEES-01.27.26 MCKINZIE D TERRILL	*	200.00	200.00 000139
2/03/26	00024	1/27/26 01272026	202601 310-51300-11000	SUPERVISOR FEES-01.27.26 SCOTT H SHAPIRO	*	200.00	200.00 000140
2/03/26	00037	2/03/26 02032026	202602 300-15100-10000	TSFR TRUIST GF TO SBA GF STATE BOARD OF ADMINISTRATION C/O	*	75,000.00	75,000.00 000141
2/17/26	00038	1/01/26 9668353	202601 320-53800-46200	LANDSCAPE MAINT-JAN26 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	5,453.52	5,453.52 000142
2/17/26	00001	2/01/26 39	202602 310-51300-34000	MANAGEMENT FEES-FEB26	*	3,433.33	
		2/01/26 39	202602 310-51300-35200	WEBSITE ADMIN-FEB26	*	108.17	
		2/01/26 39	202602 310-51300-35100	INFORMATION TECH-FEB26	*	162.25	
		2/01/26 39	202602 310-51300-31300	DISSEMINATION SVCS-FEB26	*	512.50	
		2/01/26 39	202602 310-51300-51000	OFFICE SUPPLIES-FEB26	*	3.10	
		2/01/26 39	202602 310-51300-42000	POSTAGE-FEB26	*	14.80	
		2/01/26 39	202602 310-51300-42500	UPS PROPOSAL COPIES BOS	*	6.15	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,240.30 000143
2/17/26	00023	2/13/26 02132026	202602 300-20700-10000	ASSESSMENT TSFR S2024 AA1 WILLOWBROOK CDD C/O US BANK	*	2,401.40	2,401.40 000144
2/25/26	00039	2/24/26 7958-02-	202602 310-51300-31200	SPECIAL ASSESS BOND S2024 AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00 000145
2/25/26	00005	8/11/25 12976	202507 310-51300-31500	ATTORNEY SVCS-JUL25	*	3,937.50	
		9/19/25 13189	202508 310-51300-31500	ATTORNEY SVCS-AUG25	*	2,578.00	
		2/16/26 14303	202601 310-51300-31500	ATTORNEY SVCS-JAN26 KILINSKI VAN WYK PLLC	*	2,872.08	9,387.58 000146
				WBRK WILLOWBROOK BOH			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/09/26	00034	1/30/26	21243	202601	320-53800-47000		AQUATIC MAINTENANCE-JAN26	*	1,775.00		
AQUATIC WEED MANAGEMENT, INC.										1,775.00	000147
3/09/26	00010	11/13/25	SR111320	202511	310-51300-11000		SUPERVISOR FEE-11/13/25	*	200.00		
		12/16/25	SR121620	202512	310-51300-11000		SUPERVISOR FEES-12/16/26	*	200.00		
STEVEN A ROSSER										400.00	000148
3/12/26	00001	1/31/26	41	202601	320-53800-49000		INSTALL ALLIGATOR SIGNS	*	2,012.11		
		3/01/26	42	202603	310-51300-34000		MANAGEMENT FEES-MAR26	*	3,433.33		
		3/01/26	42	202603	310-51300-35200		WEBSITE ADMIN-MAR26	*	108.17		
		3/01/26	42	202603	310-51300-35100		INFORMATION TECH-MAR26	*	162.25		
		3/01/26	42	202603	310-51300-31300		DISSEMINATION SVCS-MAR26	*	512.50		
		3/01/26	42	202603	310-51300-51000		OFFICE SUPPLIES-MAR26	*	.18		
		3/01/26	42	202603	310-51300-42000		POSTAGE-MAR26	*	29.73		
		3/01/26	43A-NOV2	202511	320-53800-12000		FIELD MANAGEMENT-NOV25	*	1,250.00		
		3/01/26	43B-DEC2	202512	320-53800-12000		FIELD MANAGEMENT-DEC25	*	1,250.00		
		3/01/26	43C-JAN2	202601	320-53800-12000		FIELD MANAGEMENT-JAN26	*	1,250.00		
		3/01/26	43D-FEB2	202602	320-53800-12000		FIELD MANAGEMENT-FEB26	*	1,250.00		
		3/01/26	43E-MAR2	202603	320-53800-12000		FIELD MANAGEMENT-MAR26	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF										12,508.27	000149
3/20/26	00038	3/13/26	9711778	202603	320-53800-47300		ROTORS/NOZZLES/SPRAY/LINE	*	1,790.15		
		3/19/26	9715040	202603	320-53800-46200		LANDSCAPE MAINT-START UP	*	4,687.50		
BRIGHTVIEW LANDSCAPE SERVICES, INC.										6,477.65	000150
3/24/26	00038	2/01/26	9668357	202602	320-53800-46200		LANDSCAPE MAINT-FEB26	*	5,453.52		
		3/01/26	9688614	202603	320-53800-46200		LANDSCAPE MAINT-MAR26	*	5,453.52		
BRIGHTVIEW LANDSCAPE SERVICES, INC.										10,907.04	000151

