

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, January 20, 2026, 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:** pfmcdd.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 November 18, 2025, Board of Supervisors' Meeting** (*provided under separate cover*)
2. **Consideration of Resolution 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026**

Business Matters

3. **Consideration of Conveyance of ROW Tracts to the City of Orlando**
4. **Review and Acceptance of Arbitrage Rebate Report for the Series 2023 Bonds**
5. **Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report**
6. **Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$115,565.86** (*provided under separate cover*)
7. **Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$111,060.64** (*provided under separate cover*)
8. **Ratification of Requisition Nos. 501 – 503 Paid in November 2025 in an amount totaling \$491.68** (*provided under separate cover*)
9. **Ratification of Requisition Nos. 504 – 505 Paid in December 2025 in an amount totaling \$10,448.15** (*provided under separate cover*)
10. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
11. **Review of District's Financial Position and Budget to Actual YTD** (*provided under separate cover*)

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 November 18, 2025,
Board of Supervisor's Meeting**
(provided under separate cover)



Boggy Creek Improvement District

**Resolution 2026-02,
Amending the Annual Meeting Schedule
for Fiscal Year 2026**

RESOLUTION 2026-02

A RESOLUTION OF BOGGY CREEK IMPROVEMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Boggy Creek Improvement District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within the City of Orlando, Florida; and

WHEREAS, the District previously adopted Resolution 2025-07, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2025/2026 meetings ("FY 2026 Schedule"); and

WHEREAS, the Board desires to amend the FY 2026 Schedule in order to amend the dates.

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

SECTION 1. The FY 2026 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2026 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of JANUARY 2026.

ATTEST:

**BOGGY CREEK IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 5, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Boggy Creek Improvement District

Conveyance of ROW Tracts to the City of Orlando

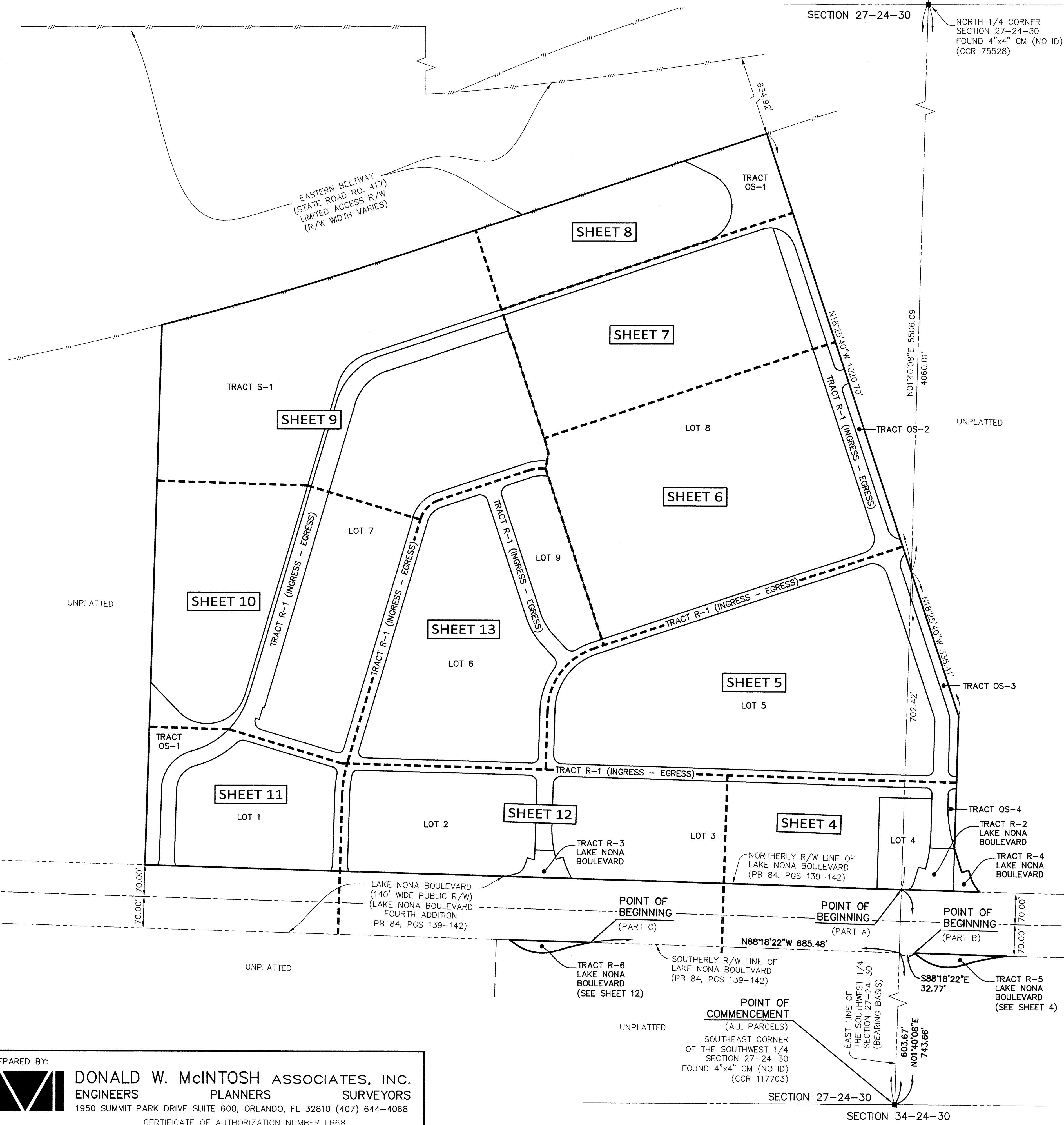
LAKE NONA PARCEL 18A

A PORTION OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDAPLAT
BOOK 117 PAGE 60

SHEET 3 OF 13

SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR KEY MAP AND LEGEND
SEE SHEETS 4 - 13 FOR LOTS AND TRACTS120' 0 120' 240' 360'
Scale: 1" = 120'LEGEND
(FOR ALL SHEETS)

N.T.S. = NOT TO SCALE
 (NO#) = NO NUMBER
 N&D = NAIL AND DISK
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 PRM = PERMANENT REFERENCE MONUMENT
 C53 = CURVE NUMBER (SEE CURVE TABLE)
 L14 = LINE NUMBER (SEE LINE TABLE)
 △ = CENTRAL ANGLE
 R = RADIUS
 L = ARC LENGTH
 CB = CHORD BEARING
 CH = CHORD DISTANCE
 ☰ = CENTERLINE
 R/W = RIGHT-OF-WAY
 NT = NON-TANGENT
 (R) = RADIAL
 (NR) = NON-RADIAL
 PT = POINT OF TANGENCY
 PC = POINT OF CURVATURE
 POC = POINT ON CURVE
 POL = POINT ON LINE
 P-C = POINT OF CUSP
 PCC = POINT OF COMPOUND CURVATURE
 PRC = POINT OF REVERSE CURVATURE
 ORB = OFFICIAL RECORD BOOK
 PB = PLAT BOOK
 PG(S) = PAGE(S)
 ID = IDENTIFICATION
 IR = IRON ROD
 IRC = IRON ROD AND CAP
 IP = IRON PIPE
 CM = CONCRETE MONUMENT
 LB = LICENSED BUSINESS
 LS = LICENSED SURVEYOR
 PLS = PROFESSIONAL LAND SURVEYOR
 CCR = CERTIFIED CORNER RECORD
 (P) = PLAT
 (F) = FIELD
 WITMON = WITNESS MONUMENT
 OUC = ORLANDO UTILITIES COMMISSION
 TELECOM = TELECOMMUNICATION

N
1" = 120'

This instrument was prepared by and
upon recording should be returned to:

Tucker F. Mackie, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
(Lake Nona Parcel 18A – Roadway Tracts)

