

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, August 19, 2025, 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 July 19, 2025, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026**

Business Matters

- 3. **Discussion Regarding Award of Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways**
- 4. **Public Hearing on the Adoption of the District's Annual Budget**
 - a) **Public Comments and Testimony**
 - b) **Board Comments**
 - c) **Consideration of Resolution 2025-08, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
- 5. **Consideration of Resolution 2025-09, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection**
- 6. **Consideration of Resolution 2025-10, Adopting Goals, Objectives, and Performance Measures and Standards**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$256,284.92**
- 8. **Ratification of Requisition Nos. 486 – 490 Paid in July 2025 in an amount totaling \$16,120.68**
- 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



Boggy Creek Improvement District

**Minutes of the July 19, 2025,
Board of Supervisors' Meeting**

**BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Tuesday, July 15, 2025, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair
Damon Ventura	Vice Chair
Ron Domingue	Assistant Secretary
Chad Tinetti	Assistant Secretary
Thad Czapka	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Blake Firth	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Eddie Padua	Berman	
Edgar Morales	Berman	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments. He noted there were no comments from the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
June 17, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the June 17, 2025, Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the June 17, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
May 20, 2025, RFP Meeting to Open
Responses for Landscape and
Irrigation Maintenance Services**

The Board reviewed the minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating a Qualified Public Depository

Ms. Walden noted that the District currently uses City National Bank. However, District Staff is recommending switching to Valley Bank. Ms. Walden reviewed the interest rates and fees for both banks and noted that Valley Bank offers 4% interest with no fees, which is the better option.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-06, Designating a Qualified Public Depository with Valley Bank.

SIXTH ORDER OF BUSINESS

Consideration of Responses Received in Response to Request for Qualifications for Construction Services a) Construction Committee Recommendation Regarding Prequalification

Mr. Newton explained that the District received 13 responses to the Request for Qualifications for Construction Services, and the Construction Committee found them all to be qualified.

There was brief discussion regarding the proposers.

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Construction Committee Recommendation to list all 13 Proposers, which include Carr & Collier, Inc., Cathcart Construction Company, Garney Companies, Inc., Gibbs and Register, Granite Construction Company, Hubbard Construction Company, JMHC, Inc., Jon M Hall Company, Jr. Davis Construction Company, Inc., Prime Construction Group, Inc., Southern Development & Construction, The Middlesex Corporation and Watson Civil Construction, Inc., as Pre-Qualified Contractors..

SEVENTH ORDER OF BUSINESS

Consideration of Award of Landscape and Irrigation Maintenance Services –

**Lake Nona Boulevard South and
Roadways
a) Construction Committee
Recommendation**

Ms. Walden explained the District received eight bids in response to the Landscape and Irrigation Maintenance Services RFP. District staff and the Construction Committee reviewed the proposals and ranked them based on the evaluation criteria. She did note that ULS and Duval were disqualified as they did not provide the required bid bond. The Committee recommends moving forward with the highest ranked proposer for each section.

The Committee ranked the proposers the following:

Section 1 – Cepra as #1, Helping Hand as #2, Prince & Sons as #3, Juniper as #4, LS Workshop as #5, and Yellowstone as #6.

Section 2 – Prince & Sons as #1, Cepra as #2, Juniper as #3, Helping Hand and LS Workshop as #4, and Yellowstone as #6.

Ms. Walden noted that she reached out to Prince & Sons, and they confirmed their pricing was accurate. Discussion ensued.

On motion by Mr. Tinetti, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the recommended rankings from the Construction Committee for each Section for Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways and for District staff to finalize an Agreement with the #1 proposer for each of the two Sections.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
June 2025 in an amount totaling
\$199,884.34**

Dr. Levey noted these have been approved and need ratification.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$199,884.34.

NINTH ORDER OF BUSINESS

**Ratification of Requisition Nos. 484 –
485 Paid in June 2025 in an amount
totaling \$842.76**

Dr. Levey noted these have been approved and need ratification.

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Requisition Nos. 484-485 Paid in June 2025 in an amount totaling \$842.76.

TENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there are two Work Authorizations.

The first Work Authorization is from McIntosh Associates for Lake Nona South Lift Station No. 9 in the amount of \$3,500.00.

Mr. Newton gave an overview and noted this is a plan modification from a crane to a monorail for the pump removal system.

On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$3,500.00 for Lake Nona South Lift Station No. 9 with McIntosh Associates.

Ms. Walden reviewed the Work Authorization from Cepra for the 4" mainline repair in the amount of \$700.00.

There was brief discussion regarding the location and process of the repair.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$700.00, for the 4" Mainline Repair with Cepra.

ELEVENTH ORDER OF BUSINESS

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

Ms. Walden noted the financials are updated through June. The District has spent approximately 54% of the adopted budget.

Discussion ensued regarding irrigation repairs, controller costs, and the controller equipment. It was noted this is an old system and will need gradual upgrading.

No action was required.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No report.

<u>District Manager</u> –	Ms. Walden noted that the next meeting is on Tuesday, August 19, 2025.
<u>District Engineer</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	No report.
<u>Construction Supervisor</u> –	No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti stated there is a stone planter damaged on the bridge going northbound and a construction sign down on Lake Nona Boulevard before the bridge. Berman is working on proposals for both items.

Mr. Tinetti stated the curb grass is still missing on Nemours Parkway where there was a utility line break. Mr. Batten replied that Cepra will be providing a proposal to replace the grass.

Mr. Tinetti stated there is a sign that is down on Lake Nona Town Center Loop Road. Mr. Batten replied that there are two signs that were hit, and a proposal is being prepared to bring back to the Board.

There were no other Supervisor requests at this time.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Tinetti, with all in favor, the July 15, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Boggy Creek Improvement District

**Resolution 2025-07,
Approving an Annual Meeting Schedule for
Fiscal Year 2026**

RESOLUTION 2025-07

**A RESOLUTION OF THE BOGGY CREEK
IMPROVEMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS
OF THE BOARD OF SUPERVISORS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

1. Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file annually with Orange County a schedule of the District's regular meetings.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 19th day of August, 2025.

ATTEST:

Boggy Creek Improvement District

Secretary/Assistant Secretary

Chairman/ Vice Chairman

EXHIBIT A

Boggy Creek Improvement District Fiscal Year 2025-2026

The Board of Supervisors of the Boggy Creek Improvement District will hold its meetings for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL at 3:00 p.m. on the third Tuesday of each month unless otherwise noted below:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 10, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

Construction Committee of the Boggy Creek, Greeneway, Midtown & Myrtle Creek Improvement Districts and the Poitras East Community Development District Fiscal Year 2025-2026

The Construction Committee of the Boggy Creek, Greeneway, Midtown and Myrtle Creek Improvement Districts and the Poitras East Community Development District will be meeting for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 3:30 p.m. each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Boggy Creek Improvement District

**Discussion Regarding Award of Landscape and
Irrigation Maintenance Services – Lake Nona
Boulevard South and Roadways**

BOGGY CREEK IMPROVEMENT DISTRICT (LAKE NONA SOUTH)
LANDSCAPING AND IRRIGATION MAINTENANCE RFP

SECTION 1:

Bid/Fee Detail

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$325,508.00	\$335,272.00	\$345,330.00	\$1,006,110.00
Helping Hand	\$238,000.00	\$238,000.00	\$238,000.00	\$714,000.00
Cepra	\$220,567.00	\$225,478.00	\$225,478.00	\$671,523.00
Yellowstone	\$367,992.00	\$367,992.00	\$367,992.00	\$1,103,976.00
LS Workshop	\$317,928.00	\$317,928.00	\$333,792.00	\$969,648.00
ULS	\$365,411.76	\$376,374.00	\$387,665.33	\$1,129,451.09
DLM	\$249,913.02	\$253,661.71	\$261,271.56	\$764,846.29
P&S	\$295,584.00	\$295,584.00	\$295,584.00	\$886,752.00

DISQUALIFIED
DISQUALIFIED

Proposer Rankings

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	20.07	75.07	4
Helping Hand	20	20	10	37.47	87.47	2
Cepra	25	25	10	40.00	100.00	1
Yellowstone	25	15	2	14.24	56.24	6
LS Workshop	25	20	5	22.24	72.24	5
P&S	25	20	5	27.18	77.18	3

SECTION 2:

Bid/Fee Detail

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$166,141.00	\$171,126.00	\$176,260.00	\$513,527.00
Helping Hand	\$198,800.00	\$198,800.00	\$198,800.00	\$596,400.00
Cepra	\$110,699.00	\$114,210.00	\$114,210.00	\$339,119.00
Yellowstone	\$169,416.00	\$169,416.00	\$169,416.00	\$508,248.00
LS Workshop	\$218,580.00	\$218,580.00	\$229,536.00	\$666,696.00
ULS	\$127,698.62	\$131,529.58	\$135,475.47	\$394,703.67
DLM	\$222,306.24	\$225,640.83	\$232,410.05	\$680,357.12
P&S	\$60,624.00	\$60,624.00	\$60,624.00	\$181,872.00

DISQUALIFIED
DISQUALIFIED

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	0.00	55.00	3
Helping Hand	20	20	10	0.00	50.00	4
Cepra	25	25	10	5.42	65.42	2
Yellowstone	25	15	2	0.00	42.00	6
LS Workshop	25	20	5	0.00	50.00	4
P&S	25	20	2	40.00	87.00	1

COMBINED:

Bid/Fee Detail

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$491,649.00	\$506,398.00	\$521,590.00	\$1,519,637.00
Helping Hand	\$436,800.00	\$436,800.00	\$436,800.00	\$1,310,400.00
Cepra	\$331,266.00	\$339,688.00	\$339,688.00	\$1,010,642.00
Yellowstone	\$537,408.00	\$537,408.00	\$537,408.00	\$1,612,224.00
LS Workshop	\$536,508.00	\$536,508.00	\$563,328.00	\$1,636,344.00
ULS	\$493,110.38	\$507,903.69	\$523,140.80	\$1,524,154.87
DLM	\$472,219.26	\$479,302.54	\$493,681.61	\$1,445,203.41
P&S	\$356,208.00	\$356,208.00	\$356,208.00	\$1,068,624.00

DISQUALIFIED
DISQUALIFIED

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	19.85	74.85	4
Helping Hand	20	20	10	28.14	78.14	3
Cepra	25	25	10	40.00	100.00	1
Yellowstone	25	15	2	16.19	58.19	6
LS Workshop	25	20	5	15.24	65.24	5
P&S	25	20	5	37.71	87.71	2



Boggy Creek Improvement District

**Public Hearing on the Adoption of the District's
Annual Budget**



Boggy Creek Improvement District

**Resolution 2025-08,
Adopting the Fiscal Year 2026 Budget and
Appropriating Funds**

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE BOGGY CREEK IMPROVEMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Boggy Creek Improvement District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Boggy Creek Improvement District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT A