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/24/26	00005	3/18/26 14476	202602 310-51300-31500	ATTORNEY SVCS-FEB26 KILINSKI VAN WYK PLLC	*	372.00	372.00 000152
4/09/26	00034	2/27/26 21588	202602 320-53800-47000	AQUATIC MAINTENANCE-FEB26	*	1,775.00	
		3/30/26 21542	202603 320-53800-47000	AQUATIC MAINTENANCE-MAR26 AQUATIC WEED MANAGEMENT, INC.	*	1,775.00	3,550.00 000153
4/09/26	00040	3/30/26 720	202603 320-53800-49000	TRAPPING SERVICE-MAR26 SWINE SOLUTIONS LLC	*	2,235.00	2,235.00 000154
4/16/26	00038	4/01/26 9722121	202604 320-53800-46200	LANDSCAPE MAINT-APR26 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	5,453.52	5,453.52 000155
4/16/26	00001	4/01/26 44	202604 310-51300-34000	MANAGEMENT FEES-APR26	*	3,433.33	
		4/01/26 44	202604 310-51300-35200	WEBSITE ADMIN-APR26	*	108.17	
		4/01/26 44	202604 310-51300-35100	INFORMATION TECH-APR26	*	162.25	
		4/01/26 44	202604 310-51300-31300	DISSEMINATION SVCS-APR26	*	512.50	
		4/01/26 44	202604 310-51300-51000	OFFICE SUPPLIES-APR26	*	.15	
		4/01/26 44	202604 310-51300-42000	POSTAGE-APR26	*	3.70	
		4/01/26 44	202604 310-51300-42500	COPIES-APR26	*	4.20	
		4/01/26 45	202604 320-53800-12000	FIELD MANAGEMENT-APR26 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,250.00	5,474.30 000156
TOTAL FOR BANK A						164,424.46	
TOTAL FOR REGISTER						164,424.46	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/29/26	00030	1/26/26	1945-01. 202601 320-53800-43100 1275 MARTIN LUTHER-JAN26						TECO	*	3,046.67	3,046.67	080015
1/29/26	00030	1/26/26	1952-01. 202601 320-53800-43100 WILLOWBROOK PH1&2-JAN26						TECO	*	1,997.81	1,997.81	080016
1/29/26	00030	1/26/26	2140-01. 202601 320-53800-43000 2818 ADELINE AVE-JAN26						TECO	*	30.13	30.13	080017
1/29/26	00030	1/26/26	2181-01. 202601 320-53800-43000 2719 ADELINE AVE-JAN26						TECO	*	28.93	28.93	080018
2/12/26	00033	2/06/26	2997-01. 202601 320-53800-43200 2818 ADELINE AVE-JAN26						WINTER HAVEN WATER DEPARTMENT	*	37.06	37.06	080019
2/12/26	00033	2/06/26	2998-01. 202601 320-53800-43200 2719 ADELINE AVE-JAN26						WINTER HAVEN WATER DEPARTMENT	*	138.58	138.58	080020
2/12/26	00033	2/06/26	2999-01. 202601 320-53800-43200 2618 ADELINE AVE-JAN26						WINTER HAVEN WATER DEPARTMENT	*	411.24	411.24	080021
2/12/26	00033	2/06/26	3263-01. 202601 320-53800-43200 1004 LUKE AVE TRT E-JAN26						WINTER HAVEN WATER DEPARTMENT	*	34.03	34.03	080022
2/12/26	00033	2/06/26	3264-01. 202601 320-53800-43200 881 ANDREW ST TRT F-JAN26						WINTER HAVEN WATER DEPARTMENT	*	993.52	993.52	080023
2/12/26	00033	2/06/26	3265-01. 202601 320-53800-43200 232 MEREDITH BLVD-JAN26						WINTER HAVEN WATER DEPARTMENT	*	173.95	173.95	080024
2/12/26	00033	2/06/26	3266-01. 202601 320-53800-43200 1020 LUKE AVE TRT B-JAN26						WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91	080025
2/12/26	00033	2/06/26	3267-01. 202601 320-53800-43200 586 JACK DR TRCT H-JAN26						WINTER HAVEN WATER DEPARTMENT	*	72.11	72.11	080026

