

Boggy Creek Improvement District

3501 Quadrangle Boulevard, Suite 270, 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 ("District"), scheduled to be held at **3:00 p.m. on Tuesday, May 21, 2024, at 6900 Tavistock Lakes Blvd. Ste 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via computer or the conference line:

Phone: 1-844-621-3956

Computer: pfmccd.webex.com

Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the April 16, 2024, Board of Supervisors' Meeting** (*provided under separate cover*)
- 2. **Letter from Supervisor of Elections – Orange County**
- 3. **Consideration of Resolution 2024-03, Underwriter Services Selection Policy**

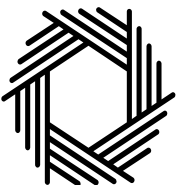
Business Matters

4. **Consideration of Prequalified Contractors Extension**
5. **Consideration of Resolution 2024-05, Approving a Preliminary Budget for Fiscal Year 2025 and Setting a Public Hearing Date** [*suggested date of August 20, 2024*]
6. **Consideration of Trail Maintenance Proposals** (*provided under separate cover*)
7. **Ratification of Operation and Maintenance Expenditures Paid in April 2024 in an amount totaling \$79,194.79**
8. **Ratification of Requisition Nos. 443 – 444 Paid in April 2024 in an amount totaling \$15,263.19**
9. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
10. **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
 4. Landscape Supervisor
 5. Irrigation Supervisor
 6. Construction Supervisor
- B. Supervisor Requests

Adjournment



pfm

BOGGY CREEK IMPROVEMENT DISTRICT

**Minutes of the April 16, 2024,
Board of Supervisors' Meeting**
(provided under separate cover)

BOGGY CREEK IMPROVEMENT DISTRICT

**Letter from Supervisor of Elections
– Orange County**

Glen Gilzean
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
*Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.*

April 22, 2024

Jennifer Walden, District Manager
Boggy Creek Improvement District
PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024**, there are **32 registered voter(s)** in the **Boggy Creek Improvement District**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov

BOGGY CREEK IMPROVEMENT DISTRICT

**Resolution 2024-03,
Underwriter Services Selection Policy**

RESOLUTION 2024-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT ADOPTING AN UNDERWRITING SERVICES SELECTION POLICY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Boggy Creek Improvement District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Florida; and

WHEREAS, Chapters 190 *Florida Statutes*, authorize the District to adopt rules and policies to govern the administration of the District; and

WHEREAS, the District was created for the purpose of financing and managing the acquisition, construction, installation, maintenance, and operation of community development facilities, services, and improvements within and without the boundaries of the District; and

WHEREAS, the District has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the issuance of bonds; and

WHEREAS, in connection with the sale and issuance of such bonds, the District may employ the services of firms providing underwriting services in structuring and delivering bonds; and

WHEREAS, pursuant to section 190.033(3), *Florida Statutes*, certain contractual services, including underwriting services, are not subject to competitive purchasing requirements; however, the District desires to adopt this Policy to support economical and efficient operations of the District; and

WHEREAS, the District desires to adopt by resolution the Underwriting Services Selection Policy attached hereto as **Exhibit A** and hereby determines that adoption of such is in the best interests of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT:

SECTION 1. The attached Underwriting Services Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 21st DAY OF MAY, 2024.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT "A"

BOGGY CREEK IMPROVEMENT DISTRICT UNDERWRITING SERVICES SELECTION POLICY

A. Purpose.

1. The purpose of this policy is to establish procedures for the selection of a firm to provide Underwriting Services in connection with the offering of Bonds for the Boggy Creek Improvement District as such terms are defined herein.
2. Pursuant to section 190.033(3), *Florida Statutes*, contractual services, including Underwriting Services, are not subject to competitive purchasing requirements. However, the District desires to adopt this Policy to support economical and efficient operations of the District. Regardless of the procedure used by the District under this Policy for selection of a firm to provide Underwriting Services, no rights or remedies under this Policy, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Underwriting Services to the District.

B. Definitions.

1. "Board" means the Board of Supervisors for the District.
2. "Bonds" means bonds issued by the District pursuant to Chapter 190, *Florida Statutes*, the maturity of which is greater than five (5) years.
3. "District" means the Boggy Creek Improvement District.
4. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.
5. "Sister Districts" means the Greenway Improvement District, the Midtown Improvement District, the Myrtle Creek Improvement District, and the Poitras East Community Development District.
6. "Underwriting Services" means at a minimum, the following services to be provided to the District with respect to a specific Bond issuance and/or under a continuing basis:
 - (a) Advice to the District on the structure, timing and terms of the Bonds;
 - (b) Assistance with coordination of the financing process
 - (c) Performance of due diligence
 - (d) Assistance with the preparation of an offering memorandum
 - (e) Review of the District's assessment and Bond documents
 - (f) Marking and offering of Bonds to investors

C. Procedure Regarding Underwriting Services Selection.

1. Request for Proposals.

- (a) When Underwriting Services are desired with respect to a specific Bond issuance and/or under a continuing basis, the Board may cause to be prepared a Request for Proposals (“RFP”).
- (b) District Management shall make a good faith effort to provide written notice, including by electronic mail, of the RFP to at least three (3) firms who provide Underwriting Services. The notice is not required to be published in a newspaper, a publicly accessible website, or by any other means. The RFP shall request written qualifications from firms interested in providing Underwriting Services to the District. The RFP shall state the time and place for submitting proposals.
- (c) The District will evaluate timely submitted proposals during a publicly held meeting. The Board may conduct discussions with, and may require public presentation by, firms regarding their Proposal. The District will select the firm that submitted a proposal that best meets the overall needs of the District. Factors and qualifications that may be considered by the Board in its evaluation include, but are not limited to, all or a portion of the following:
 - i. Compensation structures including: management fee, underwriting fee, expenses, and take-down (commission).
 - ii. Relevant experience and analytic capability of the firm and the individuals assigned to the issuer, and experience of the individual in charge of day-to-day management of the bond sale, including both the investment banker(s) and the underwriter(s).
 - iii. The firm's bond distribution capabilities and firm's ability to access both retail and institutional investors should be described.
 - iv. The firm’s participation in the District’s recent bond sales or the bond sales of other issuers in the same state, including any Sister District or other governmental entity in the state, if any.
 - v. Analytic capability of the firm and assigned investment banker(s).
 - vi. Access to sources of current market information to provide bond pricing data before, during and after the sale.
 - vii. The amount of uncommitted capital available and the ability and willingness of the firm to purchase the entire offering of the issuer, if necessary, in the case of a firm underwriting.
- (d) Simultaneously with the review of the submitted Proposals, the District may undertake negotiations with those firms that have submitted reasonable and timely Proposals and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements.
- (e) Notice of the intent to award, including rejection of some or all Proposals, shall be provided in writing to all proposers by United States Mail or via electronic mail.
- (f) The District may maintain a list of firms interested in receiving notices of Requests for Proposals for Underwriting Services. The District shall make reasonable efforts to provide copies of any notices to such firms, but the failure to do so shall not give such

firms any protest or other rights or otherwise disqualify any otherwise valid selection process.

- (g) If only one (1) Proposal is received in response to an RFP, the District may proceed with the Proposal. If no Proposals are received, the District may take whatever steps are reasonably necessary in order to proceed with the selection of a firm to provide Underwriting Services. Nothing in this Policy shall prevent the District from evaluating and eventually selecting a firm if less than three (3) Proposals are received.
- (h) The Board has the right to reject any and all Proposals and such reservations shall be included in all Requests for Proposals and notices.

