

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, March 10, 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 February 17, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Proposals for Trail Repairs** (*provided under separate cover*)
3. **Ratification of Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$57,287.39**
4. **Ratification of Requisition Nos. 509 – 511 Paid in February 2026 in an amount totaling \$8,351.52**
5. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
6. **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 February 17, 2026,
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, February 17, 2026, at 3:02 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Brent Wilder	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Jeffrey Newton	Donald W. McIntosh Associates	
Carlos Negrón	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(via phone)
Dan Young	Tavistock	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments. There were no comments from the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
January 20, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the January 20, 2026, Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the January 20, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden stated there was a recommendation to nominate Mr. Howard Williams to fill the vacancy.

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 appointment of Mr. Howard Williams to the Construction Committee.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Trail Repairs

Mr. Padua gave an update that the request for proposals was sent to five vendors but none were able to submit their proposal in time for today's meeting. These items will be brought to the Board at the March meeting. He noted that any urgent items will be addressed with the District Manager and the Chair.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition of Lake Nona Boulevard Roundabouts and Lift Station No. 9

Mr. Schanck explained the Lake Nona Boulevard Roundabouts and Lift Station No. 9 are nearing completion and the District will acquire those improvements which have an estimated acquisition cost of approximately \$12,000,000.00.

Ms. Tucker gave an overview of the process for acquisition which includes the Board approving a not-to-exceed amount, the Developer providing the necessary documents in accordance with the Acquisition Agreement and the final documents would come back to the Board for ratification. She noted that there are no proceeds remaining to acquire the improvements at their full value, but this would allow for certain contributions to be made in the future to offset investments.

There was brief discussion regarding the timing. Ms. Tucker noted the improvements need to be acquired prior to them ultimately being turned over to the City of Orlando. Mr. Young added that it is anticipated to be finalized in the next 60-90 days.

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 Acquisition of Lake Nona Boulevard Roundabouts and Lift Station No. 9, with a not-to-exceed acquisition amount of \$12,000,000.00, with final documents to be ratified by the Board.

SEVENTH ORDER OF BUSINESS

Consideration of District Engineer Fee Schedule Increase Letter

Mr. Newton gave an overview of the letter and fee schedule. He noted the last fee increase was in 2018 and the increase is approximately 15%.

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 District Engineer Fee Schedule Increase Letter.

EIGHTH ORDER OF BUSINESS

Consideration of OUC Lighting Installation, Upgrade and Service Agreement for Lake Nona Boulevard Improvement

Mr. Young explained this is to upgrade the lighting in front of Lake Nona West. Ms. Walden noted the monthly cost is \$1,096.61.

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 OUC Lighting Installation, Upgrade, and Service Agreement for Lake Nona Boulevard Improvement.

NINTH ORDER OF BUSINESS

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

The Board reviewed the O&M Expenditures paid in January 2026.

Mr. Domingue asked about Beep costs. Ms. Lane replied that the Developer sends over funding and then the District pays any necessary costs.

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 January 2026 in an amount totaling \$156,793.50.

TENTH ORDER OF BUSINESS

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

The Board reviewed Requisitions paid in January 2026.

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Requisition Nos. 506 – 508 Paid in January 2026 in an amount totaling \$3,371.62.

ELEVENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Waldren reviewed the Work Authorization from Cepra for the removal of 18 dead pine trees, in the amount of \$5,142.00.

There was brief discussion regarding the proposed services and the cause. It was noted if the dead pine trees were caused by pine beetles, then treatment would be needed for the pine trees that are still alive.

The Board requested that stump grinding also be included.

On motion by Mr. Tinetti, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra, in the amount of \$5,142.00, subject to including stump grinding.

TWELFTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through January 2026 and the District has spent approximately 19% of the budget. No action was required.

There was brief discussion regarding the landscaping budget and the replacement needs from the freeze.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, March 10, 2026.

District Engineer – No report.