WBRK WILLOWBROOK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/26	00031	2/04/26	1712-02.	202602 320-53800-48400	NAVITAS CREDIT CORP.	*	1,979.10	1,979.10	080027
CONTRACT#41411712-FEB26									
2/26/26	00030	2/24/26	1945-02.	202602 320-53800-43100	TECO	*	3,046.67	3,046.67	080028
1275 MARTIN LUTHER-FEB26									
2/26/26	00030	2/24/26	1952-02.	202602 320-53800-43100	TECO	*	1,997.81	1,997.81	080029
WILLOWBROOK PH1&2-FEB26									
2/26/26	00030	2/24/26	2140-02.	202602 320-53800-43000	TECO	*	25.48	25.48	080030
2818 ADELINE AVE-FEB26									
2/26/26	00030	2/24/26	2181-02.	202602 320-53800-43000	TECO	*	24.67	24.67	080031
2719 ADELINE AVE-FEB26									
3/18/26	00031	3/04/26	1712-03.	202603 320-53800-48400	NAVITAS CREDIT CORP.	*	1,979.10	1,979.10	080032
CONTRACT#41411712-MAR26									
3/18/26	00033	3/06/26	2997-02.	202602 320-53800-43200	WINTER HAVEN WATER DEPARTMENT	*	28.55	28.55	080033
2818 ADELINE AVE-FEB26									
3/18/26	00033	3/06/26	2998-02.	202602 320-53800-43200	WINTER HAVEN WATER DEPARTMENT	*	174.38	174.38	080034
2719 ADELINE AVE-FEB26									
3/18/26	00033	3/06/26	2999-02.	202602 320-53800-43200	WINTER HAVEN WATER DEPARTMENT	*	562.20	562.20	080035
2618 ADELINE AVE-FEB26									
3/18/26	00033	3/06/26	3263-02.	202602 320-53800-43200	WINTER HAVEN WATER DEPARTMENT	*	32.27	32.27	080036
1004 LUKE AVE-FEB26									
3/18/26	00033	3/06/26	3264-02.	202602 320-53800-43200	WINTER HAVEN WATER DEPARTMENT	*	1,067.92	1,067.92	080037
881 ANDREW ST TCT F-FEB26									
3/18/26	00033	3/06/26	3265-02.	202602 320-53800-43200	WINTER HAVEN WATER DEPARTMENT	*	153.47	153.47	080038
232 MEREDITH BLVD-FEB26									