2. Exemptions. The selection of a firm to provide Underwriting Services to the District is exempt from this Policy when:

- (a) the District selects a firm that it has previously selected in a manner consistent with the procedures of this Policy and the Board determines it is in the best interests of the District to do so;
- (b) the District selects a firm that any Sister District or other governmental entity has previously selected in a manner consistent with the procedures of this Policy and the Board determines it is in the best interests of the District to do so;
- (c) the District selects a firm that it has previously selected to provide Underwriting Services and the Board determines it is in the best interests of the District to do so; or
- (d) the District selects a firm in any other manner that the Board determines is in the best interest of the District, which may include a direct negotiation and selection without a competitive selection process.

Specific Authority: §§ 190.011(3), (5) and (9); 190.033(3), *Florida Statutes*

Effective date: _____, 2024

BOGGY CREEK IMPROVEMENT DISTRICT

Prequalified Contractors Extension

BOGGY CREEK IMPROVEMENT DISTRICT
PREQUALIFIED CONTRACTORS

August 2021

- Garney Construction
- Hubbard Construction Company
- JMHC, Inc.
- Jon M. Hall Company
- Jr. Davis Construction Company
- The Middlesex Corporation
- Phillips & Jordan
- Prime Construction Group
- Southern Development & Construction
- Watson Civil Construction

BOGGY CREEK IMPROVEMENT DISTRICT

**Resolution 2024-05,
Approving a Preliminary Budget for Fiscal Year 2025 and
Setting a Public Hearing Date**
[suggested date of August 20, 2024]

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Boggy Creek Improvement District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2024

HOUR: _____ p.m.

LOCATION: 6900 Tavistock Lakes Blvd.
Suite 200
Orlando, Florida 32827

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

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

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF MAY 2024.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
Boggy Creek Improvement District
FY 2025 Proposed O&M Budget

	Actual Through 4/30/2024	Anticipated 5/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Revenues					
Assessments	\$ 722,135.25	\$ 198,320.19	\$ 920,455.44	\$ 920,455.44	\$ 920,455.44
Developer Contributions	100,915.84	245,583.90	346,499.74	725,319.70	725,319.70
Carryforward Revenue	57,220.73	40,871.96	98,092.69	98,092.69	97,048.71
Other Income & Other Financing Sources	484.24	-	484.24	-	-
Net Revenues	\$ 880,756.06	\$ 484,776.05	\$ 1,365,532.11	\$ 1,743,867.83	\$ 1,742,823.85
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 1,200.00	\$ 2,000.00	\$ 3,200.00	\$ 4,800.00	\$ 4,800.00
Financial & Administrative					
Public Officials' Liability Insurance	4,028.00	-	4,028.00	4,300.00	4,632.20
Trustee Services	1,718.62	6,781.38	8,500.00	8,500.00	8,500.00
Management	24,791.69	17,708.31	42,500.00	42,500.00	42,500.00
Engineering	1,764.97	1,260.69	3,025.66	11,500.00	21,000.00
Disclosure	500.00	3,250.00	3,750.00	10,000.00	2,000.00
Property Appraiser	-	500.00	500.00	500.00	500.00
District Counsel	11,791.11	8,422.22	20,213.33	35,000.00	35,000.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	-	4,000.00	4,000.00	4,000.00	4,000.00
Arbitrage Calculation	-	-	-	1,200.00	1,200.00
Travel and Per Diem	65.98	47.13	113.11	300.00	300.00
Telephone	-	-	-	50.00	25.00
Postage & Shipping	41.08	29.34	70.42	500.00	500.00
Copies	-	-	-	500.00	250.00
Legal Advertising	907.93	648.52	1,556.45	5,000.00	5,000.00
Bank Fees	1.00	-	1.00	360.00	360.00
Miscellaneous	-	416.67	416.67	1,000.00	1,180.00
Meeting Room	-	333.33	333.33	800.00	250.00
Office Supplies	-	-	-	270.00	100.00
Property Taxes	78.60	-	78.60	150.00	150.00
Web Site Maintenance	1,545.00	1,275.00	2,820.00	3,000.00	3,000.00
Holiday Decorations	500.00	-	500.00	500.00	600.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 64,108.98	\$ 46,922.59	\$ 111,031.57	\$ 150,155.00	\$ 151,272.20
Field Operations Expenses					
Electric Utility Services					
Electric	\$ 3,415.31	\$ 2,439.51	\$ 5,854.82	\$ 6,000.00	\$ 7,000.00
Entry Lighting	-	-	-	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	13,516.06	9,654.33	23,170.39	30,000.00	32,000.00
Other Physical Environment					
General Insurance	4,570.00	-	4,570.00	4,900.00	5,255.50
Property & Casualty	6,173.00	-	6,173.00	6,500.00	7,098.95
Other Insurance	-	-	-	100.00	100.00
Irrigation Repairs	26,514.24	18,938.74	45,452.98	60,000.00	60,000.00
Landscaping Maintenance & Material	173,552.96	123,966.35	297,519.31	374,220.00	364,720.00
Landscape Improvements	-	27,083.33	27,083.33	65,000.00	65,000.00
Tree Trimming	8,700.00	6,214.29	14,914.29	20,000.00	20,000.00
Contingency	1,198.31	855.94	2,054.25	5,300.00	5,300.00
Pest Control	1,510.00	1,078.57	2,588.57	3,020.00	3,020.00

Boggy Creek Improvement District
FY 2025 Proposed O&M Budget

	Actual Through 4/30/2024	Anticipated 5/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Shuttle Financing					
Insurance	-	-	-	5,000.00	5,000.00
Maintenance	20,399.88	18,000.00	38,399.88	216,000.00	216,000.00
Vehicle Cost (Loan Payment)	-	146,319.70	146,319.70	146,319.70	146,319.70
BEEP Operating Costs	100,919.13	81,264.20	182,183.33	358,000.00	358,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,899.66	1,356.90	3,256.56	3,445.00	3,445.00
IME - Irrigation Repair	678.53	484.66	1,163.19	3,250.00	3,250.00
IME - Landscaping	54,434.10	38,881.50	93,315.60	93,315.63	97,500.00
IME - Landscape Improvements	5,320.25	3,800.18	9,120.43	13,000.00	13,000.00
IME - Lighting	271.95	194.25	466.20	1,300.00	1,300.00
IME - Miscellaneous	99.13	70.81	169.94	6,500.00	6,500.00
IME - Water Reclaimed	289.47	206.76	496.23	1,625.00	1,625.00
Road & Street Facilities					
Entry and Wall Maintenance	5,400.00	3,857.14	9,257.14	15,000.00	15,000.00
Streetlights	43,914.06	31,367.19	75,281.25	97,590.83	97,590.83
Parks & Recreation					
Personnel Leasing Agreement	21,000.07	15,000.05	36,000.12	36,000.00	36,000.00
Reserves					
Infrastructure Capital Reserve	-	20,166.67	20,166.67	20,166.67	20,166.67
Interchange Maintenance Reserve	-	2,360.00	2,360.00	2,360.00	2,360.00
Total Field Operations Expenses	\$ 493,776.11	\$ 553,561.07	\$ 1,047,337.18	\$ 1,594,412.83	\$ 1,593,051.65
Total Expenses	\$ 557,885.09	\$ 600,483.66	\$ 1,158,368.75	\$ 1,744,567.83	\$ 1,744,323.85
Income (Loss) from Operations	\$ 322,870.97	\$ (115,707.62)	\$ 207,163.36	\$ (700.00)	\$ (1,500.00)
Other Income (Expense)					
Interest Income	\$ 8,619.48	\$ 1,634.36	\$ 10,253.84	\$ 700.00	\$ 1,500.00
Total Other Income (Expense)	\$ 8,619.48	\$ 1,634.36	\$ 10,253.84	\$ 700.00	\$ 1,500.00
Net Income (Loss)	\$ 331,490.45	\$ (114,073.26)	\$ 217,417.20	\$ -	\$ -

