

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, September 16, 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:** pfmcd.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 August 19, 2025, Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Annual Arbitrage Rebate Calculations Proposal from LLS Tax Solutions, Inc. for the Series 2023 Bonds**
- 3. **Discussion and Consideration of Extending Annual Renewal for Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra**
- 4. **Discussion of Matters Pertaining to BCID-Owned Beep Vehicles**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$101,595.09**
- 6. **Ratification of Requisition Nos. 491 – 493 Paid in July 2025 in an amount totaling \$12,088.33**
- 7. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
- 8. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer
 - 4. Landscape Supervisor
 - 5. Irrigation Supervisor
 - 6. Construction Supervisor
- B. Supervisor Requests

Adjournment





Boggy Creek Improvement District

**Minutes of the August 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, August 19, 2025, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair	(via phone)
Damon Ventura	Vice Chair	
Ron Domingue	Assistant Secretary	
Thad Czapka	Assistant Secretary	

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Blake Firth	PFM	(via phone)
Amanda Lane	PFM	
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	
Carlos Negron	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Eddie Padua	Berman	
Edgar Morales	Berman	
Katie Harmer	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	
Drew Dawson	Tavistock	(joined at 3:06 p.m.)

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
July 15, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the July 15, 2025, Board of Supervisors' Meeting.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the July 15, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Walden stated the recommendation for the Board of Supervisors' Meeting schedule is to keep the third Tuesday of every month, except for March which would be the second Tuesday of the month due to Spring Break, at 3:00 p.m. at the same location. The recommendation for the Construction Committee Meeting schedule is to keep the second Thursday of the month at 3:30 p.m. at the same location.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026, setting the Board of Supervisors' Meetings for the third Tuesday of each month, with the exception of March which would be the second Tuesday of the month, at 3:00 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 and the Construction Committee Meetings for the second Thursday of each month at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

FIFTH ORDER OF BUSINESS

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

Ms. Walden noted that Prince & Sons has withdrawn their bid. They were under the impression that they would receive all the sections if awarded the work. The recommendation is to move forward with the second highest ranked bidder for Section #2, which is Cepra. She noted that Section #1 was already awarded to Cepra.

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 Award of Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways Section #2 to the second highest ranked bidder, Cepra.

Ms. Mackie noted that the Board can draw on the Prince & Sons' bid bond if they so choose and gave an overview of that process. The Board discussed and agreed to not pursue the bid bond.

SIXTH ORDER OF BUSINESS

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

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District opened the public hearing.

Ms. Walden noted the public hearing was noticed pursuant to Florida Statutes.

Ms. Walden gave an overview of the budget exhibit, assessments and resolution. It was noted that the budget is the same overall budget that was reviewed in May and assessments have not changed.

There were no public or Board comments at this time.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District closed the public hearing.

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

SEVENTH ORDER OF BUSINESS

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

Ms. Walden noted this is to impose the assessments for the budget that was just approved.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-09, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection.

EIGHTH ORDER OF BUSINESS

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

Ms. Walden noted this is an annual statutory requirement. The goals and objectives have not changed from last year and they are listed as an exhibit. She added that these are all items that the District currently does.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2025-10, Adopting Goals, Objectives, and Performance Measures and Standards.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in

**July 2025 in an amount totaling
\$256,284.92**

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

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$256,284.92.

TENTH ORDER OF BUSINESS

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

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

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Requisition Nos. 486 – 490 Paid in July 2025 in an amount totaling \$16,120.68.

ELEVENTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Ms. Walden noted there are nine Work Authorizations.

The first Work Authorization is from Berman for bridge lighting change out in the amount of \$15,660.00. This is for 58 lights, and it was noted they are completely out.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$15,660.00 for BCID Bridge Lighting Change Out with Berman.

The second Work Authorization is from Berman for the divided sign replacement in the amount of \$1,125.92. It was noted this is for a new sign and this should be the City's responsibility. However, the City will take a long time to replace. It was noted the pole is the most expensive piece of the services.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$1,125.92 for the Divided Sign Replacement with Berman.

The third Work Authorization is from Berman for the flower bed repair in the amount of \$1,776.00. It was noted this was hit by a vehicle.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$1,776.00 for the Flower Bed Repair with Berman.

The fourth Work Authorization is from Cepra for new plant material in the amount of \$6,250.00. It was noted this has been looked at previously and is an enhancement to get rid of some of the declining rose beds. Mr. Stafford requested switching out the arboricolas for a different shrub.