Boggy Creek Improvement District

July 2025 Budget Package

July 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
Assessments	\$ 903,766.29	\$ 16,689.15	\$ 920,455.44	\$ 920,455.44	\$ 920,455.44
Developer Contributions	334,211.29	38,411.66	372,622.95	725,319.70	725,319.70
Carryforward Revenue	80,873.93	16,174.78	97,048.71	97,048.71	130,537.49
Net Revenues	\$ 1,318,851.51	\$ 71,275.59	\$ 1,390,127.10	\$ 1,742,823.85	\$ 1,776,312.63
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 3,000.00	\$ 800.00	\$ 3,800.00	\$ 4,800.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	-	4,310.00	4,632.20	4,956.50
Trustee Services	7,878.02	-	7,878.02	8,500.00	9,134.00
Management	35,416.70	7,083.30	42,500.00	42,500.00	42,500.00
Engineering	12,938.62	4,312.86	17,251.48	21,000.00	11,500.00
Disclosure	1,500.00	500.00	2,000.00	2,000.00	2,000.00
Property Appraiser	-	500.00	500.00	500.00	-
District Counsel	10,824.01	5,412.00	16,236.01	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	500.00	700.00	1,200.00	1,200.00	1,200.00
Tax Preparation	-	-	-	-	30.00
Travel and Per Diem	76.24	15.24	91.48	300.00	300.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	118.84	23.76	142.60	500.00	500.00
Copies	-	250.00	250.00	250.00	250.00
Legal Advertising	4,212.71	842.54	5,055.25	5,000.00	6,000.00
Bank Fees	-	360.00	360.00	360.00	360.00
Miscellaneous	200.19	979.81	1,180.00	1,180.00	1,180.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	100.00	100.00	100.00	100.00
Property Taxes	-	150.00	150.00	150.00	150.00
Web Site Maintenance	2,600.00	640.00	3,240.00	3,240.00	3,420.00
Holiday Decorations	500.00	-	500.00	600.00	600.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 103,250.33	\$ 23,169.51	\$ 126,419.84	\$ 151,512.20	\$ 150,880.50



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations Expenses					
Electric Utility Services					
Electric	\$ 11,602.00	\$ 2,320.40	\$ 13,922.40	\$ 7,000.00	\$ 9,500.00
Entry Lighting	-	500.00	500.00	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	19,486.09	3,897.22	23,383.31	32,000.00	32,000.00
Other Physical Environment					
General Insurance	4,890.00	-	4,890.00	5,255.50	5,623.50
Property & Casualty	6,354.00	-	6,354.00	7,098.95	7,307.10
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	36,693.00	7,338.60	44,031.60	60,000.00	65,000.00
Landscaping Maintenance & Material	257,276.10	51,455.22	308,731.32	364,720.00	364,720.00
Landscape Improvements	5,024.00	1,004.80	6,028.80	65,000.00	65,000.00
Tree Trimming	-	10,000.00	10,000.00	20,000.00	15,700.00
Contingency	37,988.50	7,597.70	45,586.20	5,300.00	10,000.00
Trail Maintenance	-	-	-	-	20,000.00
Pest Control	3,020.00	-	3,020.00	3,020.00	3,500.00
Shuttle Financing					
Insurance	-	833.34	833.34	5,000.00	-
Maintenance	30,599.82	6,119.96	36,719.78	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	157,291.77	31,458.36	188,750.13	358,000.00	358,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,713.80	542.76	3,256.56	3,445.00	3,445.00
IME - Irrigation Repair	2,651.21	530.24	3,181.45	3,250.00	3,250.00
IME - Landscaping	78,032.80	15,606.56	93,639.36	97,500.00	95,264.33
IME - Lighting	393.78	78.76	472.54	1,300.00	1,300.00
IME - Miscellaneous	198.26	39.66	237.92	6,500.00	6,500.00
IME - Water Reclaimed	582.19	116.44	698.63	1,625.00	1,625.00
IME - Landscape Improvements	4,274.89	854.98	5,129.87	13,000.00	13,000.00
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	4,151.00	24,906.00	15,000.00	26,000.00
Streetlights	68,642.44	13,728.48	82,370.92	97,350.83	97,350.83
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	2,666.60	16,000.00	16,000.00	16,000.00
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	3,333.30	20,000.00	20,000.00	20,000.00
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	\$ 924,789.45	\$ 186,701.05	\$ 1,111,490.50	\$ 1,592,811.65	\$ 1,626,932.13
Total Expenses	\$ 1,028,039.78	\$ 209,870.56	\$ 1,237,910.34	\$ 1,744,323.85	\$ 1,777,812.63
Income (Loss) from Operations	\$ 290,811.73	\$ (138,594.97)	\$ 152,216.76	\$ (1,500.00)	\$ (1,500.00)
Other Income (Expense)					
Interest Income	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Total Other Income (Expense)	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Net Income (Loss)	\$ 293,161.72	\$ (138,124.97)	\$ 155,036.75	\$ -	\$ -



Boggy Creek Improvement District
FY 2026 Proposed Debt Service Budgets

	FY 2026 Proposed Budget
REVENUES:	
Special Assessments Series 2013	\$ 4,447,706.26
Special Assessments Series 2023	1,600,196.89
TOTAL REVENUES	<u>\$ 6,047,903.15</u>
EXPENDITURES:	
Series 2013 - Interest 11/01/2025	\$ 1,029,484.38
Series 2013 - Principal 05/01/2026	1,395,000.00
Series 2013 - Interest 05/01/2026	1,029,484.38
Series 2023 - Interest 11/01/2025	437,278.13
Series 2023 - Principal 05/01/2026	295,000.00
Series 2023 - Interest 05/01/2026	437,278.13
TOTAL EXPENDITURES	<u>\$ 4,623,525.02</u>
EXCESS REVENUES	<u>\$ 1,424,378.13</u>
Series 2013 - Interest 11/01/2026	\$ 993,737.50
Series 2023 - Interest 11/01/2026	430,640.63



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

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 2025 – 2026

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.

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.

Tax Preparation

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

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 2025 – 2026

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 2025 – 2026

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 2025 – 2026

Tree Trimming

Trimming of trees on District property.

Contingency

Other Field Operations expenses incurred throughout the year.

Trail Maintenance

All costs associated with keeping trails safe, usable, and accessible, including labor, equipment, and contracted services.

Pest Control

All costs addressing pest problems, including initial treatments, ongoing maintenance, and potential repairs.

Shuttle Financing

Insurance

Developer-funded cost of insurance for BEEP transportation.

Maintenance

Developer-funded cost of maintenance for BEEP transportation.

Vehicle Cost (Loan Payment)

Developer-funded cost of the loan for 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.



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

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.

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.

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.

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 – Administrator

The lease of outside personnel for administrative duties per signed agreement.

Personnel Leasing Agreement – Irrigation Specialist

The lease of outside personnel for irrigation duties per signed agreement.



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

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.

Other Income (Expense)

Interest Income

Income from interest earnings.



Boggy Creek Improvement District

**Resolution 2025-09,
Adopting an Assessment Roll for Fiscal Year 2026
Budget and Certifying Special Assessments for
Collection**

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Boggy Creek Improvement District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Orange County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is

hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **December 1, 2025**, **25%** due no later than **February 1, 2026** and **25%** due no later than **May 1, 2026**.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due

may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **December 1, 2025**, **25%** due no later than **February 1, 2026** and **25%** due no later than **May 1, 2026**.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 19th day of August 2025.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

EXHIBIT A



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
Assessments	\$ 903,766.29	\$ 16,689.15	\$ 920,455.44	\$ 920,455.44	\$ 920,455.44
Developer Contributions	334,211.29	38,411.66	372,622.95	725,319.70	725,319.70
Carryforward Revenue	80,873.93	16,174.78	97,048.71	97,048.71	130,537.49
Net Revenues	\$ 1,318,851.51	\$ 71,275.59	\$ 1,390,127.10	\$ 1,742,823.85	\$ 1,776,312.63
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 3,000.00	\$ 800.00	\$ 3,800.00	\$ 4,800.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	-	4,310.00	4,632.20	4,956.50
Trustee Services	7,878.02	-	7,878.02	8,500.00	9,134.00
Management	35,416.70	7,083.30	42,500.00	42,500.00	42,500.00
Engineering	12,938.62	4,312.86	17,251.48	21,000.00	11,500.00
Disclosure	1,500.00	500.00	2,000.00	2,000.00	2,000.00
Property Appraiser	-	500.00	500.00	500.00	-
District Counsel	10,824.01	5,412.00	16,236.01	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	500.00	700.00	1,200.00	1,200.00	1,200.00
Tax Preparation	-	-	-	-	30.00
Travel and Per Diem	76.24	15.24	91.48	300.00	300.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	118.84	23.76	142.60	500.00	500.00
Copies	-	250.00	250.00	250.00	250.00
Legal Advertising	4,212.71	842.54	5,055.25	5,000.00	6,000.00
Bank Fees	-	360.00	360.00	360.00	360.00
Miscellaneous	200.19	979.81	1,180.00	1,180.00	1,180.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	100.00	100.00	100.00	100.00
Property Taxes	-	150.00	150.00	150.00	150.00
Web Site Maintenance	2,600.00	640.00	3,240.00	3,240.00	3,420.00
Holiday Decorations	500.00	-	500.00	600.00	600.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 103,250.33	\$ 23,169.51	\$ 126,419.84	\$ 151,512.20	\$ 150,880.50