THIS SPECIAL WARRANTY DEED, is made effective as of the _____ day of _____ 2025, by **BOGGY CREEK IMPROVEMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**Grantor**”), to and in favor of the **CITY OF ORLANDO, FLORIDA**, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, Florida 32801 (the “**Grantee**”).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, subject to the matters listed herein, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Orange County, Florida, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Property**”).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee, except as set forth herein, that at the time of delivery of this deed, the Property was free from all encumbrances made by it, and that it will warrant and defend the title to the Property against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: _____
Address: _____

BOGGY CREEK IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

Richard Levey
Chair, Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____ 2025, by Richard Levey, as Chair of the Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name
of Notary Public)

EXHIBIT "A"

PROPERTY

Tracts R-2, R-3, R-4, R-5, and R-6, LAKE NONA PARCEL 18A, according to the plat thereof, as recorded in Plat Book 117, Pages 58 through 70, inclusive, in the Public Records of Orange County, Florida



Boggy Creek Improvement District

Arbitrage Rebate Report 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

December 11, 2025

Ms. Jennifer Walden
Boggy Creek Improvement District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

\$17,470,000
Boggy Creek Improvement District (City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2023
(“Bonds”)

Dear Ms. Walden:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the two-year period beginning July 20, 2023, through the period ending July 19, 2025. (“Computation Period”). This report indicates that there is no cumulative rebatable arbitrage liability as of July 19, 2025.

The next annual arbitrage rebate calculation date is July 19, 2026. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

***Boggy Creek
Improvement District***

*\$17,470,000 Boggy Creek Improvement District
(City of Orlando, Florida) Special Assessment Revenue
Refunding Bonds, Series 2023*

For the period ended July 19, 2025



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

December 11, 2025

Boggy Creek Improvement District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

Re: \$17,470,000 Boggy Creek Improvement District (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023 ("Bonds")

Boggy Creek Improvement District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended July 19, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(7,494.48) at July 19, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in Form 8038G, the calculations have been performed based upon a Bond Yield of 5.2348%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Boggy Creek Improvement District

December 11, 2025

\$17,470,000 (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023

For the period ended July 19, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is July 20, 2023.
2. The end of the first Bond Year for the Bonds is July 19, 2024.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Boggy Creek Improvement District

December 11, 2025

\$17,470,000 (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023

For the period ended July 19, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The proceeds of the Bonds, together with other funds of the district, were used to: (a) currently refund the outstanding balance of the revolving line of credit secured by the District's Special Assessment Revenue Bond Anticipation Note, Series 2018; (b) to fund a deposit to the Series 2023 Reserve Account in the amount of the Reserve Account Requirement on the date of issuance of the Bonds (c) to pay interest on the Bonds through November 1, 2023; and (d) to pay the costs and expenses incurred in connection with the issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Boggy Creek Improvement District

December 11, 2025

\$17,470,000 (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023

For the period ended July 19, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Boggy Creek Improvement District

December 11, 2025

\$17,470,000 (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023

For the period ended July 19, 2025

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Boggy Creek Improvement District

December 11, 2025

\$17,470,000 (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023

For the period ended July 19, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$17,470,000 BOGGY CREEK IMPROVEMENT DISTRICT (CITY OF ORLANDO, FLORIDA)
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2023

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 20 / 2023 ISSUE DATE
7 / 20 / 2023 BEGINNING OF COMPUTATION PERIOD
7 / 19 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2348%	ALLOWABLE EARNINGS
7 / 20 / 2023	INITIAL DEPOSIT		0.00	586,315.63	650,059.58	63,743.95
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		665.03	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		244.16	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(909.19)	(1,006.30)	(97.11)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		2,664.12	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,664.12)	(2,934.74)	(270.62)
10 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		2,578.18	0.00	0.00	0.00
10 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,578.18)	(2,828.68)	(250.50)
10 / 12 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	0.13	0.14	0.01
11 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		2,664.49	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,664.49)	(2,911.23)	(246.74)
12 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		2,559.70	0.00	0.00	0.00
12 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,559.70)	(2,783.92)	(224.22)
1 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,630.70	0.00	0.00	0.00
1 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,630.70)	(2,849.26)	(218.56)
2 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,607.19	0.00	0.00	0.00
2 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,607.19)	(2,812.06)	(204.87)
3 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,439.36	0.00	0.00	0.00
3 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,439.36)	(2,618.99)	(179.63)
4 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,608.24	0.00	0.00	0.00
4 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,608.24)	(2,789.07)	(180.83)
4 / 23 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(0.13)	(0.14)	(0.01)
5 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,523.46	0.00	0.00	0.00
5 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,523.46)	(2,686.82)	(163.36)
6 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,607.55	0.00	0.00	0.00
6 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,607.55)	(2,763.63)	(156.08)
6 / 18 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(3,331.25)	(3,523.56)	(192.31)
7 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,517.25	0.00	0.00	0.00
7 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,517.25)	(2,657.22)	(139.97)
8 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,591.20	0.00	0.00	0.00
8 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,591.20)	(2,723.53)	(132.33)
9 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,590.76	0.00	0.00	0.00

\$17,470,000 BOGGY CREEK IMPROVEMENT DISTRICT (CITY OF ORLANDO, FLORIDA)
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2023

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 20 / 2023 ISSUE DATE
7 / 20 / 2023 BEGINNING OF COMPUTATION PERIOD
7 / 19 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2348%	ALLOWABLE EARNINGS
9 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,590.76)	(2,710.59)	(119.83)
10 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,411.63	0.00	0.00	0.00
10 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,411.63)	(2,513.05)	(101.42)
11 / 1 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,343.81	0.00	0.00	0.00
11 / 4 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,343.81)	(2,431.19)	(87.38)
12 / 2 / 2024	DEBT SERVICE RESERVE ACCOUNT		2,177.23	0.00	0.00	0.00
12 / 3 / 2024	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,177.23)	(2,249.02)	(71.79)
1 / 2 / 2025	DEBT SERVICE RESERVE ACCOUNT		2,168.56	0.00	0.00	0.00
1 / 3 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,168.56)	(2,230.44)	(61.88)
2 / 3 / 2025	DEBT SERVICE RESERVE ACCOUNT		2,102.61	0.00	0.00	0.00
2 / 4 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,102.61)	(2,153.00)	(50.39)
3 / 3 / 2025	DEBT SERVICE RESERVE ACCOUNT		1,899.15	0.00	0.00	0.00
3 / 4 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,899.15)	(1,936.31)	(37.16)
4 / 1 / 2025	DEBT SERVICE RESERVE ACCOUNT		2,102.58	0.00	0.00	0.00
4 / 2 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,102.58)	(2,135.12)	(32.54)
5 / 1 / 2025	DEBT SERVICE RESERVE ACCOUNT		2,034.78	0.00	0.00	0.00
5 / 2 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,034.78)	(2,057.39)	(22.61)
6 / 2 / 2025	DEBT SERVICE RESERVE ACCOUNT		2,102.35	0.00	0.00	0.00
6 / 3 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,102.35)	(2,116.28)	(13.93)
6 / 30 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(475.00)	(476.30)	(1.30)
7 / 1 / 2025	DEBT SERVICE RESERVE ACCOUNT		2,034.72	0.00	0.00	0.00
7 / 2 / 2025	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,034.72)	(2,039.69)	(4.97)
7 / 19 / 2025	INTEREST ACCRUAL		1,287.49	0.00	0.00	0.00
		583,796.87	57,156.30	526,640.57	587,122.19	60,481.62
7 / 20 / 2023	INITIAL DEPOSIT		0.00	251,674.11	279,035.99	27,361.88
8 / 1 / 2023	INTEREST ACCOUNT		285.46	0.00	0.00	0.00
8 / 1 / 2023	INTEREST ACCOUNT		104.81	0.00	0.00	0.00
9 / 1 / 2023	INTEREST ACCOUNT		1,145.28	0.00	0.00	0.00
10 / 2 / 2023	INTEREST ACCOUNT		1,112.76	0.00	0.00	0.00
10 / 12 / 2023	INTEREST ACCOUNT		0.00	0.04	0.04	0.00
11 / 1 / 2023	INTEREST ACCOUNT		0.00	(251,674.12)	(275,019.83)	(23,345.71)
11 / 1 / 2023	INTEREST ACCOUNT		1,155.43	0.00	0.00	0.00