On motion by Mr. Domingue, 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 \$6,250.00 for the New Plant Material with Cepra.

The fifth Work Authorization is from Cepra for old rose bed removal and installation of Farfugium in the middle island rose bed across from Pixon in the amount of \$17,650.00.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$17,650.00 for Old Rose Bed Removal and Installation of Farfugium with Cepra.

The sixth Work Authorization is from Cepra for new plant material by Helios in the amount of \$1,500.00.

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 \$1,500.00 for the New Plant Material by Helios with Cepra.

The seventh Work Authorization is from Cepra for repairing landscape damages on Nemours Parkway in the amount of \$3,247.00.

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 \$3,247.00 for Repairing Landscape Damages on Nemours Parkway with Cepra.

The eighth Work Authorization is from Cepra to remove and replace damaged Confederate Jasmine at the corner of Nemours Parkway and Lake Nona Boulevard in the amount of \$6,919.00.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization in the amount of \$6,919.00 for the Removal and Replacement of Damaged Confederate Jasmine with Cepra.

The ninth Work Authorization is with Cepra for sod replacement in the amount of \$6,750.00.

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 \$6,750.00 for the Sod Replacement with Cepra.

TWELFTH ORDER OF BUSINESS

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

Ms. Walden noted the financials are updated through July. The District has spent approximately 59% of the adopted budget. She noted the District has spent a large amount of contingency on the trail. As such, a line item for the trail has been created in the Fiscal Year 2026 budget. No action was required.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted that the next meeting is on Tuesday, September 16, 2025. Ms. Walden noted the Developer would like for the Board to rescind their approval of Resolution 2025-06, Designating a Public Depository with Valley Bank. The Developer would like to stay with City National Bank, who is offering 3.9% interest, and is working on waiving the current fees.

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

District Engineer – Mr. Newton gave an update regarding the signal installation at the intersection at Laureate Boulevard and Veterans Way. The traffic is going to be reduced to one lane in each direction until the signal is functional. It was noted the signal is probably eight months from being completed.

Landscape Supervisor – It was noted the tree trimming is $\frac{3}{4}$ of the way completed. There was a request to have the magnolias trimmed around the stop sign on Nemours, when heading east.

Irrigation Supervisor – No report.

Construction Supervisor – Lake Nona Boulevard West Lift Station progress is moving forward as planned.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no other Supervisor requests at this time.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the August 19, 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

**Annual Arbitrage Rebate Calculations Proposal from
LLS Tax Solutions, Inc. for the Series 2023 Bonds**



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

September 5, 2025

- Boggy Creek Improvement District Series 2023 Bonds

On behalf of LLS Tax Solutions Inc. I would like the opportunity to extend to you our services from our innovative Arbitrage Rebate Services Firm. We are delighted at this opportunity to present our scope of services.

Our scope of services that relate to the Arbitrage Calculation **annual fee of \$500.00** include:

- Assess whether the issue is subject to arbitrage rebate requirements (including an analysis to ascertain whether any “spending exceptions” or “small issuance exceptions” apply).
- Calculate the bond yield, as required under existing regulations (except where previously computed and provided to us).
- Calculate earnings from investment of bond proceeds (including a calculation of investment yield) to assess if any rebate to the federal government is required.
- Calculate the more complicated refunding bond issues with transferred proceeds or commingled funds.
- Analyze the data contained in source documents, helping to evaluate whether bond proceeds are included in the calculations.
- Advise you of situations we become aware while completing the arbitrage calculation that bond counsel consultation is recommended.
- Work closely with bond counsel to resolve any questions that may arise.
- Prepare a detailed report on arbitrage rebate that includes cumulative results since the issue date.
- Prepare the necessary Form 8038T and reports to accompany any required payment to the U.S. Treasury.

If a Yield Reduction Payment Calculation is deemed needed an **additional fee of \$200.00** will be added when this calculation is required to be done. Our scope of services that relate include:

- Assess whether the issue has specific type funds outside a stated temporary period subject to yield restriction requirements (including analysis to ascertain whether any exceptions or minor portions apply).
- Calculate the materially higher bond yield as required under regulations (including a calculation of investment yield) to assess if any yield reduction payment due to the federal government is required.
- Prepare a detailed yield reduction calculation that includes cumulative results since end of the unrestricted temporary period.
- Prepare the necessary Form 8038T and reports to accompany any required payment to the U.S. Treasury.



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

We serve you by being attentive to your needs, drawing on our resources to address your challenges, and employing our industry experience to seek the right solutions.