Boggy Creek Improvement District
FY 2025 Proposed Debt Service Budgets

	FY 2025 Proposed Budget
REVENUES:	
Special Assessments Series 2013	\$ 5,003,034.39
Special Assessments Series 2023	1,609,659.39
TOTAL REVENUES	<u>\$ 6,612,693.78</u>
EXPENDITURES:	
Series 2013 - Interest 11/01/2024	\$ 1,063,565.63
Series 2013 - Principal 05/01/2025	1,860,000.00
Series 2013 - Interest 05/01/2025	1,063,565.63
Series 2023 - Interest 11/01/2024	443,690.63
Series 2023 - Principal 05/01/2025	285,000.00
Series 2023 - Interest 05/01/2025	443,690.63
TOTAL EXPENDITURES	<u>\$ 5,159,512.52</u>
EXCESS REVENUES	<u>\$ 1,453,181.26</u>
Series 2013 - Interest 11/01/2025	\$ 1,015,903.13
Series 2023 - Interest 11/01/2025	437,278.13

Boggy Creek Improvement District
Budget Item Descriptions
FY 2024 – 2025

Revenues

Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector (referred to as On Roll), but it can also be collected via a direct bill (referred to as Off Roll) from the District.

Developer Contribution

Funding from the Developer.

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Legislative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Financial & Administrative

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Boggy Creek Improvement District Budget Item Descriptions FY 2024 – 2025

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the District Manager provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.

Boggy Creek Improvement District
Budget Item Descriptions
FY 2024 – 2025

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Meeting Room

Fee associated with renting a meeting room for monthly Board meetings.

Office Supplies

General office supplies associated with the District.

Property Taxes

Ad Valorem taxes on District property that is not tax-exempt.

Web Site Maintenance

Web site maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Boggy Creek Improvement District
Budget Item Descriptions
FY 2024 – 2025

Field Operations Expenses

Electric Utility Services

Electric

The District pays for electric meters used on District-owned roads.

Entry Lighting

Lighting charges for District entryways.

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty

Insurance to protect property and cover casualty.

Other Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation Repairs

Inspection and repair of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Boggy Creek Improvement District
Budget Item Descriptions
FY 2024 – 2025

Tree Trimming

Trimming of trees on District property.

Contingency

Other Field Operations expenses incurred throughout the year.

Pest Control

Pest control services.

Shuttle Financing

Insurance

Developer-funded cost of insurance for BEEP transportation.

Maintenance

Developer-funded cost of maintenance for BEEP transportation.

Vehicle Cost

Developer-funded cost of the vehicles required for BEEP transportation.

BEEP Operating Costs

Developer-funded cost of operations for BEEP transportation.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Irrigation Repair

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Landscaping

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

Boggy Creek Improvement District Budget Item Descriptions FY 2024 – 2025

IME – Landscape Improvements

Landscape improvement services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Lighting

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Miscellaneous

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Water Reclaimed

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

Road & Street Facilities

Entry and Wall Maintenance

Maintenance of entrance(s) and walls within the District.

Streetlights

Streetlighting expenses within the District.

Parks & Recreation

Personnel Leasing Agreement

The lease of outside personnel per signed agreement.

Reserves

Infrastructure Capital Reserve

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

Interchange Maintenance Reserve

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

Boggy Creek Improvement District
Budget Item Descriptions
FY 2024 – 2025

Other Income (Expense)

Interest Income

Income from interest earnings.

BOGGY CREEK IMPROVEMENT DISTRICT

Trail Maintenance Proposals
(provided under separate cover)

BOGGY CREEK IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid
in April 2024 in an amount totaling \$79,194.79**

BOGGY CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from April 1, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$79,194.79**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 4/1/2024 to 4/30/2024

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70007	04/16/24	M	OUC	Orlando Utilities Commission	\$12,649.50
BANK OM-ACH REGISTER TOTAL:					\$12,649.50
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
7	04/10/24	M	BERCON	Berman Construction	\$235.00
4228	04/10/24	M	DONMC	Donald W. McIntosh Associates	\$508.71
	04/19/24	P	AWC	Aquatic Weed Control, Inc.	\$835.00
0	04/19/24	P	BERCON	Berman Construction	\$388.00
1	04/19/24	P	CEPRA	Cepra Landscape	\$4,479.50
	04/19/24	P	KUTAK	Kutak Rock	\$3,589.09
	04/19/24	P	PFMGC	PFM Group Consulting	\$4,115.13
	04/19/24	P	VGLOBA	VGlobalTech	\$435.00
5	04/29/24	P	BERCON	Berman Construction	\$3,000.01
6	04/29/24	P	CEPRA	Cepra Landscape	\$48,759.85
7	04/29/24	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$66,545.29
GRAND TOTAL					\$79,194.79

66,545.29	Checks 4227-4237
12,649.50	PA 630 - OUC invoice paid online
79,194.79	O&M 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 #629 (revised)

3/29/2024

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction	43906	\$ 235.00
2	Donald W McIntosh Associates	45485	\$ 508.71
		TOTAL	\$ 743.71

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #630

4/12/2024

Item No.	Payee	Invoice Number	General Fund
1	Aquatic Weed Control	94746	\$ 835.00
2	Berman Construction	44065	\$ 3,000.01
	Berman Construction	44329	\$ 388.00
3	Cepra Landscape	O-S5764	\$ 254.00
	Cepra Landscape	O-S5765	\$ 492.00
	Cepra Landscape	O-S5766	\$ 394.50
	Cepra Landscape	O-S5767	\$ 321.50
	Cepra Landscape	O-S5768	\$ 102.00
	Cepra Landscape	O-S5769	\$ 470.50
	Cepra Landscape	O-S5770	\$ 580.00
	Cepra Landscape	O-S5771	\$ 1,310.00
	Cepra Landscape	O-S5772	\$ 555.00
	Cepra Landscape	O-S5794	\$ 23,927.08
	Cepra Landscape	O-S5804	\$ 24,832.77
4	Kutak Rock	3377910	\$ 3,589.09
5	OUC	--	\$ 12,649.50
6	PFM Group Consulting	13009	\$ 500.00
	PFM Group Consulting	130116	\$ 32.38
	PFM Group Consulting	DM-04-2024-06	\$ 3,541.67
	PFM Group Consulting	OE-EXP-01-2024-08	\$ 7.28
	PFM Group Consulting	OE-EXP-02-2024-08	\$ 4.44
	PFM Group Consulting	OE-EXP-03-2024-04	\$ 29.36
7	VGlobalTech	6016	\$ 300.00
	VGlobalTech	6083	\$ 135.00
TOTAL			\$ 78,251.08

BOGGY CREEK IMPROVEMENT DISTRICT

Payment Authorization #631

4/19/2024

Item No.	Payee	Invoice Number	General Fund
1	Supervisor Fee - Thad Czapka	--	\$ 200.00
		TOTAL	\$ 200.00

