

Boggy Creek Improvement District

12051 Corporate Boulevard Orlando, FL 32817; Phone: 407-723-5900

www.boggycreekid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Boggy Creek Improvement District which will be held **Tuesday, October 20, 2020 at 3:30 p.m.** using telephonic conferencing due to the COVID-19 Executive Order 20-246. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956
Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

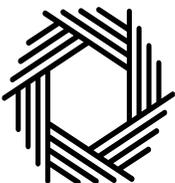
- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Discussion regarding Executive Order 20-246**
- 2. **Consideration of the Minutes of the September 21, 2020 Board of Supervisors' Meeting**

Business Matters

- 3. **Matters Pertaining to Local Alternative Mobility Network ("LAMN")**
 - a) **Presentation Regarding LAMN** (*provided under separate cover*)
 - b) **Presentation of Preliminary Operation and Maintenance Assessment Methodology Report**
 - c) **Interlocal Agreement Among the District, the Boggy Creek Improvement District, the Greenway Improvement District, the Myrtle Creek Improvement District and the Poitras East Community Development District Regarding Maintenance of the Greenlink Improvements within the Local Alternative Mobility Network Improvements**
 - d) **Consideration of Second Amended and Restated Engineer's Report for Capital Improvements for Infrastructure**
- 4. **Consideration of FY 2020 Audit Engagement Letter** (*provided under separate cover*)
- 5. **Ratification of Requisition Nos. 2018-170 – 2018-173 in September 2020 in an amount totaling \$7,151.53**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in September 2020 in an amount totaling \$130,374.34**
- 7. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
- 8. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer



pfm

4. Construction Supervisor
- B. Supervisor Requests

Adjournment



BOGGY CREEK IMPROVEMENT DISTRICT

**Executive Order
20-246**

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-246

(Emergency Management – COVID 19 – Local Government Public Meetings)

WHEREAS, Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, expires on October 1, 2020, unless extended.

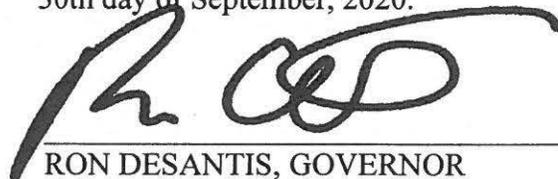
NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, subject to the condition of Section 2 below, until 12:01 a.m. November 1, 2020. This order supersedes Section 4 of Executive Order 20-69.

Section 2. This order shall not apply to election canvassing boards.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 30th day of September, 2020.


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2020 SEP 30 PM 4:50

FILED

Notice of Meeting Schedule
Boggy Creek Improvement District

The Board of Supervisors of the Boggy Creek Improvement District will hold its meetings for the Fiscal Year 2021 at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd., Orlando, FL 32827 at 3:30 p.m. on the third Tuesday of each month unless otherwise noted below.

October 20, 2020
November 10, 2020
December 15, 2020
January 19, 2021
February 16, 2021
March 16, 2021
April 20, 2021
May 18, 2021
June 15, 2021
July 20, 2021
August 17, 2021
September 21, 2021

*While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at **1-844-621-3956; Access Code: 796 580 192#**. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at (407) 723-5935 to facilitate the Board's consideration of such questions and comments during the meeting.*

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager's office, 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 723-5900. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jennifer Walden
District Manager

Run date: October 6, 2020

BOGGY CREEK IMPROVEMENT DISTRICT

**Minutes of the September 21, 2020
Board of Supervisors' Meeting**

BOGGY CREEK IMPROVEMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Monday, September 21, 2020, at 11:00 a.m. via telephonic conferencing due to the COVID-19 Executive Order 20-193.

Present via phone:

Richard Levey	Chairperson
Thad Czapka	Assistant Secretary
Chad Tinetti	Assistant Secretary
Jamie Bennett	Assistant Secretary

Also attending via phone:

Lynne Mullins	PFM
Jennifer Walden	PFM
Tucker Mackie	Hopping Green & Sams
Deb Sier	Hopping Green & Sams
Jeff Newton	Donald W. McIntosh Associates
Larry Kaufmann	Construction Supervisor & Construction Committee Member
Matt McDermott	Construction Committee Member
Sean Cusack	Down to Earth
JC Nowotny	Down to Earth

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey asked for any public comments. There were no comments at this time.

THIRD ORDER OF BUSINESS

Discussion Regarding Executive Order 20-193

Ms. Walden stated the Executive Order is included in the packet which states the District is able to hold their meetings via telephonic conferencing due to the COVID-19 situation. Also included is a proof of the ad that notes the Executive Order as well as the telephonic conferencing information so the public can join.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the August 18, 2020, Board of Supervisors' Meeting

Board Members reviewed the minutes from the August 18, 2020, Board of Supervisors' Meeting. Dr. Levey provided edits to the minutes.

On Motion by Mr. Czapka, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the August 18, 2020, Board of Supervisors' Meeting, as amended.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-12, Re-setting the location for the Landowner's Election.

Ms. Walden stated the Board had previously adopted Resolution 2020-06, which set the date, time, and location for the Landowners' Election. Unfortunately, the location chosen is still not ready to open for the District's use. This Resolution amends the location for the Landowner Election to the Courtyard Orlando Lake Nona at 6955 Lake Nona Boulevard, Orlando, FL 32827.

On Motion by Mr. Czapka, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2020-12, Re-Setting the Location for the Landowners' Election to the Courtyard Orlando Lake Nona, 6955 Lake Nona Boulevard, Orlando, Florida 32827.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-13, Re-Setting the Location for the Annual Meeting Schedule.

Ms. Walden noted the District needs to amend the location for the Annual Meeting Schedule to also be held at the Courtyard Orland Lake Nona, 6955 Lake Nona Blvd., Orlando, FL 32827.

On Motion by Mr. Czapka, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2020-13, Re-Setting the Location for the Annual Meeting Schedule to the Courtyard Orlando Lake Nona, 6955 Lake Nona Boulevard, Orlando, Florida 32827.

SEVENTH ORDER OF BUSINESS

Consideration of Extending Existing Laureate Boulevard Landscape and Irrigation Maintenance Services Agreement with Down to Earth (Section 3)

The Board previously agreed to defer the decision to extend the Existing Laureate Boulevard Landscape and Irrigation Maintenance Services Agreement with Down to Earth until today to allow for a month of monitoring their performance. Mr. McDermott explained Down to Earth has corrected all of their deficiencies and they are back to meeting the District's specifications. He recommended renewing their contract.

Ms. Mackie stated District staff brought this to the attention of the Board at the last meeting as the existing contract with Down To Earth requires the District to provide notice in the event it wants to renew the contract pursuant to the terms of the RFP. Given the deficiencies noted by District staff, the Board determined at the last meeting to postpone their decision in the hopes that the deficiencies would be corrected by the contractor, which they were. Ms. Mackie requested a motion to authorize District staff to transmit a notice of renewal to Down to Earth.

Dr. Levey noted the sister District approved the recommendation of District Counsel to make a motion to direct District staff to send the letter to Down to Earth to extend the Contract for a second year.

Mr. Cusack thanked the Board on behalf of Down to Earth.

On Motion by Ms. Bennett, second by Ms. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District authorized District staff to issue the letter extending existing Laureate Boulevard Landscape and Irrigation Maintenance Services Agreement with Down to Earth.

EIGHTH ORDER OF BUSINESS

**Ratification of Requisition
Nos. 2018-166 – 2018-169 paid
in August 2020 in the amount
totaling \$101,999.58**

Board Members reviewed Requisition Nos. 2018-166 – 2018-169 paid in August 2020 in the amount totaling \$101,999.58.

On Motion by Mr. Czapka, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Requisition Nos. 2018-166 – 2018-169 paid in August 2020 in the amount totaling \$101,999.58.

NINTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures
paid in August 2020 in an
amount totaling \$51,190.42**

Board Members reviewed the Operation & Maintenance expenditures paid in August 2020 in an amount totaling \$51,190.42.

On Motion by Mr. Czapka, second by Ms. Bennett with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation & Maintenance Expenditures paid in August 2020 in an amount totaling \$51,190.42

TENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Mr. Kaufmann stated that there were no Work Authorizations for this Board.

ELEVENTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

Board Members reviewed the Statement of Financial Position and Budget to Actual YTD. Ms. Walden stated that the budget to actual and financials are through August 31, 2020. The District has had \$666,300.00 in expenses vs. an overall budget of \$910,500.00. The District is trending to come in at or below budget by the end of the Fiscal Year. While the Fiscal Year ends at the end of the month, the District will still take in invoices up to 60 days for expenses applicable to Fiscal Year 2020. There was no action required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Mackie introduced Ms. Sier to the Board who recently started at Hopping Green and Sams and will be assisting Ms. Mackie with this District.

District Manager –

Ms. Walden noted the next meeting will be going back to the third Tuesday of the month, which is October 20, 2020, at 3:30 p.m. Currently, the Executive Orders are slated to end this month and if that stays the same the District will need to meet in person at the Courtyard Orlando Lake Nona.

District Engineer –

Mr. Newton provided the Construction Status Memo (Exhibit A) and stated the Boggy ID portion of Nemours Parkway Phase 7 has been completed. The reimbursement of Greenway by Boggy is still on hold until the contractor finishes the monuments, which are delayed due to a material supply issue.

The traffic signal at Helios is done and has been accepted by the City. The District has paid the contractor, processed their retainage release on their final pay app and executed a certificate of final completion.

Construction Supervisor – No Report

District Landscape Supervisor- No Report

THIRTEENTH ORDER OF BUSINESS

**Supervisor and Audience
Comments & Adjournment**

There were no Supervisor requests or audience comments. Dr. Levey requested a motion to adjourn.

On Motion by Mr. Czapka, second by Ms. Bennett, with all in favor, the September 21, 2020, meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A



**DONALD W. McINTOSH
ASSOCIATES, INC.**

MEMORANDUM

DATE: September 21, 2020
TO: Boggy Creek Improvement District
Board of Supervisors
FROM: Donald W. McIntosh Associates, Inc.
District Engineer
RE: Construction Contract Status

Dear Board Members,

Please accept this correspondence as a current summary of our construction contract status. Listed below by project is a brief summary of recent contract activity. Copies of the latest Change Order logs are attached.

Nemours Parkway Phase 7 – Jr. Davis Construction Company, Inc.

CIVIL ENGINEERS

Construction Status: Upon completion of the monuments (delayed due to materials) and issuance of a Certificate of Final Completion for the work, Greenway Improvement District will be invoicing the Boggy Creek Improvement District for improvements within the BCID boundary.

LAND PLANNERS

Change Order (C.O.) Status: None

SURVEYORS

Recommended Motion: None

Traffic Signalization Improvements at the Intersection of Helios Boulevard and Lake Nona Boulevard – The New Florida Industrial Electric, Inc.



Construction Status: A Certificate of Final Completion has been issued for this work. The contractor's final pay application and the consultant's final invoice have been approved for payment with no retainage.

Should there be any questions, please do not hesitate to call.

Thank you.

End of memorandum.

c: Larry Kaufmann
Matt McDermott
Chris Wilson
Dan Young
Tarek Fahmy

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

**LAKE NONA SOUTH
Greenway Improvement District
Nemours Parkway Phase 7
Change Order Log
Jr. Davis**

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date	To Board	Approval Date	Notes
						\$6,312,276.78			
<u>1</u>	2/8/2019	Contract adjustment for revision to include scope of work for addendums/plans issued after bid date.		\$ 161,445.97	Approved	\$ 6,473,722.75	2/19/2019	2/19/2019	
<u>2</u>	5/20/2019	Add sanitary and reclaim service laterals intended to serve the Nemours Childrens's Hospital.		\$ 12,879.00	Approved	\$ 6,486,601.75	5/21/2019	5/21/2019	
<u>3</u>	9/12/2019	Contract Calendar Extension - Add 60 Days	60	\$ -	Approved	\$ 6,486,601.75	9/17/2019	9/17/2019	
<u>4</u>	9/19/2019	Landscaping and Irrigation Revisions		\$ 49,204.52	Approved	\$ 6,535,806.27	10/15/2019	10/15/2019	
<u>5</u>	1/15/2020	Modify Ramps at Nemours Hospital		\$ 17,168.75	Approved	\$ 6,552,975.02	1/21/2020	1/21/2020	
6	4/21/2020	Direct Owner Purchase Reconciliation		\$ (1,262,145.00)	Approved	\$ 5,290,830.02	4/21/2020	4/21/2020	
7	6/19/2020	Barish Avenue Modifications, Added Signage per Plan Revision, Monument Signs Landscape & Irrigation Restoration		\$ 3,877.19	Approved	\$ 5,294,707.21	7/21/2020	7/21/2020	

Boggy Creek Improvement District
Traffic Signalization Improvements at the Intersection of Helios Boulevard and Lake Nona Boulevard
Change Order Log
The New Florida Industrial Electric, Inc.

