Community Development District

Approved Proposed Budget FY 2025/2026



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Community Development District Approved Proposed Budget General Fund

		Approved Proposed	Α	ctuals Thru	Pro	jected Next	Pro	ojected Thru		Approved Proposed
Description		Budget FY2025		3/31/25		6 Months		9/30/25		Budget FY2026
REVENUES:										
Special Assessments - On Roll	\$		\$		\$	3.00	\$	*	\$	
Developer Contribution		586,594		87,192		245,681		332,873		825,692
Interlocal-Governmental Revenue**		113,241				68,788		68,788		139,084
TOTAL REVENUES	\$	699,834	\$	87,192	\$	314,469	\$	401,661	\$	964,776
EXPENDITURES:										
Administrative										
Engineering	\$	20,000	\$		\$	20,000	\$	20,000	\$	20,000
Attorney	Ф	20,000	φ	16,897	Ф	20,000	Ф		Ф	
Annual Audit		4,900						36,897		40,000
Assessment Administration		-		2 2		4,900		4,900		4,900
		2,500				::0		(A)		2,500
Arbitrage Rebate		2.500		-				4		550
Dissemination Agent		2,500		•				2.00		2,500
Trustee Fees		26,000		5.540		04.000		04.545		4,000
Management Fees		36,000		7,742		24,000		31,742		36,000
Property Appraiser		150		•		100		100		150
Information Technology		1,000		215		215		430		1,000
Website Maintenance		2,000		430		430		860		2,000
Postage & Delivery		800		3		10		13		800
Insurance General Liability		5,000		U.54		5,000		5,000		8,879
Printing & Binding		500		8		50		58		500
Legal Advertising		15,000		11,184		2,000		13,184		5,000
Other Current Charges		1,000		73		500		573		1,000
Office Supplies		100		S.#S		50		50		100
Dues, Licenses & Subscriptions		175		9		175		175		175
Fist Quarter Operating Capital		:¥:		1/ <u>2</u> 6		3		127		253,060
TOTAL ADMINISTRATIVE	\$	111,625	\$	36,551	\$	77,430	\$	113,981	\$	383,114
Operations & Maintenance										
Field Expenditures										
Field Management	\$	13,000	\$	1,101	\$	6,609	\$	7,710	\$	13,212
Utilities - Irrigation		4,800		: <u>*</u> :				:52		4,800
Landscape Maintenance		110,000		12,383		74,298		86,681		148,596
Mulch		40,000		:55				(#)		45,000
Pest Control		1,000		4.05=		0.043				1,000
Lake Maintenance		22,200		1,335		8,010		9,345		16,020
Wetlands/Preserves Pressure Washing		5,000				E 000		F 000		5,000
Contingency		5,000 10,000		(9)		5,000		5,000		5,000
				/E)						10,000
TOTAL FIELD EXPENDITURES	\$	211,000	\$	14,819	\$	93,917	\$	108,736	\$	248,628

