

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, February 17, 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:** pfmccd.webex.com **Participant Code:** 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the January 20, 2026, Board of Supervisors' Meeting** *(provided under separate cover)*
- 2. **Discussion of Construction Committee Member Vacancy**

Business Matters

- 3. **Consideration of Proposals for Trail Repairs** *(provided under separate cover)*
- 4. **Consideration of Acquisition of Lift Station 9** *(provided under separate cover)*
- 5. **Consideration of Acquisition of Lake Nona Boulevard Roundabouts** *(provided under separate cover)*
- 6. **Ratification of Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$156,793.50**
- 7. **Ratification of Requisition Nos. 506 – 508 Paid in January 2026 in an amount totaling \$3,371.62**
- 8. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 9. **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 January 20, 2026,
Board of Supervisors' Meeting**
(provided under separate cover)



Boggy Creek Improvement District

Construction Committee Member Vacancy



Boggy Creek Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Boggy Creek Improvement District

Acquisition of Lift Station 9
(provided under separate cover)



Boggy Creek Improvement District

Acquisition of Lake Nona Boulevard Roundabouts
(provided under separate cover)



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
January 2026 in an amount totaling \$156,793.50**

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 January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$156,793.50**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 1/1/2026 to 1/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70050	01/09/26	M	BEEP	Beep, Inc.	\$21,365.42
70051	01/20/26	M	TRUSTE	US Bank as Trustee for Boggy C	\$3,836.11
70052	01/20/26	M	OUC	Orlando Utilities Commission	\$11,886.55
BANK OM-ACH REGISTER TOTAL:					\$37,088.08
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
98	01/05/26	P	DONMC	Donald W. McIntosh ssociates	\$416.60
99	01/05/26	P	KUT K	Kutak Rock	\$3,936.50
00	01/09/26	P	BERCON	Berman Construction	\$3,000.01
01	01/09/26	P	CEPRA	Cepra Landscape	\$55,935.08
02	01/09/26	P	PFMGC	PFM Group Consulting	\$500.00
03	01/26/26	P	CEPRA	Cepra Landscape	\$51,615.58
04	01/26/26	P	PFMGC	PFM Group Consulting	\$53.48
05	01/28/26	P	AWC	Aquatic Weed Control, Inc.	\$835.00
06	01/28/26	P	BERCON	Berman Construction	\$3,000.01
07	01/28/26	P	PFMGC	PFM Group Consulting	\$3,541.67
08	01/28/26	P	RLEVEY	Richard Levey	\$200.00
09	01/28/26	P	TCZAPK	Thaddeus Czapka	\$200.00
10	01/28/26	P	VGLOBA	VGlobalTech	\$300.00
BANK SUN REGISTER TOTAL:					\$123,533.93
GRAND TOTAL					\$160,622.01

123,533.93	Checks 4498-4510
3,836.11	Debt Service - via wire
21,365.42	FR 86 - BEEP payment
11,886.55	PA 715 - OUC invoice paid online
7.60	OCTC on-roll commission
160,629.61	Cash Spent
156,793.50	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
 January 2026 AP Remittance Report