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations Expenses					
Electric Utility Services					
Electric	\$ 11,602.00	\$ 2,320.40	\$ 13,922.40	\$ 7,000.00	\$ 9,500.00
Entry Lighting	-	500.00	500.00	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	19,486.09	3,897.22	23,383.31	32,000.00	32,000.00
Other Physical Environment					
General Insurance	4,890.00	-	4,890.00	5,255.50	5,623.50
Property & Casualty	6,354.00	-	6,354.00	7,098.95	7,307.10
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	36,693.00	7,338.60	44,031.60	60,000.00	65,000.00
Landscaping Maintenance & Material	257,276.10	51,455.22	308,731.32	364,720.00	364,720.00
Landscape Improvements	5,024.00	1,004.80	6,028.80	65,000.00	65,000.00
Tree Trimming	-	10,000.00	10,000.00	20,000.00	15,700.00
Contingency	37,988.50	7,597.70	45,586.20	5,300.00	10,000.00
Trail Maintenance	-	-	-	-	20,000.00
Pest Control	3,020.00	-	3,020.00	3,020.00	3,500.00
Shuttle Financing					
Insurance	-	833.34	833.34	5,000.00	-
Maintenance	30,599.82	6,119.96	36,719.78	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	157,291.77	31,458.36	188,750.13	358,000.00	358,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,713.80	542.76	3,256.56	3,445.00	3,445.00
IME - Irrigation Repair	2,651.21	530.24	3,181.45	3,250.00	3,250.00
IME - Landscaping	78,032.80	15,606.56	93,639.36	97,500.00	95,264.33
IME - Lighting	393.78	78.76	472.54	1,300.00	1,300.00
IME - Miscellaneous	198.26	39.66	237.92	6,500.00	6,500.00
IME - Water Reclaimed	582.19	116.44	698.63	1,625.00	1,625.00
IME - Landscape Improvements	4,274.89	854.98	5,129.87	13,000.00	13,000.00
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	4,151.00	24,906.00	15,000.00	26,000.00
Streetlights	68,642.44	13,728.48	82,370.92	97,350.83	97,350.83
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	2,666.60	16,000.00	16,000.00	16,000.00
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	3,333.30	20,000.00	20,000.00	20,000.00
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	\$ 924,789.45	\$ 186,701.05	\$ 1,111,490.50	\$ 1,592,811.65	\$ 1,626,932.13
Total Expenses	\$ 1,028,039.78	\$ 209,870.56	\$ 1,237,910.34	\$ 1,744,323.85	\$ 1,777,812.63
Income (Loss) from Operations	\$ 290,811.73	\$ (138,594.97)	\$ 152,216.76	\$ (1,500.00)	\$ (1,500.00)
Other Income (Expense)					
Interest Income	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Total Other Income (Expense)	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Net Income (Loss)	\$ 293,161.72	\$ (138,124.97)	\$ 155,036.75	\$ -	\$ -

EXHIBIT B

Boggy Creek Improvement District Tax Roll FY 2026					
Parcel ID	Owner	FY 25-26 Series 2023 Bonds Assessment	FY 25-26 Series 2013 Bonds Assessment	FY 25-26 O&M Assessment	Total FY 25-26 CDD Assessment
Future Development					
242430493902000	LAKE NONA LAND CO LLC	21,426.84	32,884.57	8,857.90	63,169.31
232430000000009	LAKE NONA LAND CO LLC	21,573.11	33,109.05	8,918.37	63,600.53
232430000000006	LANDPORT LAND HOLDING INC	37,984.18	58,295.74	15,702.73	111,982.65
222430000000006	LAKE NONA LAND CO LLC	270,997.41	415,909.85	112,030.86	798,938.12
262430000000014	LAKE NONA LAND CO LLC	278,925.06	428,076.71	115,308.17	822,309.94
262430000000023	LAKE NONA RESEARCH I LLC	54,600.66	83,797.68	22,572.02	160,970.36
362430000000004	LAKE NONA LAND CO LLC	42,831.12	65,734.51	17,706.47	126,272.10
252430605201000	NEMOURS FOUNDATION	53,873.67	-	22,271.48	76,145.15
232430497300001	LANDPORT LAND HOLDING INC	348.31	534.56	143.99	1,026.86
262430493202000	CENTRAL FLORIDA HEALTH SERVICES LLC	19,257.53	29,555.26	7,961.10	56,773.89
262430000000018	LAKE NONA LAND CO LLC	7,863.47	12,068.36	3,250.77	23,182.60
262430765002000	UNIVERSITY OF CENTRAL FLORIDA REAL ESTATE FOUNDATION L	38,007.73	-	15,712.47	53,720.21
262430497202000	LAKE NONA LAND CO LLC	101,267.88	155,419.61	41,864.34	298,551.83
262430497201000	LN TOWNCENTER II LLC	24,376.79	37,411.98	10,077.41	71,866.18
262430498301000	LN TOWNCENTER III LLC	1,261.80	1,936.53	521.63	3,719.96
262430000000040	LAKE NONA LAND CO LLC	8,150.52	12,508.91	3,369.44	24,028.86
262430765001000	UCF Real Estate Foundation, LLC	30,854.92	-	12,755.48	43,610.40
262430498404000	LN TOWNCENTER II LLC	414.15	635.61	171.21	1,220.98
262430000000039	DYNAMIC CAMPUS LLC	97,988.95	150,387.31	40,508.83	288,885.09
232430496802000	LNT HOTEL III LLC	6,130.45	9,408.64	2,534.34	18,073.43
272430000000012	LN WEST RETAIL CENTER LLC	91,709.08	140,749.36	37,912.72	270,371.16
262430000000037	LAKE NONA LAND CO LLC	8,444.15	12,959.55	3,490.83	24,894.52
Gross Land Assessments		\$1,218,287.77			3,403,314.12
SPMP Assessments					
262430498405000	LN TOWNCENTER II LLC				-
262430498302000	LN TOWNCENTER III LLC				-
252430605201000	NEMOURS FOUNDATION			96,895.73	96,895.73
252430605201000	NEMOURS FOUNDATION		32,052.04	3,684.13	35,736.17
232430497300010	CLAYTON INVESTMENTS LLC		4,019.86	462.05	4,481.91
232430496801000	LN DRIVE SHACK LLC		81,601.82	9,379.51	90,981.32
262430497001000	LNJJ LLC		44,163.43	5,076.22	49,239.65
262430860101000	UNIVERSITY OF FLORIDA FOUNDATION INC		-	10,794.68	10,794.68
262430144501000	UNIVERSITY OF CENTRAL FLORIDA REAL ESTATE FOUNDATION LLC		-	18,215.94	18,215.94
262430493202001	UNIVERSITY OF CENTRAL FLORIDA		252,949.34	29,074.60	282,023.94
262430493202001	UNIVERSITY OF CENTRAL FLORIDA		60,782.68	6,986.53	67,769.21
262430765001000	UNIVERSITY OF CENTRAL FLORIDA REAL ESTATE FOUNDATION LLC			37,762.26	37,762.26
262430765001000	UNIVERSITY OF CENTRAL FLORIDA REAL ESTATE FOUNDATION LLC			9,005.63	9,005.63
262430496101000	LAKE NONA INNOVATION CENTER I LLC		84,823.05	9,749.72	94,572.77
262430498406000	LNT HOTEL II LLC		172,279.70	19,802.20	192,081.90
262430498406000	LNT HOTEL II LLC		41,651.62	4,787.54	46,439.16
262430495601002	LNT OFFICE I LLC		81,313.88	9,346.36	90,660.24
262430495601000	LN TOWNCENTER I LLC		9,627.63	1,106.62	10,734.25
262430495601000	LN TOWNCENTER I LLC		9,886.72	1,136.40	11,023.12
262430495601000	LN TOWNCENTER I LLC		12,417.49	1,427.30	13,844.79
262430495601001	LNT HOTEL I LLC		163,465.39	18,789.06	182,254.45
262430498802000	LNT OFFICE II LLC		207,451.47	23,844.96	231,296.43
262430498401000	LNT MOB LLC		173,038.27	19,889.43	192,927.69
262430497701001	LNT OFFICE III LLC		133,034.12	15,291.17	148,325.29
262430498403000	LN TOWNCENTER II LLC		17,652.66	2,029.04	19,681.70
262430498402000	LNT MOB LLC		151,428.52	17,405.61	168,834.13
262430498402000	LNT MOB LLC		15,869.77	1,824.11	17,693.87
262430498402000	LNT MOB LLC		28,222.89	3,243.99	31,466.87
262430497901000	LAKE NONA LAND CO LLC (Ground Lease to SIMCOM)		87,718.95	10,082.57	97,801.51
262430497701000	LN TOWNCENTER III LLC		310,238.08	35,659.29	345,897.37
262430498001000	LN Pixon LLC		-	3,315.73	3,315.73
262430498001000	LN Pixon LLC		-	1,119.98	1,119.98
262430498801000	LNT OFFICE IV LLC		6,487.87	745.73	7,233.60
262430498801000	LNT OFFICE IV LLC		72,644.87	8,349.93	80,994.80
232430496802000	LNT HOTEL III LLC		164,266.69	18,881.16	183,147.86
Gross SPMP Assessments			4,100,472.57	958,807.75	6,277,568.09
Fee		\$48,731.51	164,018.90	38,352.31	251,102.72
Net Assessments		1,169,556.26	3,936,453.66	920,455.44	6,026,465.36



Boggy Creek Improvement District

**Resolution 2025-10,
Adopting Goals, Objectives, and Performance
Measures and Standards**

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of August, 2025.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. Publish approved budget amendments on the CDD's website within five days of Board approval.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
July 2025 in an amount totaling \$256,284.92**

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 July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$256,284.92**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 7/1/2025 to 7/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70037	07/21/25	M	OUC	Orlando Utilities Commission	\$12,275.42
70038	07/31/25	M	BEEP	Beep, Inc.	\$21,552.50
BANK OM-ACH REGISTER TOTAL:					\$33,827.92
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
	07/02/25	P	BERCON	Berman Construction	\$6,320.00
	07/02/25	P	DONMC	Donald W. McIntosh Associates	\$445.20
6	07/02/25	P	KUTAK	Kutak Rock	\$1,182.00
7	07/02/25	P	TRUIST	Truist Governmental Finance	\$146,319.70
8	07/09/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
9	07/09/25	P	BERCON	Berman Construction	\$255.00
0	07/09/25	P	CEPRA	Cepra Landscape	\$8,078.50
1	07/09/25	P	PFMGC	PFM Group Consulting	\$28.44
	07/09/25	P	VGLOBA	VGlobalTech	\$300.00
	07/29/25	P	BERCON	Berman Construction	\$3,000.01
	07/29/25	P	CEPRA	Cepra Landscape	\$49,777.18
	07/29/25	P	PFMGC	PFM Group Consulting	\$4,041.67
6	07/29/25	P	TRUSTE	US Bank as Trustee for Boggy C	\$733.16
7	07/29/25	P	VGLOBA	VGlobalTech	\$170.00
8	07/30/25	P	CEPRA	Cepra Landscape	\$700.00
9	07/30/25	P	DONMC	Donald W. McIntosh Associates	\$384.80
0	07/30/25	P	ORLSEN	Orlando Sentinel	\$219.50
1	07/30/25	P	RLEVEY	Richard Levey	\$200.00
	07/30/25	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$223,190.16
GRAND TOTAL					\$257,018.08

222,457.00	Checks 4424-4435, 4437-4442
733.16	Debt Service - Check 4436
21,552.50	FR 81 - BEEP payment
12,275.42	PA 692 - OUC invoice paid online
256,284.92	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
July 2025 AP Remittance Report