Community Development District
Approved Proposed Budget
General Fund

	Pro	proved oposed udget	Actı	als Thru	Proj	ected Next	Proj	ected Thru	P	pproved roposed Budget
Description		72025	3,	/31/25	6	Months	9	/30/25		FY2026
Amenity *						44.406		45.056	<b>.</b>	02.200
Management Fees	\$	82,211	\$	6,851	\$	41,106	\$	47,956	\$	82,200
Access Control		2,867				602		602		2,867
Alarm Monitoring		1,638				595		595		1,020
Pool Monitoring		1,000				595		595		1,020
Utility - Electric		27,847		1,823		9,000		10,823		22,800
Utility - Water & Sewer		20,066				2,100		2,100		7,200
Cable/Internet Services		3,686		*		1,297		1,297		2,220
Telephone		3,522		7		40.606		40.000		44064
Property Insurance		19,636		-		19,636		19,636		14,861
Landscape Maintenance		26,823		1,305		7,830		9,135		15,660
Landscape Replacement		4,095		2		560		*		4,095
Pest Control		819		×		390		390		780
Pool & Spa Maintenance		34,399		2,000		12,000		14,000		24,000
Repairs and Maintenance		10,000		9€		10,000		10,000		29,485
Janitorial Maintenance		45,000		2,450		14,100		16,550		28,200
Janitorial Supplies		2,252				1,314		1,314		2,252
Office Equipment Maintenance		2,662		-		1,553		1,553		2,662
Office Supplies/Clubhouse Supplies		4,000		₹.		2,333		2,333		4,000
Air Conditioning Maintenance		2,300		2.5		1,342		1,342		2,300
Fitness Equipment Lease		16,411				9,573		9,573		16,411
Fitness Equipment Maintenance		6,150		: *:		3,106		3,106		5,324
Window Cleaning/Pressure Cleaning		5,325		-		(e)				5,325
Porter Service		4,400		(*)		2,567		2,567		4,400
Trash Collection		800		-		467		467		800
Special Events		10,000		(★)		10,000		10,000		18,682
Holiday Lighting		17,300		-		13,010		13,010		13,010
Contingency		10,000								9,460
Capital Reserve		12,000						-		12,000
TOTAL AMENITY*	\$	377,209	\$	9,979	\$	164,514	\$	178,943	\$	333,034
TOTAL EXPENDITURES	\$	699,834	\$	61,349	\$	335,861	\$	401,660	\$	964,776
SUCRES DESIRABLES (PUREAUDITIDES	¢		\$	25,843	\$	(21,392)	\$		\$	
*Amenity as transferred in February from W		Creek CDD		23,043	4	(21,372)	- 4			
*** Interlocal-Governmental Expense will be				25.						
										ntribution
								ssessments		825,692
				(	olle	ction Fees &				52,704
						Gro	oss A	ssessments	\$	878,396
								No. of Units		976
						Per Unit As	sessi	ments (Net)	\$	846
				Dor H	ate No	ssessments	Cro	ec/tay hill)	¢	900

# Community Development District Proposed Budget Exhibit A - Shared costs

Description  Special Assessments - On Roll Special Assessments - Direct Developer Contribution Interlocal-Governmental Revenue Carry Forward Surplus	Propos Budg FY 20 23.91	et 25		low Creek II CDD - - - 68,788 -
TOTAL REVENUES	\$		\$	68,788
Administrative Supervisor Fees FICA Taxes Engineering Attorney Annual Audit Assessment Administration Arbitrage Rebate Dissemination Agent Trustee Fees Management Fees Property Appraiser Information Technology Website Maintenance Postage & Delivery Insurance General Liability Printing & Binding Legal Advertising Other Current Charges Office Supplies Dues, Licenses & Subscriptions	\$			
TOTAL ADMINISTRATIVE	\$		n je	
Operations & Maintenance Field Expenditures  Field Management Utilities - Electric Utilities - Streetlights Utilities - Water & Sewer Irriagion Maintenance Landscape Maintenance Mulch Pest Control Lake Maintenance Wetlands/Preserves Pressure Washing Contingency  TOTAL FIELD EXPENDITURES	20,7	235	\$ 1	7,707 86,681 9,345 5,000

w Creek
CDD
3*
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39,084
9,084
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-
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2
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13,212
)e:
4,800
18,596
1,000
L6,020
5,000
5,000 10,000
8,628

	ľ	Estimated Budget
		it Buildout
	\$	274,104 - 765,175 -
	\$	1,039,279
	\$	10,000 30,000 4,900 2,000 550 2,675 5,000 38,934 150 1,000 1,605 1,200 7,575 500 1,000 1,220 100 175
	S	108,584
	\$	27,682 4,800 80,000 1,200 4,800 180,000 - 1,000 22,000 30,000 105,000
İ	5	466,482