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date	To Board	Approval Date	Notes
						\$496,199.44			
1	8/2/2019	Steel Mast Arm Assembly, furnished and installed	0	\$ 5,567.85	Approved	\$501,767.29	8/20/2019	8/20/2019	
2	9/17/2019	Plan Changes between NOA and Permit Approval	0	\$ 15,597.11	Approved	\$517,364.40	9/17/2019	9/17/2019	
3	4/22/2020	Deduct 2-78' Mast Arms, Add 2-70' Mast Arms and Deduct 1 Assembly	0	\$ (16,593.85)	Approved	\$500,770.55	5/19/2020	5/19/2020	
4	5/19/2020	Light Fixture Replacement	0	\$ 5,829.24	Approved	\$506,599.79	5/19/2020	5/19/2020	approved up to \$6,000 at 5/19/20 meeting
5	6/12/2020	PCS Fiber Terminations	0	\$ 770.39	Approved	\$507,370.18	6/16/2020	6/16/2020	

BOGGY CREEK IMPROVEMENT DISTRICT

**Matters Pertaining to Local Alternative
Mobility Network (“LAMN”)**

BOGGY CREEK IMPROVEMENT DISTRICT

Presentation Regarding LAMN
(provided under separate cover)

BOGGY CREEK IMPROVEMENT DISTRICT

Preliminary Operation and Maintenance Assessment Methodology Report



PRELIMINARY LOCAL ALTERNATIVE MOBILITY NETWORK OPERATION & MAINTENANCE ASSESSMENT METHODOLOGY REPORT

October 2020

Prepared for:

Members of the Boards of Supervisors of the
Greenway Improvement District
Boggy Creek Improvement District
Myrtle Creek Improvement District
Poitras East Community Development District

Prepared on October 16, 2020

PFM Financial Advisors LLC
12051 Corporate Boulevard
Orlando, FL 32817



PRELIMINARY LOCAL ALTERNATIVE MOBILITY NETWORK OPERATION & MAINTENANCE ASSESSMENT METHODOLOGY REPORT

October 16, 2020

1.0 Introduction

1.1 Background

The community development districts have been established by the City of Orlando for the purpose of planning, financing, constructing, installing, and/or acquiring certain improvements, facilities and services in conjunction with the development of lands located within the districts: Greenway Improvement District ("GID"), Boggy Creek Improvement District ("BCID"), Myrtle Creek Improvement District ("MCID") and the Poitras East CDD ("PECDD"), collectively, the ("Districts") each of which is associated with its greater Lake Nona development in Orlando, Florida. A brief description of each District is provided herein.

GID: The GID is a community development district created pursuant to Chapter 190, F.S. by the City of Orlando ("City") Ordinance No. 0302244701 effective on February 24, 2003, as amended. The GID encompasses approximately 1,206 acres. The GID is a mixed-use project with a projected buildout of over 7,000 residential units, 650,000 square feet of non-residential space, 350 hotel rooms, over 1,000 specialty care units and civic space.

BCID: The BCID is a community development district created pursuant to Chapter 190, F.S. by the City of Orlando Ordinance 011126701 as amended, effective October 24, 2016. The BCID encompasses approximately 1,126 acres within the City of Orlando. The BCID is primarily comprised of non-residential commercial uses with a projected buildout of 5.5 million square feet of retail, office, hospital, warehouse and research space along with 450 apartment units and over 2,000 hotel rooms.

MCID: The MCID is a community development district created pursuant to Chapter 190, F.S. by the City of Orlando Ordinance 0602131002 as amended, effective February 13, 2006. The MCID encompasses approximately 1,087 acres within the City of Orlando. The MCID is a mixed-use project with a projected buildout of over 1,700 residential units along with non-residential space totaling more than 250,000 square feet in space associated with the USTA, KPMG and future commercial users along Performance Drive.

PECDD: The PECDD is a community development district created pursuant to Chapter 190, F.S. by the City of Orlando Ordinance 2018-38, effective July 9, 2018. The PECDD encompasses approximately 1,061 acres within the City of Orlando. The PECDD is primarily a residential project with a projected buildout of over 2,200 residential units and over 100,000 square feet of non-residential space.



Tavistock Development, LLC (the “Developer”) is currently in the process of developing plans for a Local Alternative Mobility Network (“LAMN”), detailed in Section 1.3, that will benefit all districts, specifically GID, BCID, MCID and the PECDD and feature the GreenLink, located within the BCID and GID. The LAMN is a significant capital improvement comprising both transportation and regional amenity components, specifically as it relates to the GreenLink and GreenLink Bridge. The LAMN, inclusive of the GreenLink, will also include incremental annual operation and maintenance (“O&M”) expenses. The purpose of this report is to provide the methodology by which the allocation of the GreenLink O&M expense will be allocated among the Districts. LAMN O&M expenses not associated with the GreenLink elements, will be allocated to the respective Districts directly as detailed in the LAMN O&M budget.

Each of the Districts has approved a Master Assessment Methodology (“Master Report”) which allocates special assessments supporting District related bonds (“Debt Assessments”) that specially benefit from each District’s capital improvement plan (“CIP”) using an equivalent residential unit (“ERU”) methodology. Each District allocates Debt Assessments to benefitting property within its District. First, Debt Assessments are assigned to properties that have been the subject of a City of Orlando-approved Specific Parcel Master Plan (“SPMP”) based upon the development units (“Development Units”) outlined in that SPMP. Each type of Development Unit is assigned a specific ERU value. The remaining Debt Assessments are allocated on an equal per-acre basis over the remaining undeveloped properties in the Districts. The same ERU values that are utilized for the basis of assigning Debt Assessments are currently used by each of the Districts as the basis for allocating annual operations and maintenance assessments (“O&M Assessments”). This structure has served each District well and it is reasonable to continue the use this methodology as the foundation for the allocation of the LAMN O&M expenses among each of the Districts’ property owners with the exception of the allocation of the GreenLink O&M expense, as further detailed herein.

1.2 Local Alternative Mobility Network Overview

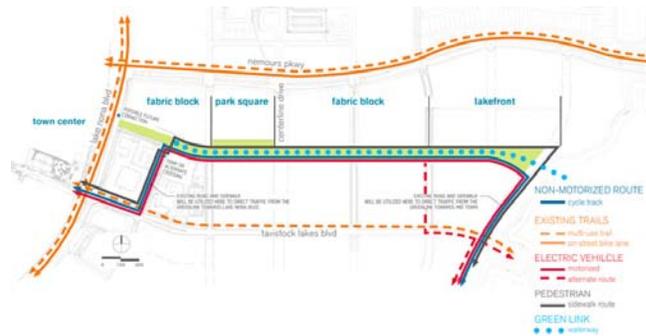
The LAMN is comprised of the following five primary components:

- Mobility Network Hub
 - Full-service hub facility for recreational and commuter users located in Lake Nona Town Center, connecting all modes of transportation and inclusive of restrooms with shower facilities, digital kiosks, seating, bike racks, storage and access to dedicated parking
 - This element will be owned, operated and maintained by the Developer or other third-party entity; accordingly, it does not comprise a part of the LAMN O&M budget
- Autonomous Vehicle Infrastructure
 - Infrastructure required for the safe and efficient operation of an AV fleet consisting of approximately 20 multi-passenger shuttles on the route network, including dedicated AV stops, shared ROW lanes, dedicated AV lanes and an AV system and its users will have access to the same services for the shared bicycle and electric assist programs to be offered in Lake Nona. This does not include the AV fleet of shuttles, which is not a part of the LAMN O&M budget
- Bicycle Transportation Network (BTN)
 - A bicycle network consisting of three multi-use trail network (MUT) provides commuter and recreational corridors for bicycle and pedestrian users alike. Second, a dedicated commuter way provides destination-oriented commuter paths for higher-speed travel.



Finally, enhanced and expanded on-street dedicated lanes support the travel of bicycle users throughout the community. The BTN is complemented by strategically located supported facilities, called "Recovery Zones," that allow users to rehydrate, repair, and recover during their journey.

- GreenLink
 - A linear park connecting a dense mixed-use environment with Lake Nona Town Center, displacing a conventional automobile street with a dedicated bicycle commuter way, dedicated AV right of way, and pedestrian paths organized around an exposed stormwater conveyance waterway (see figure below).



- GreenLink Bridge
 - A dedicated bridge over the highly traveled six-lane Lake Nona Boulevard, providing AV, bicycle and pedestrian access to the Lake Nona Town Center and Hub.

1.3 Purpose

The GreenLink and GreenLink Bridge within the LAMN represent a combined transportation and regional amenity to the Districts. The GreenLink is a connective linear park and the GreenLink bridge provides alternative mobility options for residents within the Districts. The Districts currently provide for the O&M of certain capital improvements within their respective boundaries. These O&M expenses are funded via the collection of O&M Assessments, which are annual non-ad valorem special assessments. As O&M responsibilities vary over time, the respective District's O&M expenses and thereby the annual O&M Assessments may vary on an annual basis to meet the respective District's needs.

This LAMN Operation and Maintenance Expense Assessment Methodology Report ("LAMN O&M Methodology Report") provides a methodology to allocate the GreenLink-specific annual O&M expenses associated with the LAMN (the "LAMN Greenlink O&M Expenses") among the Districts. Further, allocation of the GreenLink-specific O&M expenses is consistent with the existing methodologies for each of the Districts as it pertains to the ERU values associated with each Districts' residential development, non-residential development and vacant acres within the four Districts that receive a special benefit from operation and maintenance activities.



This LAMN O&M Methodology Report contains the recommended O&M assessment methodology (“O&M Methodology”) to be used for allocating the GreenLink-specific annual O&M expenses. This report is designed to conform to the requirements of Chapters 190 and 170, F.S. with respect to special assessments and is consistent with PFM Financial Advisors LLC (“PFM FA” or “Assessment Consultant”) understanding of Florida law on this subject. Table 1 summarizes the preliminary LAMN O&M Expenses at buildout. The estimated gross assessment is based on the preliminary LAMN O&M Budget, and it includes a 4% gross up for an allowance for early payment of assessments. Table 2 summarizes the anticipated budget from 2021 through 2025.

Table 1. Estimated LAMN O&M Buildout Budget (Estimate at Completion & Stabilization)

Project-Item	Annual O&M	Annual O&M (Gross**)
Recovery Zones & AV Stops*	\$427,800	
GreenLink	\$978,500	
GreenLink - RZ-5/AV-3	\$41,400	
GreenLink - AV-2	\$24,700	
GreenLink - AV-14	\$500	
GreenLink Bridge	\$87,400	
GreenLink Bridge West Approach	\$122,700	
GreenLink Bridge East Approach	\$122,700	
Total - GreenLink	\$1,377,900	\$1,435,313
Total	\$1,805,700	\$1,880,938

Source: Tavistock; *Non-GreenLink LAMN O&M expenses will be District specific

**includes a 4% gross up for an allowance for early payment of assessments

Table 2. Preliminary LAMN O&M Greenlink Buildout Budget 2021 - 2025

Fiscal Year	2021	2022	2023	2024	2025
Annual O&M GreenLink & GreenLink Bridge	\$0	\$0	\$688,950	\$1,033,425	\$1,377,900
Gross*	\$0	\$0	\$717,656	\$1,076,484	\$1,435,313

Source: Tavistock; *includes a 4% gross up for an allowance for early payment of assessments

1.4 Requirements of a Valid Assessment Methodology

In PFM FA's experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Our research suggests that only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.



2.0 Assessment Methodology

2.1 Overview

This O&M Methodology provides guidance regarding the allocation of the LAMN Greenlink O&M Expenses to the GID, BCID, MCID and PECDD benefiting from the LAMN Greenlink activities as it relates to the transportation and amenity benefits realized by each District. As most of the Districts' existing annual O&M expenses relate to the O&M of capital improvements funded through the issuance of special assessment bonds, it is appropriate to use the ERU values assigned to land uses for purposes of allocating bond debt service assessments for capital improvements. These ERU units have been approved by each of the Districts' Boards as representative of the proportionate benefit conferred on properties due to the implementation of the Districts' CIPs. The ERU values assigned to properties within the Districts are found in each Districts' associated Master Methodologies. The ERU values have also been used by each of the Districts as the basis for allocating annual O&M expenses. This structure has served each District well and is reasonable to continue the use of these ERU values as the foundation for the allocation of the LAMN GreenLink O&M Expenses among each of the Districts' property owners.

It's important to note that each of the Districts is still in the development process, and includes vacant developable acres, and each of the Districts has yet to finalize its full set of land uses. As a result, O&M budget expenses are allocated to the platted development via ERU with the remainder of the budget allocated to the acreage on a per acre basis. As the developable vacant lands are platted and developed, the residential units, commercial square footage and/or other development on these lands will be assessed consistent with each Districts established ERU values.



2.2 Summary of Total Development within the Four Districts

The GID, BCID, MCID and PECDD have each established master methodologies detailing master development volumes. Table 3 summarizes the total development volume among all four Districts.