Please let me know if you have any questions. You can contact me by telephone at (850) 754-0311, or by email at liscott@llstax.com. I look forward to the opportunity to provide you with excellent arbitrage services.

Kind Regards,

Linda L. Scott
Linda L. Scott, CPA



Boggy Creek Improvement District

**Extending Annual Renewal for Interchange Landscape
and Irrigation Maintenance Services Agreement with
Cepira**



Boggy Creek Improvement District

Matters Pertaining to BCID-Owned Beep Vehicles



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
August 2025 in an amount totaling \$101,595.09**

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

The total items being presented: **\$101,595.09**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 8/1/2025 to 8/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70039	8/21/25	M	OUC	Orlando Utilities Commission	\$11,108.39
70040	8/29/25	M	BEEP	Beep, Inc.	\$22,892.50
BANK OM-ACH REGISTER TOTAL:					\$34,000.89
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3	8/06/25	P	BERCON	Berman Construction	\$6,493.73
	8/18/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
	8/18/25	P	CEPRA	Cepira Landscape	\$1,881.00
6	8/26/25	P	BERCON	Berman Construction	\$3,000.01
7	8/26/25	P	CEPRA	Cepira Landscape	\$49,777.18
8	8/26/25	P	DONMC	Donald W. McIntosh Associates	\$384.80
9	8/26/25	P	KUTAK	Kutak Rock	\$1,035.50
	8/26/25	P	ORLSEN	Orlando Sentinel	\$219.50
1	8/26/25	P	PFMGC	PFM Group Consulting	\$3,567.48
	8/26/25	P	RLEVEY	Richard Levey	\$200.00
3	8/26/25	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$67,594.20
GRAND TOTAL					\$101,595.09

67,594.20	Checks 4443-4453
22,892.50	FR 82 - BEEP payment
11,108.39	PA 695 - OUC invoice paid online
101,595.09	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

August 2025 AP Remittance Report

BANK:	SUN	CHECK:	4443	AMOUNT:	\$6,493.73	DATE:	08/06/25	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
04/11/25	53402	PA 694 - Subscription renewals				\$0.00		\$2,192.35	
05/31/25	54463	PA 694 - 4 inch mainline repai				\$0.00		\$4,301.38	
TOTALS:						\$0.00		\$6,493.73	
BANK:	SUN	CHECK:	4444	AMOUNT:	\$835.00	DATE:	08/18/25	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/01/25	112120	PA 695 - Aug. waterway service				\$0.00		\$835.00	
TOTALS:						\$0.00		\$835.00	
BANK:	SUN	CHECK:	4445	AMOUNT:	\$1,881.00	DATE:	08/18/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/31/25	O-S8545	PA 695 - Jul. controller 11 re				\$0.00		\$640.00	
07/31/25	O-S8546	PA 695 - Jul. zone 25 solenoid				\$0.00		\$252.00	
07/31/25	O-S8548	PA 695 - Jul. controller 11 ir				\$0.00		\$216.50	
07/31/25	O-S8549	PA 695 - Jul. controller 13 ir				\$0.00		\$262.50	
07/31/25	O-S8550	PA 695 - Jul. controller 17 M.				\$0.00		\$153.00	
07/31/25	O-S8551	PA 695 - Jul. controller 12 M.				\$0.00		\$153.00	
07/31/25	O-S8553	PA 695 - Jul. Loop Rd irrigati				\$0.00		\$204.00	
TOTALS:						\$0.00		\$1,881.00	
BANK:	OM-ACH	CHECK:	70039	AMOUNT:	\$11,108.39	DATE:	08/21/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/05/25	83178-080525	PA 695 - OUC 2025.08.05 - IME				\$0.00		\$110.41	
08/05/25	83178-080525	PA 695 - OUC 2025.08.05 - Elec				\$0.00		\$1,711.15	
08/05/25	83178-080525	PA 695 - OUC 2025.08.05 - Wate				\$0.00		\$1,501.94	
08/05/25	83178-080525	PA 695 - OUC 2025.08.05 - Stre				\$0.00		\$7,640.11	
08/05/25	83178-080525	PA 695 - OUC 2025.08.05 - IME				\$0.00		\$144.78	
TOTALS:						\$0.00		\$11,108.39	
BANK:	SUN	CHECK:	4446	AMOUNT:	\$3,000.01	DATE:	08/26/25	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/01/25	90445	PA 695 - Aug. administrator ag				\$0.00		\$1,333.34	
08/01/25	90445	PA 695 - Aug. irrigation speci				\$0.00		\$1,666.67	
TOTALS:						\$0.00		\$3,000.01	
BANK:	SUN	CHECK:	4447	AMOUNT:	\$49,777.18	DATE:	08/26/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/01/25	O-S8497	PA 695 - Aug. interchange land				\$0.00		\$24,010.08	
08/01/25	O-S8502	PA 695 - Aug. landscaping				\$0.00		\$25,767.10	
TOTALS:						\$0.00		\$49,777.18	
BANK:	SUN	CHECK:	4448	AMOUNT:	\$384.80	DATE:	08/26/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/22/25	47687	PA 697 - Eng. srvs. thru 08/01				\$0.00		\$384.80	
TOTALS:						\$0.00		\$384.80	
BANK:	SUN	CHECK:	4449	AMOUNT:	\$1,035.50	DATE:	08/26/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/19/25	3611455	PA 697 - Gen. legal thru 06/30				\$0.00		\$1,035.50	
TOTALS:						\$0.00		\$1,035.50	
BANK:	SUN	CHECK:	4450	AMOUNT:	\$219.50	DATE:	08/26/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/31/25	OSC121475249	PA 696 - Legal ad 7823491 ; 07				\$0.00		\$219.50	
TOTALS:						\$0.00		\$219.50	