WBRK WILLOWBROOK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/18/26	00033	3/06/26	3266-02.	202602	320	53800	43200		1020 LUKE AVE TCT B-FEB26 WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91	080039
3/18/26	00033	3/06/26	3267-02.	202602	320	53800	43200		586 JACK DR TCT H-FEB26 WINTER HAVEN WATER DEPARTMENT	*	83.80	83.80	080040
3/26/26	00030	3/25/26	1945-03.	202603	320	53800	43100		1275 MARTIN LUTHER-MAR26 TECO	*	3,046.67	3,046.67	080041
3/26/26	00030	3/25/26	1952-03.	202603	320	53800	43100		WILLOWBROOK PH1&2-MAR26 TECO	*	1,997.81	1,997.81	080042
3/26/26	00030	3/25/26	2140-03.	202603	320	53800	43000		2818 ADELINE AVE-MAR26 TECO	*	25.68	25.68	080043
3/26/26	00030	3/25/26	2181-03.	202603	320	53800	43000		2719 ADELINE AVE-MAR26 TECO	*	24.67	24.67	080044
4/06/26	00031	4/04/26	1712-04.	202604	320	53800	48400		CONTRACT#41411712-APR26 NAVITAS CREDIT CORP.	*	1,979.10	1,979.10	080045
4/06/26	00033	4/03/26	2997-03.	202603	320	53800	43200		2818 ADELINE AVE-MAR26 WINTER HAVEN WATER DEPARTMENT	*	399.62	399.62	080046
4/06/26	00033	4/03/26	2998-03.	202603	320	53800	43200		2719 ADELINE AVE-MAR26 WINTER HAVEN WATER DEPARTMENT	*	174.38	174.38	080047
4/06/26	00033	4/03/26	2999-03.	202603	320	53800	43200		2618 ADELINE AVE-MAR26 WINTER HAVEN WATER DEPARTMENT	*	550.59	550.59	080048
4/06/26	00033	4/03/26	3263-03.	202603	320	53800	43200		1004 LUKE AVE TCT E-MAR26 WINTER HAVEN WATER DEPARTMENT	*	32.27	32.27	080049
4/06/26	00033	4/03/26	3264-03.	202603	320	53800	43200		881 ANDREW ST TCT F-MAR26 WINTER HAVEN WATER DEPARTMENT	*	1,175.13	1,175.13	080050

WBRK WILLOWBROOK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/06/26	00033	4/03/26 3265-03.	202603 320-53800-43200 232 MEREDITH BLVD-MAR26	WINTER HAVEN WATER DEPARTMENT	*	201.47	201.47 080051
4/06/26	00033	4/03/26 3266-03.	202603 320-53800-43200 1020 LUKE AVE TCT B-MAR26	WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91 080052
4/06/26	00033	4/03/26 3267-03.	202603 320-53800-43200 586 JACK DR TRACT H-MAR26	WINTER HAVEN WATER DEPARTMENT	*	85.56	85.56 080053
TOTAL FOR BANK Z						27,851.13	
TOTAL FOR REGISTER						27,851.13	

SECTION 2

Willowbrook
Community Development District

Unaudited Financial Reporting
March 31, 2026



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7	<u>Series 2025 Capital Projects Fund</u>
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11	<u>Assessment Receipt Schedule</u>

Willowbrook
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 60,219	\$ -	\$ -	\$ 60,219
State Board of Administration	\$ 75,000	\$ -	\$ -	\$ 75,000
Series 2024:				
Reserve	\$ -	\$ 278,686	\$ -	\$ 278,686
Revenue	\$ -	\$ 492,276	\$ -	\$ 492,276
Prepayment	\$ -	\$ 501	\$ -	\$ 501
Series 2025:				
Reserve	\$ -	\$ 698,068	\$ -	\$ 698,068
Interest	\$ -	\$ 281,735	\$ -	\$ 281,735
Revenue	\$ -	\$ 4,721	\$ -	\$ 4,721
Construction	\$ -	\$ -	\$ 289,711	\$ 289,711
Due from Developer	\$ -	\$ -	\$ 146,823	\$ 146,823
Total Assets	\$ 135,219	\$ 1,755,987	\$ 436,533	\$ 2,327,740
Liabilities:				
Accounts Payable	\$ 8,417	\$ -	\$ -	\$ 8,417
Retainage Payable	\$ -	\$ -	\$ 77,230	\$ 77,230
Total Liabilities	\$ 8,417	\$ -	\$ 77,230	\$ 85,647
Fund Balance:				
Assigned:				
Debt Service - Series 2024	\$ -	\$ 771,464	\$ -	\$ 771,464
Debt Service - Series 2025	\$ -	\$ 984,524	\$ -	\$ 984,524
Capital Projects - Series 2025	\$ -	\$ -	\$ 359,304	\$ 359,304
Unassigned	\$ 126,802	\$ -	\$ -	\$ 126,802
Total Fund Balances	\$ 126,802	\$ 1,755,987	\$ 359,304	\$ 2,242,093
Total Liabilities & Fund Balance	\$ 135,219	\$ 1,755,987	\$ 436,533	\$ 2,327,740