Table 3. Summary of GID, BCID, MCID & PECDD Development Volumes

<u>Residential</u>	<u>Greenway ID</u>	<u>Boggy Creek ID</u>	<u>Myrtle Creek ID</u>	<u>Poitras East CDD</u>	<u>TOTAL</u>
Single Family Residential (unit)	3,126		780	1,406	5,312
Townhome (unit)	771		649	525	1,945
Condominium (unit)	988				988
Apartment (unit)	2,313	450		306	3,069
<u>Non-Residential</u>					
Hotel (rms / keys)	346	2,250	250		2,846
Assisted Living Facility (beds)	1,171				1,171
Retail (Sq.Ft.)	170,099	955,373		55,000	1,180,472
Office (Sq.Ft.)	136,311	213,993	19,595	55,000	424,899
Medical Office (Sq.Ft.)	335,956	500,000			835,956
Medical Research/Campus (Sq.Ft.)		2,375,277			2,375,277
Civic Space (Sq. Ft.)	58,255				58,255
Hospital (Sq.Ft. or Beds)		1,420,000			1,420,000
					0
					0
Flex (Office/Warehouse) (Sq.Ft.)		100,000			100,000
					0
Tennis Stadium			4,500		4,500
USTA - tennis courts			102		102
					0

Source: PFM Financial Advisors LLC

2.3 Allocation of the LAMN GreenLink O&M Budget

The LAMN GreenLink is defined as a transportation and regional amenity to the GID, BCID, MCID and PECDD. The LAMN Greenlink O&M Expenses are associated with both the transportation-related activities of the bridge and road network as well as the linear park amenity activities. An analysis of the LAMN GreenLink O&M Expenses by the Districts' staff determined that approximately fifty percent (50%) of the LAMN GreenLink O&M Expenses are transportation related and fifty percent (50%) of are amenity related. Using this information, PFM Financial Advisors LLC ("Assessment Consultant") allocated the preliminary estimated LAMN GreenLink O&M Expenses as summarized in Table 4.



Table 4. Allocation of Estimated O&M Expenses by Category

Category of O&M	LAMN O&M	Description
Transportation - GreenLink	\$688,950	Allocate 50% of GreenLink among four Districts based on Total Trips
Amenity - GreenLink	\$688,950	Allocate 50% of GreenLink among four Districts based on ERUs
TOTAL - GreenLink	\$1,377,900	

Source: District Engineer, PFM Financial Advisors LLC, Developer

Transportation

In the case of the LAMN GreenLink O&M Expenses related to transportation, the total budget is allocated across the four benefitting Districts via the percentage allocation of total trips based on the total development schedule as detailed in each of the Districts' Master Methodologies. Table 5 summarizes trip rates associated with planned development within each of the four Districts as provided by the Institute of Transportation Engineers ("ITE"), 10th Edition.

Table 5. Summary of ITE Trip Rates

<u>Residential</u>	ITE Code	ITE Rate	Description of ITE Unit (e.g. unit, hotel room, per 1,000 sqft, hospital bed, etc...)
Single Family Residential (unit)	210 - Single-Family Detached Housing	9.44	Dwelling unit
Townhome (unit)	230 - Residential Condominium/Townhouse	7.32	Dwelling unit
Condominium (unit)	230 - Residential Condominium/Townhouse	7.32	Dwelling unit
Apartment (unit)	220 - Apartment	7.32	Dwelling unit
<u>Non-Residential</u>			
Hotel (rms / keys)	310 - Hotel	8.36	Rooms
Assisted Living Facility (beds)	254 - Assisted Living	4.24	Beds
Retail (Sq.Ft.)	820 - Shopping Center	37.75	1,000 sq.ft.
Office (Sq.Ft.)	710 - General Office Building	9.74	1,000 sq.ft.
Medical Office (Sq.Ft.)	720 - Medical-Dental Office Building	34.8	1,000 sq.ft.
Medical Research/Campus (Sq.Ft.)	760 - Research and Development Center	11.26	1,000 sq.ft.
Civic Space (Sq. Ft.)	560 - Church	6.95	1,000 sq.ft.
Hospital (Sq.Ft. or Beds)	610 - Hospital	10.72	1,000 sq.ft.
	610 - Hospital	22.32	Beds
Flex (Office/Warehouse) (Sq.Ft.)	130 - Industrial Park	3.37	1,000 sq.ft.
	AVG	7.91	1,000 sq.ft.
	770 - Business Park	12.44	1,000 sq.ft.
Tennis Stadium*	465 - Ice Rink	1.26	Seats
USTA - tennis courts	490 - Tennis Courts	30.32	Court
	714 - Corporate Headquarters Building	12.44	1,000 sq.ft.

Source: Institute of Transportation Engineers, 10th Edition (the listed values are average daily trips (ADT) rather than peak hour trips)

*Source: Institute of Transportation Engineers, 9th Edition (use was most applicable and removed from 10th Edition)



Based on the total development volumes and trip rates, the total trip rates were estimated. Table 6 summarizes the percentage allocation of total trips among the four Districts. Table 7 summarizes the allocation of the LAMN GreenLink O&M Expenses associated with transportation. While it is understood that the GreenLink capital improvement is related to alternative mobility activity; the use of ITE trips rates and the allocation of benefit via total trips for each District represented a reasonable allocation as each District is estimated to benefit directly from the GreenLink based on a capture of alternative mobility trips consistent with the allocation of total trips among the Districts.

Table 6. Summary of Total Trip Rates and Allocation

<u>Residential</u>	<u>Greeneway ID</u>	<u>Boggy Creek ID</u>	<u>Myrtle Creek ID</u>	<u>Poitras East CDD</u>	<u>TOTAL</u>
Single Family Residential (unit)	29,507	0	7,363	13,273	50,143
Townhome (unit)	5,641	0	4,751	3,843	14,235
Condominium (unit)	7,235	0	0	0	7,235
Apartment (unit)	16,934	3,294	0	2,240	22,468
Non-Residential					
Hotel (rms / keys)	2,894	18,810	2,090	0	23,794
Assisted Living Facility (beds)	4,964	0	0	0	4,964
Retail (Sq.Ft.)	6,421	36,065	0	2,076	44,563
Office (Sq.Ft.)	1,328	2,084	191	536	4,139
Medical Office (Sq.Ft.)	11,691	17,400	0	0	29,091
Medical Research/Campus (Sq.Ft.)	0	26,746	0	0	26,746
Civic Space (Sq. Ft.)	405	0	0	0	405
Hospital (Sq.Ft. or Beds)	0	15,222	0	0	15,222
Flex (Office/Warehouse) (Sq.Ft.)	0	791	0	0	791
Tennis Stadium	0	0	5,670	0	5,670
USTA - tennis courts	0	0	3,093	0	3,093
TOTAL TRIPS	87,020	120,412	23,157	21,968	252,557
% of TOTAL TRIPS	34.5%	47.7%	9.2%	8.7%	100.0%

Source: PFM Financial Advisors LLC

Table 7. Transportation - Trip Allocation Among GID, BCID, MCID & PECDD

<u>District</u>	<u>Transportation - Total Trips</u>	<u>% Trips</u>	<u>Trips Allocation</u>
Greeneway ID	87,020	34.5%	\$237,382
Boggy Creek ID	120,412	47.7%	\$328,472
Myrtle Creek ID	23,157	9.2%	\$63,171
Poitras East CDD	21,968	8.7%	\$59,925
TOTAL	252,557	100.0%	\$688,950

Source: PFM Financial Advisors LLC (via Master Methodologies)



Amenity

In the case of the LAMN GreenLink O&M Expenses associated with the amenity function of GreenLink, the total budget is allocated across the four benefitting Districts based on the percentage allocation of total equivalent residential units (“ERUs”) based on the total development schedule as detailed in each Districts’ Master Methodologies. Table 8 summarizes the allocation of ERUs among the four Districts.

Table 8. Amenity - ERU Allocation Among GID, BCID, MCID & PECDD

District	Master - ERUs	Master ERU %	TOTAL
Greenway ID	4,568	32.2%	\$221,513
Boggy Creek ID	5,205	36.6%	\$252,403
Myrtle Creek ID	2,048	14.4%	\$99,289
Poitras East CDD	2,387	16.8%	\$115,746
TOTAL	14,207	100.0%	\$688,950

Source: PFM Financial Advisors LLC (via Master Methodologies)

TOTAL

The resulting allocation of LAMN GreenLink O&M Expenses are summarized in Table 9. It is important to note again that the expenses identified are preliminary in nature and are based off estimated operations and maintenance needs for the GreenLink. They are provided to illustrate how the percentage allocations described herein will be applied.

Table 9. Summary of LAMN GreenLink O&M Allocation

District	Transportation (trips)	Amenity (ERUs)		
Greenway ID	34.5%	32.2%		
Boggy Creek ID	47.7%	36.6%		
Myrtle Creek ID	9.2%	14.4%		
Poitras East CDD	8.7%	16.8%		
TOTAL	100.0%	100.0%		
District	Transportation Allocation	Amenity Allocation	Total GreenLink Allocation	% Allocation of LAMN GreenLink O&M
Greenway ID	\$237,382	\$221,513	\$458,895	33.3%
Boggy Creek ID	\$328,472	\$252,403	\$580,875	42.2%
Myrtle Creek ID	\$63,171	\$99,289	\$162,460	11.8%
Poitras East CDD	\$59,925	\$115,746	\$175,671	12.7%
TOTAL	\$688,950	\$688,950	\$1,377,900	100.0%

Source: PFM Financial Advisors LLC

BOGGY CREEK IMPROVEMENT DISTRICT

Interlocal Agreement Among the District, the Boggy Creek Improvement District, the Myrtle Creek Improvement District and the Poitras East Community Development District Regarding Maintenance of the Greenlink Improvements within the Local Alternative Mobility Network Improvements

INTERLOCAL AGREEMENT AMONG THE BOGGY CREEK IMPROVEMENT DISTRICT, THE MYRTLE CREEK IMPROVEMENT DISTRICT, THE GREENEWAY IMPROVEMENT DISTRICT, AND THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING MAINTENANCE OF THE GREENLINK IMPROVEMENTS WITHIN THE LOCAL ALTERNATIVE MOBILITY NETWORK

THIS AGREEMENT is made among the Boggy Creek Improvement District (“**Boggy Creek**”), the Myrtle Creek Improvement District (“**Myrtle Creek**”), the Greenway Improvement District (“**Greenway**”), and the Poitras East Community Development District (“**Poitras East**”), (collectively, the “**Districts**”), each of which is a special-purpose unit of local government located in the City of Orlando, Florida (this agreement is hereinafter referred to as the “**Agreement**”).

RECITALS

WHEREAS, the Districts are special-purpose units of local government located entirely within the City of Orlando, Florida, that have been established for the purpose of planning, financing, constructing, installing, and/or acquiring certain improvements, facilities and services in conjunction with the development of lands located within the Districts;

WHEREAS, the Districts are responsible for the maintenance of certain aspects of a Local Alternative Mobility Network, which is located throughout the boundaries of the Districts, as more particularly identified on the map attached hereto and made a part hereof as **Exhibit A** (the “**LAM Network**”);

WHEREAS, maintenance and enhancement of the LAM Network provides a benefit to the lands within the Districts;

WHEREAS, a component of the LAM Network consists of a connected multi-modal trail, bridge and linear park improvement, hereinafter referred to as the ‘**Greenlink**’ within the boundaries of Greenway and Boggy Creek, the location of which is further identified on Exhibit A;

WHEREAS, as described in more detail in the *Preliminary Local Alternative Mobility Network Operation & Maintenance Assessment Methodology Report*, dated October , 2020 (“**LAMN Methodology**”) attached hereto as **Exhibit B**, all of the Districts benefit from the Greenlink from both a transportation and amenity perspective; accordingly, the Districts desire to share in the operation and maintenance cost associated with the Greenlink at the percentages described in the LAMN Methodology;

WHEREAS, the Districts find that it is mutually advantageous and cost-effective to designate one district as the entity to provide for the maintenance of the Greenlink;

WHEREAS, the District providing the maintenance will have the need for continued staffing and contractual arrangements to be in place to be able to respond to maintenance needs;

WHEREAS, the Districts wish to ensure the timely, efficient and cost-effective provision of maintenance services;

WHEREAS, the Districts find that designation of Boggy Creek as the entity for provision of the staffing and contract coordination for the maintenance of the Greenlink will provide the most efficient and cost-effective way to provide maintenance services;

WHEREAS, it is in the interest of each District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of their respective districts;

WHEREAS, section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969,” permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities;

WHEREAS, the Districts find this Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, the Districts desire to exercise jointly their common powers and authority concerning the cost effective provision of maintenance services; the avoidance of inefficiencies caused by the unnecessary duplication of services; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1. RECITALS AND AUTHORITY. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement. This Agreement is entered into pursuant to the provision of Florida law, including but not limited to Chapters 163, 189, and 190, *Florida Statutes*, and the Florida Constitution.

SECTION 2. MAINTENANCE. The parties acknowledge that it is in the best interest of the residents and property owners in each District for the Greenlink to be kept in a condition reflecting the quality of development within the Districts. Boggy Creek shall operate and maintain the Greenlink in substantial accordance with maintenance standards utilized by the Districts in existing maintenance agreements. The Districts agree that any or all of the operations and maintenance of the Greenlink shall be arranged by Boggy Creek.

2.1 Contracts. Boggy Creek shall comply with all applicable laws regarding the procurement of goods or services.

2.2 Administration. Boggy Creek shall be solely responsible for ensuring adequate administration and inspection of the Greenlink.

2.3 Costs. Consistent with the LAMN Methodology, the Financial Consultant for the Districts has calculated each District's percentage allocation of costs based on factors identified therein. The percentage allocation of costs for the operation and maintenance of the Greenlink is as follows:

Boggy Creek	___%
Greeneway	___%
Myrtle Creek	___%
Postras East	___%

The amounts to be paid by each District for the provision of maintenance services shall be based on these percentages.