Boggy Creek Improvement District
August 2025 AP Remittance Report

BANK:	SUN	CHECK:	4451	AMOUNT:	\$3,567.48	DATE:	08/26/25	VEND ID:	PFMGC
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
07/08/25	137239		PA 694 - Jun. mileage, tolls					\$0.00	\$6.76
08/08/25	DM-08-2025-06		PA 696 - DM fee: Aug. 2025					\$0.00	\$3,541.67
08/07/25	OE-EXP-08-2025-05		PA 695 - Jul. FedEx					\$0.00	\$19.05
TOTALS:								\$0.00	\$3,567.48
BANK:	SUN	CHECK:	4452	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	RLEVEY
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/19/25	2025.08.19		PA 697 - Supervisor fee 2025.0					\$0.00	\$200.00
TOTALS:								\$0.00	\$200.00
BANK:	SUN	CHECK:	4453	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	TCZAPK
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/19/25	2025.08.19		PA 697 - Supervisor fee 2025.0					\$0.00	\$200.00
TOTALS:								\$0.00	\$200.00
BANK:	OM-ACH	CHECK:	70040	AMOUNT:	\$22,892.50	DATE:	08/29/25	VEND ID:	BEEP
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
07/31/25	852		FR 82 - 2 vans - managed servi					\$0.00	\$10,200.04
07/31/25	852		FR 82 - 2 vans - software appl					\$0.00	\$3,399.98
07/31/25	852		FR 82 - 2 vans - insurance & m					\$0.00	\$3,399.98
07/31/25	852		FR 82 - 2 vans - AV operation					\$0.00	\$5,892.50
TOTALS:								\$0.00	\$22,892.50



Boggy Creek Improvement District

**Requisition Nos. 491 – 493 Paid in August 2025 in an
amount totaling \$12,088.33**

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

REQUISITION NO.	PAYEE	AMOUNT
491	Orlando Sentinel	\$238.25
492	Donald W. McIntosh Associates	\$10,486.58
493	Kutak Rock	\$1,363.50
	TOTAL	\$12,088.33

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:** 491

(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 121475249000 for Reference OSC121475249 (Ad #7823522) for Construction Legal Advertising of the July 10, 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.

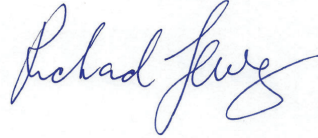
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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.



8/19/25

Authorized Officer Jeffrey J. Newton, PE

EXHIBIT "A"
FORM OF REQUISITION

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

(A) **Requisition Number:** 492

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

(C) **Amount Payable:** \$10,486.58

(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 47688 for Project 23218 (Lake Nona Boggy Creek) Through 08/01/2025 – **\$1,663.38**
2. Invoice 47694 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 08/01/2025 – **\$8,823.20**

(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.

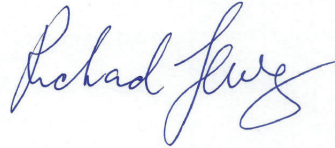
No event has occurred and is continuing which constitutes an Event of Default, as defined by the Master Indenture, or would constitute an Event of Default but for the requirement that notice be given or time elapse or both.