BANK:	SUN	CHECK:	4498	AMOUNT:	\$416.60	DATE:	01/05/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/19/25	48287	PA 713 - Eng. srvs. thru 11/28				\$0.00	\$416.60		
TOTALS:						\$0.00	\$416.60		
BANK:	SUN	CHECK:	4499	AMOUNT:	\$3,936.50	DATE:	01/05/26	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/17/25	3673745	PA 713 - Gen. legal thru 11/30				\$0.00	\$3,936.50		
TOTALS:						\$0.00	\$3,936.50		
BANK:	OM-ACH	CHECK:	70050	AMOUNT:	\$21,365.42	DATE:	01/09/26	VEND ID:	BEEP
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/30/25	913	FR 86 - 2 vans - managed servi				\$0.00	\$10,200.04		
11/30/25	913	FR 86 - 2 vans - software appl				\$0.00	\$3,399.98		
11/30/25	913	FR 86 - 2 vans - insurance & m				\$0.00	\$3,399.98		
11/30/25	913	FR 86 - 2 vans - AV operation				\$0.00	\$4,365.42		
TOTALS:						\$0.00	\$21,365.42		
BANK:	SUN	CHECK:	4500	AMOUNT:	\$3,000.01	DATE:	01/09/26	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	93181	PA 711 - Dec. irrigation speci				\$0.00	\$1,666.67		
12/01/25	93181	PA 711 - Dec. administrator ag				\$0.00	\$1,333.34		
TOTALS:						\$0.00	\$3,000.01		
BANK:	SUN	CHECK:	4501	AMOUNT:	\$55,935.08	DATE:	01/09/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/30/25	O-S9028	PA 714 - Oct. interchange cont				\$0.00	\$1,039.00		
10/30/25	O-S9029	PA 714 - Oct. interchange cont				\$0.00	\$464.50		
12/01/25	O-S9219	PA 711 - Dec. interchange land				\$0.00	\$24,010.08		
12/01/25	O-S9224	PA 711 - Dec. landscaping				\$0.00	\$27,605.50		
11/30/25	O-S9277	PA 714 - Nov. controller 13 ir				\$0.00	\$772.00		
11/30/25	O-S9280	PA 714 - Nov. controller 13 re				\$0.00	\$1,472.00		
11/30/25	O-S9282	PA 714 - Nov. valve box replac				\$0.00	\$120.00		
11/30/25	O-S9283	PA 714 - Nov. controller 11 re				\$0.00	\$452.00		
TOTALS:						\$0.00	\$55,935.08		
BANK:	SUN	CHECK:	4502	AMOUNT:	\$500.00	DATE:	01/09/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/15/25	139758	PA 714 - Series 2013 - 2026.Q1				\$0.00	\$250.00		
12/15/25	139758	PA 714 - Series 2023 - 2026.Q1				\$0.00	\$250.00		
TOTALS:						\$0.00	\$500.00		
BANK:	OM-ACH	CHECK:	70051	AMOUNT:	\$3,836.11	DATE:	01/20/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/16/26	2026.01.15	S2013 FY26 DS (203751008) Dist				\$0.00	\$3,836.11		
TOTALS:						\$0.00	\$3,836.11		
BANK:	OM-ACH	CHECK:	70052	AMOUNT:	\$11,886.55	DATE:	01/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/02/26	83178-010226	PA 715 - OUC 2026.01.02 - IME				\$0.00	\$212.11		
01/02/26	83178-010226	PA 715 - OUC 2026.01.02 - Elec				\$0.00	\$1,489.45		
01/02/26	83178-010226	PA 715 - OUC 2026.01.02 - Wate				\$0.00	\$2,268.19		
01/02/26	83178-010226	PA 715 - OUC 2026.01.02 - Stre				\$0.00	\$7,701.77		
01/02/26	83178-010226	PA 715 - OUC 2026.01.02 - IME				\$0.00	\$215.03		
TOTALS:						\$0.00	\$11,886.55		

Boggy Creek Improvement District
 January 2026 AP Remittance Report

BANK:	SUN	CHECK:	4503	AMOUNT:	\$51,615.58	DATE:	01/26/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	O-S9391	PA 715 - Jan. interchange land				\$0.00	\$24,010.08		
01/01/26	O-S9396	PA 715 - Jan. landscaping				\$0.00	\$27,605.50		
TOTALS:						\$0.00	\$51,615.58		
BANK:	SUN	CHECK:	4504	AMOUNT:	\$53.48	DATE:	01/26/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/05/25	139532	PA 715 - Nov. mileage, tolls				\$0.00	\$6.80		
12/05/25	139532	PA 715 - Oct. storage facility				\$0.00	\$40.00		
01/06/26	OE-EXP-01-2026-05	PA 715 - Dec. FedEx				\$0.00	\$6.68		
TOTALS:						\$0.00	\$53.48		
BANK:	SUN	CHECK:	4505	AMOUNT:	\$835.00	DATE:	01/28/26	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/15/26	117636	PA 717 - Jan. waterway service				\$0.00	\$835.00		
TOTALS:						\$0.00	\$835.00		
BANK:	SUN	CHECK:	4506	AMOUNT:	\$3,000.01	DATE:	01/28/26	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	93856	PA 716 - Jan. irrigation speci				\$0.00	\$1,666.67		
01/01/26	93856	PA 716 - Jan. administrator ag				\$0.00	\$1,333.34		
TOTALS:						\$0.00	\$3,000.01		
BANK:	SUN	CHECK:	4507	AMOUNT:	\$3,541.67	DATE:	01/28/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/05/26	DM-01-2026-06	PA 716 - DM fee: Jan. 2026				\$0.00	\$3,541.67		
TOTALS:						\$0.00	\$3,541.67		
BANK:	SUN	CHECK:	4508	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/20/26	2026.01.20	PA 717 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	SUN	CHECK:	4509	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	TCZAPK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/20/26	2026.01.20	PA 717 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	SUN	CHECK:	4510	AMOUNT:	\$300.00	DATE:	01/28/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	7967	PA 717 - Oct. - Dec. ADA audit				\$0.00	\$300.00		
TOTALS:						\$0.00	\$300.00		



