

Willowbrook
Community Development District

Adopted Budget
FY2027



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Series 2024 Debt Service Fund
9-10	Series 2024 Amortization Schedule
11	Series 2025 Debt Service Fund
12-13	Series 2025 Amortization Schedule

Willowbrook
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	\$ 367,275	\$ 374,224	\$ -	\$ 374,224	\$ 594,234
Developer Contributions	\$ 38,530	\$ 37,626	\$ 1,618	\$ 39,244	\$ 13,343
Miscellaneous Revenue	\$ -	\$ 406	\$ -	\$ 406	\$ -
Interest Income	\$ -	\$ 2,034	\$ 300	\$ 2,334	\$ -
Total Revenues	\$ 405,805	\$ 414,290	\$ 1,918	\$ 416,208	\$ 607,577
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 3,000	\$ 5,800	\$ 12,000
FICA Expenses	\$ 918	\$ -	\$ -	\$ -	\$ 918
Engineering	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Attorney	\$ 20,000	\$ 17,328	\$ 6,600	\$ 23,928	\$ 25,000
Annual Audit	\$ 2,950	\$ 4,450	\$ -	\$ 4,450	\$ 4,600
Assessment Administration	\$ 6,180	\$ 6,180	\$ -	\$ 6,180	\$ 6,489
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Reamortization	\$ -	\$ 600	\$ -	\$ 600	\$ 500
Dissemination	\$ 6,150	\$ 4,529	\$ 1,538	\$ 6,067	\$ 6,458
Disclosure Software	\$ 2,500	\$ 1,500	\$ -	\$ 1,500	\$ 2,500
Trustee Fees	\$ 8,890	\$ 3,281	\$ 5,609	\$ 8,890	\$ 8,890
Management Fees	\$ 41,200	\$ 30,900	\$ 10,300	\$ 41,200	\$ 43,260
Information Technology	\$ 1,947	\$ 1,460	\$ 487	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 974	\$ 325	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 500	\$ 291	\$ 150	\$ 441	\$ 650
Insurance	\$ 5,000	\$ 5,300	\$ -	\$ 5,300	\$ 5,831
Printing & Binding	\$ 500	\$ 10	\$ 125	\$ 135	\$ 500
Legal Advertising	\$ 5,000	\$ 1,351	\$ 1,250	\$ 2,601	\$ 5,000
Contingency	\$ 1,500	\$ 458	\$ 375	\$ 833	\$ 1,500
Office Supplies	\$ 625	\$ 15	\$ 50	\$ 65	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 125,733	\$ 82,051	\$ 34,008	\$ 116,060	\$ 136,703

Willowbrook
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY2027
<u><i>Operations & Maintenance</i></u>					
Property Insurance	\$ 7,500	\$ 7,839	\$ -	\$ 7,839	\$ 7,385
Field Management	\$ 15,000	\$ 10,000	\$ 3,750	\$ 13,750	\$ 15,750
Landscape Maintenance	\$ 65,182	\$ 52,094	\$ 16,361	\$ 68,455	\$ 78,350
Landscape Replacement	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Streetlights	\$ 27,566	\$ 45,622	\$ 15,300	\$ 60,922	\$ 68,000
Electric	\$ 5,000	\$ 2,053	\$ 1,800	\$ 3,853	\$ 5,000
Water & Sewer	\$ 35,000	\$ 52,165	\$ 7,500	\$ 59,665	\$ 65,000
Aquatic Maintenance	\$ 6,500	\$ 14,200	\$ 7,100	\$ 21,300	\$ 21,720
Irrigation Repairs	\$ 7,500	\$ 3,328	\$ 1,875	\$ 5,203	\$ 7,500
General Repairs and Maintenance	\$ 15,000	\$ 719	\$ 3,750	\$ 4,469	\$ 15,000
Field Contingency	\$ 7,500	\$ 7,652	\$ -	\$ 7,652	\$ 12,500
Subtotal Field Expenditures	\$ 204,248	\$ 195,673	\$ 63,686	\$ 259,358	\$ 311,205
<u><i>Amenity Expenditures</i></u>					
Amenity - Electric	\$ 8,228	\$ -	\$ 1,371	\$ 1,371	\$ 14,400
Amenity - Water	\$ 7,472	\$ -	\$ 1,245	\$ 1,245	\$ 15,000
Playground Expenses	\$ 23,749	\$ 17,812	\$ 7,787	\$ 25,599	\$ 31,150
Internet	\$ 833	\$ -	\$ 139	\$ 139	\$ 1,000
Pest Control	\$ 240	\$ 225	\$ 345	\$ 570	\$ 1,320
Janitorial Service	\$ 4,902	\$ -	\$ 817	\$ 817	\$ 15,800
Amenity Management	\$ 4,167	\$ 4,041	\$ 1,888	\$ 5,929	\$ 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	\$ 330	\$ 833	\$ 1,163	\$ 10,000
Subtotal Amenity Expenditures	\$ 75,824	\$ 22,408	\$ 18,382	\$ 40,790	\$ 159,670
Total Operations & Maintenance	\$ 280,072	\$ 218,081	\$ 82,068	\$ 300,149	\$ 470,874
Total Expenditures	\$ 405,805	\$ 300,132	\$ 116,076	\$ 416,208	\$ 607,577
Excess Revenues/(Expenditures)	\$ -	\$ 114,158	\$ (114,158)	\$ -	\$ -

Product Type	Units	Net Assessments	Net Per Unit	Less: Developer Contribution	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Phase 1 North	235	\$214,063.92	\$910.91	\$0.00	\$214,063.92	\$910.91	\$979.47
Phase 2 North	199	\$181,271.15	\$910.91	\$12,121.15	\$169,150.00	\$850.00	\$913.98
Phase 1 South	121	\$110,220.15	\$910.91	\$0.00	\$110,220.15	\$910.91	\$979.47
Phase 2 South	112	\$102,021.96	\$910.91	\$1,221.96	\$100,800.00	\$900.00	\$967.74
	667	\$607,577.18		\$13,343.11	\$ 594,234.07		

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.