RECEIVED

By Amanda Lane at 2:08 pm, Aug 25, 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.

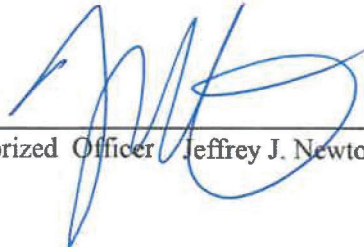
Boggy Creek Improvement District



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.



8/25/25

Authorized Officer Jeffrey J. Newton, PE

EXHIBIT "A"
FORM OF REQUISITION

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

(A) **Requisition Number:** 493

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

(C) **Amount Payable:** \$1,363.50

(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 3611456 for Client Matter 3023-3 (Project Construction) through 06/30/2025

(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.

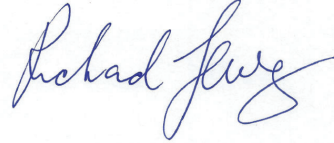
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

RECEIVED

By Amanda Lane at 2:08 pm, Aug 25, 2025



Boggy Creek Improvement District

Work Authorizations/Proposed Services *(if applicable)*



Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

August 2025 Financial Package

August 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 8/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 742,366.86				\$ 742,366.86
State Board of Administration	1,517.00				1,517.00
Infrastructure Capital Reserve	121,807.27				121,807.27
Interchange Maintenance Reserve	14,252.13				14,252.13
Due From Other Governmental Units	16,982.17				16,982.17
Prepaid Expenses	6,446.30				6,446.30
Deposits	5,000.00				5,000.00
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		1,432,030.67			1,432,030.67
Revenue Series 2023		617,278.80			617,278.80
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			\$ 13,183.75		13,183.75
Due From Other Governmental Units			238.25		238.25
Acquisition/Construction Series 2013			141,379.80		141,379.80
Acquisition/Construction Series 2023			3,143.84		3,143.84
Total Current Assets	\$ 908,371.73	\$ 6,576,647.16	\$ 157,945.64	\$ -	\$ 7,642,964.53
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 6,576,647.16	\$ 6,576,647.16
Amount To Be Provided				50,033,352.84	50,033,352.84
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	\$ 908,371.73	\$ 6,576,647.16	\$ 157,945.64	\$ 56,610,000.00	\$ 64,252,964.53



Boggy Creek Improvement District
Statement of Financial Position
As of 8/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 25,655.55				\$ 25,655.55
Total Current Liabilities	<u>\$ 25,655.55</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,655.55</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>\$ 25,655.55</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,610,000.00</u>	<u>\$ 56,635,655.55</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	150,888.89				150,888.89
Net Assets, Unrestricted		\$ (1,584,819.91)			(1,584,819.91)
Current Year Net Assets, Unrestricted		87,433.04			87,433.04
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			59,226.47		59,226.47
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u>\$ 882,716.18</u>	<u>\$ 6,576,647.16</u>	<u>\$ 157,945.64</u>	<u>\$ -</u>	<u>\$ 7,617,308.98</u>
Total Liabilities and Net Assets	<u>\$ 908,371.73</u>	<u>\$ 6,576,647.16</u>	<u>\$ 157,945.64</u>	<u>\$ 56,610,000.00</u>	<u>\$ 64,252,964.53</u>



Boggy Creek Improvement District
Statement of Activities
As of 8/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 301,134.08				\$ 301,134.08
Off-Roll Assessments	620,848.15				620,848.15
Developer Contributions	357,103.79				357,103.79
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		(158,679.70)			(158,679.70)
Inter-Fund Transfers In			\$ 158,679.70		158,679.70
Total Revenues	\$ 1,279,086.02	\$ 5,005,321.38	\$ 158,679.70	\$ -	\$ 6,443,087.10
<u>Expenses</u>					
Supervisor Fees	\$ 3,400.00				\$ 3,400.00
Public Officials' Liability Insurance	4,310.00				4,310.00
Trustee Services	8,794.78				8,794.78
Management	38,958.37				38,958.37
Engineering	13,323.42				13,323.42
Disclosure	1,500.00				1,500.00
District Counsel	11,859.51				11,859.51
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	83.00				83.00
Postage & Shipping	137.89				137.89
Legal Advertising	4,432.21				4,432.21
Miscellaneous	221.34				221.34
Web Site Maintenance	2,770.00				2,770.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,313.15				13,313.15
Water Reclaimed	20,988.03				20,988.03
General Insurance	4,890.00				4,890.00
Property & Casualty	6,354.00				6,354.00
Irrigation Parts	45,067.73				45,067.73
Landscaping Maintenance & Material	283,003.71				283,003.71
Landscape Improvements	5,024.00				5,024.00
Tree Trimming	20,000.00				20,000.00
Contingency	37,988.50				37,988.50