\$17,470,000 BOGGY CREEK IMPROVEMENT DISTRICT (CITY OF ORLANDO, FLORIDA)
 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2023

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 20 / 2023 ISSUE DATE
 7 / 20 / 2023 BEGINNING OF COMPUTATION PERIOD
 7 / 19 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2348%	ALLOWABLE EARNINGS
12 / 1 / 2023	INTEREST ACCOUNT		16.44	0.00	0.00	0.00
1 / 2 / 2024	INTEREST ACCOUNT		17.13	0.00	0.00	0.00
2 / 1 / 2024	INTEREST ACCOUNT		17.06	0.00	0.00	0.00
3 / 1 / 2024	INTEREST ACCOUNT		16.03	0.00	0.00	0.00
4 / 1 / 2024	INTEREST ACCOUNT		17.21	0.00	0.00	0.00
5 / 1 / 2024	INTEREST ACCOUNT		16.73	0.00	0.00	0.00
6 / 3 / 2024	INTEREST ACCOUNT		17.36	0.00	0.00	0.00
7 / 1 / 2024	INTEREST ACCOUNT		16.87	0.00	0.00	0.00
8 / 1 / 2024	INTEREST ACCOUNT		17.50	0.00	0.00	0.00
9 / 3 / 2024	INTEREST ACCOUNT		17.58	0.00	0.00	0.00
10 / 1 / 2024	INTEREST ACCOUNT		16.43	0.00	0.00	0.00
11 / 1 / 2024	INTEREST ACCOUNT		0.00	(3,990.11)	(4,140.65)	(150.54)
		0.00	3,990.08	(3,990.08)	(124.45)	3,865.63
7 / 20 / 2023	INITIAL DEPOSIT		0.00	174,907.35	193,923.19	19,015.84
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(52,000.00)	(57,653.41)	(5,653.41)
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(10,500.00)	(11,641.55)	(1,141.55)
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(6,750.00)	(7,483.86)	(733.86)
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(2,000.00)	(2,217.44)	(217.44)
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(20,000.00)	(22,174.39)	(2,174.39)
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(20,000.00)	(22,174.39)	(2,174.39)
7 / 20 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(45,000.00)	(49,892.38)	(4,892.38)
7 / 25 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(7,241.00)	(8,022.48)	(781.48)
8 / 1 / 2023	COST OF ISSUANCE ACCOUNT		13.97	0.00	0.00	0.00
8 / 1 / 2023	COST OF ISSUANCE ACCOUNT		7.77	0.00	0.00	0.00
8 / 2 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(21.74)	(24.06)	(2.32)
9 / 1 / 2023	COST OF ISSUANCE ACCOUNT		51.87	0.00	0.00	0.00
9 / 5 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(51.87)	(57.14)	(5.27)
10 / 2 / 2023	COST OF ISSUANCE ACCOUNT		50.20	0.00	0.00	0.00
10 / 3 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(50.20)	(55.08)	(4.88)
11 / 1 / 2023	COST OF ISSUANCE ACCOUNT		51.88	0.00	0.00	0.00
11 / 2 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(51.88)	(56.68)	(4.80)
12 / 1 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(1,000.00)	(1,088.07)	(88.07)

\$17,470,000 BOGGY CREEK IMPROVEMENT DISTRICT (CITY OF ORLANDO, FLORIDA)
 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2023

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 20 / 2023 ISSUE DATE
 7 / 20 / 2023 BEGINNING OF COMPUTATION PERIOD
 7 / 19 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2348%	ALLOWABLE EARNINGS
12 / 1 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(7,500.00)	(8,160.50)	(660.50)
12 / 1 / 2023	COST OF ISSUANCE ACCOUNT		49.84	0.00	0.00	0.00
12 / 4 / 2023	COST OF ISSUANCE ACCOUNT		0.00	(49.84)	(54.21)	(4.37)
1 / 2 / 2024	COST OF ISSUANCE ACCOUNT		13.10	0.00	0.00	0.00
1 / 3 / 2024	COST OF ISSUANCE ACCOUNT		0.00	(13.10)	(14.19)	(1.09)
1 / 19 / 2024	COST OF ISSUANCE ACCOUNT		7.53	0.00	0.00	0.00
1 / 19 / 2024	COST OF ISSUANCE ACCOUNT		0.00	(2,923.88)	(3,159.53)	(235.65)
		0.00	246.16	(246.16)	(6.17)	239.99
		<u>583,796.87</u>	<u>61,392.54</u>	<u>522,404.33</u>	<u>586,991.57</u>	<u>64,587.24</u>
ACTUAL EARNINGS			61,392.54			
ALLOWABLE EARNINGS			<u>64,587.24</u>			
REBATABLE ARBITRAGE			(3,194.70)			
FUTURE VALUE OF 7/19/2024 COMPUTATION DATE CREDIT			(2,179.78)			
COMPUTATION DATE CREDIT			<u>(2,120.00)</u>			
CUMULATIVE REBATABLE ARBITRAGE			<u>(7,494.48)</u>			



Boggy Creek Improvement District

District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

BOGGY CREEK IMPROVEMENT DISTRICT

SEPTEMBER 30, 2025

for:
**BOGGY CREEK IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



by:
**McINTOSH ASSOCIATES, an LJA COMPANY
1950 SUMMIT PARK DRIVE
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Boggy Creek Improvement District

September 30, 2025

Introduction

In accordance with the Boggy Creek Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2025 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we observed cracked and raveling asphalt pavement, cracked concrete pavement, cracked concrete pavers, indications of potential base failure, protruding valve/meter covers, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Stormwater Management Facilities

Four (4) stormwater ponds at the intersection of Lake Nona Boulevard and SR 417 are owned and maintained by the District.

Conclusion

The annual inspection of the Reedy Creek Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