BOGGY CREEK IMPROVEMENT DISTRICT

**Requisition Nos. 443 – 444
Paid in April 2024 in an amount totaling \$15,263.19**

BOGGY CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Requisition Recap For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from April 1, 2024 through April 30, 2024. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
2013-443	Donald W McIntosh Associates	\$14,815.19
2013-444	Kutak Rock	\$448.00
		\$15,263.19

EXHIBIT "A"
FORM OF REQUISITION

The undersigned, an Authorized Officer of Boggy Creek Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S. Bank National Association as trustee (the "Trustee"), dated as of December 1, 2010 (the "Master Indenture"), as amended and supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of April 1, 2013 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) **Requisition Number:** 443

(B) **Name of Payee:** Donald W. McIntosh Associates

(C) **Amount Payable:** \$14,815.19

(D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):**

1. Invoice 45486 for Project 23218 (Lake Nona Boggy Creek) Through 03/01/2024 – **\$1,170.19**
2. Invoice 45492 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 03/01/2024 – **\$13,645.00**

(E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

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 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Project and each represents a Cost of the Project, and has not previously been paid.

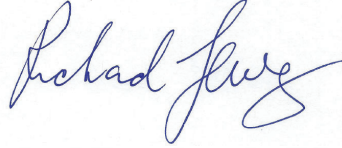
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

No event has occurred and is continuing which constitutes an Event of Default, as defined by the Master Indenture, or would constitute and Event of Default but for the requirement that notice be given or time elapse or both.

Attached hereto are originals 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



Authorized Officer

CONSULT N ENGINEER'S APPROVAL OR
NON-COST O ISSUANCE AND
CAPITALIZED INTEREST REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of-the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (ii) the report of the District Engineer as such report shall have been amended or modified on the date hereof.



9/28/24

Authorized Officer Jeffrey L. Newton, PE

EXHIBIT "A"
FORM OF REQUISITION

The undersigned, an Authorized Officer of Boggy Creek Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S. Bank National Association as trustee (the "Trustee"), dated as of December 1, 2010 (the "Master Indenture"), as amended and supplemented by the Second Supplemental Indenture from the District to the Trustee, dated as of April 1, 2013 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) **Requisition Number:** 444

(B) **Name of Payee:** Kutak Rock

(C) **Amount Payable:** \$448.00

(D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):**

1. Invoice 3377916 for Client Matter 3023-3 (Project Construction) through 02/29/2024

(E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

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 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of 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 moneys 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.

No event has occurred and is continuing which constitutes an Event of Default, as defined by the Master Indenture, or would constitute and Event of Default but for the requirement that notice be given or time elapse or both.

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

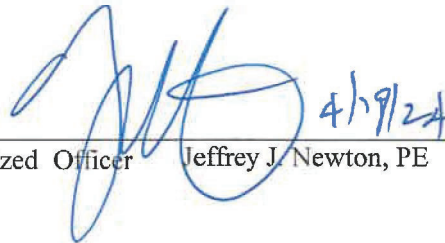
oggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL OR
NON-COST OF ISSUANCE AND
CAPITALIZED INTEREST REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for a cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer as such report shall have been amended or modified on the date hereof.



Authorized Officer Jeffrey J. Newton, PE

BOGGY CREEK IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

BOGGY CREEK IMPROVEMENT DISTRICT

Recommendation for Work Authorization / Proposed Services

Project Name: Public Facilities Report

Brief Description: Yearly report satisfying Section 189.08 Florida Statutes.

Name of Consultant /Vendor: McIntosh Associates

Is this work pursuant to an existing Agreement? Yes No

If so, name and date of Agreement: _____

Is this project included in the District Capital Improvement Plan? Yes No

Are the services required contemplated in the Capital Improvement Plan? Yes No

Is this a continuation of previously authorized work? Yes No

Proposal attached: Yes No

Form of Agreement Utilized: Proposal

Amount of Services: \$ 9,500

Recommendation: Approve Deny

By:  Daniel J. Young

Dan Young, Chairman
Boggy Creek Improvement District Construction Committee

c: Jennifer Walden
Tucker Mackie
Jeffrey Newton
Lynne Mullins

April 25, 2024
Via e-mail dan.young@tavistock.com

Boggy Creek Improvement District
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

Re: Boggy Creek Improvement District
Public Facilities Report 2024
McIntosh Job No. 23218 (011)

As requested by the District Manager, McIntosh Associates (McIntosh) is pleased to submit for your consideration this Letter Agreement to provide professional engineering services to the Boggy Creek Improvement District (“CLIENT” or “DISTRICT”) for the preparation of a Boggy Creek Improvement District Public Facilities Report 2024 (“Project”). The scope of this proposal includes Services related to the preparation of a Public Facilities Report for the DISTRICT meeting the requirements of Section 189.08 Florida Statutes. McIntosh agrees to provide the following Basic Services for the itemized fees and expenses set forth below, subject to this Letter Agreement and its Attachments, which are incorporated herein by reference. The Attachments consist of Basis of Proposal and Client Responsibilities. McIntosh will provide these services pursuant to our current contract with the Boggy Creek Improvement District dated September 8, 2003, as amended December 18, 2018 (“Engineering Agreement”), as follows:

I. Scope of Work

- A. PUBLIC FACILITIES REPORT PREPARATION - McIntosh will prepare a Public Facilities Report for the DISTRICT meeting the requirements of Section 189.08 Florida Statutes for submittal to the City of Orlando.

FEE SCHEDULE

Contract Item	Billing Item	Description	Fee
A.	011	Public Facilities Report 2024	\$9,500.00

II. Compensation

Boggy Creek Improvement District will compensate McIntosh Associates, pursuant to the hourly rate schedule contained in the Engineering Agreement and/or the lump sums listed above. The DISTRICT will reimburse McIntosh Associates, all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

Boggy Creek Improvement District

Re: *Public Facilities Report 2024*

McIntosh Job No. 23218 (011)

April 25, 2024

Page 2 of 4

This proposal, together with the Engineering Agreement, represents the entire understanding between the Boggy Creek Improvement District and McIntosh Associates (Engineer) with regard to the referenced work authorization.

If you wish to accept this Work Authorization, please sign where indicated and return a complete copy to our office (executed electronic scanned copies are acceptable). Upon receipt, we will promptly schedule our services.

Sincerely,

McIntosh Associates

an LJA company



Jeffrey J. Newton, PE
President

JJN/tt

ACCEPTANCE OF CONTRACT BY:

[Signature]

[Date]

[Name and Title]

[Company]

PURSUANT TO FLORIDA STATUTE 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF MCINTOSH ASSOCIATES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Boggy Creek Improvement District

Re: BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES

McIntosh Job No. 23218 (011)

April 25, 2024

Page 3 of 4

BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES

Our Agreement is also based on the following conditions and limitations:

BASIS OF PROPOSAL

CLIENT has performed the necessary due diligence research to confirm that the site is suitable for the intended purpose.

The CLIENT is advised that concurrency management and comprehensive plan consistency will impact the land development process. Regulations regarding concurrency and consistency vary according to governmental jurisdiction. The status of concurrency, consistency and, if applicable, vested rights must be addressed for all projects within the State of Florida. McIntosh presumes the CLIENT is aware of the issues and resultant impacts described. McIntosh disclaims responsibility for delays that may be encountered due to failure on the part of the CLIENT to address concurrency and consistency issues prior to initiation of Services proposed herein. McIntosh is **not** responsible for changes to the approved plans that may alter the concurrency vesting status or for noncompliance on the part of the property owner with regard to the performance terms and conditions established in the vesting certificate.