Willowbrook
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 308,651	\$ 233,408	\$ 233,408	\$ -
Assessments - Direct	\$ 58,624	\$ 43,968	\$ 43,968	\$ -
Developer Contributions	\$ 38,530	\$ 37,626	\$ 37,626	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 406	\$ 406
Interest Income	\$ -	\$ -	\$ 732	\$ 732
Total Revenues	\$ 405,805	\$ 315,002	\$ 316,140	\$ 1,138
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,800	\$ 4,200
FICA Expenses	\$ 918	\$ 459	\$ -	\$ 459
Engineering	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 20,000	\$ 10,000	\$ 12,268	\$ (2,268)
Audit	\$ 2,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,180	\$ 6,180	\$ 6,180	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Reamortization	\$ -	\$ -	\$ 500	\$ (500)
Dissemination	\$ 6,150	\$ 3,075	\$ 2,992	\$ 83
Dissemination Software	\$ 2,500	\$ 2,500	\$ 1,500	\$ 1,000
Trustee Fees	\$ 8,890	\$ 2,831	\$ 2,831	\$ -
Management Fees	\$ 41,200	\$ 20,600	\$ 20,600	\$ 0
Information Technology	\$ 1,947	\$ 973	\$ 974	\$ (0)
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ (0)
Postage & Delivery	\$ 500	\$ 250	\$ 253	\$ (3)
Insurance	\$ 5,000	\$ 5,000	\$ 5,300	\$ (300)
Printing & Binding	\$ 500	\$ 250	\$ 6	\$ 244
Legal Advertising	\$ 5,000	\$ 2,500	\$ 1,351	\$ 1,149
Contingency	\$ 1,500	\$ 750	\$ 309	\$ 441
Office Supplies	\$ 625	\$ 313	\$ 11	\$ 301
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 125,733	\$ 66,705	\$ 58,148	\$ 8,556

Willowbrook
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ 7,839	\$ (339)
Field Management	\$ 15,000	\$ 7,500	\$ 6,250	\$ 1,250
Landscape Maintenance	\$ 65,182	\$ 32,591	\$ 34,048	\$ (1,457)
Landscape Replacement	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Streetlights	\$ 27,566	\$ 27,566	\$ 30,489	\$ (2,923)
Electric	\$ 5,000	\$ 2,500	\$ 805	\$ 1,695
Water & Sewer	\$ 35,000	\$ 35,000	\$ 42,669	\$ (7,669)
Aquatic Maintenance	\$ 6,500	\$ 6,500	\$ 10,650	\$ (4,150)
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ 1,790	\$ 1,960
General Repairs and Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Field Contingency	\$ 7,500	\$ 3,750	\$ 4,247	\$ (497)
Subtotal Operations & Maintenance	\$ 204,248	\$ 140,407	\$ 138,787	\$ 1,620
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 8,228	\$ 4,114	\$ -	\$ 4,114
Amenity - Water	\$ 7,472	\$ 3,736	\$ -	\$ 3,736
Playground Expenses	\$ 23,749	\$ 11,875	\$ 11,875	\$ (0)
Internet	\$ 833	\$ 417	\$ -	\$ 417
Pest Control	\$ 240	\$ 120	\$ -	\$ 120
Janitorial Service	\$ 4,902	\$ 2,451	\$ -	\$ 2,451
Amenity Management	\$ 4,167	\$ 2,083	\$ -	\$ 2,083
Security Services	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Pool Maintenance	\$ 7,900	\$ 3,950	\$ -	\$ 3,950
Amenity Repairs & Maintenance	\$ 3,333	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Amenity Expenditures	\$ 75,824	\$ 37,912	\$ 11,875	\$ 26,038
Total Expenditures	\$ 405,805	\$ 245,024	\$ 208,810	\$ 36,214
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 107,331	
Fund Balance - Beginning	\$ -		\$ 19,471	
Fund Balance - Ending	\$ 0		\$ 126,802	