KEY MAP 1



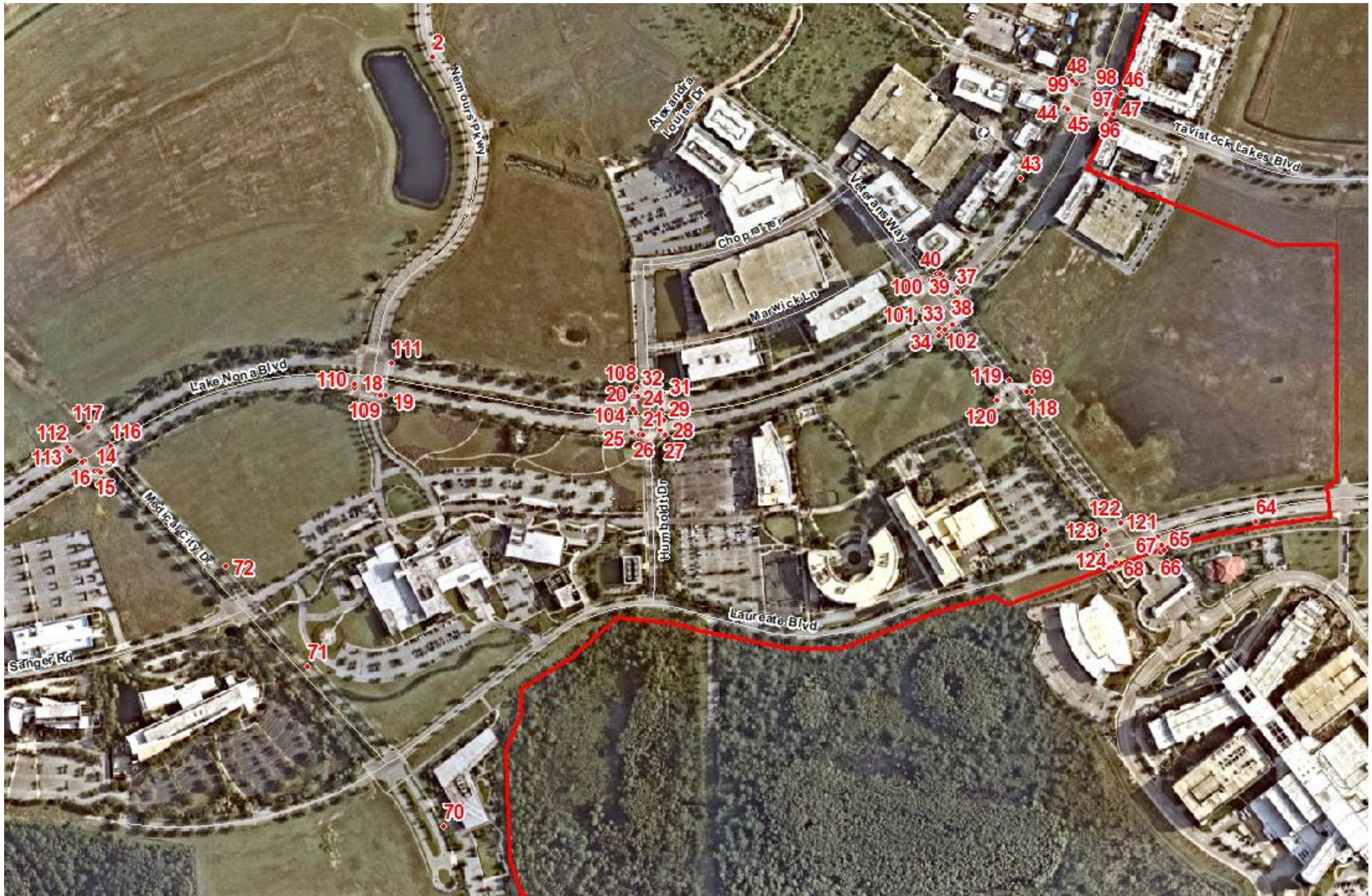
KEY MAP 2



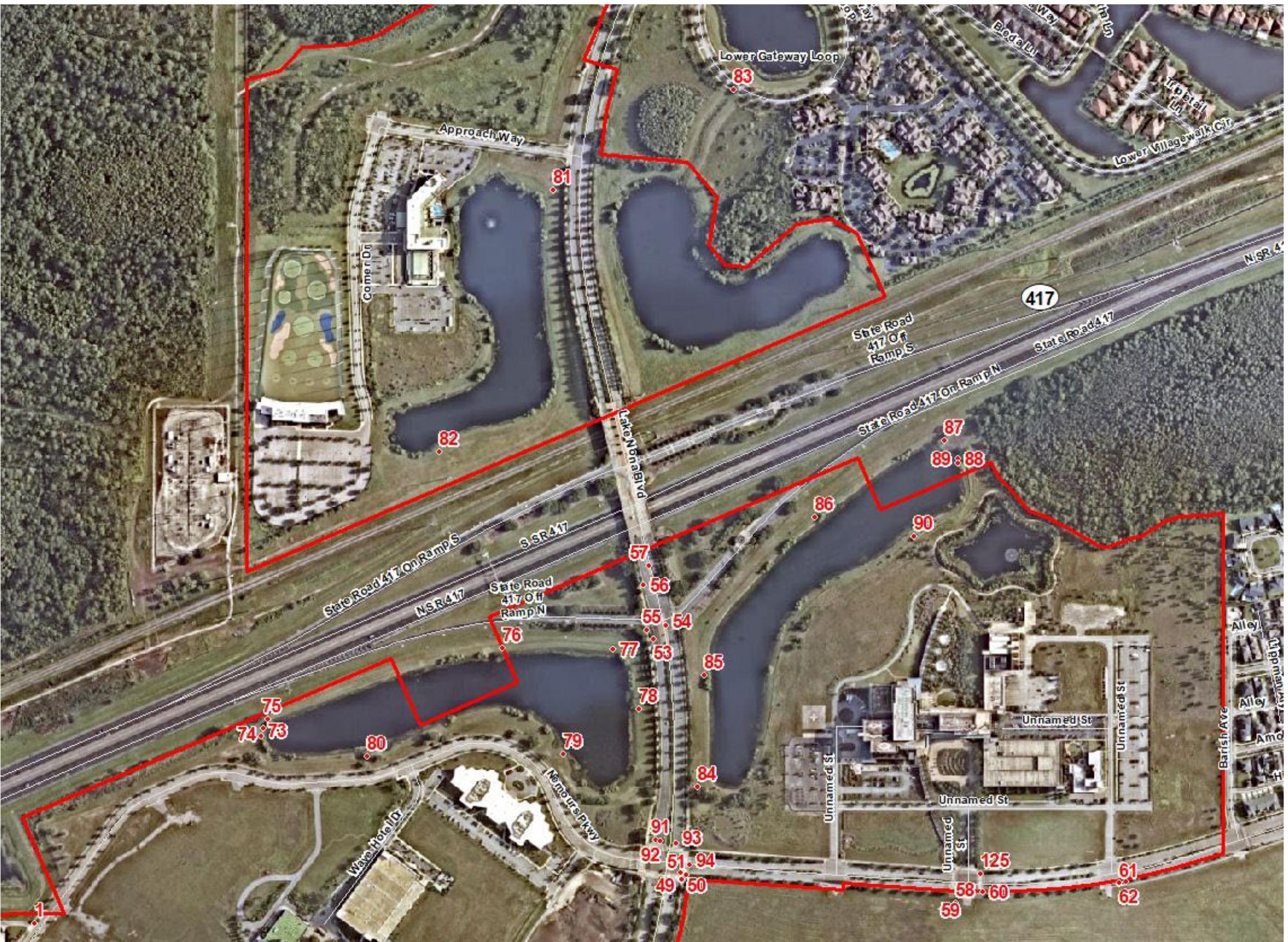
BOGGY CREEK IMPROVEMENT DISTRICT OVERALL PHOTO KEY MAP



KEY MAP 1



KEY MAP 2



KEY MAP 3



Photo 1 – Surficial Concrete Cracks in Trail and Driveway Apron



Photo 2 – SOD Damage



Photo 3 – Surficial Concrete Cracks in Curb Ramp (construction ongoing)



Photo 4 – Roundabout Under Construction



Photo 5 – Asphalt Damage (construction ongoing)



Photo 6 – Sunken Reclaim Water Meter



Photo 7 – Raveling Asphalt and Base Failure



Photo 8 – Sunken Reclaim Water Meter



Photo 9 – Asphalt Cutout and Removed



Photo 10 – Surficial Concrete Cracks in Handicap Ramp on East and West Side of Driveway Apron



Photo 11 – Raveling Asphalt with Depression and Base Failure



Photo 12 – Sunken Reclaim Water Meter



Photo 13 – Surficial Concrete Cracks in Handicap Ramp on East and West Side of Driveway Apron