Boggy Creek Improvement District

**Requisition Nos. 506 – 508 Paid in
January 2026 in an amount totaling \$3,371.62**

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 January 1, 2026 through January 31, 2026. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
506	Holland & Knight	\$622.45
507	Orlando Sentinel	\$238.25
508	Donald W. McIntosh Associates	\$2,510.92
	TOTAL	\$3,371.62

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:** 506

(B) **Name of Payee:** Holland & Knight

(C) **Amount Payable:** \$622.45

(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. Closing Fees Related to the LN West ROW Parcels to be Turned Over to the City of Orlando

(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.

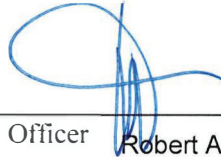
Boggy Creek Improvement District



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 Robert A. Schanck, PE

RECEIVED

By Amanda Lane at 8:40 am, Jan 26, 2026

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:** 507

(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 130163081000 for Reference OSC130163081 (Ad #7894186) for Construction Legal Advertising of the December 11, 2025 Construction Committee Meeting (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.

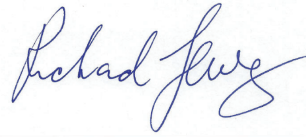
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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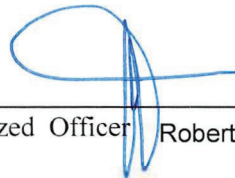
Boggy Creek Improvement District



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 Robert A. Schanck, PE

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- (A) **Requisition Number:** 508
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$2,510.92
- (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 48411 for Project 23218 (Lake Nona Boggy Creek) Through 12/31/2025 – **\$262.50**
 - 2. Invoice 48415 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 12/31/2025 – **\$2,248.42**

(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.

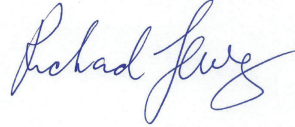
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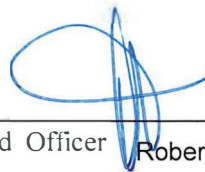
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE ND
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 Robert A. Schanck, PE

RECEIVED

By Amanda Lane at 8:40 am, Jan 26, 2026



Boggy Creek Improvement District

Work Authorization/Proposed Services
(if applicable)



Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

January 2026 Financial Package

January 31, 2026

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 1/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 631,601.64				\$ 631,601.64
State Board of Administration	1,543.52				1,543.52
Infrastructure Capital Reserve	144,016.17				144,016.17
Interchange Maintenance Reserve	16,851.09				16,851.09
Accounts Receivable - Due from Developer	21,042.50				21,042.50
On-Roll Assessments Receivable	299,163.72				299,163.72
Off-Roll Assessments Receivable	310,424.08				310,424.08
Due From Other Governmental Units	17,098.23				17,098.23
Deposits	5,000.00				5,000.00
On-Roll Assessments Receivable		\$ 729,505.47			729,505.47
Off-Roll Assessments Receivable		2,168,094.74			2,168,094.74
Debt Service Reserve Series 2013		3,936,453.12			3,936,453.12
Debt Service Reserve Series 2023		582,509.38			582,509.38
Revenue Series 2013		2,146,780.49			2,146,780.49
Revenue Series 2023		663,075.26			663,075.26
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,373.96		13,373.96
Due From Other Governmental Units			344.03		344.03
Acquisition/Construction Series 2013			179,510.69		179,510.69
Acquisition/Construction Series 2023			3,195.98		3,195.98
Total Current Assets	\$ 1,446,740.95	\$ 10,234,793.59	\$ 196,424.66	\$ -	\$ 11,877,959.20