Willowbrook

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments	\$ 628,550	\$ 421,593	\$ 421,593	\$ -
Interest	\$ 20,813	\$ 10,406	\$ 18,474	\$ 8,067
Total Revenues	\$ 649,363	\$ 431,999	\$ 440,067	\$ 8,067
Expenditures:				
Interest Expense - 11/1	\$ 254,509	\$ 254,509	\$ 253,079	\$ (1,431)
Special Call Expense - 11/1	\$ -	\$ -	\$ 960,000	\$ 960,000
Special Call Expense - 2/1	\$ -	\$ -	\$ 5,000	\$ 5,000
Interest Expense - 2/1	\$ -	\$ -	\$ 70	\$ 70
Principal Expense - 5/1	\$ 120,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 254,509	\$ -	\$ -	\$ -
Total Expenditures	\$ 629,019	\$ 254,509	\$ 1,218,149	\$ 963,640
Excess (Deficiency) of Revenues over Expenditures	\$ 20,344		\$ (778,083)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (278,869)	\$ (278,869)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (278,869)	\$ (278,869)
Net Change in Fund Balance	\$ 20,344		\$ (1,056,952)	
Fund Balance - Beginning	\$ 371,608		\$ 1,828,415	
Fund Balance - Ending	\$ 391,952		\$ 771,464	

Willowbrook

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	-	Prorated Budget Thru 03/31/26	-	Actual Thru 03/31/26	Variance
Revenues:						
Interest	\$	-	\$	-	\$ 15,755	\$ 15,755
Total Revenues	\$	-	\$	-	\$ 15,755	\$ 15,755
Expenditures:						
Interest Expense - 11/1	\$	-	\$	-	\$ 56,326	\$ 56,326
Total Expenditures	\$	-	\$	-	\$ 56,326	\$ 56,326
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (40,571)	
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$	-	\$	-	\$ (10,929)	\$ (10,929)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$ (10,929)	\$ (10,929)
Net Change in Fund Balance	\$	-			\$ (51,500)	
Fund Balance - Beginning	\$	-			\$ 1,036,024	
Fund Balance - Ending	\$	-			\$ 984,524	

Willowbrook

Community Development District Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 03/31/26	Thru 03/31/26		
Revenues:					
Interest	\$ -	\$ -	\$ 204		\$ 204
Developer Contributions	\$ -	\$ -	\$ 1,657		\$ 1,657
Total Revenues	\$ -	\$ -	\$ 1,862		\$ 1,862
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 2,712		\$ (2,712)
Total Expenditures	\$ -	\$ -	\$ 2,712		\$ (2,712)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (851)		
Other Financing Sources/(Uses):					
Transfer In/(Out)	\$ -	\$ -	\$ 278,869		\$ 278,869
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 278,869		\$ 278,869
Net Change in Fund Balance	\$ -		\$ 278,018		
Fund Balance - Beginning	\$ -		\$ (278,018)		
Fund Balance - Ending	\$ -		\$ -		

Willowbrook

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 03/31/26	Thru 03/31/26		
Revenues:					
Interest	\$ -	\$ -	\$ 74,024		\$ 74,024
Developer Contributions	\$ -	\$ -	\$ 146,823		\$ 146,823
Total Revenues	\$ -	\$ -	\$ 220,847		\$ 220,847
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 5,354,281		\$ (5,354,281)
Total Expenditures	\$ -	\$ -	\$ 5,354,281		\$ (5,354,281)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,133,434)		
Other Financing Sources/(Uses):					
Transfer In/(Out)	\$ -	\$ -	\$ 10,929		\$ 10,929
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 10,929		\$ 10,929
Net Change in Fund Balance	\$ -		\$ (5,122,505)		
Fund Balance - Beginning	\$ -		\$ 5,481,808		
Fund Balance - Ending	\$ -		\$ 359,304		

Willowbrook
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 883	\$ 231,195	\$ 428	\$ 902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233,408
Assessments - Direct	\$ 29,312	\$ -	\$ -	\$ -	\$ 14,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,968
Developer Contributions	\$ 33,380	\$ 4,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,626
Miscellaneous Revenue	\$ -	\$ -	\$ 406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406
Interest Income	\$ -	\$ -	\$ 0	\$ 261	\$ 287	\$ 184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 732
Total Revenues	\$ 62,692	\$ 5,130	\$ 231,602	\$ 689	\$ 15,844	\$ 184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,140
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 3,264	\$ 2,776	\$ 2,984	\$ 2,872	\$ 372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,268
Audit Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,180
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Reamortization	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Dissemination	\$ 429	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,992
Dissemination Software	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ 2,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,831
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,600
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage & Delivery	\$ 27	\$ 28	\$ 7	\$ 147	\$ 15	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ -	\$ 326	\$ 1,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,351
Contingency	\$ 38	\$ 38	\$ 38	\$ 82	\$ 73	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 22,448	\$ 9,487	\$ 8,873	\$ 7,919	\$ 5,136	\$ 4,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,148