BANK:	SUN	CHECK:	4424	AMOUNT:	\$6,320.00	DATE:	07/02/25	VEND ID:	BERCON	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
05/23/25	54225		PA 690 - Sidewalk grinding and					\$0.00	\$6,320.00	
TOTALS:								\$0.00	\$6,320.00	
BANK:	SUN	CHECK:	4425	AMOUNT:	\$445.20	DATE:	07/02/25	VEND ID:	DONMC	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
06/20/25	47418		PA 690 - Eng. srvs. thru 05/30					\$0.00	\$445.20	
TOTALS:								\$0.00	\$445.20	
BANK:	SUN	CHECK:	4426	AMOUNT:	\$1,182.00	DATE:	07/02/25	VEND ID:	KUTAK	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
06/24/25	3583138		PA 690 - Gen. legal thru 05/31					\$0.00	\$1,182.00	
TOTALS:								\$0.00	\$1,182.00	
BANK:	SUN	CHECK:	4427	AMOUNT:	\$146,319.70	DATE:	07/02/25	VEND ID:	TRUIST	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
06/13/25	990900220300001-04		FR 80 - Loan 990900220300001 ;					\$0.00	\$146,319.70	
TOTALS:								\$0.00	\$146,319.70	
BANK:	SUN	CHECK:	4428	AMOUNT:	\$835.00	DATE:	07/09/25	VEND ID:	AWC	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
07/01/25	110970		PA 691 - Jul. waterway service					\$0.00	\$835.00	
TOTALS:								\$0.00	\$835.00	
BANK:	SUN	CHECK:	4429	AMOUNT:	\$255.00	DATE:	07/09/25	VEND ID:	BERCON	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
04/18/25	53479		PA 691 - Dead hog removal and					\$0.00	\$255.00	
TOTALS:								\$0.00	\$255.00	
BANK:	SUN	CHECK:	4430	AMOUNT:	\$8,078.50	DATE:	07/09/25	VEND ID:	CEPRA	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
06/30/25	O-S8318		PA 691 - Interchange plant ins					\$0.00	\$4,743.00	
06/30/25	O-S8327		PA 691 - Jun. interchange cont					\$0.00	\$432.00	
06/30/25	O-S8328		PA 691 - Jun. interchange cont					\$0.00	\$519.00	
06/30/25	O-S8330		PA 691 - Jun. controller Loop					\$0.00	\$441.50	
06/30/25	O-S8331		PA 691 - Jun. controller 27 ir					\$0.00	\$548.50	
06/30/25	O-S8332		PA 691 - Jun. controller 14 ir					\$0.00	\$267.50	
06/30/25	O-S8333		PA 691 - Jun. controller 17 ir					\$0.00	\$357.00	
06/30/25	O-S8334		PA 691 - Jun. controller 16 ir					\$0.00	\$250.00	
06/30/25	O-S8335		PA 691 - Jun. controller 16 va					\$0.00	\$520.00	
TOTALS:								\$0.00	\$8,078.50	
BANK:	SUN	CHECK:	4431	AMOUNT:	\$28.44	DATE:	07/09/25	VEND ID:	PFMGC	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
07/01/25	OE-EXP-07-2025-06		PA 691 - Jun. FedEx					\$0.00	\$28.44	
TOTALS:								\$0.00	\$28.44	
BANK:	SUN	CHECK:	4432	AMOUNT:	\$300.00	DATE:	07/09/25	VEND ID:	VGLOBA	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
06/30/25	7431		PA 691 - Apr. - Jun. ADA audit					\$0.00	\$300.00	
TOTALS:								\$0.00	\$300.00	

Boggy Creek Improvement District
July 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70037	AMOUNT:	\$12,275.42	DATE:	07/21/25	VEND ID:	OUC
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/03/25	83178-070325		PA 692 - OUC 2025.07.03 - Elec				\$0.00		\$2,427.95
07/03/25	83178-070325		PA 692 - OUC 2025.07.03 - Wate				\$0.00		\$1,863.68
07/03/25	83178-070325		PA 692 - OUC 2025.07.03 - IME				\$0.00		\$138.11
07/03/25	83178-070325		PA 692 - OUC 2025.07.03 - IME				\$0.00		\$207.40
07/03/25	83178-070325		PA 692 - OUC 2025.07.03 - Stre				\$0.00		\$7,638.28
TOTALS:							\$0.00		\$12,275.42
BANK:	SUN	CHECK:	4433	AMOUNT:	\$3,000.01	DATE:	07/29/25	VEND ID:	BERCON
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/01/25	2096		PA 691 - Jul. administrator ag				\$0.00		\$1,333.34
07/01/25	2096		PA 691 - Jul. irrigation speci				\$0.00		\$1,666.67
TOTALS:							\$0.00		\$3,000.01
BANK:	SUN	CHECK:	4434	AMOUNT:	\$49,777.18	DATE:	07/29/25	VEND ID:	CEPRA
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/01/25	O-S8357		PA 691 - Jul. interchange land				\$0.00		\$24,010.08
07/01/25	O-S8362		PA 691 - Jul. landscaping				\$0.00		\$25,767.10
TOTALS:							\$0.00		\$49,777.18
BANK:	SUN	CHECK:	4435	AMOUNT:	\$4,041.67	DATE:	07/29/25	VEND ID:	PFMGC
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/07/25	137204		PA 692 - Series 2013 - 2025.Q3				\$0.00		\$250.00
07/07/25	137204		PA 692 - Series 2023 - 2025.Q3				\$0.00		\$250.00
07/01/25	DM-07-2025-06		PA 692 - DM fee: Jul. 2025				\$0.00		\$3,541.67
TOTALS:							\$0.00		\$4,041.67
BANK:	SUN	CHECK:	4436	AMOUNT:	\$733.16	DATE:	07/29/25	VEND ID:	TRUSTE
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/16/25	2025.07.15		S2023 FY25 DS (255653000) Dist				\$0.00		\$733.16
TOTALS:							\$0.00		\$733.16
BANK:	SUN	CHECK:	4437	AMOUNT:	\$170.00	DATE:	07/29/25	VEND ID:	VGLOBA
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/01/25	7516		PA 692 - Jul. website maint.				\$0.00		\$170.00
TOTALS:							\$0.00		\$170.00
BANK:	OM-ACH	CHECK:	70038	AMOUNT:	\$21,552.50	DATE:	07/31/25	VEND ID:	BEEP
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
06/30/25	834		FR 81 - 2 vans - managed servi				\$0.00		\$10,200.04
06/30/25	834		FR 81 - 2 vans - software appl				\$0.00		\$3,399.98
06/30/25	834		FR 81 - 2 vans - insurance & m				\$0.00		\$3,399.98
06/30/25	834		FR 81 - 2 vans - AV operation				\$0.00		\$4,552.50
TOTALS:							\$0.00		\$21,552.50
BANK:	SUN	CHECK:	4438	AMOUNT:	\$700.00	DATE:	07/30/25	VEND ID:	CEPRA
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/18/25	O-S8433		PA 693 - Jul. mainline repair				\$0.00		\$700.00
TOTALS:							\$0.00		\$700.00
BANK:	SUN	CHECK:	4439	AMOUNT:	\$384.80	DATE:	07/30/25	VEND ID:	DONMC
Date	Invoice Number		Invoice Description				Discount Taken		Amount Paid
07/18/25	47549		PA 693 - Eng. srvs. thru 06/27				\$0.00		\$384.80
TOTALS:							\$0.00		\$384.80

Boggy Creek Improvement District
July 2025 AP Remittance Report

BANK:	SUN	CHECK:	4440	AMOUNT:	\$219.50	DATE:	07/30/25	VEND ID:	ORLSEN	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
06/30/25	OSC119437946		PA 693 - Legal ad 7813931 ; CU					\$0.00	\$219.50	
TOTALS:								\$0.00	\$219.50	
BANK:	SUN	CHECK:	4441	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	RLEVEY	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
07/15/25	2025.07.15		PA 693 - Supervisor fee 2025.0					\$0.00	\$200.00	
TOTALS:								\$0.00	\$200.00	
BANK:	SUN	CHECK:	4442	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	TCZAPK	
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid	
07/15/25	2025.07.15		PA 693 - Supervisor fee 2025.0					\$0.00	\$200.00	
TOTALS:								\$0.00	\$200.00	



Boggy Creek Improvement District

**Requisition Nos. 486 – 490 Paid in July 2025 in an
amount totaling \$16,120.68**

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 July 1, 2025 through July 31, 2025. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
486	Donald W. McIntosh Associates	\$9,439.60
487	Kutak Rock	\$1,344.50
488	Atkins	\$4,535.83
489	Donald W. McIntosh Associates	\$562.50
490	Orlando Sentinel	\$238.25
	TOTAL	\$16,120.68

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:** 486

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

(C) **Amount Payable:** \$9,439.60

(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 47419 for Project 23218 (Lake Nona Boggy Creek) Through 05/30/2025 – **\$1,463.60**
2. Invoice 47425 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 05/30/2025 – **\$7,976.00**

(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.

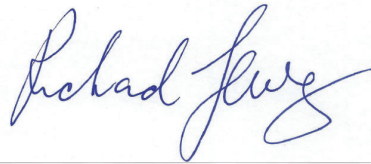
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

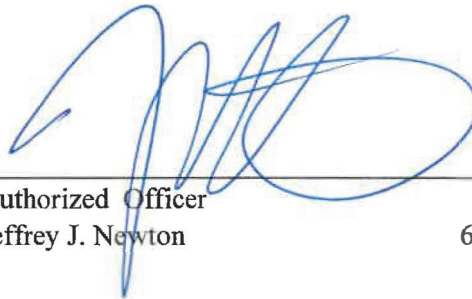
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
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, (ii) the report of the District Engineer as such report shall have been amended or modified on the date hereof.



Authorized Officer
Jeffrey J. Newton

6/30/25

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:** 487

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

(C) **Amount Payable:** \$1,344.50

(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 3583140 for Client Matter 3023-3 (Project Construction) through 05/31/2025

(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.

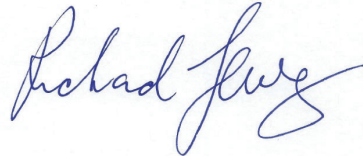
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

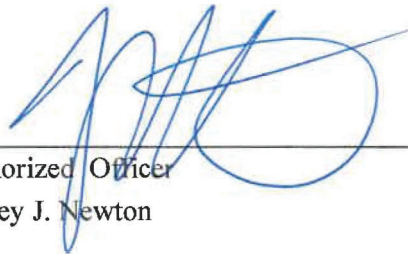
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
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, (ii) the report of the District Engineer as such report shall have been amended or modified on the date hereof.



Authorized Officer

Jeffrey J. Newton

6/30/25

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:** 488

(B) **Name of Payee:** AtkinsRéalis

(C) **Amount Payable:** \$4,535.83

(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 20-2039238 for Project Number 100078231 (Laureate Blvd at Veterans Way) through 02/28/2025 – **\$2,333.33**
2. Invoice 21-2040531 for Project Number 100078231 (Laureate Blvd at Veterans Way) through 03/31/2025 – **\$2,202.50**

(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 an Event of Default but for the

RECEIVED

By Amanda Lane at 9:45 am, Jul 15, 2025

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.