Photo 14 – Surficial Concrete Crack in Handicap Ramp



Photo 15 – Surficial Concrete Crack in Handicap Ramp



Photo 16 – Surficial Concrete Cracks in Handicap Ramp



Photo 17 – Surficial Concrete Crack in Handicap Ramp



Photo 18 – Surficial Concrete Cracks in Handicap Ramp



Photo 19 – Surficial Concrete Cracks in Handicap Ramp and Street



Photo 20 – Surficial Concrete Cracks in Handicap Ramp



Photo 21 - Surficial Concrete Cracks in Handicap Ramp



Photo 22 – Surficial Concrete Cracks in Handicap Ramp



Photo 23 - Cracked Concrete in Handicap Ramp



Photo 24 - Cracked Concrete in Handicap Ramp



Photo 25 - Paver Base Failure



Photo 26 – Surficial Concrete Cracks in Handicap Ramp



Photo 27 - Paver Base Failure



Photo 28 - Paver Base Failure



Photo 29 - Surficial Concrete Cracks



Photo 30 - Cracked Concrete in East Median



Photo 31 – Surficial Concrete Crack in Handicap Ramp



Photo 32 - Surficial Concrete Crack in Handicap Ramp

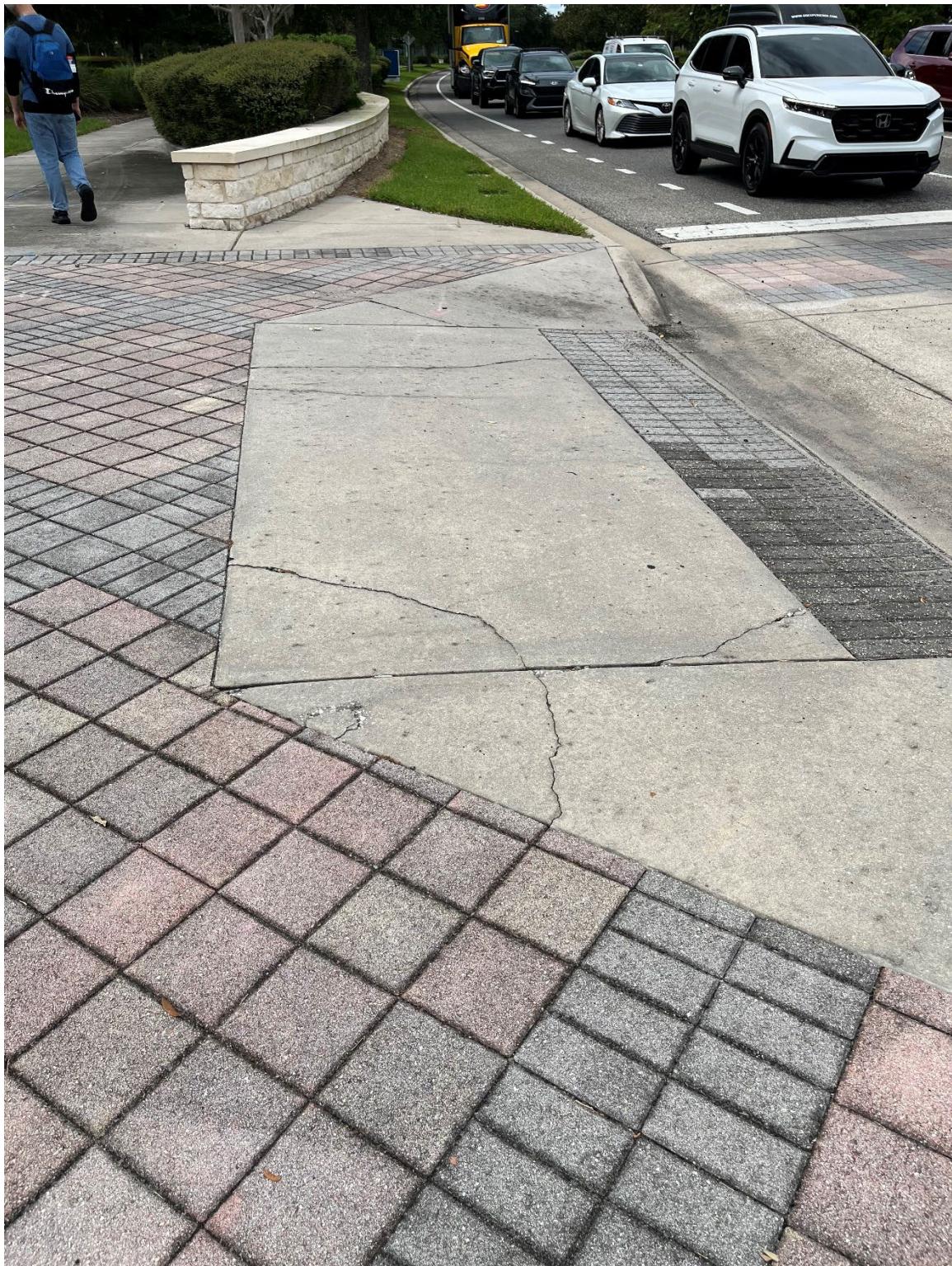


Photo 33 – Surficial Concrete Cracks in Handicap Ramp



Photo 34 - Paver Base Failure



Photo 35 – Surficial Concrete Cracks in Handicap Ramp



Photo 36 - Soil Covering Pavers



Photo 37 – Surficial Concrete Cracks in Median Strip



Photo 38 – Surficial Concrete Crack in Median Strip



Photo 39 – Surficial Concrete Cracks in Median Strip



Photo 40 - Surficial Concrete Cracks in Handicap Ramp

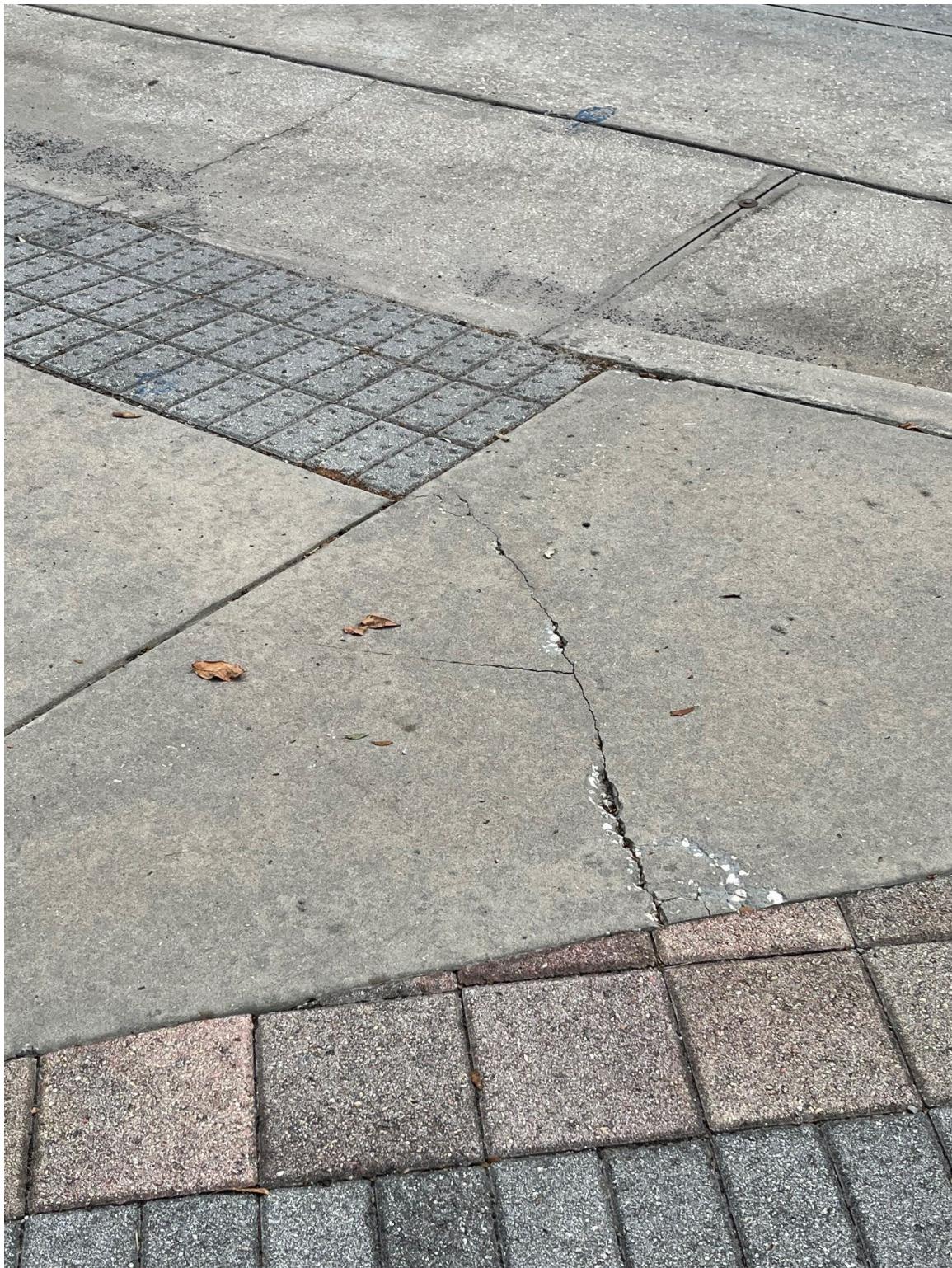


Photo 41 - Surficial Concrete Cracks in Handicap Ramp



Photo 42 - Raised Reclaim Meter (Approximately 1/2 inch)