Boggy Creek Improvement District
 Statement of Financial Position
 As of 1/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 7,337,193.38	\$ 7,337,193.38
Amount To Be Provided				49,272,806.62	49,272,806.62
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	<u>\$ 1,446,740.95</u>	<u>\$ 10,234,793.59</u>	<u>\$ 196,424.66</u>	<u>\$ 56,610,000.00</u>	<u>\$ 68,487,959.20</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 21,267.50				\$ 21,267.50
Deferred Revenue	21,042.50				21,042.50
Deferred Revenue - On-Roll	299,163.72				299,163.72
Deferred Revenue - Off-Roll	310,424.08				310,424.08
Deferred Revenue - On-Roll		\$ 729,505.47			729,505.47
Deferred Revenue - Off-Roll		2,168,094.74			2,168,094.74
Accounts Payable			\$ 47.65		47.65
Total Current Liabilities	<u>\$ 651,897.80</u>	<u>\$ 2,897,600.21</u>	<u>\$ 47.65</u>	<u>\$ -</u>	<u>\$ 3,549,545.66</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>\$ 651,897.80</u>	<u>\$ 2,897,600.21</u>	<u>\$ 47.65</u>	<u>\$ 56,610,000.00</u>	<u>\$ 60,159,545.66</u>



Boggy Creek Improvement District
 Statement of Financial Position
 As of 1/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 70,670.30				\$ 70,670.30
Net Assets - General Government	694,846.65				694,846.65
Current Year Net Assets - General Government	29,326.20				29,326.20
Net Assets, Unrestricted		\$ (1,465,642.46)			(1,465,642.46)
Current Year Net Assets, Unrestricted		728,801.81			728,801.81
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			(4,153,414.29)		(4,153,414.29)
Current Year Net Assets, Unrestricted			37,446.49		37,446.49
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	\$ 794,843.15	\$ 7,337,193.38	\$ 196,377.01	\$ -	\$ 8,328,413.54
Total Liabilities and Net Assets	\$ 1,446,740.95	\$ 10,234,793.59	\$ 196,424.66	\$ 56,610,000.00	\$ 68,487,959.20



Doggy Creek Improvement District
Statement of Activities
As of 1/31/2026

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 443.57				\$ 443.57
Off-Roll Assessments	310,424.07				310,424.07
Developer Contributions	42,898.75				42,898.75
Other Income & Other Financing Sources	0.01				0.01
On-Roll Assessments		\$ 3,836.11			3,836.11
Off-Roll Assessments		2,168,094.74			2,168,094.74
Inter-Fund Group Transfers In		(50,551.30)			(50,551.30)
Inter-Fund Transfers In			\$ 50,551.30		50,551.30
Total Revenues	<u>\$ 353,766.40</u>	<u>\$ 2,121,379.55</u>	<u>\$ 50,551.30</u>	<u>\$ -</u>	<u>\$ 2,525,697.25</u>
<u>Expenses</u>					
Supervisor Fees	\$ 600.00				\$ 600.00
Public Officials' Liability Insurance	4,569.00				4,569.00
Trustee Services	6,446.30				6,446.30
Management	14,166.68				14,166.68
Engineering	2,457.85				2,457.85
Disclosure	500.00				500.00
District Counsel	3,936.50				3,936.50
Assessment Administration	15,000.00				15,000.00
Arbitrage Calculation	1,000.00				1,000.00
Travel and Per Diem	40.80				40.80
Postage & Shipping	20.91				20.91
Legal Advertising	495.18				495.18
Bank Fees	7.60				7.60
Miscellaneous	80.00				80.00
Web Site Maintenance	1,040.00				1,040.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	4,015.61				4,015.61
Water Reclaimed	6,127.95				6,127.95
General Insurance	5,183.00				5,183.00
Property & Casualty	6,455.00				6,455.00
Other Insurance	500.00				500.00