McIntosh will not be responsible for any circumstances, acts, errors, omissions, or events, of any type, beyond its control including, without limitation, construction costs, the acts or failures to act of any governmental or judicial agency, or the existence of hazardous waste of any type associated with the Project. No Services associated with hazardous waste of any type are included in any way in this Agreement.

Without limitation, architectural, traffic engineering (e.g., studies, signalization), structural engineering (e.g., retaining walls, bridges, docks), mechanical engineering (e.g., fire pumps), fire protection engineering (e.g., dedicated fire lines beyond the point of service), electrical engineering, geotechnical engineering and testing, environmental assessment, landscape and irrigation design, non-civil utility engineering (e.g., power, gas, telephone, cable television, site lighting) and any other professional or consultant services required by CLIENT and not undertaken by McIntosh, shall be retained separately by the CLIENT. **No Services are included in this Agreement other than those specifically listed herein.**

McIntosh may be mandated by regulatory authorities to incorporate findings, requirements, and details of design in their construction plans that are prepared by professional geotechnical engineers and not by McIntosh. In doing so, McIntosh assumes no responsibility or liability for the design, construction or operation of geotechnical engineering components which may include, but not be limited to, underdrains, ground stabilizers, backfills, embankments, etc. CLIENT must also recognize that some of these systems (i.e., underdrains, etc.) usually require extensive field supervision during construction and certification after construction. These systems are subject to damage by other activities during or after infrastructure construction such as other utility installations (power, telephone, cable, gas, etc.). McIntosh assumes no liability for damages to any design element caused by the improper design, construction, operation, or maintenance of improvements designed by others.

McIntosh, in and through its review and/or use of design and calculations prepared by others, is not responsible for or liable for error or omissions in the design and permitting services provided

by others. CLIENT's consultants will provide McIntosh with permission to utilize and rely upon their work product as the basis of McIntosh's design. Certain elements designed by others may be shown in McIntosh construction plans for context only.

McIntosh's performance and work product quality is dependent upon the timely provision of services from CLIENT-selected and contracted third-party consultants, including but not limited to geotechnical engineer, environmental consultant, transportation engineer, landscape/hardscape/irrigation designer and/or legal consultant whose services, while coordinated to the extent possible, are beyond the scope of responsibility of McIntosh.

If locating underground utilities is expressly included in the Services, McIntosh will locate such underground utilities as may be marked by a utility locating service retained by CLIENT. McIntosh shall not be liable for showing any utility lines not marked by the locating company. McIntosh cannot and does not guarantee or warranty that unidentified utilities will not be encountered.

Any opinion of construction cost prepared by McIntosh represents its judgment as a design professional and is supplied for the general guidance of the CLIENT only since McIntosh has no control over the cost of labor and material or over competitive bidding or market conditions. McIntosh does not warrant or guarantee the accuracy of such opinions.

No permit applications or negotiations with regulatory agencies or permitting authorities are included other than those specifically listed herein.

If construction services or observation of construction are included herein, the Services included by McIntosh will be to conduct periodic visits and observations to determine that the Work generally conforms or will conform to the applicable contract documents in relation to McIntosh's engineering Services. McIntosh's Service shall not include determining, supervising, implementing, or undertaking the responsibilities of the contractor, subcontractors, or others, regarding means, methods, techniques, sequences, and procedures of construction, nor for job conditions, safety precautions or programs. Construction phase services for systems designed and permitted by others are not included.

Construction phase retesting resulting from failures or no-shows, and therefore requiring additional site visits, shall be additional services and is not included in the scope of this agreement. Such services will be invoiced separately on an hourly basis for back-charge to the contractor by CLIENT.

CLIENT's contractor and/or surveyor will provide certified as-built surveys prepared by a Florida-licensed surveyor for McIntosh's use and reliance in preparing project certifications and/or record drawings. Any as-built surveys required to be performed by McIntosh due to failure of contractor's surveyor to provide accurate and complete survey data will be invoiced separately on an hourly basis for back-charge to the contractor by CLIENT.

Federal Emergency Management Agency (FEMA) Map revisions or amendments which may be required by regulatory agencies or lenders are not included unless specifically listed in Basic Services.

Provision of customized digital data files to CLIENT, CLIENT's consultants and/or CLIENT's contractor is not included. McIntosh

Boggy Creek Improvement District

Re: BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES

McIntosh Job No. 23218 (011)

April 25, 2024

Page 4 of 4

work product will be prepared digitally in AutoCAD Civil3D® 2018 or later.

CLIENT RESPONSIBILITIES

The CLIENT, or his representative, shall be available to meet with McIntosh and provide decisions in a timely manner throughout the course of the Project.

The CLIENT will provide McIntosh with plans and other pertinent information which may be necessary to properly survey or engineer the Project.

Prior to initiation of preliminary or final design, an approved site plan and final dimensioned building footprint(s) will be provided to McIntosh by CLIENT, which will be complete with final geometry, and will be relied upon by McIntosh.

The CLIENT will engage a professional geotechnical engineer to provide necessary hydrogeologic design support, relevant construction specifications for earthwork items and required construction inspection and certification. CLIENT's geotechnical engineer shall be responsible for final certification of all flexible and rigid pavement. McIntosh has the CLIENT's authority to rely on this professional information as a basis for its design Services and certifications.

The CLIENT will engage a professional environmental consultant to provide jurisdictional determinations and necessary design and permitting support for wetland and special species issues.

The CLIENT will engage a professional environmental firm or firms who specialize in all matters relating to "hazardous" or "special" materials wastes, deposits, soils, contamination, etc., as may be required to support permitting or construction of the Project.

The CLIENT will engage a professional landscape architect to provide landscape and irrigation design related to the development of the property as intended by CLIENT.

The CLIENT will engage a professional architect to perform all architectural services including, without limitation, incorporation of the work product of McIntosh, and compliance with local, state, or federal laws, regulations, codes, and Americans with Disabilities Act ("ADA") requirements.

The CLIENT will engage a professional transportation consultant to provide analysis related to development of the property as intended by CLIENT, including but not limited to traffic studies, determination of turn lane requirements, traffic signal design, Maintenance of Traffic (MOT) plans and roundabout geometry, striping and signage design.

The CLIENT will engage a professional legal counselor to provide legal services related to development of the property as intended by CLIENT.

The CLIENT will engage a professional state licensed hydrogeologist for completion of hydrologic data required in support of a Consumptive Use/Water Use Permit.

The CLIENT will engage a professional archaeologist to provide archaeological analysis related to development of the property as intended by CLIENT.

The CLIENT agrees that McIntosh shall have no responsibility for the accuracy of information provided by, or for any portion of the Project designed by the CLIENT or CLIENT's other consultants, or for compliance with local, state, or federal ADA requirements. McIntosh shall not be required to check or verify the CLIENT's or other consultants' work product, information, or construction documents and shall be entitled to rely on the accuracy and completeness thereof, as well as the compliance of such documents with applicable laws, codes, statutes, ordinances, and regulations, including, without limitation, ADA requirements. The CLIENT also agrees to require all other consultants engaged by the CLIENT to coordinate their design or construction documents or reports with the work product of McIntosh, to promptly report any conflicts or inconsistencies to McIntosh and to cooperate fully in the resolution of those conflicts or inconsistencies. The CLIENT further agrees, to the fullest extent permitted by law, to indemnify and hold harmless McIntosh from any claims, damages, liabilities, or costs, including reasonable attorney's fees and defense costs, arising out of or relating to false, inaccurate, or non-compliant information provided by CLIENT or its other consultants, or the services performed by other consultants engaged by the CLIENT.