Employer FICA Expense

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

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.

Willowbrook

Community Development District

General Fund Narrative

Reamortization

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

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).

Willowbrook

Community Development District

General Fund Narrative

Printing & Binding

Represents costs for printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

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.

Willowbrook

Community Development District

General Fund Narrative

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).

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.

Willowbrook
Community Development District
General Fund Narrative

Internet

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

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.

Willowbrook
Community Development District
Adopted Budget
Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Total Thru 9/30/26	Adopted Budget FY2027
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	-----------------------------

Revenues

Special Assessments	\$ 628,550	\$ 570,054	\$ -	\$ 570,054	\$ 557,500
Interest	\$ 20,813	\$ 24,383	\$ 2,032	\$ 26,415	\$ 13,207
Carry Forward	\$ 371,608	\$ 1,549,729	\$ -	\$ 1,549,729	\$ 318,687
Total Revenues	\$ 1,020,971	\$ 2,144,165	\$ 2,032	\$ 2,146,197	\$ 889,394

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	\$ 1,548,642	\$ -	\$ 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	\$ 316,655	\$ 2,032	\$ 318,687	\$ 333,606
---------------------------------------	-------------------	-------------------	-----------------	-------------------	-------------------

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	Principal		Interest		Total
11/01/26	\$	7,780,000.00	\$	-	\$	222,893.75	\$ 222,893.75
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	
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	

Willowbrook
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
11/01/26	\$	7,780,000.00	\$	-	\$	222,893.75	\$ 222,893.75
11/01/41	\$	5,285,000.00	\$	-	\$	154,814.38	\$ 556,378.75
05/01/42	\$	5,285,000.00	\$	250,000.00	\$	154,814.38	
11/01/42	\$	5,035,000.00	\$	-	\$	147,783.13	\$ 552,597.50
05/01/43	\$	5,035,000.00	\$	265,000.00	\$	147,783.13	
11/01/43	\$	4,770,000.00	\$	-	\$	140,330.00	\$ 553,113.13
05/01/44	\$	4,770,000.00	\$	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
			\$	7,780,000.00	\$	8,527,917.50	\$ 16,307,917.50

Willowbrook
Community Development District
Adopted Budget
Series 2025 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Total Thru 9/30/26	Adopted Budget FY2027
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 698,068
Interest	\$ -	\$ 23,603	\$ 1,967	\$ 25,569	\$ 12,785
Carry Forward	\$ -	\$ 686,990	\$ -	\$ 686,990	\$ 8,488
Total Revenues	\$ -	\$ 710,592	\$ 1,967	\$ 712,559	\$ 719,341
Expenditures					
Interest Expense - 11/1	\$ -	\$ 56,326	\$ -	\$ 56,326	\$ 281,630
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Interest Expense - 5/1	\$ -	\$ 281,630	\$ -	\$ 281,630	\$ 281,630
Total Expenditures	\$ -	\$ 337,956	\$ -	\$ 337,956	\$ 698,260
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (366,115)	\$ -	\$ (366,115)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (366,115)	\$ -	\$ (366,115)	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 6,521	\$ 1,967	\$ 8,488	\$ 21,081

Interest Expense 11/1/27	\$ 278,846
Total	\$ 278,846

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50' - Phase 2 North	199	\$ 446,674	\$ 2,245	\$ 2,414
Single Family - 50' - Phase 2 South	112	\$ 251,394	\$ 2,245	\$ 2,414
	311	\$ 698,068		

Willowbrook
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
11/01/26	\$	9,900,000.00	\$	-	\$	281,630.00	\$ 281,630.00
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	
11/01/41	\$	6,940,000.00	\$	-	\$	202,394.38	\$ 697,840.00
05/01/42	\$	6,940,000.00	\$	300,000.00	\$	202,394.38	
11/01/42	\$	6,640,000.00	\$	-	\$	193,919.38	\$ 696,313.75

Willowbrook
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal	Interest	Total
11/01/26	\$	9,900,000.00	\$ -	\$ 281,630.00	\$ 281,630.00
05/01/43	\$	6,640,000.00	\$ 315,000.00	\$ 193,919.38	
11/01/43	\$	6,325,000.00	\$ -	\$ 185,020.63	\$ 693,940.00
05/01/44	\$	6,325,000.00	\$ 335,000.00	\$ 185,020.63	
11/01/44	\$	5,990,000.00	\$ -	\$ 175,556.88	\$ 695,577.50
05/01/45	\$	5,990,000.00	\$ 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	\$ 11,248,783.75	\$ 21,148,783.75