Boggy Creek Improvement District
Statement of Activities
As of 1/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Irrigation Parts	\$ 7,937.50				\$ 7,937.50
Landscaping Maintenance & Material	110,264.04				110,264.04
IME - Aquatics Maintenance	1,085.52				1,085.52
IME - Irrigation	488.64				488.64
IME - Landscaping	31,213.12				31,213.12
IME - Lighting	194.06				194.06
IME - Miscellaneous	99.13				99.13
IME - Water Reclaimed	306.12				306.12
Pest Control	1,510.00				1,510.00
Entry and Wall Maintenance	8,700.00				8,700.00
Shuttle Financing - Maintenance	10,199.94				10,199.94
Shuttle Financing - BEEP Operating Costs	53,741.31				53,741.31
Streetlights	22,987.33				22,987.33
Personnel Leasing Agreement	12,000.04				12,000.04
Interest Payments (Series 2013)		\$ 1,015,775.00			1,015,775.00
Interest Payments (Series 2023)		437,278.13			437,278.13
Engineering			\$ 14,103.62		14,103.62
Legal Advertising			153.44		153.44
Contingency			622.45		622.45
Total Expenses	\$ 334,044.13	\$ 1,453,053.13	\$ 14,879.51	\$ -	\$ 1,801,976.77
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 9,603.93				\$ 9,603.93
Dividend Income		\$ 60,475.39			60,475.39
Interest Income			\$ 148.02		148.02
Dividend Income			1,626.68		1,626.68
Total Other Revenues (Expenses) & Gains (Losses)	\$ 9,603.93	\$ 60,475.39	\$ 1,774.70	\$ -	\$ 71,854.02
Change In Net Assets	\$ 29,326.20	\$ 728,801.81	\$ 37,446.49	\$ -	\$ 795,574.50
Net Assets At Beginning Of Year	\$ 765,516.95	\$ 6,608,391.57	\$ 158,930.52	\$ -	\$ 7,532,839.04
Net Assets At End Of Year	\$ 794,843.15	\$ 7,337,193.38	\$ 196,377.01	\$ -	\$ 8,328,413.54



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 310,867.64	\$ 306,818.48	\$ 4,049.16	\$ 920,455.44	33.77%
Developer Contributions	42,898.75	241,773.23	(198,874.48)	725,319.70	5.91%
Carryforward Revenue	43,512.50	43,512.50	-	130,537.49	33.33%
Other Income & Other Financing Sources	0.01	-	0.01	-	
Net Revenues	\$ 397,278.90	\$ 592,104.21	\$ (194,825.31)	\$ 1,776,312.63	22.37%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 600.00	\$ 4,000.00	\$ (3,400.00)	\$ 12,000.00	5.00%
Financial & Administrative					
Public Officials' Liability Insurance	4,569.00	1,652.17	2,916.83	4,956.50	92.18%
Trustee Services	6,446.30	3,044.67	3,401.63	9,134.00	70.57%
Management	14,166.68	14,166.67	0.01	42,500.00	33.33%
Engineering	2,457.85	3,833.33	(1,375.48)	11,500.00	21.37%
Disclosure	500.00	666.67	(166.67)	2,000.00	25.00%
District Counsel	3,936.50	11,666.67	(7,730.17)	35,000.00	11.25%
Assessment Administration	15,000.00	5,000.00	10,000.00	15,000.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	250.00	0.00%
Audit	-	1,333.33	(1,333.33)	4,000.00	0.00%
Arbitrage Calculation	1,000.00	400.00	600.00	1,200.00	83.33%
Tax Preparation	-	10.00	(10.00)	30.00	0.00%
Travel and Per Diem	40.80	100.00	(59.20)	300.00	13.60%
Telephone	-	8.33	(8.33)	25.00	0.00%
Postage & Shipping	20.91	166.67	(145.76)	500.00	4.18%
Copies	-	83.33	(83.33)	250.00	0.00%
Legal Advertising	495.18	2,000.00	(1,504.82)	6,000.00	8.25%
Bank Fees	7.60	120.00	(112.40)	360.00	2.11%
Miscellaneous	80.00	393.33	(313.33)	1,180.00	6.78%
Meeting Room	-	83.33	(83.33)	250.00	0.00%
Office Supplies	-	33.33	(33.33)	100.00	0.00%
Property Taxes	-	50.00	(50.00)	150.00	0.00%
Web Site Maintenance	1,040.00	1,140.00	(100.00)	3,420.00	30.41%
Holiday Decorations	500.00	200.00	300.00	600.00	83.33%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total General & Administrative Expenses	\$ 51,035.82	\$ 50,293.49	\$ 742.33	\$ 150,880.50	33.83%