Boggy Creek Improvement District
Statement of Activities
As of 8/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 2,985.18				\$ 2,985.18
IME - Irrigation	2,651.21				2,651.21
IME - Landscaping	85,836.08				85,836.08
IME - Lighting	440.83				440.83
IME - Miscellaneous	198.26				198.26
IME - Water Reclaimed	618.07				618.07
Pest Control	3,020.00				3,020.00
Entry and Wall Maintenance	20,755.00				20,755.00
Shuttle Financing - Maintenance	33,999.80				33,999.80
Shuttle Financing - Vehicle Cost	146,319.70				146,319.70
Shuttle Financing - BEEP Operating Costs	176,784.29				176,784.29
IME - Landscape Improvements	4,274.89				4,274.89
Streetlights	76,282.55				76,282.55
Personnel Leasing Agreement	33,000.11				33,000.11
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			\$ 76,561.87		76,561.87
District Counsel			3,669.50		3,669.50
Legal Advertising			563.88		563.88
Contingency			23,387.92		23,387.92
Total Expenses	\$ 1,133,760.61	\$ 5,164,384.39	\$ 104,183.17	\$ -	\$ 6,402,328.17
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 5,563.48				\$ 5,563.48
Dividend Income		\$ 246,496.05			246,496.05
Interest Income			\$ 46.57		46.57
Dividend Income			4,683.37		4,683.37
Total Other Revenues (Expenses) & Gains (Losses)	\$ 5,563.48	\$ 246,496.05	\$ 4,729.94	\$ -	\$ 256,789.47
Change In Net Assets	\$ 150,888.89	\$ 87,433.04	\$ 59,226.47	\$ -	\$ 297,548.40
Net Assets At Beginning Of Year	\$ 731,827.29	\$ 6,489,214.12	\$ 98,719.17	\$ -	\$ 7,319,760.58
Net Assets At End Of Year	\$ 882,716.18	\$ 6,576,647.16	\$ 157,945.64	\$ -	\$ 7,617,308.98



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 921,982.23	\$ 843,750.82	\$ 78,231.41	\$ 920,455.44	100.17%
Developer Contributions	357,103.79	664,876.39	(307,772.60)	725,319.70	49.23%
Carryforward Revenue	88,961.32	88,961.32	-	97,048.71	91.67%
Net Revenues	\$ 1,368,047.34	\$ 1,597,588.53	\$ (229,541.19)	\$ 1,742,823.85	78.50%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,400.00	\$ 4,400.00	\$ (1,000.00)	\$ 4,800.00	70.83%
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	4,246.18	63.82	4,632.20	93.04%
Trustee Services	8,794.78	7,791.67	1,003.11	8,500.00	103.47%
Management	38,958.37	38,958.33	0.04	42,500.00	91.67%
Engineering	13,323.42	19,250.00	(5,926.58)	21,000.00	63.44%
Disclosure	1,500.00	1,833.33	(333.33)	2,000.00	75.00%
Property Appraiser	-	458.33	(458.33)	500.00	0.00%
District Counsel	11,859.51	32,083.33	(20,223.82)	35,000.00	33.88%
Assessment Administration	15,000.00	13,750.00	1,250.00	15,000.00	100.00%
Reamortization Schedules	-	229.17	(229.17)	250.00	0.00%
Audit	4,000.00	3,666.67	333.33	4,000.00	100.00%
Arbitrage Calculation	500.00	1,100.00	(600.00)	1,200.00	41.67%
Travel and Per Diem	83.00	275.00	(192.00)	300.00	27.67%
Telephone	-	22.92	(22.92)	25.00	0.00%
Postage & Shipping	137.89	458.33	(320.44)	500.00	27.58%
Copies	-	229.17	(229.17)	250.00	0.00%
Legal Advertising	4,432.21	4,583.33	(151.12)	5,000.00	88.64%
Bank Fees	-	330.00	(330.00)	360.00	0.00%
Miscellaneous	221.34	1,081.67	(860.33)	1,180.00	18.76%
Meeting Room	-	229.18	(229.18)	250.00	0.00%
Office Supplies	-	91.67	(91.67)	100.00	0.00%
Property Taxes	-	137.50	(137.50)	150.00	0.00%
Web Site Maintenance	2,770.00	2,970.00	(200.00)	3,240.00	85.49%
Holiday Decorations	500.00	550.00	(50.00)	600.00	83.33%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Total General & Administrative Expenses	\$ 109,965.52	\$ 138,886.20	\$ (28,920.68)	\$ 151,512.20	72.58%