Landscape Supervisor – It was noted there is an on-ramp median that was hit on 417 and Lake Nona Boulevard. It will take approximately 3-4 weeks to repair so an alternative cosmetic repair proposal will be forthcoming which will provide for a quicker turn around.

Irrigation Supervisor – No report.

Construction Supervisor – No report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no 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 February 17, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Boggy Creek Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
February 2026 in an amount totaling \$57,287.39**

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 February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,287.39**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 2/1/2026 to 2/28/2026

<u>Check No.</u>	<u>Date</u>	<u>Status*</u>	<u>Vendor ID</u>	<u>Payee Name</u>	<u>Amount</u>
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70053	02/05/26	M	VGLOBA	VGlobalTech	\$185.00
70054	02/19/26	M	BEEP	Beep, Inc.	\$21,042.50
70055	02/23/26	M	OUC	Orlando Utilities Commission	\$10,931.75
70056	02/23/26	M	VGLOBA	VGlobalTech	\$185.00
BANK OM-ACH REGISTER TOTAL:					\$32,344.25
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
4511	02/11/26	P	KUTAK	Kutak Rock	\$1,574.50
4512	02/11/26	P	PFMGC	PFM Group Consulting	\$3,581.67
4513	02/24/26	P	AWC	Aquatic Weed Control, Inc.	\$835.00
4514	02/24/26	P	BERCON	Berman Construction	\$15,600.00
4515	02/24/26	P	CEPRA	Cepra Landscape	\$2,448.04
4516	02/24/26	P	ORLSEN	Orlando Sentinel	\$219.50
4517	02/26/26	P	DONMC	Donald W. McIntosh Associates	\$284.43
4518	02/26/26	P	RLEVEY	Richard Levey	\$200.00
4519	02/26/26	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$24,943.14
GRAND TOTAL :					\$57,287.39

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Boggy Creek Improvement District
February 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70053	AMOUNT:	\$185.00	DATE:	02/05/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	8124	PA 718 - Jan. website maint.				\$0.00	\$185.00		
TOTALS:						\$0.00	\$185.00		
BANK:	SUN	CHECK:	4511	AMOUNT:	\$1,574.50	DATE:	02/11/26	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/29/26	3690232	PA 719 - Gen. legal thru 12/31				\$0.00	\$1,574.50		
TOTALS:						\$0.00	\$1,574.50		
BANK:	SUN	CHECK:	4512	AMOUNT:	\$3,581.67	DATE:	02/11/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/14/26	140432	PA 718 - Nov. storage facility				\$0.00	\$40.00		
02/05/26	DM-02-2026-06	PA 719 - DM fee: Feb. 2026				\$0.00	\$3,541.67		
TOTALS:						\$0.00	\$3,581.67		
BANK:	OM-ACH	CHECK:	70054	AMOUNT:	\$21,042.50	DATE:	02/19/26	VEND ID:	BEEP
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	927	FR 87 - 2 vans - managed servi				\$0.00	\$10,200.04		
12/31/25	927	FR 87 - 2 vans - software appl				\$0.00	\$3,399.98		
12/31/25	927	FR 87 - 2 vans - insurance & m				\$0.00	\$3,399.98		
12/31/25	927	FR 87 - 2 vans - AV operation				\$0.00	\$4,042.50		
TOTALS:						\$0.00	\$21,042.50		
BANK:	OM-ACH	CHECK:	70055	AMOUNT:	\$10,931.75	DATE:	02/23/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/05/26	83178-020526	PA 720 - OUC 2026.02.05 - IME				\$0.00	\$174.23		
02/05/26	83178-020526	PA 720 - OUC 2026.02.05 - Elec				\$0.00	\$1,121.95		
02/05/26	83178-020526	PA 720 - OUC 2026.02.05 - Water				\$0.00	\$1,725.87		
02/05/26	83178-020526	PA 720 - OUC 2026.02.05 - Stre				\$0.00	\$7,700.74		
02/05/26	83178-020526	PA 720 - OUC 2026.02.05 - IME				\$0.00	\$208.96		
TOTALS:						\$0.00	\$10,931.75		
BANK:	OM-ACH	CHECK:	70056	AMOUNT:	\$185.00	DATE:	02/23/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	8204	PA 720 - Feb. website maint.				\$0.00	\$185.00		
TOTALS:						\$0.00	\$185.00		
BANK:	SUN	CHECK:	4513	AMOUNT:	\$835.00	DATE:	02/24/26	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	1135932	PA 720 - Feb. waterway service				\$0.00	\$835.00		
TOTALS:						\$0.00	\$835.00		
BANK:	SUN	CHECK:	4514	AMOUNT:	\$15,600.00	DATE:	02/24/26	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/29/25	94073	PA 720 - Bright lighting chang				\$0.00	\$15,600.00		
TOTALS:						\$0.00	\$15,600.00		
BANK:	SUN	CHECK:	4515	AMOUNT:	\$2,448.04	DATE:	02/24/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	O-S9444	PA 720 - Dec. controller 8 val				\$0.00	\$520.00		
12/31/25	O-S9445	PA 720 - Dec. controller 12 so				\$0.00	\$599.54		
12/31/25	O-S9448	PA 720 - Dec. controller 10 ir				\$0.00	\$243.00		
12/31/25	O-S9456	PA 720 - Dec. controller 8 irr				\$0.00	\$1,085.50		
TOTALS:						\$0.00	\$2,448.04		
BANK:	SUN	CHECK:	4516	AMOUNT:	\$219.50	DATE:	02/24/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/31/26	OSC132234456	PA 720 - Legal ad 7905121 ; 01				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		