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 4,015.61	\$ 3,166.67	\$ 848.94	\$ 9,500.00	42.27%
Entry Lighting	-	166.67	(166.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	6,127.95	10,666.67	(4,538.72)	32,000.00	19.15%
Other Physical Environment					
General Insurance	5,183.00	1,874.50	3,308.50	5,623.50	92.17%
Property & Casualty	6,455.00	2,435.70	4,019.30	7,307.10	88.34%
Other Insurance	500.00	500.00	-	1,500.00	33.33%
Irrigation Repairs	7,937.50	21,666.67	(13,729.17)	65,000.00	12.21%
Landscaping Maintenance & Material	110,264.04	121,573.33	(11,309.29)	364,720.00	30.23%
Landscape Improvements	-	21,666.67	(21,666.67)	65,000.00	0.00%
Tree Trimming	-	5,233.33	(5,233.33)	15,700.00	0.00%
Contingency	-	3,333.33	(3,333.33)	10,000.00	0.00%
Trail Maintenance	-	6,666.67	(6,666.67)	20,000.00	0.00%
Pest Control	1,510.00	1,166.67	343.33	3,500.00	43.14%
Shuttle Financing					
Maintenance	10,199.94	72,000.00	(61,800.06)	216,000.00	4.72%
Vehicle Cost (Loan Payment)	-	48,773.23	(48,773.23)	146,319.70	0.00%
BEEP Operating Costs	53,741.31	119,333.33	(65,592.02)	358,000.00	15.01%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,085.52	1,148.33	(62.81)	3,445.00	31.51%
IME - Irrigation Repair	488.64	1,083.33	(594.69)	3,250.00	15.04%
IME - Landscaping	31,213.12	31,754.78	(541.66)	95,264.33	32.76%
IME - Lighting	194.06	433.33	(239.27)	1,300.00	14.93%
IME - Miscellaneous	99.13	2,166.67	(2,067.54)	6,500.00	1.53%
IME - Water Reclaimed	306.12	541.67	(235.55)	1,625.00	18.84%
IME - Landscape Improvements	-	4,333.33	(4,333.33)	13,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	8,700.00	8,666.67	33.33	26,000.00	33.46%
Streetlights	22,987.33	32,450.28	(9,462.95)	97,350.83	23.61%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	5,333.36	5,333.33	0.03	16,000.00	33.33%
Personnel Leasing Agreement - Irrigation Specialist	6,666.68	6,666.67	0.01	20,000.00	33.33%
Reserves					
Infrastructure Capital Reserve	-	6,722.22	(6,722.22)	20,166.67	0.00%
Interchange Maintenance Reserve	-	786.67	(786.67)	2,360.00	0.00%
Total Field Operations Expenses	\$ 283,008.31	\$ 542,310.72	\$ (259,302.41)	\$ 1,626,932.13	17.40%
Total Expenses	\$ 334,044.13	\$ 592,604.21	\$ (258,560.08)	\$ 1,777,812.63	18.79%
Income (Loss) from Operations	\$ 63,234.77	\$ (500.00)	\$ 63,734.77	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 9,603.93	\$ 500.00	\$ 9,103.93	\$ 1,500.00	640.26%
Total Other Income (Expense)	\$ 9,603.93	\$ 500.00	\$ 9,103.93	\$ 1,500.00	640.26%
Net Income (Loss)	\$ 72,838.70	\$ -	\$ 72,838.70	\$ -	