Boggly Creek Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 13,313.15	\$ 6,416.67	\$ 6,896.48	\$ 7,000.00	190.19%
Entry Lighting	-	458.33	(458.33)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	20,988.03	29,333.33	(8,345.30)	32,000.00	65.59%
Other Physical Environment					
General Insurance	4,890.00	4,817.54	72.46	5,255.50	93.05%
Property & Casualty	6,354.00	6,507.37	(153.37)	7,098.95	89.51%
Other Insurance	-	91.67	(91.67)	100.00	0.00%
Irrigation Repairs	45,067.73	55,000.00	(9,932.27)	60,000.00	75.11%
Landscaping Maintenance & Material	283,003.71	334,326.67	(51,322.96)	364,720.00	77.59%
Landscape Improvements	5,024.00	59,583.33	(54,559.33)	65,000.00	7.73%
Tree Trimming	20,000.00	18,333.33	1,666.67	20,000.00	100.00%
Contingency	37,988.50	4,858.33	33,130.17	5,300.00	716.76%
Pest Control	3,020.00	2,768.33	251.67	3,020.00	100.00%
Shuttle Financing					
Insurance	-	4,583.33	(4,583.33)	5,000.00	0.00%
Maintenance	33,999.80	198,000.00	(164,000.20)	216,000.00	15.74%
Vehicle Cost (Loan Payment)	146,319.70	134,126.39	12,193.31	146,319.70	100.00%
BEEP Operating Costs	176,784.29	328,166.67	(151,382.38)	358,000.00	49.38%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,985.18	3,157.92	(172.74)	3,445.00	86.65%
IME - Irrigation Repair	2,651.21	2,979.17	(327.96)	3,250.00	81.58%
IME - Landscaping	85,836.08	89,375.00	(3,538.92)	97,500.00	88.04%
IME - Lighting	440.83	1,191.67	(750.84)	1,300.00	33.91%
IME - Miscellaneous	198.26	5,958.33	(5,760.07)	6,500.00	3.05%
IME - Water Reclaimed	618.07	1,489.58	(871.51)	1,625.00	38.04%
IME - Landscape Improvements	4,274.89	11,916.67	(7,641.78)	13,000.00	32.88%
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	13,750.00	7,005.00	15,000.00	138.37%
Streetlights	76,282.55	89,238.26	(12,955.71)	97,350.83	78.36%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	14,666.74	14,666.67	0.07	16,000.00	91.67%
Personnel Leasing Agreement - Irrigation Specialist	18,333.37	18,333.33	0.04	20,000.00	91.67%
Reserves					
Infrastructure Capital Reserve	-	18,486.11	(18,486.11)	20,166.67	0.00%
Interchange Maintenance Reserve	-	2,163.33	(2,163.33)	2,360.00	0.00%
Total Field Operations Expenses	\$ 1,023,795.09	\$ 1,460,077.33	\$ (436,282.24)	\$ 1,592,811.65	64.28%
Total Expenses	\$ 1,133,760.61	\$ 1,598,963.53	\$ (465,202.92)	\$ 1,744,323.85	65.00%
Income (Loss) from Operations	\$ 234,286.73	\$ (1,375.00)	\$ 235,661.73	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 5,563.48	\$ 1,375.00	\$ 4,188.48	\$ 1,500.00	370.90%
Total Other Income (Expense)	\$ 5,563.48	\$ 1,375.00	\$ 4,188.48	\$ 1,500.00	370.90%
Net Income (Loss)	\$ 239,850.21	\$ -	\$ 239,850.21	\$ -	