# Community Development District Proposed Budget Exhibit A - Shared costs

17-1	ELEN COS		168		
Description	Proposed Budget FY 2025 23.91%	Willow Creek II CDD	Proposed Budget FY 2026 23.91%	Willow Creek II CDD	Estimated Budget at Buildout
Amenity Management Fees Access Control Alarm Monitoring Pool Monitoring Utility - Electric Utility - Water & Sewer Cable/Internet Services Telephone Property Insurance Landscape Maintenance Landscape Maintenance Landscape Replacement Pest Control Pool & Spa Maintenance Repairs and Maintenance Janitorial Maintenance Janitorial Supplies Office Equipment Maintenance Office Supplies/Clubhouse Supplies Air Conditioning Maintenance Fitness Equipment Lease Fitness Equipment Maintenance Window Cleaning/Pressure Cleaning Porter Service Trash Collection Special Events Holiday Lighting Contingency Capital Reserve	\$ 11,467 144 142 2,588 502 310 4,695 2,184 93 3,348 2,391 3,957 314 371 558 321 2,289 743 614 112 2,391 3,111	9,135 390 14,000 10,000 16,550 1,314 1,553 2,333 1,342 9,573 3,106 	\$ 19,655 686 244 244 5,452 1,722 531 3,553 3,745 979 187 5,739 7,050 6,743 538 637 956 550 3,924 1,273 1,273 1,052 191 4,467 3,111 2,262 2,869	\$ 82,200 2,867 1,020 1,020 22,800 7,200 2,220 14,861 15,660 4,095 780 24,000 29,485 28,200 2,252 2,662 4,000 2,300 16,411 5,324 5,325 4,400 800 18,682 13,010 9,460 12,000	\$ 100,000 2,867 1,638 12,831 27,847 20,066 3,686 3,522 19,636 26,823 4,095 819 34,399 29,485 50,000 2,252 2,662 6,962 2,293 6,143 5,324 4,423 819 12,285 18,682 40,000 12,655 12,000
TOTAL AMENITY	\$ 42,788	\$ 178,943	\$ 79,633	\$ 333,034	\$ 464,214
TOTAL EXPENDITURES	\$ 68,788	\$ 287,676	\$ 139,084	\$ 581,662	<b>5</b> 1,039,279

### Community Development District Budget Narrative

FY 2025/2026

#### REVENUES

#### **Developer Contribution**

The District entered into a funding agreement with the developer to fund all general operating expenditures for the Fiscal Year

#### Interlocal-Governmental Revenue

Interlocal agreement with Willow Creek CDD to reimburse for the Amenity shared cost

**Expenditures - Administrative** 

#### **Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

#### Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

#### **Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

#### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

#### **Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

#### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-North Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

#### **Property Appraiser**

The Brevard County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

#### **Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS-NF, LLC.

#### Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

#### Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

#### Community Development District Budget Narrative

FY 2025/2026

#### Expenditures - Administrative (continued)

#### **Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

#### **Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of

#### **Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

#### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

#### Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

#### First Quarter Operating Captial

To pay invoices for the 1st quarter of the Fisca Year.

#### Expenditures - Field

#### Field Management

	Description	Vendor	monthly	Total
	Field operations	GMSNF, LLC	\$1,101	\$13,212
Landscape Mainte				
The district has con	ntract with Weber Environmental Services	for a monthly fee of \$12,383.		
	Description	Vendor	monthly	Total
	Lawn Maintenance service (40)	Weber Environmental	\$7,755	\$93,055
		Weber Environmental	3,315	39,784
	Shrub Pruning (12) Horticultural Service (4)	Weber Environmental Weber Environmental	3,315 612	39,784 7,338
	Shrub Pruning (12)	***************************************	,	

#### Mulch

The district has contract with Weber Landscaping to maintain the mulch through out the district.

#### **Pest Control**

Cost for pest control throughout the district's common area.

#### **Lake Maintenance**

The district has a proposal with Solitude Lake Management for maintenance of algae, border grass and invasive exotic plant control for 2 lakes.

Description	Vendor	monthly	Total
Lake Management	Solitude Lake Mgmt.	\$1,335	\$16,020

#### Wetlands/Preserves

Cost for wetlands/preserves maintenance.

#### **Pressure Washing**

Cost to pressure wash district's common area infrastructure.

#### Contingency

Any other miscellaneous expenses that are incurred during the year.