Photo 43 – Raveling Asphalt and Base Failure



Photo 44 - Multiple Chipped Pavers



Photo 45 - Multiple Chipped Pavers

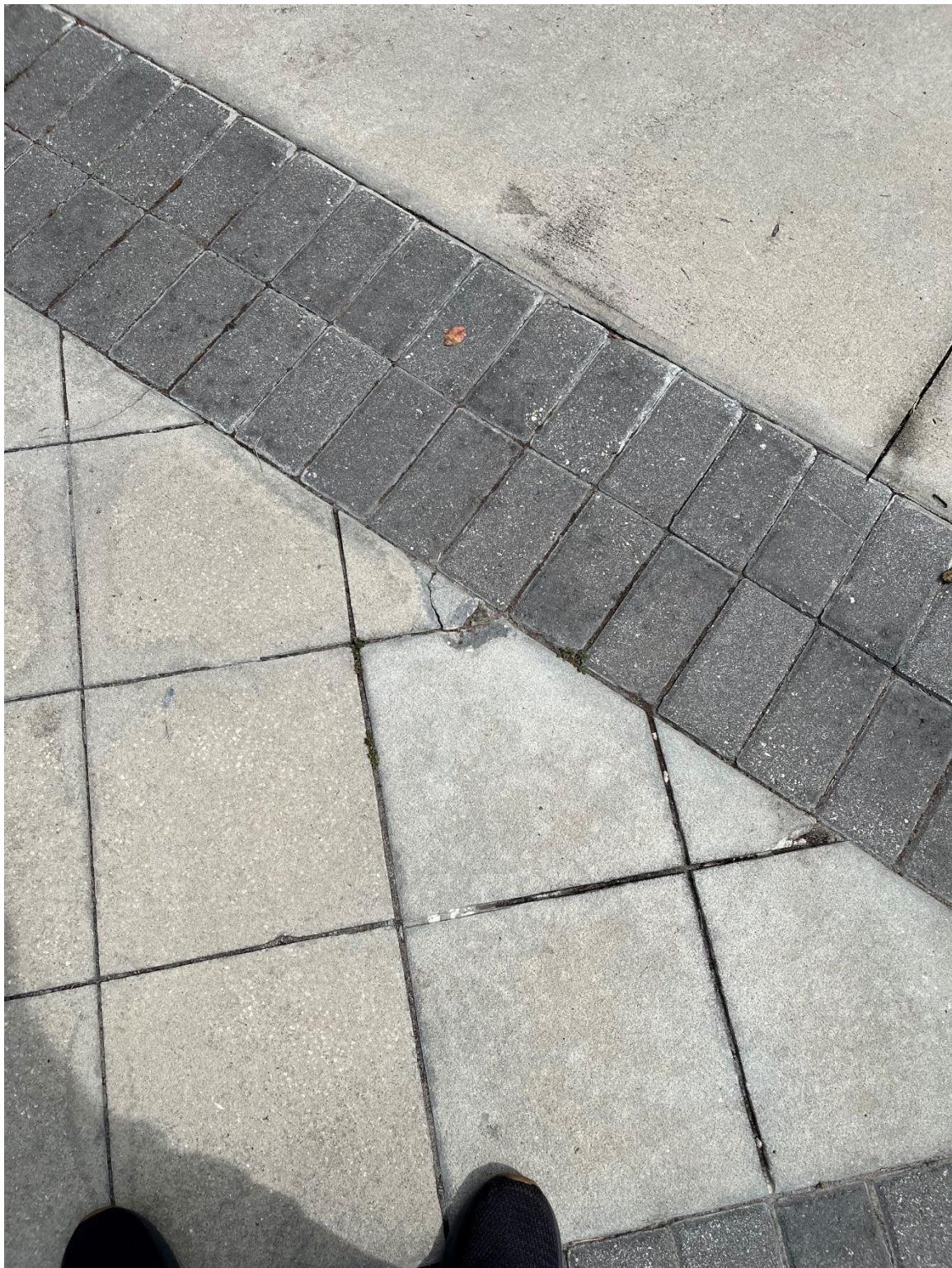


Photo 46 – Multiple Chipped Pavers



Photo 47 - Broken Pavers



Photo 48 - Surficial Concrete Cracks in Handicap Ramp



Photo 49 - Surficial Concrete Crack in Handicap Ramp



Photo 50 - Cracks in Handicap Ramp, Paver Base Failure



Photo 51 – Surficial Concrete Crack in Handicap Ramp



Photo 52 – Surficial Concrete Cracks in Handicap Ramp, Paver Base Failure



Photo 53 - East Entrance onto SR 417



Photo 54 - Paver Base Failure in Median



Photo 55 – Surficial Concrete Cracks in Handicap Ramp in Median



Photo 56 - Median Looking South onto SR 417

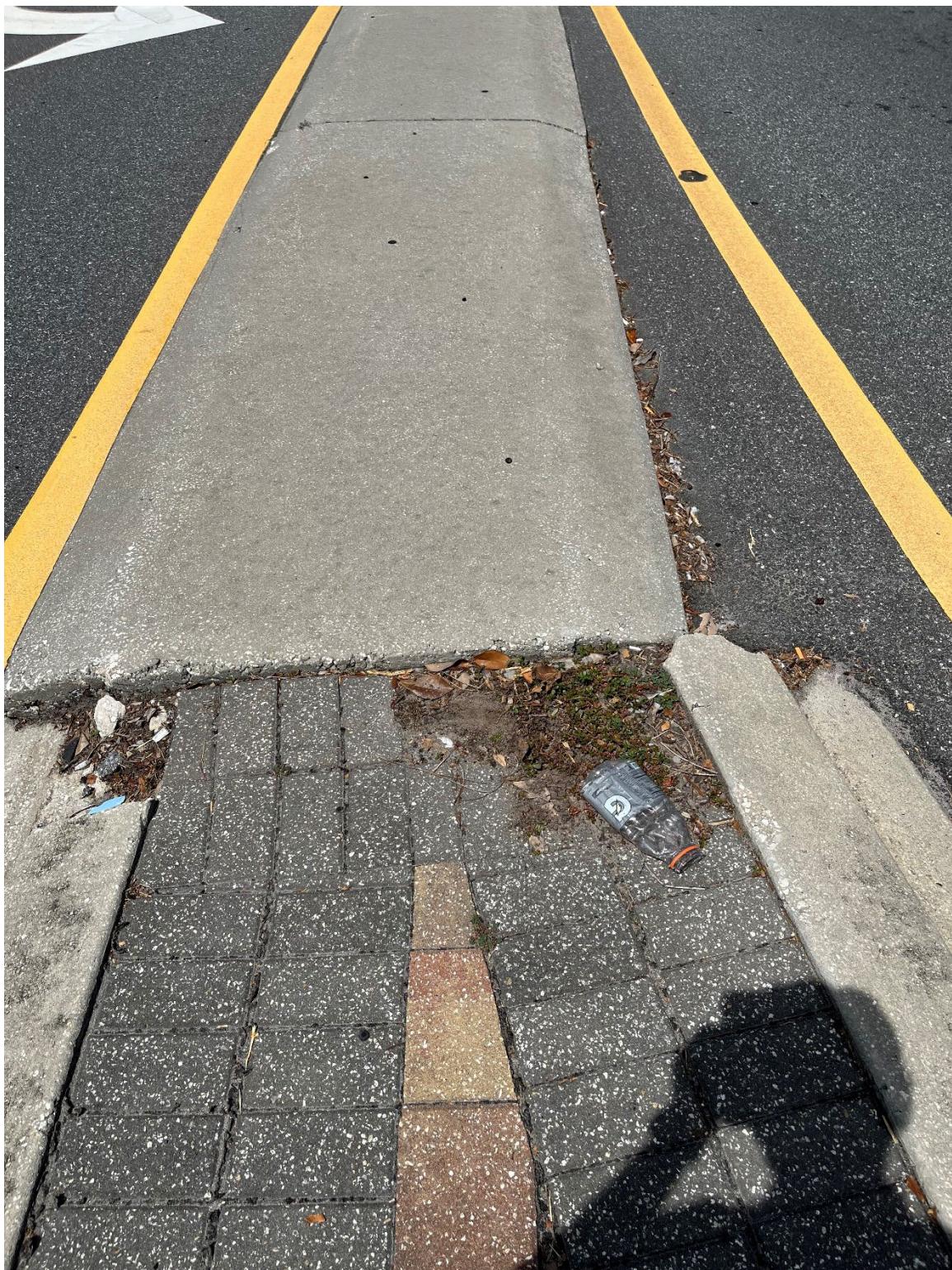


Photo 57 - Paver Base Failure in North Median Looking North



Photo 58 - Entrance to Nemours - Nemours Pkwy



Photo 59 - Paver Base Failure



Photo 60 - Paver Base Failure



Photo 61 – Surficial Concrete Cracks in Handicap Ramp



Photo 62 – Surficial Concrete Cracks in Handicap Ramp