2.4 Budget. Within seven (7) days after Boggy Creek annually approves its preliminary budget, Boggy Creek shall provide a copy of the preliminary budget to Myrtle Creek, Greeneway, and Postras East for review. In the event that the total funds budgeted for the use, operation, repair and maintenance of the Greenlink are not clearly identified in the preliminary budget, Boggy Creek shall send a letter accompanying the preliminary budget which sets forth the total amount budgeted for the use, operation, repair and maintenance of the Greenlink, inclusive of any amounts necessary for reserves. If Myrtle Creek, Greeneway and/or Postras East dispute the total amount budgeted by Boggy Creek, Myrtle Creek, Greeneway and/or Postras East shall notify Boggy Creek of its concerns. In such event, the Districts agree to cooperate in good faith toward refining the budgeted amount prior to Boggy Creek's adoption of its final budget. However, nothing herein shall operate to prevent Boggy Creek from adopting its final budget in a timely manner.

2.5 Payment. At the beginning of the Districts' fiscal year, Myrtle Creek, Greeneway and/or Postras East shall have the option of either reimbursing Boggy Creek at the beginning of each fiscal year by making a lump sum payment equal to each District's percentage share of the projected expenses for the use, operation, repair and maintenance of the Greenlink to Boggy Creek or by making monthly payments equal to each District's percentage share of the preceding month's actual expenses for the use, operation, repair and maintenance of the Greenlink to Boggy Creek. However, Boggy Creel may declare the option to reimburse by monthly payments no longer available should a District fail to make monthly payments in a timely manner.

If Myrtle Creek, Greeneway and/or Postras East opts to make a lump sum payment, on or before October 1 of each fiscal year, the respective District(s) shall make a lump sum payment equal to the percentage allocation identified in 2.3 herein of the projected expenses to be included in Boggy Creek's adopted final budget for the use, operation, repair and maintenance of the Greenlink to Boggy Creek. At the conclusion of each fiscal year, Greeneway shall compare the actual annual expenses for use, operation, repair and maintenance of the Greenlink with the amount previously paid by the respective Districts for that fiscal year. Based

on this comparison, Boggy Creek shall determine whether there has been an underpayment or an overpayment by any District for the prior fiscal year. If there has been an overpayment, the amount of the overpayment shall be paid to the respective District without interest. If there has been an underpayment, Boggy Creek shall provide the respective District with an invoice for the amount of the underpayment. The respective District shall pay such invoice within thirty (30) days of receipt. If such invoice is paid in full within this thirty-day period, no interest shall accrue on the underpayment.

If Myrtle Creek, Greenway and/or Poitras East opts to make monthly payments, upon receipt of invoice(s) for expenses incurred in connection with the use, operation, repair and maintenance of the Greenlink, Boggy Creek shall provide the respective District with an invoice requesting payment equal to the respective percentage share identified in 2.3 herein of the actual expenses for the use, operation, repair and maintenance of the Greenlink. The respective District shall pay such invoice within thirty (30) days of receipt.

2.6 Unbudgeted Expenses. It is contemplated by the parties that unusual, unbudgeted maintenance events may occur. In such event, the Districts agree to cooperate in good faith in arranging for the repair of the Greenlink and toward allocating cost among the Districts.

2.7 Inspection of Records; Payment Disputes. Upon request, Boggy Creek shall make available to Greenway, Myrtle Creek and Poitras East for review at a reasonable time and place, its books and records with respect to expenses associated with the use, operation, repair and maintenance of the Greenlink. In the event of a dispute between the parties relating to the reimbursement of these expenses, Greenway, Myrtle Creek and/or Poitras East shall pay the amount requested by Boggy Creek in the time frame set forth above. Greenway, Myrtle Creek and/or Poitras East shall give written notice accompanying the payment which states it disputes the amount of the payment. Payment in this manner shall not waive the right of Greenway, Myrtle Creek and/or Poitras East to dispute the correct amount of such required payment.

SECTION 3. INSURANCE. Boggy Creek shall require any contractor selected to provide services relative to the Greenlink to maintain liability and property insurance in amounts customary for the scope of such a maintenance project and shall name each other district as an additional insured.

SECTION 4. LIABILITY LIMITATIONS. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of any of the Districts, including their supervisors, officers, agents and employees and independent contractors, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 5. DEFAULT. A default by any District under this Agreement shall entitle the other Districts to all remedies available at law or in equity, which may include, but not be limited to, damages, injunctive relief and specific performance. Each of the parties hereto shall give the

other party written notice of any defaults hereunder and shall allow the defaulting party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

SECTION 6. ENFORCEMENT. In the event that any District seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party or parties shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

SECTION 7. CONTROLLING LAW. This Agreement shall be construed and governed in accordance with the laws of the State of Florida.

SECTION 8. SEVERABILITY. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

SECTION 9. AMENDMENT. This Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto.

SECTION 10. INTERPRETATION. This Agreement has been negotiated fully between the parties as an arms length transaction. All Districts participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 11. TIME OF THE ESSENCE. The Districts each agree that time is of the essence of this Agreement.

SECTION 12. NOTICE. Each District shall furnish to the other such notice, as may be required from time to time, pursuant to this Agreement, in writing, posted in the U.S. mail or by hand delivery, or by overnight delivery service and addressed as follows:

To Boggy Creek: Boggy Creek Improvement District
12051 Corporate Boulevard
Orlando, Florida 32817
Attn: District Manager

To Myrtle Creek: Myrtle Creek Improvement District
12051 Corporate Boulevard
Orlando, Florida 32817
Attn: District Manager

To Greenway: Greenway Improvement District
12051 Corporate Boulevard
Orlando, Florida 32817

Attn: District Manager

To Poitras East: Poitras East Community Development District
12051 Corporate Boulevard
Orlando, Florida 32817
Attn: District Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 13. EFFECTIVE DATE. This Agreement and the rights conferred herein shall become effective upon filing with the Clerk of the Circuit Court of Orange County, Florida, in accordance with the requirements of Section 163.01(11), *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the undersigned set their hands as of the ____ day of October, 2020.

Attest:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Richard Levey
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by Richard Levey, as Chairman of the Board of Supervisors of Boggy Creek Improvement District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Attest:

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Bob da Silva
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2020, by Bob da Silva, as Chairman of the Board of Supervisors of Myrtle Creek Improvement District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Attest:

GREENEWAY IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Richard Levey
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by Richard Levey, as Chairman of the Board of Supervisors of Greenway Improvement District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Attest:

**POITRAS EAST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Richard Levey
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2020, by Richard Levey, as Chairman of the Board of Supervisors of Poitras East Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

- Exhibit A:** LAM Network Map
- Exhibit B:** LAMN Methodology

BOGGY CREEK IMPROVEMENT DISTRICT

**Second Amended and Restated Engineer's Report
for Capital Improvements for Infrastructure**

SECOND AMENDED AND RESTATED
ENGINEER'S REPORT FOR
CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE

BOGGY CREEK IMPROVEMENT DISTRICT

May 1, 2018
Adopted June 19, 2018
Revised August 12, 2020
Revised October 20, 2020

FOR
BOGGY CREEK IMPROVEMENT DISTRICT
ORLANDO, FLORIDA

BY:
DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FL 32789

BOGGY CREEK IMPROVEMENT DISTRICT
SECOND AMENDED AND RESTATED CAPITAL IMPROVEMENTS FOR
INFRASTRUCTURE

I. BACKGROUND

The Boggy Creek Improvement District (the “District”) is one of three Improvement Districts (including the Myrtle Creek Improvement District and the Greenway Improvement District) which together form a Master Planned community known as Lake Nona. This report is intended to amend and restate that Amended and Restated Engineers Report for Capital Improvements for Infrastructure dated March 18, 2013.

The Boggy Creek Improvement District is located on approximately 1,126 acres. Lake Nona Land Company, LLC (the “Developer”) currently owns a majority of the property and will act as the Master Developer of the Development as defined herein. The Boggy Creek Improvement District previously completed several master infrastructure improvements including Veterans Way (fka Road “E”), Medical City Drive (fka Road “L”), Humboldt Drive (fka Road “N”), Laureate Parkway (fka Road “Q”) and Lake Nona Boulevard (fka Road “B”) which have all been dedicated to the City of Orlando. The District has been created as a unit of special purpose government to finance, operate and maintain certain public infrastructure improvements described herein. This Report has been prepared at the request of the District.

The District site is generally located east of Boggy Creek Road, north and south of State Road 417 (the “Central Florida Greenway”), west of Narcoossee Road, and generally north of the Orange County/Osceola County line in the City of Orlando, Florida. The lands within the District are currently part of the existing Lake Nona Planned Development approved by the City of

Boggy Creek Improvement District
Capital Improvements for Infrastructure
Page 2

Orlando at a City Council meeting. As represented by the Developer, the City-approved Planned Development Program for lands within the District now includes development of 4,607,302 square feet (sq. ft.) of retail development; 3,851,881 sq. ft. of hospital/office development; 5,460,204 sq. ft. of research and development; 1,995 hotel rooms; and 1,189 seats of restaurant use along with civic facilities and other community facilities (churches, library, etc.) (the “Development”).

This Report includes a summary of the major capital infrastructure improvements previously completed (the “Series 2010 Bond Improvements”), recently completed or committed (the “Series 2013 Bond Improvements”), planned within the near term (“Series 2018 Bond Improvements”), and future planned infrastructure improvements proposed by the District. This Report also adjusts the Capital Improvement Plan budget with the currently contemplated but remaining to be completed improvements.

The District previously received Bond financing through a Series 2010 Bond issue and a Series 2013 Bond issue, which completed the necessary infrastructure depicted in the attached plan labeled Exhibit “A,” plan sheet 1 of 3 and titled “Boggy Creek Improvement District Previously Funded Improvements.” It is the intent of the District to undertake a bond issue to finance certain near-term improvements within the District. These improvements are identified and described herein and depicted on the attached Exhibit “A,” plan sheet 2 of 3 and entitled “Boggy Creek Improvement District 2018 Improvements.” Exhibit “A” plan sheet 3 of 3, entitled “Boggy Creek Improvement District Future Improvements,” has been revised in this Report to depict the balance of the currently contemplated infrastructure improvements yet to be completed. Two additional small but important pieces of necessary public infrastructure have been added to the infrastructure

Boggy Creek Improvement District
Capital Improvements for Infrastructure
Page 3

development program included herein, being the southerly extension of Medical City Drive (2018 improvement) and an additional connection between Laureate Parkway and Lake Nona Boulevard (future improvement). In addition, the ultimate four (4) laning of a potential western extension of Laureate Boulevard has been removed from the program.

The Developer may pursue approvals of additional entitlements for the project. If additional entitlements are approved, the District may pursue design, construction and installation of additional infrastructure improvements and bond financing necessary to support the additional entitlements.

The Boggy Creek Improvement District had previously submitted and received approval of a petition to amend its District boundaries to the City of Orlando, Florida. The capital improvements included herein reflect those improvements currently proposed within the currently approved District boundary.

All of the approximately 1,126 gross acres of property are initially considered developable areas. Roadway rights-of-way, stormwater facilities, sanitary sewer lift stations and other public improvements are included within this acreage. Minor revisions to the currently contemplated development program can be implemented if consistent with the City-approved Planned Development Program. Ultimate build-out is presently expected to occur over a fifteen (15) year period.

This Second Amended and Restated Engineer's Report for Capital Improvements has been prepared to assist with the financing of the capital improvements which have been or are currently contemplated to be constructed, acquired and/or installed for the development by the District. It

Boggy Creek Improvement District
Capital Improvements for Infrastructure
Page 4

also presents the latest plan for infrastructure required to support the continuing development of the District.

The capital improvements reflected in this Report represent the present intentions of the Developer and the District. The implementation of some of the improvements discussed in this plan will require final approval by many regulatory and permitting agencies, including the City of Orlando and the Central Florida Expressway Authority. The actual improvements may vary from the capital improvements in this Report. This Report, therefore, may be amended from time to time.

Cost estimates contained in this Report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented. It is expected that if any additional bonds are issued to fund new infrastructure, an amended Completion Agreement will be required to be executed by the Master Developer for any of the District's Capital Improvement Plan not funded by Bonds.

II. OBJECTIVE

This Second Amended and Restated Engineer's Report for Capital Improvements has been prepared to assist with the financing and construction of various public infrastructure required to continue the logical progression of development and provide safe and adequate access, utilities, parks, etc. within the Boggy Creek Improvement District. This Report presents a narrative description of the major components included within the infrastructure systems and presents Amended and Restated Engineer's estimates of costs for completing the District-related improvements to support the development project.

III. EXISTING DISTRICT ACTIVITIES

Development activity within the District has been underway since January 2004.

At this point in time, the District has constructed Lake Nona Boulevard (fka Road “B”), Veterans Way (fka Road “E”), two lanes of Medical City Drive (fka Road “L”), Humboldt Drive (fka Road “N”) and two lanes of Laureate Boulevard (fka Road “Q”). To date, the District has constructed approximately \$55,000,000.00 worth of improvements for these facilities, including right-of-way acquisition and soft costs.

The Boggy Creek Improvement District had previously entered into agreements with the Greenway and Myrtle Creek Improvement Districts to assist with the funding of a major roadway interchange project on State Road 417 (the “Central Florida Greenway”) needed to serve the project. Each of the Districts shares in the cost of the interchange. The portions attributable to each District are estimated at 32.5% to the Boggy Creek Improvement District, 36.0% to the Greenway Improvement District and 31.5% to the Myrtle Creek Improvement District. These interchange improvements were completed by the Developer and acquired at completion by the District(s).