Budget to Actual
For the Month Ending 8/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD Actual
Revenues												
Assessments	\$ -	\$ -	\$ 428,804.19	\$ 81,149.81	\$ -	\$ 155,212.04	\$ 165,574.93	\$ 72,226.41	\$ -	\$ 798.91	\$ 18,215.94	\$ 921,982.23
Developer Contributions	-	20,247.08	21,588.75	-	21,284.17	39,288.75	-	21,572.08	42,358.26	167,872.20	22,892.50	357,103.79
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	8,087.39	88,961.32
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	\$ 49,195.83	\$ 1,368,047.34
General & Administrative Expenses												
Legislative												
Supervisor Fees	\$ 200.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 3,400.00
Financial & Administrative												
Public Officials' Liability Insurance	4,310.00	-	-	-	-	-	-	-	-	-	-	4,310.00
Trustee Services	6,523.03	-	-	-	-	-	-	-	1,354.99	-	916.76	8,794.78
Management	3,541.67	3,541.67	3,541.67	-	7,083.34	3,541.67	-	7,083.34	3,541.67	3,541.67	3,541.67	38,958.37
Engineering	-	796.21	3,171.21	4,275.00	2,222.30	384.10	187.50	1,072.30	445.20	384.80	384.80	13,323.42
Dissemination Agent	-	-	500.00	-	-	500.00	-	-	-	500.00	-	1,500.00
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	1,615.35	2,365.50	-	1,531.00	788.50	571.00	3,952.66	-	1,035.50	11,859.51
Assessment Administration	15,000.00	-	-	-	-	-	-	-	-	-	-	15,000.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	4,000.00	-	-	-	4,000.00
Arbitrage Calculation	-	-	-	-	-	-	-	500.00	-	-	-	500.00
Travel and Per Diem	-	-	-	22.71	-	27.06	-	-	26.47	-	6.76	83.00
Telephone	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	5.16	4.48	11.18	5.37	4.74	43.01	5.67	10.79	28.44	19.05	137.89
Copies	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	609.50	1,035.20	219.50	-	260.75	544.00	219.50	885.26	219.50	219.50	219.50	4,432.21
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	27.67	-	27.67	-	61.85	-	-	83.00	-	21.15	221.34
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	170.00	2,770.00
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	\$ 6,715.19	\$ 109,965.52
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	\$ 1,711.15	\$ 13,313.15
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	1,501.94	20,988.03
Other Physical Environment												
General Insurance	4,890.00	-	-	-	-	-	-	-	-	-	-	4,890.00
Property & Casualty Insurance	6,354.00	-	-	-	-	-	-	-	-	-	-	6,354.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-
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	8,374.73	45,067.73
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	25,727.61	283,003.71
Landscape Improvements	-	-	-	-	4,274.00	-	750.00	-	-	-	-	5,024.00
Tree Trimming	-	-	-	-	-	-	-	-	-	-	20,000.00	20,000.00
Contingency	-	2,118.00	-	1,250.00	-	-	27,342.50	703.00	6,320.00	255.00	-	37,988.50
Pest Control	1,510.00	-	-	-	-	-	1,510.00	-	-	-	-	3,020.00
Shuttle Financing												
Insurance	-	-	-	-	-	-	-	-	-	-	-	-



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD Actual
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	3,399.98	33,999.80
Vehicle Cost	-	-	-	-	-	-	-	-	146,319.70	-	-	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	19,492.52	176,784.29
Interchange Maintenance Expenses												
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	2,985.18
IME - Irrigation	-	86.94	315.58	526.18	646.43	-	538.04	228.96	-	309.08	-	2,651.21
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	7,803.28	85,836.08
IME - Lighting	-	37.82	37.71	44.85	45.15	42.83	47.73	44.89	47.91	44.89	47.05	440.83
IME - Miscellaneous	99.13	-	-	-	-	-	99.13	-	-	-	-	198.26
IME - Water Reclaimed	-	48.58	76.48	73.20	68.81	50.91	38.86	110.32	47.62	67.41	35.88	618.07
IME - Landscape Improvements	-	-	-	579.31	2,154.10	-	-	-	-	1,541.48	-	4,274.89
Road & Street Facilities												
Entry and Wall Maintenance	-	4,200.00	4,500.00	-	-	-	-	-	12,055.00	-	-	20,755.00
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	7,640.11	76,282.55
Parks & Recreation												
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	1,333.34	14,666.74
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	1,666.67	18,333.37
Reserves												
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-
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	\$ 99,005.64	\$ 1,023,795.09
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	\$ 105,720.83	\$ 1,133,760.61
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	\$ (56,525.00)	\$ 234,286.73
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	\$ 3,213.49	\$ 5,563.48
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	\$ 3,213.49	\$ 5,563.48
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	\$ (53,311.51)	\$ 239,850.21



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	-	-	64,718.07	(101,595.09)	742,366.86
9/1/2025	742,366.86	-	-	-	(48,182.22)	694,184.64 as of 09/10/2025
Totals		4,634,474.17	(4,501,269.22)	2,216,191.15	(2,105,436.14)	