Willowbrook
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Property Insurance	\$ 7,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,839
Field Management	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 13,000	\$ -	\$ -	\$ 5,454	\$ 5,454	\$ 10,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,048
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ 587	\$ 59	\$ 59	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 805
Streetlights	\$ 5,043	\$ 5,118	\$ 5,195	\$ 5,044	\$ 5,044	\$ 5,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,489
Water & Sewer	\$ 8,394	\$ 7,571	\$ 20,082	\$ 1,873	\$ 2,116	\$ 2,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,669
Aquatic Maintenance	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,650
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,790
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ 2,012	\$ -	\$ 2,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,247
Subtotal Operations & Maintenance	\$ 36,051	\$ 16,301	\$ 28,361	\$ 15,455	\$ 15,689	\$ 20,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,787
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Expenses	\$ 1,979	\$ 1,979	\$ 1,979	\$ 1,979	\$ 1,979	\$ 1,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,875
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 1,979	\$ 1,979	\$ 1,979	\$ 1,979	\$ 1,979	\$ 1,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,875
Total Expenditures	\$ 60,478	\$ 27,767	\$ 39,213	\$ 25,354	\$ 22,804	\$ 27,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,810
Excess (Deficiency) of Revenues over Expenditures	\$ 4,193	\$ (20,658)	\$ 194,368	\$ (22,686)	\$ (4,980)	\$ (24,993)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,331

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$278,686	
Reserve Fund Balance	\$278,686	
Bonds Outstanding - 05/20/2024		\$8,900,000
Special Call Expense - 08/01/25		(\$50,000)
Special Call Expense - 11/01/25		(\$960,000)
Special Call Expense - 02/01/26		(\$5,000)
Current Bonds Outstanding		\$7,885,000

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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	2024 AA1 Debt		Total
							General Fund	Service	
11/26/25	11/08-11/15/25	\$2,634.41	(\$105.37)	(\$50.58)	\$0.00	\$2,478.46	\$883.19	\$1,595.27	\$2,478.46
12/08/25	11/16-11/25/25	\$384,623.86	(\$15,384.02)	(\$7,384.80)	\$0.00	\$361,855.04	\$128,946.06	\$232,908.98	\$361,855.04
12/08/25	INV# 4652360 & 4652361	(\$9,313.44)	\$0.00	\$0.00	\$0.00	(\$9,313.44)	(\$3,318.82)	(\$5,994.62)	(\$9,313.44)
12/19/25	11/26-11/30/25	\$2,634.41	(\$105.37)	(\$50.58)	\$0.00	\$2,478.46	\$883.19	\$1,595.27	\$2,478.46
12/31/25	12/01-12/15/25	\$312,257.44	(\$12,490.72)	(\$5,995.33)	\$0.00	\$293,771.39	\$104,684.64	\$189,086.75	\$293,771.39
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$1,200.78	\$1,200.78	\$427.89	\$772.89	\$1,200.78
02/13/26	01/01-01/31/26	\$2,634.41	(\$52.68)	(\$51.63)	\$0.00	\$2,530.10	\$901.59	\$1,628.51	\$2,530.10
TOTAL		\$ 695,471.09	\$ (28,138.16)	\$ (13,532.92)	\$ 1,200.78	\$ 655,000.79	\$ 233,407.74	\$ 421,593.05	\$ 655,000.79

76%	Net Percent Collected
\$211,148.93	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

KRPC WILLOWBROOK 2026-01		Net Assessments	\$	58,624.03	\$	58,624.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	
10/8/25	10/1/25	5247	\$ 29,312.01	\$ 29,312.01	\$ 29,312.01	
2/4/26	2/1/26	5290	\$ 14,656.01	\$ 14,656.01	\$ 14,656.01	
	5/1/26		\$ 14,656.01		\$ -	
			\$ 58,624.03	\$ 43,968.02	\$ 43,968.02	

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
Willowbrook CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Willowbrook Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **3** voters within the Willowbrook Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads 'Melony M. Bell'. The signature is written in a cursive style.

Melony M. Bell
Supervisor of Elections
Polk County, Florida