Boggy Creek Improvement District
 February 2026 AP Remittance Report

BANK:	SUN	CHECK:	4517	AMOUNT:	\$284.43	DATE:	02/26/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/20/26	48543	PA 721 - Eng. srvs. thru 01/30				\$0.00	\$284.43		
TOTALS:						\$0.00	\$284.43		
BANK:	SUN	CHECK:	4518	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 721 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	SUN	CHECK:	4519	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	TCZAPK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 721 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Boggy Creek Improvement District

**Requisition Nos. 509 – 511 Paid in
February 2026 in an amount totaling \$8,351.52**

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 February 1, 2026 through February 28, 2026. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
509	Kutak Rock	\$335.00
510	Orlando Sentinel	\$238.25
511	Donald W. McIntosh Associates	\$7,778.27
	TOTAL	\$8,351.52

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:** 509

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

(C) **Amount Payable:** \$335.00

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

1. Invoice 3690233 for Client Matter 3023-3 (Project Construction) through 12/31/2025

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

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Project and each represents a Cost of the Project, and has not previously been paid.

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

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

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

Boggy Creek Improvement District



Authorized Officer

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

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



Authorized Officer

Robert Schandk, P.E.

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:** 510

(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 132234456000 for Reference OSC132234456 (Ad #7905125) for Construction Legal Advertising of the January 8, 2026 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.

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

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

Boggy Creek Improvement District



Authorized Officer

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

2/16/26

Robert A. Schanck, PE

EXHIBIT "A"
FORM OF REQUISITION

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(A) **Requisition Number:** 511

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

(C) **Amount Payable:** \$7,778.27

(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 48542 for Project 23218 (Lake Nona Boggy Creek) Through 01/31/2026 – **\$837.50**
2. Invoice 48549 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 01/31/2026 – **\$6,940.77**

(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.