The CLIENT or CLIENT's contractor shall obtain the required National Pollutant Discharge Elimination System (NPDES) permit for the Project.

The CLIENT will provide McIntosh with all applicable operation and maintenance budgets and budget reserve estimates for all gated communities prior to submittal of the final plat to satisfy local jurisdiction requirements.

BOGGY CREEK IMPROVEMENT DISTRICT

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

Boggy Creek Improvement District
Statement of Financial Position
As of 4/30/2024

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$1,080,687.96				\$1,080,687.96
State Board of Administration	1,421.63				1,421.63
Accounts Receivable - Due from Developer	20,403.17				20,403.17
Assessments Receivable	198,320.19				198,320.19
Due From Other Governmental Units	16,943.04				16,943.04
Deposits	5,000.00				5,000.00
Infrastructure Capital Reserve	101,087.84				101,087.84
Interchange Maintenance Reserve	11,827.44				11,827.44
Assessments Receivable		\$150,155.09			150,155.09
Due From Other Funds		350,052.08			350,052.08
Debt Service Reserve Series 2013		3,946,021.87			3,946,021.87
Debt Service Reserve Series 2023		586,315.63			586,315.63
Revenue Series 2013		3,842,294.20			3,842,294.20
Revenue Series 2023		1,062,932.43			1,062,932.43
Interest Series 2023		3,887.64			3,887.64
Prepayment Series 2023		0.13			0.13
General Checking Account			\$13,136.35		13,136.35
Acquisition/Construction Series 2013			47,465.04		47,465.04
Acquisition/Construction Series 2023			2,954.60		2,954.60
Due From Other Governmental Units			95.30		95.30
Total Current Assets	\$1,435,691.27	\$9,941,659.07	\$63,651.29	\$0.00	\$11,441,001.63
<u>Investments</u>					
Amount Available in Debt Service Funds				\$9,441,451.90	\$9,441,451.90
Amount To Be Provided				51,303,548.10	51,303,548.10
Total Investments	\$0.00	\$0.00	\$0.00	\$60,745,000.00	\$60,745,000.00
Total Assets	\$1,435,691.27	\$9,941,659.07	\$63,651.29	\$60,745,000.00	\$72,186,001.63

Boggy Creek Improvement District
Statement of Financial Position
As of 4/30/2024

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$371,526.25				\$371,526.25
Deferred Revenue	218,723.36				218,723.36
Deferred Revenue		\$150,155.09			150,155.09
Accounts Payable			\$1,219.00		1,219.00
Total Current Liabilities	<u>\$590,249.61</u>	<u>\$150,155.09</u>	<u>\$1,219.00</u>	<u>\$0.00</u>	<u>\$741,623.70</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$60,745,000.00	\$60,745,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$60,745,000.00</u>	<u>\$60,745,000.00</u>
Total Liabilities	<u><u>\$590,249.61</u></u>	<u><u>\$150,155.09</u></u>	<u><u>\$1,219.00</u></u>	<u><u>\$60,745,000.00</u></u>	<u><u>\$61,486,623.70</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$70,670.30				\$70,670.30
Net Assets - General Government	500,501.64				500,501.64
Current Year Net Assets - General Government	274,269.72				274,269.72
Net Assets, Unrestricted		(\$1,969,049.31)			(1,969,049.31)
Current Year Net Assets, Unrestricted		3,686,519.26			3,686,519.26
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			(4,325,287.20)		(4,325,287.20)
Current Year Net Assets, Unrestricted			75,374.68		75,374.68
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u><u>\$845,441.66</u></u>	<u><u>\$9,791,503.98</u></u>	<u><u>\$62,432.29</u></u>	<u><u>\$0.00</u></u>	<u><u>\$10,699,377.93</u></u>
Total Liabilities and Net Assets	<u><u>\$1,435,691.27</u></u>	<u><u>\$9,941,659.07</u></u>	<u><u>\$63,651.29</u></u>	<u><u>\$60,745,000.00</u></u>	<u><u>\$72,186,001.63</u></u>

Boggy Creek Improvement District

Statement of Activities

As of 4/30/2024

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$110,034.37				\$110,034.37
Off-Roll Assessments	612,100.88				612,100.88
Developer Contributions	100,915.84				100,915.84
Other Income & Other Financing Sources	484.24				484.24
On-Roll Assessments		\$746,753.32			746,753.32
Off-Roll Assessments		4,266,365.52			4,266,365.52
Inter-Fund Group Transfers In		(121,569.92)			(121,569.92)
Developer Contributions			\$33,592.00		33,592.00
Inter-Fund Transfers In			121,569.92		121,569.92
Total Revenues	<u>\$823,535.33</u>	<u>\$4,891,548.92</u>	<u>\$155,161.92</u>	<u>\$0.00</u>	<u>\$5,870,246.17</u>
<u>Expenses</u>					
Supervisor Fees	\$1,200.00				\$1,200.00
Public Officials' Liability Insurance	4,028.00				4,028.00
Trustee Services	1,718.62				1,718.62
Management	24,791.69				24,791.69
Engineering	1,764.97				1,764.97
Disclosure	500.00				500.00
District Counsel	11,791.11				11,791.11
Assessment Administration	15,000.00				15,000.00
Travel and Per Diem	65.98				65.98
Postage & Shipping	41.08				41.08
Legal Advertising	907.93				907.93
Bank Fees	1.00				1.00
Property Taxes	78.60				78.60
Web Site Maintenance	1,545.00				1,545.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	3,415.31				3,415.31
Water Reclaimed	13,516.06				13,516.06
General Insurance	4,570.00				4,570.00
Property & Casualty	6,173.00				6,173.00
Irrigation Parts	26,514.24				26,514.24
Landscaping Maintenance & Material	173,552.96				173,552.96
Tree Trimming	8,700.00				8,700.00

Boggy Creek Improvement District
Statement of Activities
As of 4/30/2024

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
Contingency	1,198.31				1,198.31
IME - Aquatics Maintenance	1,899.66				1,899.66
IME - Irrigation	678.53				678.53
IME - Landscaping	54,434.10				54,434.10
IME - Lighting	271.95				271.95
IME - Miscellaneous	99.13				99.13
IME - Water Reclaimed	289.47				289.47
Pest Control	1,510.00				1,510.00
Entry and Wall Maintenance	5,400.00				5,400.00
Shuttle Financing - Maintenance	20,399.88				20,399.88
Shuttle Financing - BEEP Operating Costs	100,919.13				100,919.13
IME - Landscape Improvements	5,320.25				5,320.25
Streetlights	43,914.06				43,914.06
Personnel Leasing Agreement	21,000.07				21,000.07
Interest Payments (Series 2013)		\$1,108,921.88			1,108,921.88
Interest Payments (Series 2023)		251,674.12			251,674.12
Management			\$8,500.00		8,500.00
Engineering			64,003.20		64,003.20
District Counsel			1,749.50		1,749.50
Legal Advertising			249.46		249.46
Contingency			6,294.00		6,294.00
Total Expenses	\$557,885.09	\$1,360,596.00	\$80,796.16	\$0.00	\$1,999,277.25
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$8,619.48				\$8,619.48
Dividend Income		\$155,566.34			155,566.34
Interest Income			\$1.16		1.16
Dividend Income			1,007.76		1,007.76
Total Other Revenues (Expenses) & Gains (Losses)	\$8,619.48	\$155,566.34	\$1,008.92	\$0.00	\$165,194.74
Change In Net Assets	\$274,269.72	\$3,686,519.26	\$75,374.68	\$0.00	\$4,036,163.66
Net Assets At Beginning Of Year	\$571,171.94	\$6,104,984.72	(\$12,942.39)	\$0.00	\$6,663,214.27
Net Assets At End Of Year	\$845,441.66	\$9,791,503.98	\$62,432.29	\$0.00	\$10,699,377.93

Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Assessments	\$ 722,135.25	\$ 536,932.34	\$ 185,202.91	\$ 920,455.44	78.45%
Developer Contributions	100,915.84	423,103.16	(322,187.32)	725,319.70	13.91%
Carryforward Revenue	57,220.73	57,220.73	-	98,092.69	58.33%
Other Income & Other Financing Sources	484.24	-	484.24	-	
Net Revenues	\$ 880,756.06	\$ 1,017,256.23	\$ (136,500.17)	\$ 1,743,867.83	50.51%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,200.00	\$ 2,800.00	\$ (1,600.00)	\$ 4,800.00	25.00%
Financial & Administrative					
Public Officials' Liability Insurance	4,028.00	2,508.33	1,519.67	4,300.00	93.67%
Trustee Services	1,718.62	4,958.33	(3,239.71)	8,500.00	20.22%
Management	24,791.69	24,791.67	0.02	42,500.00	58.33%
Engineering	1,764.97	6,708.33	(4,943.36)	11,500.00	15.35%
Disclosure	500.00	5,833.33	(5,333.33)	10,000.00	5.00%
Property Appraiser	-	291.67	(291.67)	500.00	0.00%
District Counsel	11,791.11	20,416.67	(8,625.56)	35,000.00	33.69%
Assessment Administration	15,000.00	8,750.00	6,250.00	15,000.00	100.00%
Reamortization Schedules	-	145.83	(145.83)	250.00	0.00%
Audit	-	2,333.33	(2,333.33)	4,000.00	0.00%
Arbitrage Calculation	-	700.00	(700.00)	1,200.00	0.00%
Travel and Per Diem	65.98	175.00	(109.02)	300.00	21.99%
Telephone	-	29.17	(29.17)	50.00	0.00%
Postage & Shipping	41.08	291.67	(250.59)	500.00	8.22%
Copies	-	291.67	(291.67)	500.00	0.00%
Legal Advertising	907.93	2,916.67	(2,008.74)	5,000.00	18.16%
Bank Fees	1.00	210.00	(209.00)	360.00	0.28%
Miscellaneous	-	583.32	(583.32)	1,000.00	0.00%
Meeting Room	-	466.67	(466.67)	800.00	0.00%
Office Supplies	-	157.50	(157.50)	270.00	0.00%
Property Taxes	78.60	87.50	(8.90)	150.00	52.40%
Web Site Maintenance	1,545.00	1,750.00	(205.00)	3,000.00	51.50%
Holiday Decorations	500.00	291.67	208.33	500.00	100.00%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Total General & Administrative Expenses	\$ 64,108.98	\$ 87,590.41	\$ (23,481.43)	\$ 150,155.00	42.70%

Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 3,415.31	\$ 3,500.00	\$ (84.69)	\$ 6,000.00	56.92%
Entry Lighting	-	291.67	(291.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	13,516.06	17,500.00	(3,983.94)	30,000.00	45.05%
Other Physical Environment					
General Insurance	4,570.00	2,858.33	1,711.67	4,900.00	93.27%
Property & Casualty	6,173.00	3,791.67	2,381.33	6,500.00	94.97%
Other Insurance	-	58.33	(58.33)	100.00	0.00%
Irrigation Repairs	26,514.24	35,000.00	(8,485.76)	60,000.00	44.19%
Landscaping Maintenance & Material	173,552.96	218,295.00	(44,742.04)	374,220.00	46.38%
Landscape Improvements	-	37,916.67	(37,916.67)	65,000.00	0.00%
Tree Trimming	8,700.00	11,666.67	(2,966.67)	20,000.00	43.50%
Contingency	1,198.31	3,091.67	(1,893.36)	5,300.00	22.61%
Pest Control	1,510.00	1,761.67	(251.67)	3,020.00	50.00%
Shuttle Financing					
Insurance	-	2,916.67	(2,916.67)	5,000.00	0.00%
Maintenance	20,399.88	126,000.00	(105,600.12)	216,000.00	9.44%
Vehicle Cost (Loan Payment)	-	85,353.16	(85,353.16)	146,319.70	0.00%
BEEP Operating Costs	100,919.13	208,833.33	(107,914.20)	358,000.00	28.19%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,899.66	2,009.58	(109.92)	3,445.00	55.14%
IME - Irrigation Repair	678.53	1,895.83	(1,217.30)	3,250.00	20.88%
IME - Landscaping	54,434.10	54,434.11	(0.01)	93,315.63	58.33%
IME - Lighting	271.95	758.33	(486.38)	1,300.00	20.92%
IME - Miscellaneous	99.13	3,791.67	(3,692.54)	6,500.00	1.53%
IME - Water Reclaimed	289.47	947.92	(658.45)	1,625.00	17.81%
IME - Landscape Improvements	5,320.25	7,583.33	(2,263.08)	13,000.00	40.93%
Road & Street Facilities					
Entry and Wall Maintenance	5,400.00	8,750.00	(3,350.00)	15,000.00	36.00%
Streetlights	43,914.06	56,927.98	(13,013.92)	97,590.83	45.00%
Parks & Recreation					
Personnel Leasing Agreement	21,000.07	21,000.00	0.07	36,000.00	58.33%
Reserves					
Infrastructure Capital Reserve	-	11,763.89	(11,763.89)	20,166.67	0.00%
Interchange Maintenance Reserve	-	1,376.67	(1,376.67)	2,360.00	0.00%
Total Field Operations Expenses	\$ 493,776.11	\$ 930,074.15	\$ (436,298.04)	\$ 1,594,412.83	30.97%
Total Expenses	\$ 557,885.09	\$ 1,017,664.56	\$ (459,779.47)	\$ 1,744,567.83	31.98%
Income (Loss) from Operations	\$ 322,870.97	\$ (408.33)	\$ 323,279.30	\$ (700.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 8,619.48	\$ 408.33	\$ 8,211.15	\$ 700.00	1231.35%
Total Other Income (Expense)	\$ 8,619.48	\$ 408.33	\$ 8,211.15	\$ 700.00	1231.35%
Net Income (Loss)	\$ 331,490.45	\$ -	\$ 331,490.45	\$ -	