### Community Development District Budget Narrative

FY 2025/2026

Expenditure	s - Amenity			
Management l	Fees			
	ntracted CALM II to manage the Amenity for 32 hours	per week.		
	Description	Vendor	monthly	Total
	Amenity Mgmt.	CALM II	\$6,850	\$82,200
Access Contro	1			
The District co	ntracted with Strada Security to monitor the Amenity			
	Description	Vendor	monthly	Total
	Security System Montoring at Amenity Center	Strada Security	\$86	\$1,032
	Contingency	Strada Security		\$1,835
		Total	\$86	\$2,867
- Alarm Monito	ring	5		
Cost for fire ala	rm monitoring.			
Utilities - Elec	tric			
FPL electric me	eters for the Clubhouse and pool.			
	Location	Vendor	monthly	Total
	1756 Pecorino Ct Clubhouse	FPL	\$600	\$7,200
	1756 Pecorino CT Pool	FPL	\$1,300	\$15,600
		Total	\$1,900	\$22,800
Utilities - Wat	er and Sewer			
Cost for water	and sewer at the Clubhouse.			
	Location	Vendor	monthly	Total
(A)	1756 Pecorino Ct	City of Titusville	\$600	\$7,200
Cable/Interne	t Service			
Cost for cable/	TV and internet service at the Clubhouse.			
	Location	Vendor	monthly	Total
	1756 Pecorino Ct	Spectrum	\$185	\$2,220
Property Insu				
	roperty Liability Insurance policy is with Florida Ins	surance Alliance. Florida Ins	surance Alliance s <sub>l</sub>	pecializes in pro
insurance cove	rage to governmental agencies			
Landscape Ma				
The District co	ntracted Weber Environmental Service to maintain th	ne lawn through the amenity		
	Description	Vendor	monthly	Total
	Lawn Maintenance service (40)	Weber Environmental	\$711	\$8,527
	Shrub Pruning (12)	Weber Environmental	371	4,451
	Horticultural Service (4)	Weber Environmental	133	1,593
			0.4	4.000

#### **Landscape Replacement**

The District contracted Weber Environmental Service replace seasonal flowers, mulch, and trees

#### **Pest Control**

The District contracted Massey Services for pest control around the clubhouse.

Irrigation inspection (12)

Total

Description	Vendor	Quarterly	Total
Pest control	Massey Services	\$195	\$780

Weber Environmental

1,089

\$15,660

91

\$1,305

## Community Development District Budget Narrative

FY 2025/2026

#### Expenditures - Amenity (continued)

#### Pool & Spa Maintenance

The District contracted with Loggins Pools LLC to maintain the pool 3 times weekly to vacuuming, scrubbing walls, scrubbing tiles, netting debris, emptying skimmer and baskets and cleaning filters.

Description	Vendor	monthly	Total
Pool service	Loggins Pools LLC	\$2.000	\$24,000

#### **Repairs and Maintenance**

Cost for general repairs and maintenance of the clubhouse.

#### **Janitorial Maintenance**

The District contracted Clean Star Services of Central Florida Inc to clean the Kich, bar area, Gym, drinking fountains, exterior patio, exterior pool area.

Description	Vendor	monthly	Total
Cleaning service 3 times a week	CSS	\$2,300	\$27,600
Trash collection twice a week	CSS	\$50	\$600
	Total	\$2,350	\$28,200

#### **Janitorial Supplies**

Cost for cleaning supplies.

#### **Office Equipment Maintenance**

Cost for office equipment maintenance.

#### Office/Clubhouse Supplies

Cost for office/clubhouse supplies.

#### **Air Conditioning Maintenance**

Cost for the clubhouse A/C unit.

#### **Fitness Equipment Lease**

Cost to lease fitness equipment.

#### **Fitness Equipment Maintenance**

Cost for equipment maintenance.

#### Window Cleaning/Pressure Cleaning

Cost to cleaning and pressure wash windows and clubhouse infrastructure.

#### **Porter Service**

Cost for repairing, cleaning, hand cleaning trash, and litter, disinfecting areas when needed.

#### **Trash Collection**

The District will contract with a waste management company to collect the trash at clubhouse.

#### **Special Events**

Cost for special events

#### **Holiday Lighting**

Cost for Holiday Lighting at Clubhouse.

#### Contingency

Any other miscellaneous expenses that are incurred during the year.

#### **Capital Reserves**

Capital Reserve for future projects.