All of the aforementioned improvements, with the exception of landscape, hardscape and irrigation improvements, have been dedicated to the applicable governmental or jurisdictional agency for operation and maintenance.

IV. TRANSPORTATION IMPROVEMENTS

As outlined in the Lake Nona Planned Development Ordinance, a series of roadway improvements are required to develop the project. The primary roadway improvements currently proposed include approximately thirty-seven thousand seven hundred (37,700) linear feet of roads and will define the major ingress and egress points throughout the development as well as serve as the collector and arterial roads to support existing and future development.

The roadways included in the primary infrastructure include the major boulevards or “framework roadways” necessary to provide safe and adequate access to the lands within the District. A graphic depiction of these primary roadways is set forth in the three plan sheets in Exhibit “A”. In addition, two recently completed roadway improvements outside of the District boundary but deemed necessary public infrastructure improvements for the District included intersection improvements at the intersection of Lake Nona Boulevard and Boggy Creek Road and the realignment of a portion of Lake Nona Boulevard lying west of Boggy Creek Road (fka Beacon Park Boulevard). These improvements were completed with the help of a \$2,200,000.00 Construction Reimbursement Agreement with Orange County. The funds recovered from Orange County were previously deposited into the Series 2013 Capital account and are therefore reflected in the estimates later presented herein.

All roads will be accessible by the public and are proposed to be constructed utilizing at least two lanes of asphalt concrete surface, some with on-street parking and bicycle lanes included therein, and completed with curb sections and sidewalks. An allowance for traffic signalization is also included. All roads will be landscaped with selected roads having landscaped medians. The

Boggy Creek Improvement District
Capital Improvements for Infrastructure
Page 7

estimated costs of landscape/hardscape and irrigation are included in the roadway line items of the estimate that follows.

In addition to roadways, the District also intends to undertake improvements that will facilitate enhanced and/or alternative mobility solutions, including but not limited to shared mobility lanes, dedicated rights-of-way, recovery zones for user equipment repairs, rest and hydration, a head-end mobility hub, sheltered waiting areas, upgrading of existing pedestrian and bicycle paths, naturally shaded and streetscaped environments, wayfinding, etc.

The Developer has obtained approval for funding under the BUILD Transportation Discretionary Grant program, which may help to offset some costs that would normally be expected to be borne by the District; however, the potential effect of BUILD Grant funding has not been factored into the estimated costs included in this report. The Developer is also pursuing potential transportation impact fee credits that may be available to offset the costs of transportation infrastructure; however, the applicability and amount are uncertain so they have not been factored into the estimated infrastructure costs included in this report.

An allowance has been included to acquire the right-of-way required to construct the necessary roadway improvements. The actual value of the right-of-way has been approved by the District based on a Board of Supervisor-approved appraisal prior to acquisition. The District's monetary cost for right-of-way had previously been set at \$75,000.00 per acre, which is significantly less than the appraised value, and is therefore utilized for the estimates presented herein.

V. POTABLE WATER, RECLAIMED WATER & SANITARY SEWER FACILITIES

The project's potable water distribution system will include a series of interconnected and looped water mains that run from the northeast corner of the developed property connected to an extension of the major distribution system from the existing Orlando Utilities Commission Water Treatment Plant, through all of the primary roadway corridors hereinbefore described and connecting to the extreme boundaries of the property in all directions. The potable water distribution system will serve as a source for distributing potable water and fire protection water to the Development within the project. Contemplated with the added improvement of an extension of Medical City Drive, the Developer has requested the District construct a water main extension to the southerly limits of the roadway for future extension, the cost of which is included herein.

The project's reclaimed water distribution system will include a series of interconnected and looped reclaimed water mains that run from the northeast corner of the developed property connected to an extension of the major distribution system from the existing City of Orlando Conserv II reclaimed water system. Like the potable water mains, the reclaimed water mains will run through all of the primary roadway corridors hereinbefore described and connect to the extreme boundaries of the property in all directions. The reclaimed water distribution system will serve as a source for distributing non-potable (irrigation) water to the Development within the project. The District will only fund the operating cost of providing reclaimed water to District-owned common areas. Contemplated with the added improvement of an extension of Medical City Drive, the Developer has requested the District construct a reclaimed water main extension to the southerly limits of the roadway for future extension, the cost of which is included herein.

Boggy Creek Improvement District
Capital Improvements for Infrastructure
Page 9

The project's sanitary sewer system includes a network of gravity collection systems, wastewater lift stations, and sanitary force mains connecting to existing facilities located on the northeast portion of the project adjacent the Central Florida Greenway that are currently owned and operated by the City of Orlando (Lift Station 139). These sanitary sewer facilities will act as the collection, transmission and distribution systems for development of the project. All sanitary sewer collection and transmission facilities will be constructed within the primary roadway infrastructure identified in Exhibit "A".

This Second Amended and Restated Engineer's Report includes a significant wastewater improvement including the complete construction of a new Master Lift Station and crossing State Road 417 (the Central Florida Greenway) with a major sanitary force main proposed to be connected to the City's regional Lift Station No. 139. The Developer has successfully completed negotiating a Wastewater Reimbursement Credit Agreement with the City of Orlando that will provide up to \$714,614.00 in wastewater connection fee credits for constructing the improvements currently proposed. Therefore, if the District funds these improvements as expected, the District will receive these credits. We have therefore noted this potential reimbursement in the cost estimates. Contemplated with the added improvement of an extension of Medical City Drive, the Developer has requested the District construct a casing to accommodate a future sanitary force main extension to the southerly limits of the roadway, the cost of which is included herein.

VI. ELECTRICAL DUCT BANK AND STREET LIGHT CONDUITS

The infrastructure roadway corridors include a plastic pipe duct bank and street lighting conduit system. This duct bank and conduit system will enable the efficient distribution of electric power to the development and the street light network. The proposed duct bank and conduit system will run within the rights-of-way or easements established for the roadway corridors and be placed as part of the initial roadway construction to significantly limit the amount of disruption required to provide these needed services to the development project as construction progresses. Offsite connections to the Orlando Utilities Commission transmission facilities will occur around the project boundary at strategic locations. The District may finance the cost of undergrounding such facilities, as well as the proposed upgrade from standard street lighting fixtures and poles.

VII. STORMWATER MANAGEMENT FACILITIES

To enable development of the public infrastructure improvements required for the development project, a site-wide master stormwater management facility has been and will continue to be implemented. This master stormwater management system consists of a series of surface water retention/detention ponds enabling treatment and attenuation of stormwater runoff from the developed improvements. To date, the Developer has funded all of the mass excavation and grading associated with constructing the master lake system and filling the project for development. In addition, a series of interconnected stormwater management facilities (roadway inlets, collector pipes, manholes, etc.) constructed within the proposed infrastructure roadways connects and will connect the development roadway systems and other surrounding development to the master stormwater management system. The entire

Boggy Creek Improvement District
Capital Improvements for Infrastructure
Page 11

stormwater management system also includes a series of special control structures, pipes, weirs, and necessary flow diversion structures in accordance with the regulatory criteria established and mandated by the South Florida Water Management District and the City of Orlando.

At this time, with the exception of the four (4) stormwater management system ponds immediately adjacent to the State Road 417 interchange, it is currently anticipated that the Developer will retain ownership of the stormwater management area tracts required to construct the necessary improvements. As such, the District will not be required to pay for constructing the stormwater retention and detention ponds related to the Development and therefore no costs for constructing the same are included herein. The costs of grading the roadways constructed by the District will be borne by the District.

VIII. DESIGN / PERMITTING AND CONTINGENCY

Design costs associated with each of the improvements hereinbefore described have been estimated and included in the estimates that follow. Other soft costs include portions of the surveying, design and engineering for all of the described work, regulatory permitting, environmental consulting and materials testing. Some as-built surveying and observation during construction will be required to assure the site is constructed as designed and maintained in a safe and secure manner until sufficient infrastructure is in place to allow for local dedication to the appropriate jurisdictional or regulatory agency. A typical project contingency estimate of approximately 10% has also been included.

IX. CONSTRUCTION SCHEDULE

It is our opinion that the Series 2018 Bond Improvements included in the Capital Improvement Program can be completed within approximately 24 to 36 months from the date of this Report.

X. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS

A summary of the Engineer's estimated construction costs is included in Table 1. A listing of the entity expected to receive the dedication of various improvements with the responsibility for operation and maintenance is included in Table 2.

The estimated construction costs identified in this Report represent only those facilities to be designed, constructed, and/or installed by the District and have been prepared based upon the best available information; however, costs will vary based on final engineering, planning and approvals from regulatory agencies.

In our opinion, the estimated costs identified herein are reasonable and sufficient for the design, construction and/or installation of the project.

Table 1
ENGINEER'S OPINION OF PROBABLE COST
BOGGY CREEK IMPROVEMENT DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT SUMMARY
May 1, 2018

Component	Prior Proceeds (1)	Previously Funded Improvements Completed to Date (2)	Previously Funded Improvements Variance	Series 2018 Bond Improvements Estimated Cost	Proposed Future Improvements Estimated Cost	Total District Capital Improvement Plan
Roadway Construction ^(3,4,5)	\$27,621,000.00	\$ 27,402,000.00	-\$219,000.00	\$11,552,000.00	\$9,309,000.00	\$48,482,000.00
Utilities	\$6,138,000.00	\$ 6,006,000.00	-\$132,000.00	\$2,201,000.00	\$2,110,000.00	\$10,449,000.00
Duct Bank Undergrounding/Street Lights	\$4,384,000.00	\$ 4,129,000.00	-\$255,000.00	\$1,513,000.00	\$1,073,000.00	\$6,970,000.00
City of Orlando Wastewater Credit	\$0.00	\$0.00	\$0.00	-\$714,600.00	\$0.00	-\$714,600.00
Soft Costs	\$5,700,000.00	\$ 6,201,000.00	\$501,000.00	\$4,275,000.00	\$3,498,000.00	\$13,473,000.00
	\$43,843,000.00	\$43,738,000.00	-\$105,000.00	\$18,826,400.00	\$15,990,000.00	\$78,659,400.00

⁽¹⁾ Includes interest and other income as reported by District Manager.

⁽²⁾ "Previously Funded Improvements Completed to Date" figures are based on requisitions approved as of May 1, 2018, through 2013 Requisition No. 399 (rounded).

⁽³⁾ Roadway/Stormwater/Landscape components include acquisition of some rights-of-way and/or pond tracts, subject to an MAI appraisal and Board approval.

⁽⁴⁾ "Stormwater" portion of projects includes roadway collection and transmission systems and master system outfalls.

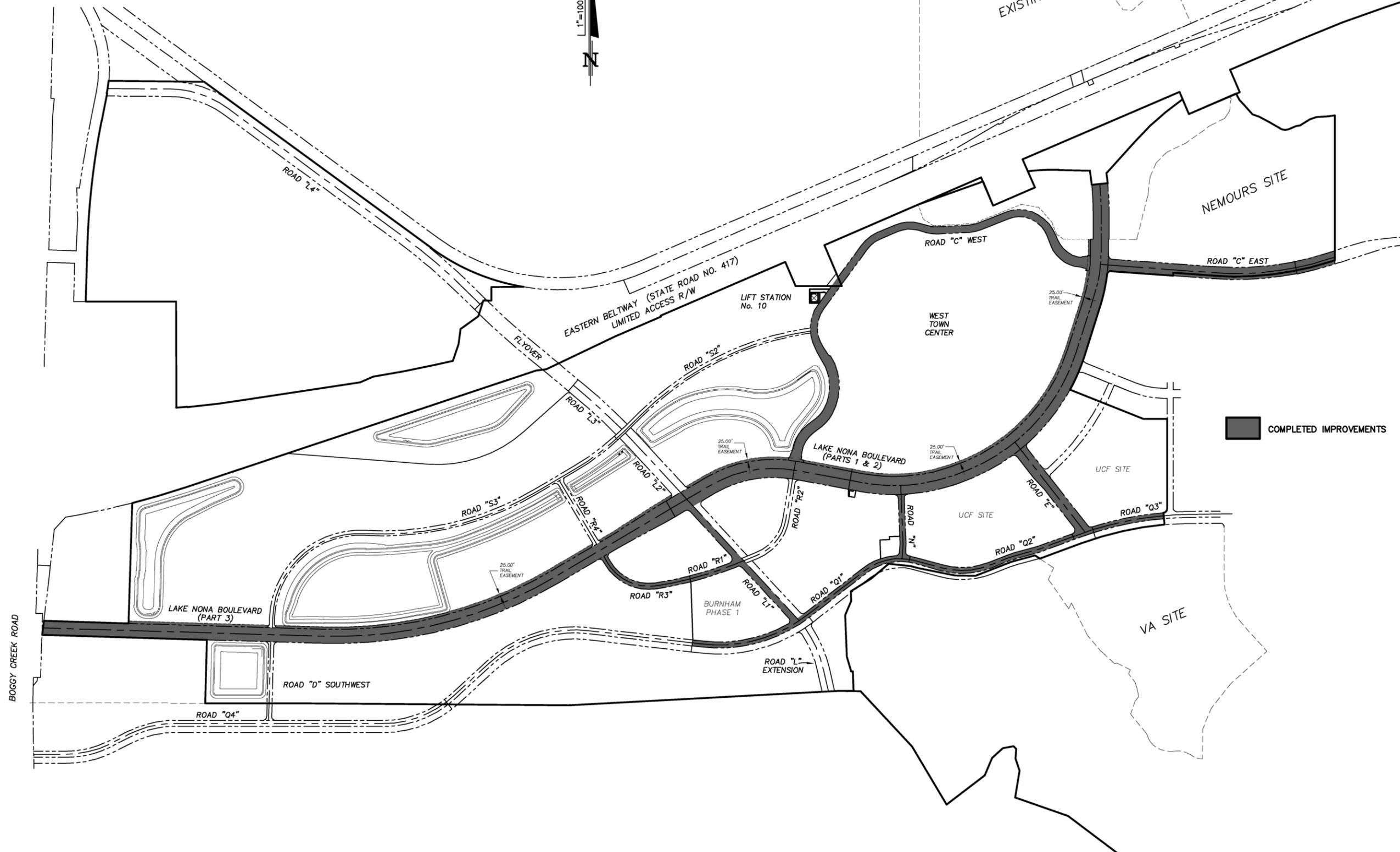
⁽⁵⁾ A series of interconnected multi-purpose trails /recreation areas are included as part of the overall project's landscape / hardscape and irrigation plans. The District intends to own and maintain all such improvements.