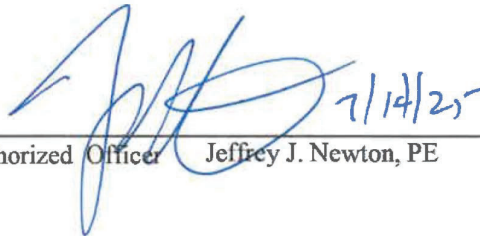
oggy Creek Improvement District



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, (ii) 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

RECEIVED

By Amanda Lane at 9:45 am, Jul 15, 2025

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:** 489

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

(C) **Amount Payable:** \$562.50

(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 47550 for Project 23218 (Lake Nona Boggy Creek) Through 06/27/2025

(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.

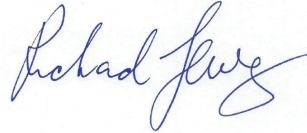
No event has occurred and is continuing which constitutes an Event of Default, as defined by the Master Indenture, or would constitute an Event of Default but for the requirement that notice be given or time elapse or both.

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.

RECEIVED

By Amanda Lane at 10:11 am, Jul 30, 2025

Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
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, (ii) 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

RECEIVED

By Amanda Lane at 10:11 am, Jul 30, 2025

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:** 490

(B) **Name of Payee:** Orlando Sentinel

(C) **Amount Payable:** \$238.25

(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 119437946000 for Reference OSC119437946 (Ad #7813956) for Construction Legal Advertising of the June 12, 2025 Construction Committee Meetings (Split Five Ways, Will Be Reimbursed From GID, MCID, PE, MID)

(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.

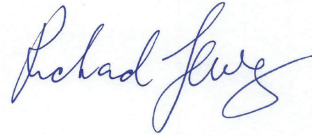
No event has occurred and is continuing which constitutes an Event of Default, as defined by the Master Indenture, or would constitute an Event of Default but for the requirement that notice be given or time elapse or both.

RECEIVED

By Amanda Lane at 10:11 am, Jul 30, 2025

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.

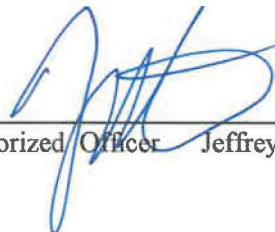
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
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, (ii) the report of the District Engineer as such report shall have been amended or modified on the date hereof.



7/24/25

Authorized Officer Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 10:11 am, Jul 30, 2025



Boggy Creek Improvement District

Work Authorizations/Proposed Services *(if applicable)*

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “Work Authorization”), dated 7/18, 2025 authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE BOGGY CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated August 18, 2020, by and between:

Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “Contractor”, together with District the “Parties”).

Section 1. Scope of Services. Contractor shall provide monument bridge lighting maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Katie Harmer

Witness

By: _____
Its: Katie Harmer, Berman, VP

Exhibit A: Proposal/Scope of Services

Proposal: BCID Bridge Lighting Change Out

Proposal Date: 7/18/25

Project Name: BCID Bridge Lighting Change Out

Client Contact: PFM

Work Order #: 86692

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope:

- Based on our findings and troubleshooting, we estimate the additional repairs will cost approximately \$270 per light, with a total of 58 lights to complete.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during overnight hours.

Payment Schedule. Upon Completion

Payment Terms

Total: \$15,660.00

Proposal: BCID Bridge Lighting Change Out

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

PFM

By:

Berman

By: Eddie Padua

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

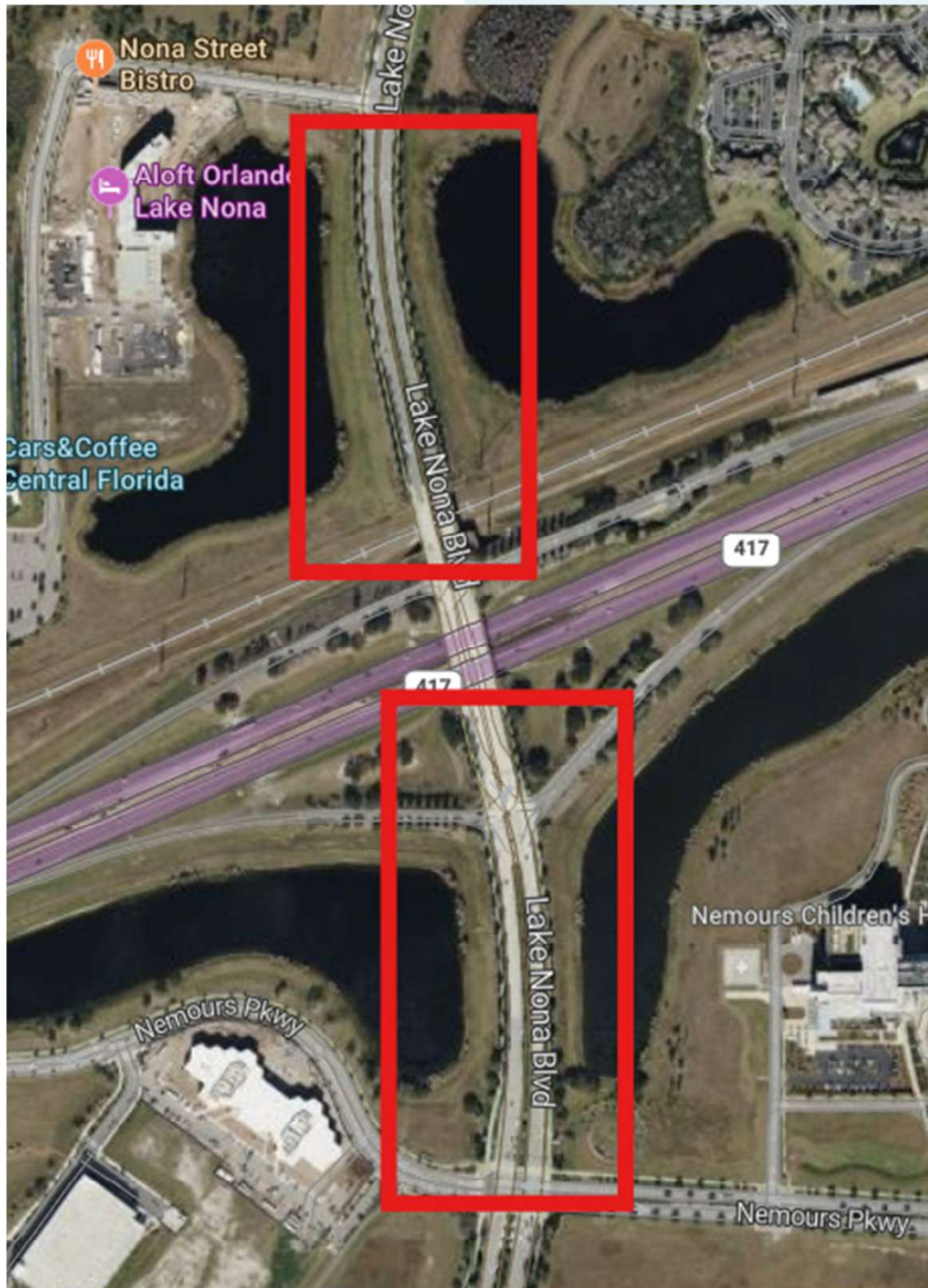
We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ **Property & Facility Management**
- ✓ **Property Maintenance**
- ✓ **24/7 Emergency Repairs**
- ✓ **General Construction**
- ✓ **Janitorial Services**
- ✓ **Security**
- ✓ **Pressure Washing**
- ✓ **Landscaping**
- ✓ **Disaster Response**

IMAGE 1



BLANK PAGE

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “Work Authorization”), dated 8/13/2025, 2025 authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE BOGGY CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated August 18, 2020, by and between:

Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “Contractor”, together with District the “Parties”).

Section 1. Scope of Services. Contractor shall provide Sign Replacement maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edward Padua

Witness

By: Eddie Padua
Its: _____

Exhibit A: Proposal/Scope of Services

Proposal: Boggy Creek Improvement District Nemours PKWY Nemours RD Divided Sign Replacement

Proposal Date: 8/13/2025

Project Name: Boggy Creek Improvement District Nemours PKWY Nemours RD divided sign replacement Client

Contact: Jennifer Walden PFM

Work Order #:89656

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope:

Replacement damaged Road Divided sign:

- Install new MUTCD compliant Road Divided sign
- Set new post securely in ground
- Ensure sign is properly mounted and clearly visible
- Clean up and dispose of old materials

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during working hours.

Payment Schedule. Upon Completion

Payment Terms

Total Cost: \$1,125.92

Proposal: Boggy Creek Improvement District Nemours PKWY Nemours RD Divided Sign Replacement