Boggy Creek Improvement District

Budget to Actual

For the Month Ending 4/30/2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	YTD Actual
Revenues								
Assessments	\$ -	\$ 4,839.63	\$ 311,573.70	\$ 57,074.94	\$ -	\$ 442.76	\$ 348,204.22	\$ 722,135.25
Developer Contributions	-	-	19,812.92	40,231.25	-	40,871.67	-	100,915.84
Carryforward Revenue	8,174.39	8,174.39	8,174.39	8,174.39	8,174.39	8,174.39	8,174.39	57,220.73
Other Income & Other Financing Sources	-	-	-	-	484.24	-	-	484.24
Net Revenues	\$ 8,174.39	\$ 13,014.02	\$ 339,561.01	\$ 105,480.58	\$ 8,658.63	\$ 49,488.82	\$ 356,378.61	\$ 880,756.06
General & Administrative Expenses								
Legislative								
Supervisor Fees	\$ 400.00	\$ -	\$ 200.00	\$ -	\$ 400.00	\$ -	\$ 200.00	\$ 1,200.00
Financial & Administrative								
Public Officials' Liability Insurance	4,028.00	-	-	-	-	-	-	4,028.00
Trustee Services	1,718.62	-	-	-	-	-	-	1,718.62
Management	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	24,791.69
Engineering	-	125.00	187.50	756.26	187.50	508.71	-	1,764.97
Dissemination Agent	-	-	-	-	-	-	500.00	500.00
Property Appraiser	-	-	-	-	-	-	-	-
District Counsel	-	1,873.57	1,500.50	2,277.45	-	1,479.50	4,660.09	11,791.11
Assessment Administration	-	-	15,000.00	-	-	-	-	15,000.00
Reamortization Schedules	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-	-	-	-
Travel and Per Diem	-	7.95	-	12.71	-	12.94	32.38	65.98
Telephone	-	-	-	-	-	-	-	-
Postage & Shipping	-	-	-	-	-	-	41.08	41.08
Copies	-	-	-	-	-	-	-	-
Legal Advertising	-	472.75	215.68	-	-	219.50	-	907.93
Bank Fees	-	1.00	-	-	-	-	-	1.00
Miscellaneous	-	-	-	-	-	-	-	-
Meeting Room	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-
Property Taxes	-	78.60	-	-	-	-	-	78.60
Web Site Maintenance	-	270.00	135.00	435.00	-	270.00	435.00	1,545.00
Holiday Decorations	-	-	500.00	-	-	-	-	500.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 9,863.29	\$ 6,370.54	\$ 21,280.35	\$ 7,023.09	\$ 4,129.17	\$ 6,032.32	\$ 9,410.22	\$ 64,108.98
Field Operations								
Electric Utility Services								
Electric	\$ -	\$ 523.84	\$ 549.77	\$ 604.42	\$ 541.11	\$ 606.02	\$ 590.15	\$ 3,415.31
Entry Lighting	-	-	-	-	-	-	-	-
Water-Sewer Combination Services								
Water Reclaimed	-	1,911.63	2,043.70	1,921.91	1,394.50	2,052.35	4,191.97	

13,516.06

Boggy Creek Improvement District

Budget to Actual

For the Month Ending 4/30/2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	YTD Actual
Other Physical Environment								
General Insurance	4,570.00	-	-	-	-	-	-	4,570.00
Property & Casualty Insurance	6,173.00	-	-	-	-	-	-	6,173.00
Other Insurance	-	-	-	-	-	-	-	-
Irrigation Repairs	-	1,306.24	4,620.50	6,072.00	4,506.00	5,530.00	4,479.50	6,173.00
Landscaping Maintenance & Material	24,793.28	24,793.28	24,793.28	24,793.28	24,793.28	24,793.28	24,793.28	26,514.24
Landscape Improvements	-	-	-	-	-	-	-	173,552.96
Tree Trimming	-	-	-	-	8,700.00	-	-	-
Contingency	575.31	-	-	-	-	235.00	388.00	-
Pest Control	-	-	-	-	-	1,510.00	-	8,700.00
Shuttle Financing								1,198.31
Insurance	-	-	-	-	-	-	-	1,510.00
Maintenance	-	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	-
Vehicle Cost	-	-	-	-	-	-	-	-
BEEP Operating Costs	-	16,412.94	16,307.10	17,124.19	16,891.27	17,180.44	17,003.19	20,399.88
Interchange Maintenance Expenses								100,919.13
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	271.38	271.38	-
IME - Irrigation	-	897.00	-	-	444.28	(662.75)	-	-
IME - Landscaping	7,776.30	7,776.30	7,776.30	7,776.30	7,776.30	7,776.30	7,776.30	1,899.66
IME - Lighting	-	50.05	48.37	47.62	46.25	42.21	37.45	648.54
IME - Miscellaneous	-	-	-	-	-	99.13	-	99.13
IME - Water Reclaimed	-	1.79	86.34	-	76.92	70.19	54.23	289.47
IME - Landscape Improvements	-	5,320.25	-	-	-	-	-	5,320.25
Road & Street Facilities								99.13
Entry and Wall Maintenance	1,200.00	-	4,200.00	-	-	-	-	289.47
Streetlights	-	6,558.64	6,559.63	6,611.78	9,013.87	7,583.59	7,586.55	5,320.25
Parks & Recreation								5,400.00
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	43,914.06
Reserves								21,000.07
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-
Total Field Operations Expenses	\$ 48,359.28	\$ 72,223.33	\$ 73,656.36	\$ 71,622.87	\$ 80,855.15	\$ 73,487.13	\$ 73,571.99	\$ 493,776.11
Total Expenses	\$ 58,222.57	\$ 78,593.87	\$ 94,936.71	\$ 78,645.96	\$ 84,984.32	\$ 79,519.45	\$ 82,982.21	\$ 557,885.09
Income (Loss) from Operations	\$ (50,048.18)	\$ (65,579.85)	\$ 244,624.30	\$ 26,834.62	\$ (76,325.69)	\$ (30,030.63)	\$ 273,396.40	\$ 322,870.97
Other Income (Expense)								
Interest Income	\$ 21.76	\$ 19.83	\$ 797.54	\$ 50.91	\$ 21.50	\$ 7,682.58	\$ 25.36	\$ 8,619.48
Total Other Income (Expense)	\$ 21.76	\$ 19.83	\$ 797.54	\$ 50.91	\$ 21.50	\$ 7,682.58	\$ 25.36	\$ 8,619.48
Net Income (Loss)	\$ (50,026.42)	\$ (65,560.02)	\$ 245,421.84	\$ 26,885.53	\$ (76,304.19)	\$ (22,348.05)	\$ 273,421.76	\$ 331,490.45

Boggy Creek Improvement District
Cash Flow

Beg. Cash		FY 2023 Inflows	FY 2023 Outflows	FY 2024 Inflows	FY 2024 Outflows	End. Cash
10/1/2023	398,380.57	114,088.74	(89,809.26)	5.82	(69,140.86)	353,525.01
11/1/2023	353,525.01	27,573.54	(8.91)	64,282.85	(90,454.19)	354,918.30
12/1/2023	354,918.30	-	-	2,486,033.39	(29,380.51)	2,811,571.18
1/1/2024	2,811,571.18	-	-	507,170.65	(2,735,697.67)	583,044.16
2/1/2024	583,044.16	-	-	16,859.58	(106,134.14)	493,769.60
3/1/2024	493,769.60	-	-	70,794.09	(121,549.23)	443,014.46
4/1/2024	443,014.46	-	-	716,868.29	(79,194.79)	1,080,687.96
5/1/2024	1,080,687.96	-	-	37,252.21	(372,267.25)	745,672.92 as of 05/13/2024
Totals		141,662.28	(89,818.17)	3,899,266.88	(3,603,818.64)	