⁽⁶⁾ Improvements identified in the Capital Improvement Plan, whether they are identified within the "Previously Funded Improvements," the "Series 2018 Bond Improvements" or the "Proposed Future Improvements" in the chart above, may be financed with proceeds of any series of Bonds or other available capital, subject to Board approval.

TABLE 2
BOGGY CREEK IMPROVEMENT DISTRICT
DISTRICT CONSTRUCTED SYSTEM-DEDICATION SUMMARY

<u>DISTRICT CONSTRUCTED SYSTEM</u>	<u>OWNERSHIP</u>	<u>OPERATION AND MAINTENANCE ENTITY</u>
Public Roadways	City of Orlando	City of Orlando
Potable Water	Orlando Utilities Commission	Orlando Utilities Commission
Sanitary Sewer	City of Orlando	City of Orlando
Reclaimed Water	City of Orlando	City of Orlando
Stormwater	District / City of Orlando	District / City of Orlando
Duct Bank	Orlando Utilities Commission	Orlando Utilities Commission
Common Areas	District	District
Parks and Recreation	City of Orlando / District	City of Orlando / District

NOTE:
 - INFORMATION SHOWN HEREON IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN.
 - INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM DIRECTION FROM CLIENT. THE RIGHT-OF-WAY LOCATIONS AND SECTION DIMENSIONS ARE BASED ON DIMMA MASTER CIRCULATION PLAN COMPARISON DATED FEBRUARY 1, 2008. INFORMATION SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE. SOME OF THE INFORMATION CONTAINED HEREWITH IS CONCEPTUAL AND NOT BASED ON FINAL ENGINEERING DESIGN.



COMPLETED IMPROVEMENTS

NO.	DATE	DESCRIPTION	CHK.
SEE SHEET 1 FOR REVISIONS			

DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088	PLANNERS SURVEYORS	JOB NUMBER 23218
	CHECKED BY JUN	DATE 10/20/20
DESIGNED BY JUN	DRAWN BY CWG	REVISIONS

**BOGGY CREEK
 IMPROVEMENT DISTRICT
 COMPLETED IMPROVEMENTS**

Printed: 07-01-2020 - 02:58PM
 F:\V\2020\23218\3D\3D EXHIBITS\2020-10-20 BOD EX A - SHEET 1.dwg

BOGGY CREEK IMPROVEMENT DISTRICT

FY 2020 Audit Engagement Letter
(provided under separate cover)

BOGGY CREEK IMPROVEMENT DISTRICT

**Requisition Nos. 2018-170 – 2018-173 in
September 2020 in an amount totaling \$7,151.53**

BOGGY CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817
PHONE: (407) 382-3256 • FAX: (407) 382-3254

Requisition Recap For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from September 1, 2020 through September 30, 2020. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
2018-170	Donald W. McIntosh Associates	\$681.25
2018-171	Florida Industrial Electric	\$5,829.24
2018-172	Orlando Sentinel	\$473.04
2018-173	Vanasse Hangen Brustlin	\$168.00
		\$7,151.53

EXHIBIT D

**BOGGY CREEK IMPROVEMENT DISTRICT
REQUISITION FOR PAYMENT AND
2018 NOTE REQUISITION AND CONSTRUCTION ACCOUNT**

DATE:	September 4, 2020	REQUISITION NO:	2018-170
PAYEE:	Donald W McIntosh Associates	AMOUNT DUE:	\$681.25
ADDRESS:	2200 Park Avenue North Winter Park, FL 32789	FUND:	Acquisition/Construction
ITEM:	Invoice 40168 for Project 23218 (Lake Nona Boggy Creek) Through 08/14/2020		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2018 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are photocopies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

BOGGY CREEK IMPROVEMENT DISTRICT

BY: *Richard J. [Signature]*
CHAIRMAN or VICE CHAIRMAN

DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the 2018 Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer.

BY: Jeffrey J Newton Digitally signed by Jeffrey J Newton
Date: 2020.09.07 10:11:26 -0400'
DISTRICT ENGINEER



EXHIBIT D

**BOGGY CREEK IMPROVEMENT DISTRICT
REQUISITION FOR PAYMENT AND
2018 NOTE REQUISITION AND CONSTRUCTION ACCOUNT**

DATE:	September 4, 2020	REQUISITION NO:	2018-171
PAYEE:	Florida Industrial Electric	AMOUNT DUE:	\$5,829.24
ADDRESS:	104 Commerce Street Lake Mary, FL 32746	FUND:	Acquisition/Construction
ITEM:	Pay Application #8 For Project 93005 (Helios Blvd @ Lake Nona Blvd) Through 08/25/2020		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2018 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are photocopies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

BOGGY CREEK IMPROVEMENT DISTRICT

BY: 
CHAIRMAN or VICE CHAIRMAN

DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the 2018 Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer.

BY: Jeffrey J Newton Digitally signed by Jeffrey J Newton
Date: 2020.09.07 10:14:11 -04'00'
DISTRICT ENGINEER

RECEIVED
By Amanda Lane at 8:51 am, Sep 11, 2020

EXHIBIT D

**BOGGY CREEK IMPROVEMENT DISTRICT
REQUISITION FOR PAYMENT AND
2018 NOTE REQUISITION AND CONSTRUCTION ACCOUNT**

DATE:	September 18, 2020	REQUISITION NO:	2018-172
PAYEE:	Orlando Sentinel	AMOUNT DUE:	\$473.04
ADDRESS:	PO Box 100608 Atlanta, GA 30384-0608	FUND:	Acquisition/Construction
ITEM:	Invoice 24964108000 for Reference OSC24964108 (Ad #6741981) for Construction Legal Advertising Through 09/06/2020 (Split Four Ways, Will Be Reimbursed From GID, MCID, PE)		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2018 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are photocopies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

BOGGY CREEK IMPROVEMENT DISTRICT

BY: 
CHAIRMAN or VICE CHAIRMAN

DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the 2018 Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer.

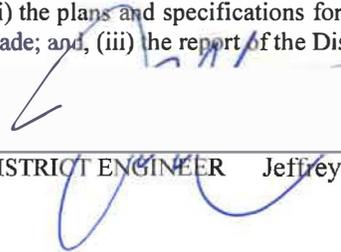
BY:  9/21/20
DISTRICT ENGINEER Jeffrey J. Newton, P.E.



EXHIBIT D

**BOGGY CREEK IMPROVEMENT DISTRICT
REQUISITION FOR PAYMENT AND
2018 NOTE REQUISITION AND CONSTRUCTION ACCOUNT**

DATE:	September 18, 2020	REQUISITION NO:	2018-173
PAYEE:	Vanasse Hangen Brustlin	AMOUNT DUE:	\$168.00
ADDRESS:	101 Walnut Street PO Box 9151 Watertown, MA 02471	FUND:	Acquisition/Construction
ITEM:	Invoice 323493 for Project 63084.04 (Lake Nona Blvd at Helios Blvd. Traffic Signal Design) Through 09/05/2020		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2018 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

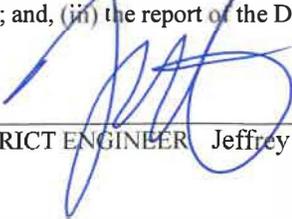
Attached hereto are photocopies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

BOGGY CREEK IMPROVEMENT DISTRICT

BY: 
CHAIRMAN or VICE CHAIRMAN

DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the 2018 Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer.

BY:  9/21/20
DISTRICT ENGINEER Jeffrey J. Newton, P.E.

RECEIVED

By Amanda Lane at 5:17 pm, Sep 22, 2020

BOGGY CREEK IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
September 2020 in an amount totaling \$130,374.34**

BOGGY CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817
PHONE: (407) 382-3256 • FAX: (407) 382-3254

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$130,374.34**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District
AP Check Register (Current by Bank)
 Check Dates: 9/1/2020 to 9/30/2020

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3647	09/01/20	P	CEPRA	Cepra Landscape	\$21,960.33
3648	09/08/20	P	AWC	Aquatic Weed Control, Inc.	\$835.00
3649	09/08/20	P	DONMC	Donald W. McIntosh Associates	\$500.00
3650	09/17/20	P	HGS	Hopping Green & Sams	\$1,164.00
3651	09/17/20	P	PFMGC	PFM Group Consulting	\$7,500.00
3652	09/17/20	P	USBANK	U.S. Bank	\$5,540.63
3653	09/17/20	P	VGLOBA	VGlobalTech	\$250.00
3654	09/21/20	P	EGIS	Egis Insurance Advisors LLC	\$11,227.00
3655	09/21/20	P	PFMGC	PFM Group Consulting	\$3,173.93
3656	09/21/20	P	TDM	Tavistock Development Mgmt Co	\$1,666.67
3657	09/22/20	P	DONMC	Donald W. McIntosh Associates	\$927.50
3658	09/25/20	P	VALLEY	BrightView Landscape Services	\$1,990.24
3659	09/25/20	P	CEPRA	Cepra Landscape	\$21,431.33
3660	09/25/20	P	DTE	Down to Earth	\$20,200.67
3661	09/25/20	P	FAC	Fire Ant Control	\$1,815.00
3662	09/25/20	P	RLEVEY	Richard Levey	\$200.00
3663	09/25/20	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$100,582.30
GRAND TOTAL :					\$100,582.30

100,582.30	Checks 3647-3663 cut
7,265.37	PA 464 - OUC invoice paid
22,526.67	FY 2020 reserve transfers
130,374.34	Cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT
 ** Denotes broken check sequence.

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #461

8/7/2020

Item No.	Payee	Invoice Number	General Fund
1	Aquatic Weed Control August Waterway Service	50084	\$ 835.00
2	Berman Construction Interchange Controller 10 Flow Sensor Repairs Interchange Clock 8 Repairs Interchange Check Column Lights Timer/Photocell	7738 7739 7740	\$ 6,694.40 \$ 306.50 \$ 99.98
3	Cepra Landscape August Maintenance, Sections 1, 2, Helios, Centerline Controller 30 Repairs	18138 18280	\$ 21,960.33 \$ 156.00
4	Down to Earth Interchange Clock 8 Repairs	71817	\$ 555.00
5	Hopping Green & Sams General Counsel Through 06/30/2020	116172	\$ 2,402.00
6	OUC Acct: 2562183178 ; Service 07/01/2020 - 08/03/2020	--	\$ 8,028.29
TOTAL			\$ 41,037.50



Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 4:29 pm, Aug 10, 2020


8/10/20

BOGGY CREEK IMPROVEMENT DISTRICT

Construction Funding Request #015

8/14/2020

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates BUILD Grant Assistance Through 07/17/2020	40065	\$ 927.50
		TOTAL	\$ 927.50

Amanda Lane

From: Larry Kaufmann <lkaufmann@tavistock.com>
Sent: Friday, August 14, 2020 3:05 PM
To: Amanda Lane; AccountsPayable; Damon Ventura
Subject: RE: Boggy Creek - FR #15
Attachments: BCID FR #015.pdf

EXTERNAL EMAIL: Use care with links and attachments.

BCID Funding Req. #015 is approved for processing.

KDS
Kaufmann Development Services, LLC
Larry Kaufmann
(407) 448-6592
lkaufmann@tavistock.com

From: Amanda Lane <lanea@pfm.com>
Sent: Friday, August 14, 2020 2:28 PM
To: AccountsPayable <accountspayable@tavistock.com>; Damon Ventura <dventura@tavistock.com>
Cc: Larry Kaufmann <lkaufmann@tavistock.com>
Subject: Boggy Creek - FR #15

EXTERNAL E-MAIL

Please see attached for Boggy Creek FR #15 for \$927.50.