Photo 63 – Surficial Concrete Crack in Handicap Ramp



Photo 64 - Poor Drainage Area



Photo 65 – Concrete Crack in Ribbon Curb (construction ongoing)



Photo 66 - Concrete Cutout - Construction at VA Hospital Intersection

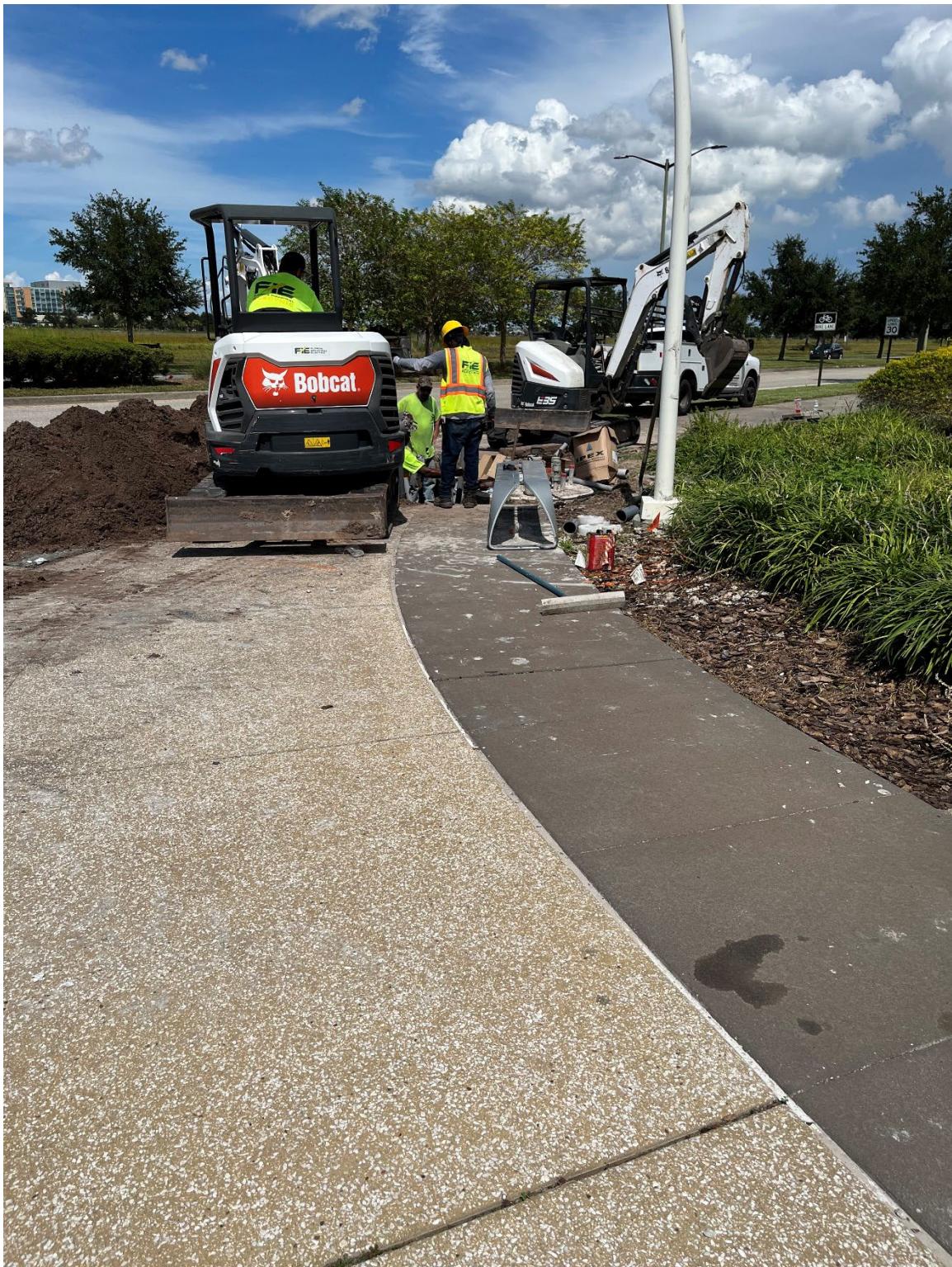


Photo 67 - Construction in Entrance at VA Hospital Intersection



Photo 68 - Construction in All Quads at VA Hospital Intersection



Photo 69 - Paver Base Failure



Photo 70 – Poor Drainage



Photo 71 – Poor Drainage



Photo 72 – Poor Drainage



Photo 73 – Pond Outfall Structure in Good Condition



Photo 74 – Pond Outfall Structure in Good Condition



Photo 75 – Pond Berm Looking East in Good Condition



Photo 76 – Vegetation in Pond



Photo 77 – NW Corner of Pond – Broken Pipe



Photo 78 - Vegetation in Pond - View from East End



Photo 79 – Detached and Broken Floating Turbidity Barrier



Photo 80 – Broken Floating Turbidity Barrier



Photo 81 – Poor Drainage in NE Corner Berm



Photo 82 – Outfall Structure View from South Side of Pond Looking NW in Good Condition