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
Revenues					
Assessments	\$ -	\$ 310,424.07	\$ -	\$ 443.57	\$ 310,867.64
Developer Contributions	-	21,533.33	-	21,365.42	42,898.75
Carryforward Revenue	10,878.12	10,878.13	10,878.12	10,878.13	43,512.50
Other Income & Other Financing Sources	0.01	-	-	-	0.01
Net Revenues	\$ 10,878.13	\$ 342,835.53	\$ 10,878.12	\$ 32,687.12	\$ 397,278.90
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 200.00	\$ -	\$ -	\$ 400.00	\$ 600.00
Financial & Administrative					
Public Officials' Liability Insurance	4,569.00	-	-	-	4,569.00
Trustee Services	6,446.30	-	-	-	6,446.30
Management	3,541.67	3,541.67	3,541.67	3,541.67	14,166.68
Engineering	-	2,041.25	416.60	-	2,457.85
Dissemination Agent	-	-	500.00	-	500.00
District Counsel	-	-	3,936.50	-	3,936.50
Assessment Administration	-	-	15,000.00	-	15,000.00
Reamortization Schedules	-	-	-	-	-
Audit	-	-	-	-	-
Arbitrage Calculation	-	-	1,000.00	-	1,000.00
Tax Preparation	-	-	-	-	-
Travel and Per Diem	-	34.00	-	6.80	40.80
Telephone	-	-	-	-	-
Postage & Shipping	-	4.42	9.81	6.68	20.91
Copies	-	-	-	-	-
Legal Advertising	-	275.68	219.50	-	495.18
Bank Fees	-	-	-	7.60	7.60
Miscellaneous	-	-	-	80.00	80.00
Meeting Room	-	-	-	-	-
Office Supplies	-	-	-	-	-
Property Taxes	-	-	-	-	-
Web Site Maintenance	185.00	185.00	185.00	485.00	1,040.00
Holiday Decorations	-	-	500.00	-	500.00
Dues, Licenses, and Fees	175.00	-	-	-	175.00
Total General & Administrative Expenses	\$ 15,116.97	\$ 6,082.02	\$ 25,309.08	\$ 4,527.75	\$ 51,035.82
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 1,396.94	\$ 1,129.22	\$ 1,489.45	\$ 4,015.61
Entry Lighting	-	-	-	-	-
Water-Sewer Combination Services					
Water Reclaimed	-	1,984.86	1,874.90	2,268.19	6,127.95
Other Physical Environment					
General Insurance	5,183.00	-	-	-	5,183.00
Property & Casualty Insurance	6,455.00	-	-	-	6,455.00
Other Insurance	500.00	-	-	-	500.00
Irrigation Repairs	-	-	7,937.50	-	7,937.50
Landscaping Maintenance & Material	27,566.01	27,566.01	27,566.01	27,566.01	110,264.04
Landscape Improvements	-	-	-	-	-



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
Tree Trimming	-	-	-	-	-
Contingency	-	-	-	-	-
Trail Maintenance	-	-	-	-	-
Pest Control	1,510.00	-	-	-	1,510.00
Shuttle Financing					
Maintenance	-	3,399.98	3,399.98	3,399.98	10,199.94
Vehicle Cost	-	-	-	-	-
BEEP Operating Costs	-	18,133.35	17,965.44	17,642.52	53,741.31
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	1,085.52
IME - Irrigation	-	-	488.64	-	488.64
IME - Landscaping	7,803.28	7,803.28	7,803.28	7,803.28	31,213.12
IME - Lighting	-	61.32	62.86	69.88	194.06
IME - Miscellaneous	99.13	-	-	-	99.13
IME - Water Reclaimed	-	93.46	143.72	68.94	306.12
IME - Landscape Improvements	-	-	-	-	-
Road & Street Facilities					
Entry and Wall Maintenance	-	-	8,700.00	-	8,700.00
Streetlights	-	7,645.33	7,640.23	7,701.77	22,987.33
Parks & Recreation					
Personnel Leasing Agreement - Administration	1,333.34	1,333.34	1,333.34	1,333.34	5,333.36
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	6,666.68
Reserves					
Infrastructure Capital Reserve	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-
Total Field Operations Expenses	\$ 52,387.81	\$ 71,355.92	\$ 87,983.17	\$ 71,281.41	\$ 283,008.31
Total Expenses	\$ 67,504.78	\$ 77,437.94	\$ 113,292.25	\$ 75,809.16	\$ 334,044.13
Income (Loss) from Operations	\$ (56,626.65)	\$ 265,397.59	\$ (102,414.13)	\$ (43,122.04)	\$ 63,234.77
Other Income (Expense)					
Interest Income	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 2,224.37	\$ 9,603.93
Total Other Income (Expense)	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 2,224.37	\$ 9,603.93
Net Income (Loss)	\$ (54,084.75)	\$ 267,453.80	\$ (99,632.68)	\$ (40,897.67)	\$ 72,838.70



Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
9/1/2025	742,366.86	42,475.35	(119,816.22)	-	(16,707.00)	648,318.99
10/1/2025	648,318.99	40,905.70	(37,286.14)	-	-	651,938.55
11/1/2025	651,938.55	182.90	(73,453.42)	347,679.98	(95,223.96)	831,124.05
12/1/2025	831,124.05	39.54	-	22,469.94	(107,105.06)	746,528.47
1/1/2026	746,528.47	-	-	45,702.78	(160,629.61)	631,601.64
2/1/2026	631,601.64	-	-	155,212.03	-	786,813.67 as of 02/04/2026
Totals		83,603.49	(230,555.78)	571,064.73	(379,665.63)	