Amanda Lane
Assistant Chief District Accountant

PFM Group Consulting LLC
LaneA@pfm.com | web pfm.com
phone 407.723.5900 (direct phone 407.723.5925) | fax 407.723.5901
12051 Corporate Blvd. | Orlando, FL 32817

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #464

9/4/2020

Item No.	Payee	Invoice Number	General Fund
1	Aquatic Weed Control September Waterway Service	50488	\$ 835.00
2	Donald W McIntosh Associates Engineering Services Through 08/14/2020	40167	\$ 500.00
3	OUC Acct: 2562183178 ; Service 08/03/2020 - 09/01/2020	--	\$ 7,265.37
TOTAL			\$ 8,600.37

Jennifer L Walden

Secretary/Assistant Secretary

Chairperson

Jal
9/15/20

RECEIVED

By Amanda Lane at 8:33 am, Sep 08, 2020

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #465

9/11/2020

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Cepra Landscape September Maintenance, Sections 1, 2, Helios	19093	\$ 21,431.33	FY 2020
2	Down to Earth September Interchange Landscaping	74572	\$ 20,200.67	FY 2020
3	Hopping Green & Sams General Counsel Through 07/31/2020	116778	\$ 1,164.00	FY 2020
4	PFM Group Consulting FY 2021 Tax Roll Preparation and Submission	FY21-TR-0004	\$ 7,500.00	FY 2021
5	US Bank FY 2020 Trustee Services: 08/01/2020 - 09/30/2020 FY 2021 Trustee Services: 10/01/2020 - 07/31/2021	5852794 5852794	\$ 925.97 \$ 4,614.66	FY 2020 FY 2021
6	VGlobalTech ADA Website Maintenance: August ADA Website Maintenance: September	1814 1869	\$ 125.00 \$ 125.00	FY 2020 FY 2020

TOTAL \$ 56,086.63

43,971.97	FY 2020
12,114.66	FY 2021

Jennifer L. Walden

Secretary/Assistant Secretary

Chairperson

Jay
9/14/20

RECEIVED
By Amanda Lane at 4:50 pm, Sep 16, 2020

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #466

9/18/2020

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Egis Insurance & Risk Advisors FY 2021 Insurance	11606	\$ 11,227.00	FY 2021
2	PFM Group Consulting DM Fee: September 2020 FedEx: April 2020 FedEx: May 2020 Postage: July 2020 Reimbursables: August 2020	DM-09-2020-0006 OE-EXP-00825 OE-EXP-00885 OE-EXP-00997 OE-EXP-01052	\$ 3,125.00 \$ 9.43 \$ 4.34 \$ 18.72 \$ 16.44	FY 2020 FY 2020 FY 2020 FY 2020 FY 2020
3	Tavistock Development Management September Irrigation Specialist Services	B2020.09	\$ 1,666.67	FY 2020
TOTAL			\$ 16,067.60	
			4,840.60	FY 2020
			11,227.00	FY 2021

Secretary/Assistant Secretary

Chairperson

Jayden
9/18/20

RECEIVED
By Amanda Lane at 12:32 pm, Sep 19, 2020

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #467

9/25/2020

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	BrightView Landscape Services			
	Loop Road Irrigation Repairs	6823228	\$ 346.48	FY 2020
	Loop Road Repairs	6823229	\$ 475.89	FY 2020
	Loop Road Repairs	6823230	\$ 423.90	FY 2020
	Zone 23 Mainline Repair	6823231	\$ 743.97	FY 2020
2	Fire Ant Control			
	Fire Ant Control	11641	\$ 1,510.00	FY 2020
	Interchange Fire Ant Control	11643	\$ 305.00	FY 2020
3	Supervisor Fees - 09/21/2020 Meeting			
	Richard Levey	--	\$ 200.00	FY 2020
	Thad Czapka	--	\$ 200.00	FY 2020
TOTAL			\$ 4,205.24	
			4,205.24	FY 2020
			-	FY 2021

Jennifer L. Walden

 Secretary/Assistant Secretary

 Chairperson

*Jaykk
 9/25/20*

RECEIVED
 By Amanda Lane at 3:56 pm, Sep 25, 2020

BOGGY CREEK IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

BOGGY CREEK IMPROVEMENT DISTRICT

**District's Financial Position and
Budget to Actual YTD**

Boggy Creek Improvement District
Statement of Financial Position
As of 9/30/2020

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$112,440.84				\$112,440.84
State Board of Administration	1,298.45				1,298.45
Accounts Receivable	339.11				339.11
Accounts Receivable - Due from Developer	744.75				744.75
Due From Other Governmental Units	14,614.61				14,614.61
Prepaid Expenses	25,070.15				25,070.15
Deposits	4,550.00				4,550.00
Infrastructure Capital Reserve	40,354.60				40,354.60
Interchange Maintenance Reserve	4,720.17				4,720.17
Debt Service Reserve Series 2013		\$3,951,512.50			3,951,512.50
Debt Service Reserve Series 2018		1,006,132.77			1,006,132.77
Revenue Series 2013		1,271,355.46			1,271,355.46
Interest Series 2018		3,242.83			3,242.83
General Checking Account			\$13,129.27		13,129.27
Acquisition/Construction Series 2013			21,296.35		21,296.35
Acquisition/Construction Series 2018			490.79		490.79
Due From Other Governmental Units			591.30		591.30
Total Current Assets	<u>\$204,132.68</u>	<u>\$6,232,243.56</u>	<u>\$35,507.71</u>	<u>\$0.00</u>	<u>\$6,471,883.95</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$6,232,243.56	\$6,232,243.56
Amount To Be Provided				66,852,756.44	66,852,756.44
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$73,085,000.00</u>	<u>\$73,085,000.00</u>
Total Assets	<u>\$204,132.68</u>	<u>\$6,232,243.56</u>	<u>\$35,507.71</u>	<u>\$73,085,000.00</u>	<u>\$79,556,883.95</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$9,569.99				\$9,569.99
Deferred Revenue	744.75				744.75
Accounts Payable			\$188.00		188.00
Total Current Liabilities	<u>\$10,314.74</u>	<u>\$0.00</u>	<u>\$188.00</u>	<u>\$0.00</u>	<u>\$10,502.74</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$73,085,000.00	\$73,085,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$73,085,000.00</u>	<u>\$73,085,000.00</u>
Total Liabilities	<u>\$10,314.74</u>	<u>\$0.00</u>	<u>\$188.00</u>	<u>\$73,085,000.00</u>	<u>\$73,095,502.74</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$70,670.30				\$70,670.30
Net Assets - General Government	(82,749.58)				(82,749.58)
Current Year Net Assets - General Government	205,897.22				205,897.22
Net Assets, Unrestricted		(\$3,271,564.88)			(3,271,564.88)
Current Year Net Assets, Unrestricted		1,429,774.41			1,429,774.41
Net Assets - General Government		8,074,034.03			8,074,034.03
Net Assets, Unrestricted			(\$22,384,631.35)		(22,384,631.35)
Net Assets, Unrestricted			(5,148,116.24)		(5,148,116.24)
Current Year Net Assets, Unrestricted			871,091.14		871,091.14
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u>\$193,817.94</u>	<u>\$6,232,243.56</u>	<u>\$35,319.71</u>	<u>\$0.00</u>	<u>\$6,461,381.21</u>
Total Liabilities and Net Assets	<u>\$204,132.68</u>	<u>\$6,232,243.56</u>	<u>\$35,507.71</u>	<u>\$73,085,000.00</u>	<u>\$79,556,883.95</u>

Boggy Creek Improvement District

Statement of Activities

As of 9/30/2020

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Revenues</u>					
Off-Roll Assessments	\$920,455.47				\$920,455.47
Developer Contributions	7,875.50				7,875.50
Other Income & Other Financing Sources	339.11				339.11
Off-Roll Assessments		\$83,723.52			83,723.52
Other Assessments		5,176,109.52			5,176,109.52
Inter-Fund Group Transfers In		(5,823.22)			(5,823.22)
Debt Proceeds		664,632.27			664,632.27
Other Income & Other Financing Sources			\$122,998.44		122,998.44
Inter-Fund Transfers In			5,823.22		5,823.22
Debt Proceeds			1,328,637.74		1,328,637.74
Total Revenues	\$928,670.08	\$5,918,642.09	\$1,457,459.40	\$0.00	\$8,304,771.57
<u>Expenses</u>					
Supervisor Fees	\$5,200.00				\$5,200.00
Public Officials' Liability Insurance	3,331.00				3,331.00
Trustee Services	7,256.29				7,256.29
Management	37,500.00				37,500.00
Engineering	12,166.25				12,166.25
Dissemination Agent	5,000.00				5,000.00
District Counsel	18,343.31				18,343.31
Assessment Administration	7,500.00				7,500.00
Audit	6,000.00				6,000.00
Travel and Per Diem	39.75				39.75
Postage & Shipping	183.47				183.47
Legal Advertising	5,094.44				5,094.44
Miscellaneous	200.08				200.08
Web Site Maintenance	3,830.00				3,830.00
Holiday Decorations	372.00				372.00
Dues, Licenses, and Fees	175.00				175.00
Electric	4,511.66				4,511.66
Water Reclaimed	30,450.06				30,450.06
General Insurance	3,779.00				3,779.00
Property & Casualty	3,422.00				3,422.00
Irrigation Parts	60,204.27				60,204.27
Landscaping Maintenance & Material	241,116.26				241,116.26
Landscape Improvements	57,318.00				57,318.00
Tree Trimming	8,160.00				8,160.00
Contingency	712.75				712.75

Boggy Creek Improvement District

Statement of Activities

As of 9/30/2020

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
IME - Aquatics Maintenance	3,256.44				3,256.44
IME - Irrigation	6,068.01				6,068.01
IME - Landscaping	81,672.70				81,672.70
IME - Lighting	16,960.24				16,960.24
IME - Miscellaneous	3,652.99				3,652.99
IME - Water Reclaimed	577.19				577.19
Pest Control	3,020.00				3,020.00
Entry and Wall Maintenance	5,000.00				5,000.00
Streetlights	60,809.90				60,809.90
Personnel Leasing Agreement	20,000.04				20,000.04
Principal Payment		\$1,450,000.00			1,450,000.00
Interest Payments		3,043,844.70			3,043,844.70
Engineering			\$27,591.37		27,591.37
District Counsel			6,364.99		6,364.99
Legal Advertising			1,129.46		1,129.46
Contingency			551,337.28		551,337.28
Total Expenses	<u>\$722,883.10</u>	<u>\$4,493,844.70</u>	<u>\$586,423.10</u>	<u>\$0.00</u>	<u>\$5,803,150.90</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$110.24				\$110.24
Interest Income		\$4,977.02			4,977.02
Interest Income			\$54.84		54.84
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$110.24</u>	<u>\$4,977.02</u>	<u>\$54.84</u>	<u>\$0.00</u>	<u>\$5,142.10</u>
Change In Net Assets	\$205,897.22	\$1,429,774.41	\$871,091.14	\$0.00	\$2,506,762.77
Net Assets At Beginning Of Year	<u>(\$12,079.28)</u>	<u>\$4,802,469.15</u>	<u>(\$835,771.43)</u>	<u>\$0.00</u>	<u>\$3,954,618.44</u>
Net Assets At End Of Year	<u><u>\$193,817.94</u></u>	<u><u>\$6,232,243.56</u></u>	<u><u>\$35,319.71</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,461,381.21</u></u>

Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 09/30/2020

	Actual	Budget	Variance	FY 2020 Adopted Budget
Revenues				
Off-Roll Assessments	\$ 920,455.47	\$ 920,455.45	\$ 0.02	\$ 920,455.45
Developer Contributions	7,875.50	-	7,875.50	-
Other Income & Other Financing Sources	339.11	-	339.11	-
Net Revenues	\$ 928,670.08	\$ 920,455.45	\$ 8,214.63	\$ 920,455.45
General & Administrative Expenses				
Legislative				
Supervisor Fees	\$ 5,200.00	\$ 7,200.00	\$ (2,000.00)	\$ 7,200.00
Financial & Administrative				
Public Officials' Liability Insurance	3,331.00	3,500.00	(169.00)	3,500.00
Trustee Services	7,256.29	2,700.00	4,556.29	2,700.00
Management	37,500.00	37,500.00	-	37,500.00
Engineering	12,166.25	10,000.00	2,166.25	10,000.00
Dissemination Agent	5,000.00	5,000.00	-	5,000.00
District Counsel	18,343.31	30,000.00	(11,656.69)	30,000.00
Assessment Administration	7,500.00	7,500.00	-	7,500.00
Reamortization Schedules	-	250.00	(250.00)	250.00
Audit	6,000.00	6,500.00	(500.00)	6,500.00
Arbitrage Calculation	-	1,200.00	(1,200.00)	1,200.00
Travel and Per Diem	39.75	350.00	(310.25)	350.00
Telephone	-	350.00	(350.00)	350.00
Postage & Shipping	183.47	500.00	(316.53)	500.00
Copies	-	2,500.00	(2,500.00)	2,500.00
Legal Advertising	5,094.44	6,000.00	(905.56)	6,000.00
Miscellaneous	200.08	3,000.00	(2,799.92)	3,000.00
Property Taxes	-	500.00	(500.00)	500.00
Web Site Maintenance	3,830.00	2,700.00	1,130.00	2,700.00
Holiday Decorations	372.00	1,000.00	(628.00)	1,000.00
Dues, Licenses, and Fees	175.00	175.00	-	175.00
Total General & Administrative Expenses	\$ 112,191.59	\$ 128,425.00	\$ (16,233.41)	\$ 128,425.00

Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 09/30/2020

	Actual	Budget	Variance	FY 2020 Adopted Budget
<u>Field Operations Expenses</u>				
Electric Utility Services				
Electric	\$ 4,511.66	\$ 2,000.00	\$ 2,511.66	\$ 2,000.00
Entry Lighting	-	500.00	(500.00)	500.00
Water-Sewer Combination Services				
Water Reclaimed	30,450.06	45,000.00	(14,549.94)	45,000.00
Other Physical Environment				
General Insurance	3,779.00	4,050.00	(271.00)	4,050.00
Property & Casualty	3,422.00	3,500.00	(78.00)	3,500.00
Other Insurance	-	500.00	(500.00)	500.00
Irrigation Repairs	60,204.27	30,000.00	30,204.27	30,000.00
Landscaping Maintenance & Material	241,116.26	253,393.50	(12,277.24)	253,393.50
Landscape Improvements	16,153.00	55,000.00	(38,847.00)	55,000.00
Other Landscape Maintenance	41,165.00	62,857.60	(21,692.60)	62,857.60
Tree Trimming	8,160.00	40,000.00	(31,840.00)	40,000.00
Contingency	712.75	20,000.00	(19,287.25)	20,000.00
Pest Control	3,020.00	-	3,020.00	-
Hurricane Cleanup	-	20,000.00	(20,000.00)	20,000.00
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	3,256.44	3,445.00	(188.56)	3,445.00
IME - Irrigation Repair	6,068.01	9,750.00	(3,681.99)	9,750.00
IME - Landscaping	81,672.70	78,717.60	2,955.10	78,717.60
IME - Lighting	16,960.24	20,000.00	(3,039.76)	20,000.00
IME - Miscellaneous	3,652.99	1,499.88	2,153.11	1,499.88
IME - Water Reclaimed	577.19	3,000.00	(2,422.81)	3,000.00
Road & Street Facilities				
Entry and Wall Maintenance	5,000.00	10,000.00	(5,000.00)	10,000.00
Streetlights	60,809.90	86,390.20	(25,580.30)	86,390.20
Parks & Recreation				
Personnel Leasing Agreement	20,000.04	20,000.00	0.04	20,000.00
Reserves				
Infrastructure Capital Reserve	20,166.67	20,166.67	-	20,166.67
Interchange Maintenance Reserve	2,360.00	2,360.00	-	2,360.00
Total Field Operations Expenses	\$ 633,218.18	\$ 792,130.45	\$ (158,912.27)	\$ 792,130.45
Total Expenses	\$ 745,409.77	\$ 920,555.45	\$ (175,145.68)	\$ 920,555.45
Income (Loss) from Operations	\$ 183,260.31	\$ (100.00)	\$ 183,360.31	\$ (100.00)
<u>Other Income (Expense)</u>				
Interest Income	\$ 110.24	\$ 100.00	\$ 10.24	\$ 100.00
Total Other Income (Expense)	\$ 110.24	\$ 100.00	\$ 10.24	\$ 100.00
Net Income (Loss)	\$ 183,370.55	\$ -	\$ 183,370.55	\$ -

Boggy Creek Improvement District
Budget to Actual
For the Month Ending 08/31/2020

	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	YTD Actual
Revenues													
Off-Roll Assessments	\$ 376,547.63	\$ 23,739.48	\$ 54,071.05	\$ -	\$ 65,209.44	\$ 27,262.58	\$ 173,859.29	\$ 56,847.61	\$ 140,576.64	\$ 2,341.75	\$ -	\$ -	\$ 920,455.47
Developer Contributions	-	-	-	-	-	-	-	-	3,316.50	3,389.00	242.50	927.50	7,875.50
Other Income & Other Financing Sources	-	-	-	-	-	-	-	-	-	-	-	339.11	339.11
Net Revenues	\$ 376,547.63	\$ 23,739.48	\$ 54,071.05	\$ -	\$ 65,209.44	\$ 27,262.58	\$ 173,859.29	\$ 56,847.61	\$ 143,893.14	\$ 5,730.75	\$ 242.50	\$ 1,266.61	\$ 928,670.08
General & Administrative Expenses													
Legislative													
Supervisor Fees	\$ 600.00	\$ 600.00	\$ 400.00	\$ 600.00	\$ 400.00	\$ -	\$ 600.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 5,200.00
Financial & Administrative													
Public Officials' Liability Insurance	3,331.00	-	-	-	-	-	-	-	-	-	-	-	3,331.00
Trustee Services	5,095.68	-	-	-	-	-	-	-	1,234.64	-	-	925.97	7,256.29
Management	-	3,125.00	3,125.00	6,250.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	3,125.00	37,500.00
Engineering	-	-	-	-	1,535.00	386.00	3,566.50	1,209.00	2,742.50	555.00	927.50	1,244.75	12,166.25
Dissemination Agent	-	-	1,250.00	-	-	-	3,750.00	-	-	-	-	-	5,000.00
District Counsel	-	-	2,210.58	2,006.50	1,556.35	1,910.13	2,122.25	999.00	1,085.00	1,579.50	2,402.00	2,472.00	18,343.31
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	4,000.00	1,000.00	500.00	500.00	-	-	6,000.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	-	-	32.66	7.09	-	-	-	-	-	-	39.75
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	-	16.88	-	54.18	-	-	34.09	-	14.80	-	63.52	183.47
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	256.25	-	396.25	877.51	200.00	196.25	-	1,061.26	-	688.75	1,086.92	331.25	5,094.44
Miscellaneous	-	-	-	-	30.00	-	-	170.09	-	(0.01)	-	-	200.08
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Web Site Maintenance	105.00	-	-	-	-	-	-	300.00	-	3,175.00	-	250.00	3,830.00
Holiday Decorations	-	372.00	-	-	-	-	-	-	-	-	-	-	372.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 17,062.93	\$ 4,097.00	\$ 7,398.71	\$ 9,734.01	\$ 6,933.19	\$ 5,624.47	\$ 17,163.75	\$ 8,298.44	\$ 9,087.14	\$ 10,038.04	\$ 7,941.42	\$ 8,812.49	\$ 112,191.59
Field Operations													
Electric Utility Services													
Electric	\$ -	\$ 384.18	\$ 384.19	\$ 394.84	\$ 395.21	\$ 373.36	\$ 382.81	\$ 360.42	\$ 378.14	\$ 357.49	\$ 372.22	\$ 728.80	\$ 4,511.66
Entry Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Sewer Combination Services													
Water Reclaimed	-	3,616.80	2,127.15	1,637.57	2,259.35	2,308.22	4,181.35	3,789.21	4,703.49	794.12	2,215.92	2,816.88	30,450.06
Other Physical Environment													
General Insurance	3,779.00	-	-	-	-	-	-	-	-	-	-	-	3,779.00
Property & Casualty Insurance	3,422.00	-	-	-	-	-	-	-	-	-	-	-	3,422.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,997.65	10,164.65	14,715.30	1,852.20	1,849.40	3,772.95	11,434.40	855.12	9,019.20	1,176.72	1,327.94	2,038.74	60,204.27
Landscaping Maintenance & Material	19,048.00	19,008.51	19,008.51	19,008.51	19,008.51	19,008.51	19,008.51	21,391.84	21,391.84	21,920.84	21,920.84	21,391.84	241,116.26
Landscape Improvements	2,400.00	504.00	3,619.20	9,079.80	-	-	-	-	550.00	-	-	-	16,153.00
Other Landscape Maintenance	-	-	-	35,987.00	-	-	-	-	5,178.00	-	-	-	41,165.00
Tree Trimming	-	5,120.00	2,200.00	840.00	-	-	-	-	-	-	-	-	8,160.00
Contingency	-	-	150.00	512.75	50.00	-	-	-	-	-	-	-	712.75
Pest Control	-	-	-	-	-	1,510.00	-	-	-	-	-	1,510.00	3,020.00
Hurricane Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Interchange Maintenance Expenses													
IME - Aquatics Maintenance	271.37	271.37	271.37	271.37	271.37	271.37	271.37	271.37	271.37	271.37	271.37	271.37	3,256.44
IME - Irrigation	780.00	1,205.55	130.81	-	176.26	218.98	-	490.39	149.34	368.06	2,548.62	-	6,068.01
IME - Landscaping	6,565.22	6,565.22	6,873.32	6,565.22	8,910.18	6,565.22	-	13,130.44	6,802.22	6,565.22	6,565.22	6,565.22	81,672.70
IME - Lighting	53.62	75.88	67.71	13,594.22	52.75	56.47	2,615.34	40.88	46.62	41.01	85.62	230.12	16,960.24
IME - Miscellaneous	-	2,431.00	1,023.75	-	-	99.12	-	-	-	-	-	99.12	3,652.99
IME - Water Reclaimed	-	65.48	43.95	122.57	(80.41)	36.77	94.64	67.60	75.47	7.17	34.98	108.97	577.19
Road & Street Facilities													
Entry and Wall Maintenance	-	-	5,000.00	-	-	-	-	-	-	-	-	-	5,000.00

Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 08/31/2020

	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	YTD Actual
Streetlights	-	4,972.23	4,890.98	4,927.53	4,928.32	4,925.15	5,167.46	5,161.75	5,169.03	5,165.08	5,169.03	10,333.34	60,809.90
Parks & Recreation													
Personnel Leasing Agreement	-	-	5,000.01	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04
Reserves													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	20,166.67	20,166.67
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	2,360.00	2,360.00
Total Field Operations Expenses	\$ 38,316.86	\$ 54,384.87	\$ 65,506.25	\$ 96,460.25	\$ 39,487.61	\$ 40,812.79	\$ 44,822.55	\$ 47,225.69	\$ 55,401.39	\$ 38,333.75	\$ 42,178.43	\$ 70,287.74	\$ 633,218.18
Total Expenses	\$ 55,379.79	\$ 58,481.87	\$ 72,904.96	\$ 106,194.26	\$ 46,420.80	\$ 46,437.26	\$ 61,986.30	\$ 55,524.13	\$ 64,488.53	\$ 48,371.79	\$ 50,119.85	\$ 79,100.23	\$ 745,409.77
Income (Loss) from Operations	\$ 321,167.84	\$ (34,742.39)	\$ (18,833.91)	\$ (106,194.26)	\$ 18,788.64	\$ (19,174.68)	\$ 111,872.99	\$ 1,323.48	\$ 79,404.61	\$ (42,641.04)	\$ (49,877.35)	\$ (77,833.62)	\$ 183,260.31
Other Income (Expense)													
Interest Income	\$ 8.21	\$ 6.70	\$ 7.16	\$ 6.59	\$ 5.46	\$ 5.01	\$ 4.18	\$ 5.77	\$ 6.03	\$ 44.92	\$ 5.42	\$ 4.79	\$ 110.24
Total Other Income (Expense)	\$ 8.21	\$ 6.70	\$ 7.16	\$ 6.59	\$ 5.46	\$ 5.01	\$ 4.18	\$ 5.77	\$ 6.03	\$ 44.92	\$ 5.42	\$ 4.79	\$ 110.24
Net Income (Loss)	\$ 321,176.05	\$ (34,735.69)	\$ (18,826.75)	\$ (106,187.67)	\$ 18,794.10	\$ (19,169.67)	\$ 111,877.17	\$ 1,329.25	\$ 79,410.64	\$ (42,596.12)	\$ (49,871.93)	\$ (77,828.83)	\$ 183,370.55

Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2020 Inflows	FY 2020 Outflows	FY 2021 Inflows	FY 2021 Outflows	End. Cash
10/1/2019	290,026.69	48,264.15	(56,847.28)	-	-	256,230.22
11/1/2019	256,230.22	33,663.63	(41,739.45)	-	-	220,465.58
12/1/2019	220,465.58	70,004.98	(62,791.46)	-	-	254,438.77
1/1/2020	254,438.77	30,279.60	(82,058.63)	-	-	202,659.74
2/1/2020	202,659.74	136,116.85	(217,768.87)	-	-	121,007.72
3/1/2020	121,007.72	27,264.41	(8,557.75)	-	-	139,714.38
4/1/2020	139,714.38	198,830.70	(93,008.82)	-	-	245,536.26
5/1/2020	245,536.26	78,175.42	(114,095.66)	-	-	209,616.02
6/1/2020	209,616.02	173,014.70	(26,123.73)	-	-	356,506.99
7/1/2020	356,506.99	20,537.14	(119,099.79)	-	-	257,944.34
8/1/2020	257,944.34	15,348.93	(51,190.42)	-	-	222,102.85
9/1/2020	222,102.85	20,712.33	(111,647.34)	-	(18,727.00)	112,440.84
10/1/2020	112,440.84	339.11	(8,762.15)	-	(3,835.01)	100,182.79 as of 10/14/2020
Totals		1,180,839.77	(1,009,319.03)	-	(22,562.01)	

**Boggy Creek Improvement District
Construction Tracking - mid-October**

	Amount
Series 2018 Bond Issue	
Original Construction Fund - Not To Exceed	\$ 25,000,000.00
Additions (Interest, Transfers from DSR, etc.)	161,748.35
Cumulative Draws Through Prior Month	(10,612,673.66)
	=====
Construction Funds Available	\$ 14,549,074.69
Requisitions This Month	
Requisition 2018-174: Hopping Green & Sams	\$ (188.00)
	=====
Total Requisitions This Month	\$ (188.00)
	=====
Construction Funds Remaining	\$ 14,548,886.69
Committed Funding	
Lake Nona Medical City Drive Phase 2 – Developer-owned as of 03/2020	-
	=====
Total Committed Funding	\$ -
	=====
Net Uncommitted	14,548,886.69