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

Boggy Creek Improvement District

By: Jennifer Walden PFM

Berman

By: Eddie Padua

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

-
- ✓ **Property & Facility Management**

 - ✓ **Property Maintenance**

 - ✓ **24/7 Emergency Repairs**

 - ✓ **General Construction**

 - ✓ **Janitorial Services**

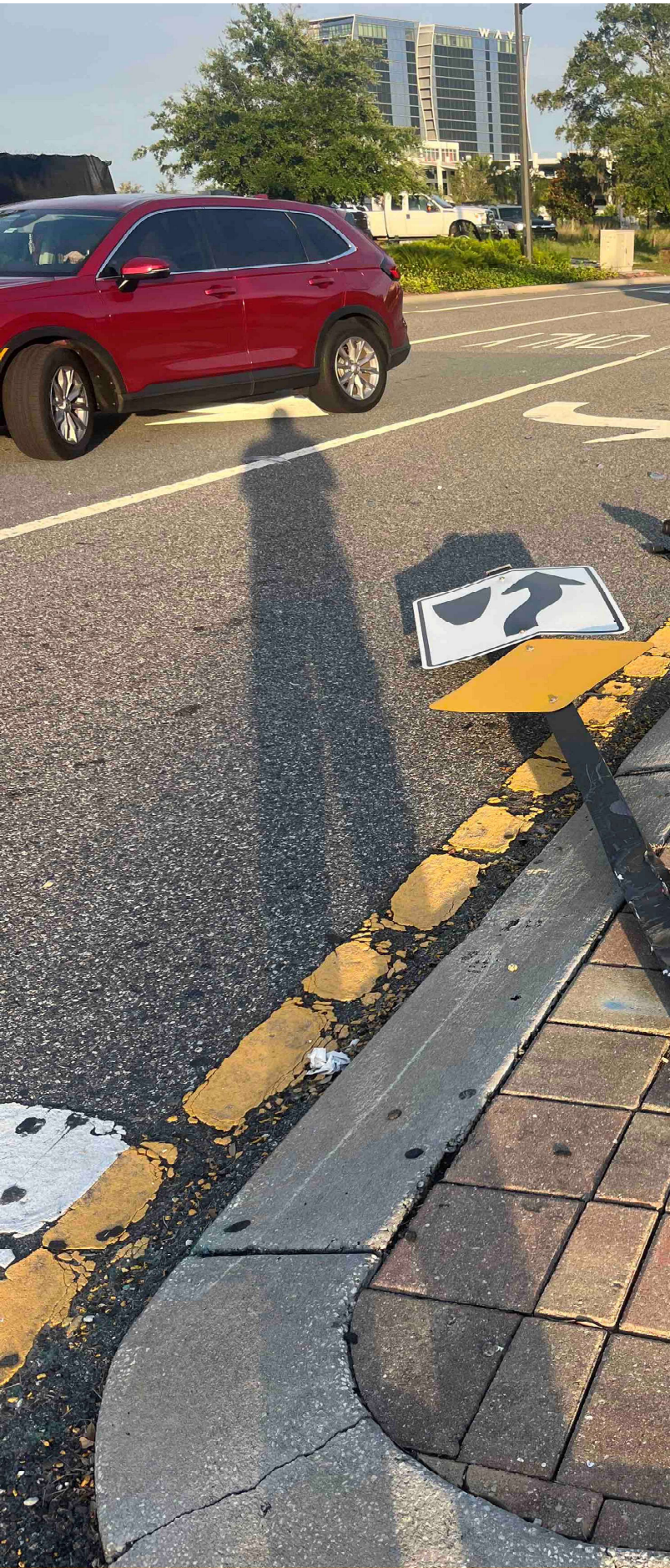
 - ✓ **Security**

 - ✓ **Pressure Washing**

 - ✓ **Landscaping**

 - ✓ **Disaster Response**

IMAGE 1



BLANK PAGE

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “Work Authorization”), dated 8/13/2025, 2025 authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE BOGGY CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated August 18, 2020, by and between:

Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “Contractor”, together with District the “Parties”).

Section 1. Scope of Services. Contractor shall provide Stone repair maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edward Padua

Witness

By: Eddie Padua
Its: _____

Exhibit A: Proposal/Scope of Services

Proposal: Boggy Creek Improvement District Lake Nona Blvd Stone Flower Bed Repair

Proposal Date: 8/13/2025

Project Name: Boggy Creek Improvement District Lake Nona Blvd Flower Bed Repair

Client Contact: Jennifer Walden PFM

Work Order #: 90532

Project Scope

Berman proposes to furnish all labor and materials for the following:

Stone flower bed repair:

- Prepare and clean all surfaces to ensure proper adhesion and alignment during reassembly.
- Reassemble the wall using salvaged and/or new matching stone, ensuring structural integrity and visual consistency.
- Reinstall bench stone if original material is available and in usable condition.
- All work will be performed with care to maintain the appearance and durability of the surrounding structures.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during overnight hours.

Payment Schedule. Upon Completion

Payment Terms:

Total Cost: \$1,776

Proposal: Boggy Creek Improvement District Lake Nona Blvd Stone Flower Bed Repair

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

BCID

By: Jessica Walden PFM

Berman

By: Eddie Padua

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

-
- ✓ **Property & Facility Management**

 - ✓ **Property Maintenance**

 - ✓ **24/7 Emergency Repairs**

 - ✓ **General Construction**

 - ✓ **Janitorial Services**

 - ✓ **Security**

 - ✓ **Pressure Washing**

 - ✓ **Landscaping**

 - ✓ **Disaster Response**

IMAGE 1



BLANK PAGE



CEPRA
LANDSCAPE

Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Boggy Creek Improvement District Lk Nona Blvd S & Roadways & Helios Orlando, FL 32817

PROPOSAL #	DATE
50009 (v. 0)	08/01/2025

DESCRIPTION	
Stop Sign Intersection Medical City Drive and LNB Boggy Creek District Proposal to remove Dallas Red Lantana and install new plant material. From back to front, moving toward the stop sign, we would layer the height. I would install Variegated Arboricola in the back, Dwarf Red Taiwan Ixora in the middle, and Society Garlic at the front by the stop sign. Warranty 2 pallets of St. Augustine.	\$6,250.00

				\$6,250.00
Description	Type	Qty	Unit \$	Total \$
Society Garlic - 1 gal.	EA	100.00	\$7.00	\$700.00
Dump Fees - General Debris	EA	1.00	\$100.00	\$100.00
Delivery Fee	EA	1.00	\$50.00	\$50.00
Ixora 'Dwarf Red Taiwan' - 3 gal.	EA	120.00	\$17.00	\$2,040.00
General Enhancement Labor	HR	24.00	\$55.00	\$1,320.00
Arboricola 'Trinette' 3 Gal.	EA	120.00	\$17.00	\$2,040.00
Total				\$6,250.00

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination.
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 50009

BLANK PAGE



CEPRA
LANDSCAPE

Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Boggy Creek Improvement District Lk Nona Blvd S & Roadways & Helios Orlando, FL 32817

PROPOSAL #	DATE
50003 (v. 0)	08/01/2025

DESCRIPTION	
Middle Island Rose Beds Across from Pixon Boggy Creek District Proposal to remove old rose beds and install Farfugium 'Gigantea' (Leopard Plant or Tractor Seat)	\$17,650.00

				\$17,650.00
Description	Type	Qty	Unit \$	Total \$
Equipment Rental - Small Skid Steer (Dingo)	EA	1.00	\$300.00	\$300.00
Delivery Fee	EA	1.00	\$250.00	\$250.00
Farfugium Gigantea - 3 gal.	EA	693.00	\$21.57	\$14,950.00
General Enhancement Labor	HR	30.00	\$55.00	\$1,650.00
Dump Fees - General Debris	EA	1.00	\$500.00	\$500.00

Total **\$17,650.00**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination.
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 50003

BLANK PAGE



CEPRA
LANDSCAPE

Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Boggy Creek Improvement District Lk Nona Blvd S & Roadways & Helios Orlando, FL 32817

PROPOSAL #	DATE
50010 (v. 0)	08/01/2025

DESCRIPTION	
Raise Planters by Helios Boggy Creek District Installation of new plant material around Paurotis Palms in raised planters at Helios. We would be installing Bandana Pink Lantana.	\$1,500.00

				\$1,500.00
Description	Type	Qty	Unit \$	Total \$
Annual Soil Installation	YD	1.00	\$111.00	\$111.00
Delivery Fee	EA	1.00	\$100.00	\$100.00
Lantana 'Confetti' - 1 gal.	EA	170.00	\$7.50	\$1,275.00
Pine Bark Mulch (Fines) - 3cf Bag Installed	BAG	1.00	\$14.00	\$14.00

Total **\$1,500.00**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination.
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 50010

BLANK PAGE



CEPRA
LANDSCAPE

Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Boggy Creek Improvement District Lk Nona Blvd S & Roadways & Helios Orlando, FL 32817

PROPOSAL #	DATE
49994 (v. 0)	08/01/2025

DESCRIPTION	
Nemours Pkwy Landscape Damages Boggy Creek District Landscape damages from water main break and possible vehicle damages in the median. Corners at first intersection off of LNB would have 2 pallets of St. Augustine installed on the corners. Opposite corners would have Asiatic Jasmine in-filled since most of it is still healthy.	\$3,247.00

				\$3,247.00
Description	Type	Qty	Unit \$	Total \$
Delivery Fee	EA	1.00	\$100.00	\$100.00
St. Augustine Sod "Floritam" Install	SF	1,000.00	\$1.52	\$1,520.00
General Enhancement Labor	HR	6.00	\$55.00	\$330.00
Asiatic Jasmine - 1 gal.	EA	89.00	\$7.00	\$623.00
Schillings Holly - 7 gal.	EA	6.00	\$50.00	\$300.00
Fire Bush "Firefly" - 3 gal.	EA	22.00	\$17.00	\$374.00

Total **\$3,247.00**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination.
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 49994

BLANK PAGE



CEPRA
LANDSCAPE

Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Boggy Creek Improvement District Lk Nona Blvd S & Roadways & Helios Orlando, FL 32817

PROPOSAL #	DATE
49990 (v. 0)	08/01/2025

DESCRIPTION	
Corner of Nemours Pkwy and LNB Boggy Creek District Proposal to remove and replace damaged confederate jasmine, on the corner, of Nemours Pkwy and Lake Nona Blvd. The section along the road we would fill in the confederate jasmine to match the opposite side of the road. The corner, in front of the Ligustrum trees, would be completely removed. The back of the bed, directly in front of the Ligustrum Trees would be a couple rows of Firecracker. In front of that creates two triangle shaped beds that would both have White Fountain Grass installed.	\$6,919.00

				\$6,919.00
Description	Type	Qty	Unit \$	Total \$
Dump Fees - General Debris	EA	1.00	\$100.00	\$100.00
Delivery Fee	EA	1.00	\$100.00	\$100.00
Asiatic Jasmine - 1 gal.	EA	230.00	\$7.00	\$1,610.00
General Enhancement Labor	HR	20.00	\$55.00	\$1,100.00
Confederate Jasmine - 1 gal.	EA	70.00	\$7.00	\$490.00
Firecracker Plant - 3 gal.	EA	57.00	\$17.00	\$969.00
Fountain Grass 'Green' - 3 gal.	EA	150.00	\$17.00	\$2,550.00

Total **\$6,919.00**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination.
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 49990

BLANK PAGE



CEPRA
LANDSCAPE

Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Tavistock Development Tavistock Lakes Blvd Orlando, FL 32827

PROPOSAL #	DATE
50162 (v. 0)	08/07/2025

DESCRIPTION	
Sod Replacement Lake Nona Land Co. LLC Proposal to replace St. Augustine, on Lake Nona Blvd, due to power being shut off to the irrigation controllers. Power was shut off for some electrical work being done at the new shopping center. Due to lack of power, irrigation was unable to run and 3k sq feet of sod died.	\$6,750.00

				\$6,750.00
Description	Type	Qty	Unit \$	Total \$
Dump Fees - General Debris	EA	1.00	\$100.00	\$100.00
Equipment Rental - Large Skid Steer	EA	1.00	\$350.00	\$350.00
St. Augustine Sod "Floritam" Install	SF	3,000.00	\$2.10	\$6,300.00

Total **\$6,750.00**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination.
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 50162



Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

July 2025 Financial Package

July 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



Boggy Creek Improvement District
Statement of Financial Position
As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 779,243.88				\$ 779,243.88
State Board of Administration	1,511.30				1,511.30
Infrastructure Capital Reserve	121,392.26				121,392.26
Interchange Maintenance Reserve	14,203.57				14,203.57
Assessments Receivable	17,488.03				17,488.03
Due From Other Governmental Units	20,886.56				20,886.56
Prepaid Expenses	1,877.51				1,877.51
Deposits	5,000.00				5,000.00
Due From Other Funds		\$ 733.16			733.16
Debt Service Reserve Series 2013		3,939,468.75			3,939,468.75
Debt Service Reserve Series 2023		582,509.38			582,509.38
Revenue Series 2013		1,426,879.47			1,426,879.47
Revenue Series 2023		612,223.47			612,223.47
Interest Series 2023		0.06			0.06
Prepayment Series 2013		1,553.12			1,553.12
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,138.83		13,138.83
Due From Other Governmental Units			315.15		315.15
Acquisition/Construction Series 2013			138,484.41		138,484.41
Acquisition/Construction Series 2023			3,132.54		3,132.54
Total Current Assets	\$ 961,603.11	\$ 6,567,173.79	\$ 155,070.93	\$ -	\$ 7,683,847.83
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 6,566,440.63	\$ 6,566,440.63
Amount To Be Provided				50,043,559.37	50,043,559.37
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	\$ 961,603.11	\$ 6,567,173.79	\$ 155,070.93	\$ 56,610,000.00	\$ 64,293,847.83



Boggy Creek Improvement District
Statement of Financial Position
As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Deferred Revenue	\$ 17,488.03				\$ 17,488.03
Total Current Liabilities	<u>\$ 17,488.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,488.03</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 56,610,000.00	\$ 56,610,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,610,000.00</u>	<u>\$ 56,610,000.00</u>
Total Liabilities	<u>\$ 17,488.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,610,000.00</u>	<u>\$ 56,627,488.03</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 70,670.30				\$ 70,670.30
Net Assets - General Government	661,156.99				661,156.99
Current Year Net Assets - General Government	212,287.79				212,287.79
Net Assets, Unrestricted		\$ (1,584,819.91)			(1,584,819.91)
Current Year Net Assets, Unrestricted		77,959.67			77,959.67
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			(4,213,625.64)		(4,213,625.64)
Current Year Net Assets, Unrestricted			56,351.76		56,351.76
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u>\$ 944,115.08</u>	<u>\$ 6,567,173.79</u>	<u>\$ 155,070.93</u>	<u>\$ -</u>	<u>\$ 7,666,359.80</u>
Total Liabilities and Net Assets	<u>\$ 961,603.11</u>	<u>\$ 6,567,173.79</u>	<u>\$ 155,070.93</u>	<u>\$ 56,610,000.00</u>	<u>\$ 64,293,847.83</u>



Boggy Creek Improvement District
Statement of Activities
As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 282,918.14				\$ 282,918.14
Off-Roll Assessments	620,848.15				620,848.15
Developer Contributions	334,211.29				334,211.29
On-Roll Assessments		\$ 747,273.47			747,273.47
Off-Roll Assessments		4,416,727.61			4,416,727.61
Inter-Fund Group Transfers In		(144,471.62)			(144,471.62)
Inter-Fund Transfers In			\$ 144,471.62		144,471.62
Total Revenues	<u>\$ 1,237,977.58</u>	<u>\$ 5,019,529.46</u>	<u>\$ 144,471.62</u>	<u>\$ -</u>	<u>\$ 6,401,978.66</u>
<u>Expenses</u>					
Supervisor Fees	\$ 3,000.00				\$ 3,000.00
Public Officials' Liability Insurance	4,310.00				4,310.00
Trustee Services	7,878.02				7,878.02
Management	35,416.70				35,416.70
Engineering	12,938.62				12,938.62
Disclosure	1,500.00				1,500.00
District Counsel	10,824.01				10,824.01
Assessment Administration	15,000.00				15,000.00
Audit	4,000.00				4,000.00
Arbitrage Calculation	500.00				500.00
Travel and Per Diem	76.24				76.24
Postage & Shipping	118.84				118.84
Legal Advertising	4,212.71				4,212.71
Miscellaneous	200.19				200.19
Web Site Maintenance	2,600.00				2,600.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	11,602.00				11,602.00
Water Reclaimed	19,486.09				19,486.09
General Insurance	4,890.00				4,890.00
Property & Casualty	6,354.00				6,354.00
Irrigation Parts	36,693.00				36,693.00
Landscaping Maintenance & Material	257,276.10				257,276.10
Landscape Improvements	5,024.00				5,024.00
Contingency	37,988.50				37,988.50
IME - Aquatics Maintenance	2,713.80				2,713.80
IME - Irrigation	2,651.21				2,651.21
IME - Landscaping	78,032.80				78,032.80
IME - Lighting	393.78				393.78
IME - Miscellaneous	198.26				198.26
IME - Water Reclaimed	582.19				582.19



Boggy Creek Improvement District
Statement of Activities
As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Pest Control	\$ 3,020.00				\$ 3,020.00
Entry and Wall Maintenance	20,755.00				20,755.00
Shuttle Financing - Maintenance	30,599.82				30,599.82
Shuttle Financing - Vehicle Cost	146,319.70				146,319.70
Shuttle Financing - BEEP Operating Costs	157,291.77				157,291.77
IME - Landscape Improvements	4,274.89				4,274.89
Streetlights	68,642.44				68,642.44
Personnel Leasing Agreement	30,000.10				30,000.10
Principal Payments (Series 2013)		\$ 1,865,000.00			1,865,000.00
Principal Payments (Series 2023)		285,000.00			285,000.00
Interest Payments (Series 2013)		2,127,003.13			2,127,003.13
Interest Payments (Series 2023)		887,381.26			887,381.26
Engineering			\$ 66,075.29		66,075.29
District Counsel			2,306.00		2,306.00
Legal Advertising			516.23		516.23
Contingency			23,387.92		23,387.92
Total Expenses	<u>\$ 1,028,039.78</u>	<u>\$ 5,164,384.39</u>	<u>\$ 92,285.44</u>	<u>\$ -</u>	<u>\$ 6,284,709.61</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 2,349.99				\$ 2,349.99
Dividend Income		\$ 222,814.60			222,814.60
Interest Income			\$ 1.65		1.65
Dividend Income			4,163.93		4,163.93
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 2,349.99</u>	<u>\$ 222,814.60</u>	<u>\$ 4,165.58</u>	<u>\$ -</u>	<u>\$ 229,330.17</u>
Change In Net Assets	<u>\$ 212,287.79</u>	<u>\$ 77,959.67</u>	<u>\$ 56,351.76</u>	<u>\$ -</u>	<u>\$ 346,599.22</u>
Net Assets At Beginning Of Year	<u>\$ 731,827.29</u>	<u>\$ 6,489,214.12</u>	<u>\$ 98,719.17</u>	<u>\$ -</u>	<u>\$ 7,319,760.58</u>
Net Assets At End Of Year	<u><u>\$ 944,115.08</u></u>	<u><u>\$ 6,567,173.79</u></u>	<u><u>\$ 155,070.93</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,666,359.80</u></u>



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 903,766.29	\$ 767,046.20	\$ 136,720.09	\$ 920,455.44	98.19%
Developer Contributions	334,211.29	604,433.08	(270,221.79)	725,319.70	46.08%
Carryforward Revenue	80,873.93	80,873.93	-	97,048.71	83.33%
Net Revenues	\$ 1,318,851.51	\$ 1,452,353.21	\$ (133,501.70)	\$ 1,742,823.85	75.67%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,000.00	\$ 4,000.00	\$ (1,000.00)	\$ 4,800.00	62.50%
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	3,860.17	449.83	4,632.20	93.04%
Trustee Services	7,878.02	7,083.33	794.69	8,500.00	92.68%
Management	35,416.70	35,416.67	0.03	42,500.00	83.33%
Engineering	12,938.62	17,500.00	(4,561.38)	21,000.00	61.61%
Disclosure	1,500.00	1,666.67	(166.67)	2,000.00	75.00%
Property Appraiser	-	416.67	(416.67)	500.00	0.00%
District Counsel	10,824.01	29,166.67	(18,342.66)	35,000.00	30.93%
Assessment Administration	15,000.00	12,500.00	2,500.00	15,000.00	100.00%
Reamortization Schedules	-	208.33	(208.33)	250.00	0.00%
Audit	4,000.00	3,333.33	666.67	4,000.00	100.00%
Arbitrage Calculation	500.00	1,000.00	(500.00)	1,200.00	41.67%
Travel and Per Diem	76.24	250.00	(173.76)	300.00	25.41%
Telephone	-	20.83	(20.83)	25.00	0.00%
Postage & Shipping	118.84	416.67	(297.83)	500.00	23.77%
Copies	-	208.33	(208.33)	250.00	0.00%
Legal Advertising	4,212.71	4,166.67	46.04	5,000.00	84.25%
Bank Fees	-	300.00	(300.00)	360.00	0.00%
Miscellaneous	200.19	983.33	(783.14)	1,180.00	16.97%
Meeting Room	-	208.34	(208.34)	250.00	0.00%
Office Supplies	-	83.33	(83.33)	100.00	0.00%
Property Taxes	-	125.00	(125.00)	150.00	0.00%
Web Site Maintenance	2,600.00	2,700.00	(100.00)	3,240.00	80.25%
Holiday Decorations	500.00	500.00	-	600.00	83.33%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Total General & Administrative Expenses	\$ 103,250.33	\$ 126,260.17	\$ (23,009.84)	\$ 151,512.20	68.15%



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 11,602.00	\$ 5,833.33	\$ 5,768.67	\$ 7,000.00	165.74%
Entry Lighting	-	416.67	(416.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	19,486.09	26,666.67	(7,180.58)	32,000.00	60.89%
Other Physical Environment					
General Insurance	4,890.00	4,379.58	510.42	5,255.50	93.05%
Property & Casualty	6,354.00	5,915.79	438.21	7,098.95	89.51%
Other Insurance	-	83.33	(83.33)	100.00	0.00%
Irrigation Repairs	36,693.00	50,000.00	(13,307.00)	60,000.00	61.16%
Landscaping Maintenance & Material	257,276.10	303,933.33	(46,657.23)	364,720.00	70.54%
Landscape Improvements	5,024.00	54,166.67	(49,142.67)	65,000.00	7.73%
Tree Trimming	-	16,666.67	(16,666.67)	20,000.00	0.00%
Contingency	37,988.50	4,416.67	33,571.83	5,300.00	716.76%
Pest Control	3,020.00	2,516.67	503.33	3,020.00	100.00%
Shuttle Financing					
Insurance	-	4,166.67	(4,166.67)	5,000.00	0.00%
Maintenance	30,599.82	180,000.00	(149,400.18)	216,000.00	14.17%
Vehicle Cost (Loan Payment)	146,319.70	121,933.08	24,386.62	146,319.70	100.00%
BEEP Operating Costs	157,291.77	298,333.33	(141,041.56)	358,000.00	43.94%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,713.80	2,870.83	(157.03)	3,445.00	78.78%
IME - Irrigation Repair	2,651.21	2,708.33	(57.12)	3,250.00	81.58%
IME - Landscaping	78,032.80	81,250.00	(3,217.20)	97,500.00	80.03%
IME - Lighting	393.78	1,083.33	(689.55)	1,300.00	30.29%
IME - Miscellaneous	198.26	5,416.67	(5,218.41)	6,500.00	3.05%
IME - Water Reclaimed	582.19	1,354.17	(771.98)	1,625.00	35.83%
IME - Landscape Improvements	4,274.89	10,833.33	(6,558.44)	13,000.00	32.88%
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	12,500.00	8,255.00	15,000.00	138.37%
Streetlights	68,642.44	81,125.69	(12,483.25)	97,350.83	70.51%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	13,333.33	0.07	16,000.00	83.33%
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	16,666.67	0.03	20,000.00	83.33%
Reserves					
Infrastructure Capital Reserve	-	16,805.56	(16,805.56)	20,166.67	0.00%
Interchange Maintenance Reserve	-	1,966.67	(1,966.67)	2,360.00	0.00%
Total Field Operations Expenses	\$ 924,789.45	\$ 1,327,343.04	\$ (402,553.59)	\$ 1,592,811.65	58.06%
Total Expenses	\$ 1,028,039.78	\$ 1,453,603.21	\$ (425,563.43)	\$ 1,744,323.85	58.94%
Income (Loss) from Operations	\$ 290,811.73	\$ (1,250.00)	\$ 292,061.73	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,349.99	\$ 1,250.00	\$ 1,099.99	\$ 1,500.00	156.67%
Total Other Income (Expense)	\$ 2,349.99	\$ 1,250.00	\$ 1,099.99	\$ 1,500.00	156.67%
Net Income (Loss)	\$ 293,161.72	\$ -	\$ 293,161.72	\$ -	