Photo 83 – Overgrown Inflow Ditch from Apartment Access Road into Pond



Photo 84 - SE Corner of Pond Looking NE in Good Condition

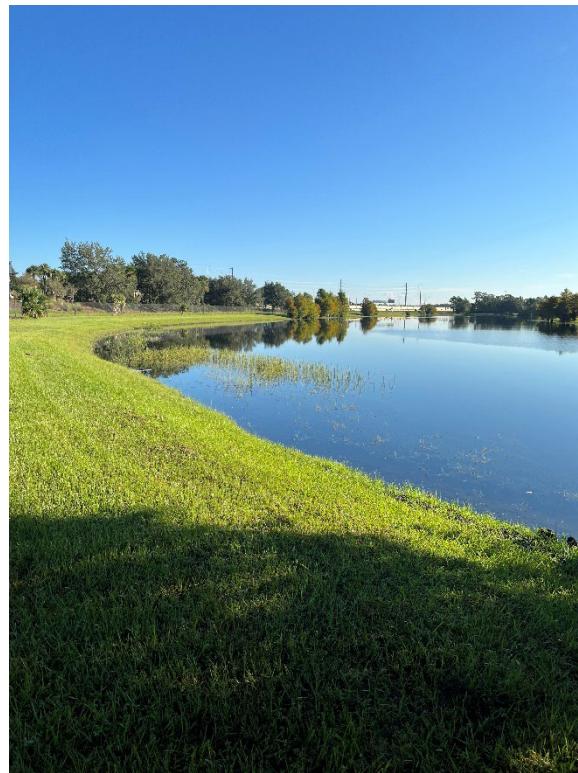


Photo 85 – West Side of Pond (Cattails) in Good Condition



Photo 86 – North Side of Pond Looking SE in Good Condition



Photo 87 –Weir on NE Corner in Good Condition



Photo 88 – Outfall Structure in Good Condition



Photo 89 – Drawdown Pipe Inside of Outfall Structure



Photo 90 – South Berm Looking West in Good Condition



Photo 91 – Cracked Pavers - Minor Settling



**Photo 92 –
Surficial Paver Cracks- Minor Settling**



**Photo 93 –
Surficial Paver Cracks - Minor Settling**



**Photo 94 –
Cracked Concrete - Minor Settling**



**Photo 95 –
Cracked Pavers - Minor Settling**



**Photo 96 –
Cracked Pavers**



**Photo 97 –
Cracked Pavers**



**Photo 98 –
Cracked Pavers – Broken Concrete**



**Photo 99 –
Cracked Pavers – Paver Settling**



Photo 100 –
Cracked Pavers - Sinking Pavers (Approximately $\frac{1}{2}$ ")



**Photo 101 –
Cracked Pavers – Minor Settling**



**Photo 102–
Cracked Pavers – Minor Settling**



**Photo 103 –
Minor Settling**



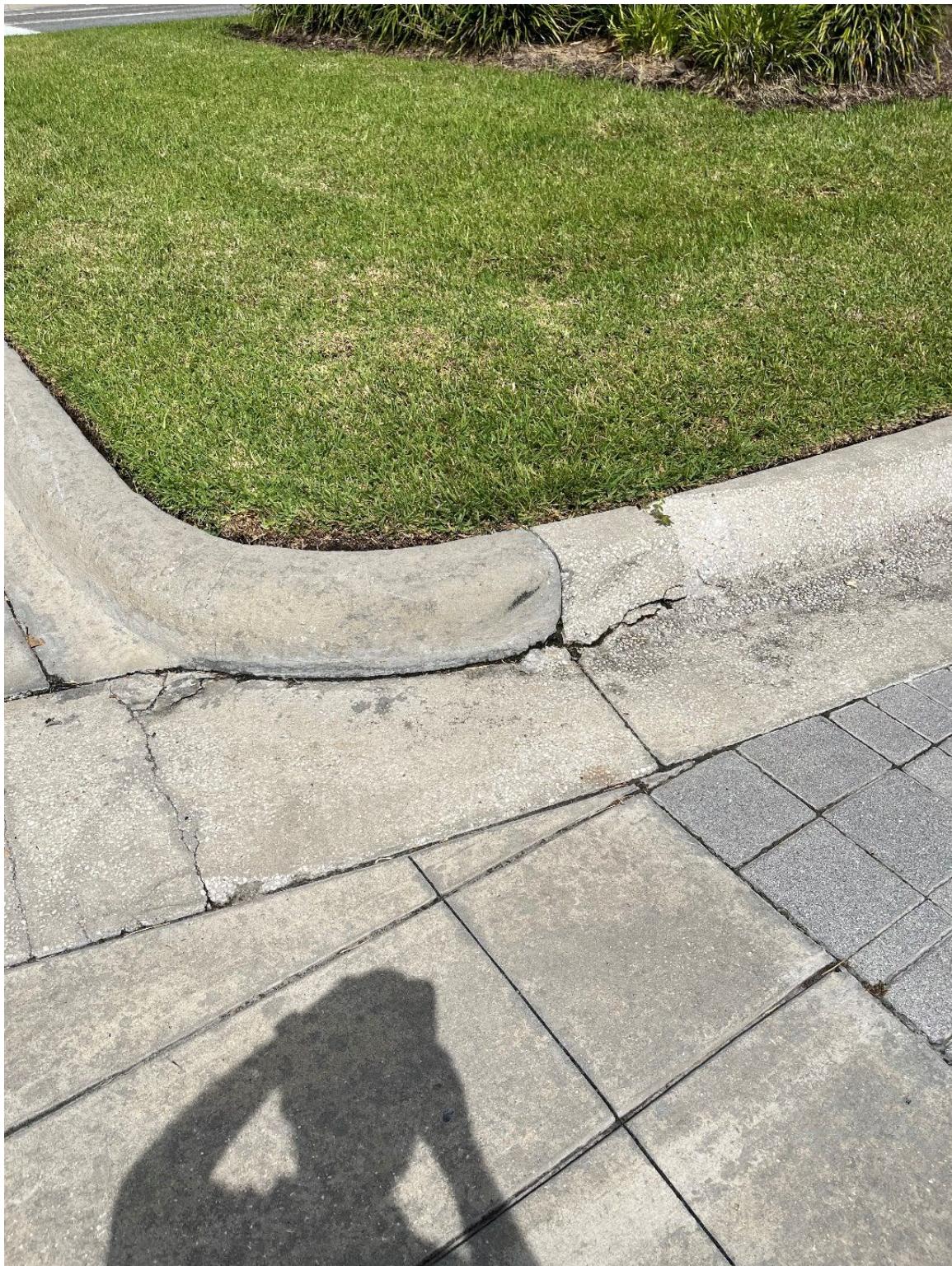
**Photo 104 –
Cracked Concrete – Some Settling**



**Photo 105 –
Cracked Pavers – Some Settling**



**Photo 106 –
Cracked Pavers – Settling Pavers**



**Photo 107 –
Broken Curb**



Photo 108 –
Cracked and Broken Pavers – Some Settling



Photo 109 –
Surficial Concrete Cracks - Multiple Cracked Pavers – Some Settling



**Photo 110 –
Cracked Pavers – Some Settling**



**Photo 111 –
Broken Concrete Flush Curb**



**Photo 112 –
Cracked Concrete – Pavers Settling**



Photo 113 –
Multiple Cracked Concrete – Pavers Settling – Broken Flush Curb



Photo 114 –
Multiple Cracked Concrete – Pavers Settling – Broken Curb



Photo 115 –
Multiple Cracked Concrete – Pavers Settling – Broken Flush Curb



**Photo 116 –
Broken Concrete Curb**



**Photo 117 –
Entrance to Construction Storage Area**



**Photo 118 –
Construction Entrance – Broken Concrete in Flush Curb**



**Photo 119 –
Construction Entrance – Broken Concrete in Flush Curb**



**Photo 120 –
Broken Concrete in Flush Curb**



**Photo 121 –
Broken Concrete**



**Photo 122 –
Broken Concrete**



**Photo 123 –
Cracked Pavers**



**Photo 124 –
Broken Concrete**



**Photo 125 –
Surficial Concrete Cracks**



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
November 2025 in an amount totaling \$115,565.86**
(provided under separate cover)



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
December 2025 in an amount totaling \$111,060.64**
(provided under separate cover)



Boggy Creek Improvement District

**Requisition Nos. 501 – 503 Paid in
November 2025 in an amount totaling \$491.68
(provided under separate cover)**



Boggy Creek Improvement District

**Requisition Nos. 504 – 505 Paid in
December 2025 in an amount totaling \$10,448.15
(provided under separate cover)**



Boggy Creek Improvement District

Work Authorizations/Proposed Services *(if applicable)*



Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD
(provided under separate cover)