Budget to Actual
For the Month Ending 7/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Revenues											
Assessments	\$ -	\$ -	\$ 428,804.19	\$ 81,149.81	\$ -	\$ 155,212.04	\$ 165,574.93	\$ 72,226.41	\$ -	\$ 798.91	\$ 903,766.29
Developer Contributions	-	20,247.08	21,588.75	-	21,284.17	39,288.75	-	21,572.08	42,358.26	167,872.20	334,211.29
Carryforward Revenue	8,087.39	8,087.40	8,087.39	8,087.39	8,087.39	8,087.40	8,087.39	8,087.39	8,087.39	8,087.40	80,873.93
Net Revenues	\$ 8,087.39	\$ 28,334.48	\$ 458,480.33	\$ 89,237.20	\$ 29,371.56	\$ 202,588.19	\$ 173,662.32	\$ 101,885.88	\$ 50,445.65	\$ 176,758.51	\$ 1,318,851.51
General & Administrative Expenses											
Legislative											
Supervisor Fees	\$ 200.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 3,000.00
Financial & Administrative											
Public Officials' Liability Insurance	4,310.00	-	-	-	-	-	-	-	-	-	4,310.00
Trustee Services	6,523.03	-	-	-	-	-	-	-	1,354.99	-	7,878.02
Management	3,541.67	3,541.67	-	-	7,083.34	3,541.67	-	7,083.34	3,541.67	3,541.67	35,416.70
Engineering	-	796.21	3,541.67	4,275.00	2,222.30	384.10	187.50	1,072.30	445.20	384.80	12,938.62
Dissemination Agent	-	-	3,171.21	-	-	500.00	-	-	-	500.00	1,500.00
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	500.00	2,365.50	-	1,531.00	788.50	571.00	3,952.66	-	10,824.01
Assessment Administration	15,000.00	-	-	-	-	-	-	-	-	-	15,000.00
Reamortization Schedules	-	-	1,615.35	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	4,000.00	-	-	4,000.00
Arbitrage Calculation	-	-	-	-	-	-	-	500.00	-	-	500.00
Travel and Per Diem	-	-	-	22.71	-	27.06	-	-	26.47	-	76.24
Telephone	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	5.16	4.48	11.18	5.37	4.74	43.01	5.67	10.79	28.44	118.84
Copies	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	609.50	1,035.20	-	-	260.75	544.00	219.50	885.26	219.50	219.50	4,212.71
Bank Fees	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	27.67	219.50	27.67	-	61.85	-	-	83.00	-	200.19
Meeting Room	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-
Web Site Maintenance	170.00	170.00	-	640.00	170.00	170.00	470.00	170.00	170.00	470.00	2,600.00
Holiday Decorations	-	-	-	500.00	-	-	-	-	-	-	500.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 30,529.20	\$ 5,975.91	\$ 9,052.21	\$ 8,242.06	\$ 10,141.76	\$ 6,764.42	\$ 2,108.51	\$ 14,687.57	\$ 10,204.28	\$ 5,544.41	\$ 103,250.33
Field Operations											
Electric Utility Services											
Electric	\$ -	\$ 1,091.20	\$ 902.65	\$ 907.54	\$ 947.44	\$ 774.81	\$ 894.35	\$ 916.60	\$ 2,739.46	\$ 2,427.95	\$ 11,602.00
Entry Lighting	-	-	-	-	-	-	-	-	-	-	-
Water-Sewer Combination Services											
Water Reclaimed	-	1,759.73	2,550.25	2,158.41	2,241.61	2,247.53	1,920.89	2,487.11	2,256.88	1,863.68	-
Other Physical Environment											
General Insurance	4,890.00	-	-	-	-	-	-	-	-	-	19,486.09
Property & Casualty Insurance	6,354.00	-	-	-	-	-	-	-	-	-	-
Other Insurance	-	-	-	-	-	-	-	-	-	-	4,890.00
Irrigation Repairs	-	4,092.00	8,016.50	8,295.00	4,289.00	-	3,043.50	3,920.50	1,952.00	3,084.50	6,354.00
Landscaping Maintenance & Material	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	36,693.00
Landscape Improvements	-	-	-	-	4,274.00	-	750.00	-	-	-	257,276.10
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	2,118.00	-	1,250.00	-	-	27,342.50	703.00	6,320.00	255.00	5,024.00



Boggy Creek Improvement District

Budget to Actual
For the Month Ending 7/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Pest Control	1,510.00	-	-	-	-	-	1,510.00	-	-	-	
Shuttle Financing											
Insurance	-	-	-	-	-	-	-	-	-	-	3,020.00
Maintenance	-	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	
Vehicle Cost	-	-	-	-	-	-	-	-	146,319.70	-	
BEEP Operating Costs	-	16,847.10	18,188.77	17,884.19	17,719.60	14,769.19	18,266.20	17,992.10	17,472.10	18,152.52	30,599.82
Interchange Maintenance Expenses											146,319.70
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	157,291.77
IME - Irrigation	-	86.94	315.58	526.18	646.43	-	538.04	228.96	-	309.08	
IME - Landscaping	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	2,713.80
IME - Lighting	-	37.82	37.71	44.85	45.15	42.83	47.73	44.89	47.91	44.89	2,651.21
IME - Miscellaneous	99.13	-	-	-	-	-	99.13	-	-	-	78,032.80
IME - Water Reclaimed	-	48.58	76.48	73.20	68.81	50.91	38.86	110.32	47.62	67.41	
IME - Landscape Improvements	-	-	-	579.31	2,154.10	-	-	-	-	1,541.48	393.78
Road & Street Facilities											198.26
Entry and Wall Maintenance	-	4,200.00	4,500.00	-	-	-	-	-	12,055.00	-	582.19
Streetlights	-	7,583.58	7,583.58	7,640.11	7,641.03	7,637.36	7,640.11	7,637.36	7,641.03	7,638.28	4,274.89
Parks & Recreation											20,755.00
Personnel Leasing Agreement - Administration	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	68,642.44
Personnel Leasing Agreement - Irrigation Specialist	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	1,666.67	
Reserves											13,333.40
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	16,666.70
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	
Total Field Operations Expenses	\$ 49,655.41	\$ 78,067.21	\$ 82,373.78	\$ 79,561.05	\$ 80,229.43	\$ 65,724.89	\$ 102,293.57	\$ 74,243.10	\$ 237,053.96	\$ 75,587.05	\$ 924,789.45
Total Expenses	\$ 80,184.61	\$ 84,043.12	\$ 91,425.99	\$ 87,803.11	\$ 90,371.19	\$ 72,489.31	\$ 104,402.08	\$ 88,930.67	\$ 247,258.24	\$ 81,131.46	\$ 1,028,039.78
Income (Loss) from Operations	\$ (72,097.22)	\$ (55,708.64)	\$ 367,054.34	\$ 1,434.09	\$ (60,999.63)	\$ 130,098.88	\$ 69,260.24	\$ 12,955.21	\$ (196,812.59)	\$ 95,627.05	\$ 290,811.73
Other Income (Expense)											
Interest Income	\$ 24.48	\$ 22.11	\$ 601.14	\$ 28.11	\$ 24.41	\$ 27.24	\$ 26.36	\$ 28.35	\$ 1,540.15	\$ 27.64	\$ 2,349.99
Total Other Income (Expense)	\$ 24.48	\$ 22.11	\$ 601.14	\$ 28.11	\$ 24.41	\$ 27.24	\$ 26.36	\$ 28.35	\$ 1,540.15	\$ 27.64	\$ 2,349.99
Net Income (Loss)	\$ (72,072.74)	\$ (55,686.53)	\$ 367,655.48	\$ 1,462.20	\$ (60,975.22)	\$ 130,126.12	\$ 69,286.60	\$ 12,983.56	\$ (195,272.44)	\$ 95,654.69	\$ 293,161.72



Boggy Creek Improvement District
Cash Flow

Beg. Cash		FY 2024 Inflows	FY 2024 Outflows	FY 2025 Inflows	FY 2025 Outflows	End. Cash
9/1/2024	750,265.66	58,999.25	(213,801.09)	-	(16,163.50)	579,300.32
10/1/2024	579,300.32	37,980.74	(39,645.51)	7.32	(74,513.86)	503,129.01
11/1/2024	503,129.01	104.34	(3,250.50)	37,268.90	(39,734.84)	497,516.91
12/1/2024	497,516.91	1,004.74	(8,228.00)	555,100.97	(166,104.51)	879,290.11
1/1/2025	879,290.11	-	-	692,168.00	(747,754.75)	823,703.36
2/1/2025	823,703.36	-	-	40,644.66	(65,811.85)	798,536.17
3/1/2025	798,536.17	-	-	217,374.45	(181,034.61)	834,876.01
4/1/2025	834,876.01	-	-	182,589.84	(101,015.64)	916,450.21
5/1/2025	916,450.21	-	-	178,405.59	(106,622.85)	988,232.95
6/1/2025	988,232.95	-	-	61,489.77	(199,884.34)	849,838.38
7/1/2025	849,838.38	-	-	186,423.58	(257,018.08)	779,243.88
8/1/2025	779,243.88	-	-	-	-	779,243.88 as of 08/04/2025
Totals		4,634,474.17	(4,501,269.22)	2,151,473.08	(1,955,658.83)	