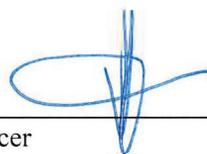
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S PROVISION 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

02/20/26



Boggy Creek Improvement District

Work Authorizations/Proposed Services
(if applicable)

RECOMMENDATION FOR WORK AUTHORIZATION / PROPOSED SERVICES

DATE:

March 9th, 2026

TO:

Boggy Creek
Improvement District

PROJECT NAME

Lake Nona Lift Station #9

BY:



Dan Young, Chairman
Construction Committee

DESCRIPTION	YES	NO
Is work pursuant to an existing agreement?	X	
Name of Agreement?		
Project included in District Capital Improvement Plan?	X	
Are services required contemplated in Capital Improvement Plan?	X	
Is this a continuation of previously authorized work?	X	
Proposal attached?	X	
Form of Agreement Utilized? Proposal		
Amount of Services? \$5,500		
Recommendation to Approve?	X	

CC: JENNIFER WALDEN, TUCKER MACKIE, ROBERT SCHANCK, LYNNE MULLINS

March 5, 2026

Via e-mail: cwilson@tavistock.com, dan.young@tavistock.com

Boggy Creek Improvement District

3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

Re: Lake Nona South Lift Station No. 9
Additional Surveying Services – Final Plat
McIntosh Job No. 22542 (034-035)

McIntosh Associates (“McIntosh”) is pleased to submit for your consideration this Additional Services Agreement to provide professional surveying services to Boggy Creek Improvement District (“CLIENT”) for Lake Nona South Lift Station No. 9 (“Project”) for the preparation and processing of the final plat as detailed in the Scope of Work. McIntosh agrees to provide the following Additional Services for the itemized fees and expenses set forth below, subject to this Additional Services Agreement which supplements our work authorization for the referenced project dated April 14, 2022 (“Original Work Authorization”).

I. Scope of Work

PART I – PROFESSIONAL SURVEYING & MAPPING

- A. FINAL PLAT REVISIONS – Preparation of revised final plat and site survey required for changes to the boundary of the project as requested by the City of Orlando.
- B. FINAL PLAT PROCESSING – Additional processing of the final plat with CLIENT and the City of Orlando.

FEE SCHEDULE

Contract Item	Billing Item	Description	Fee
		Part I – Professional Surveying & Mapping	
A.	034	Final Plat Revisions	\$3,500.00
B.	035	Final Plat Processing	2,000.00
		TOTAL	\$5,500.00

II. Compensation

Boggy Creek Improvement District will compensate McIntosh Associates, pursuant to the hourly rate schedule contained in the Engineering Agreement and/or the lump sums listed above. The DISTRICT will

Boggy Creek Improvement District
Lake Nona South Lift Station No. 9
McIntosh Job No. 22542 (034-035)
March 5, 2026
Page 2 of 2

reimburse McIntosh Associates, all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

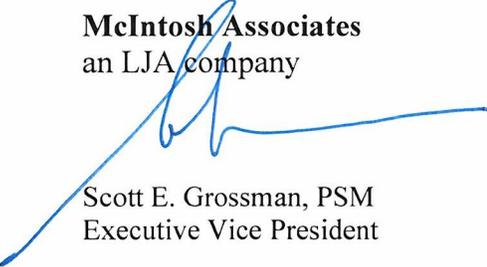
This proposal, together with the Engineering Agreement, represents the entire understanding between the Boggy Creek Improvement District and McIntosh Associates (Engineer) with regard to the referenced work authorization.

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

We appreciate your confidence in McIntosh Associates and look forward to continuing to serve you. Please contact the undersigned with any questions or clarification.

Sincerely,

McIntosh Associates
an LJA company



Scott E. Grossman, PSM
Executive Vice President

SEG/mgt

ACCEPTANCE OF CONTRACT BY:

[Signature]

[Date]

[Name and Title]

[Company]

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

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WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “**Work Authorization**”), dated February 24, 2026 authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE BOGGY CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated August 18, 2020, by and between:

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

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

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

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

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

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

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Witness

By: _____
Its: _____

Exhibit A: Proposal/Scope of Services

Project : BCID Safety Hazard Trail Repairs

Proposal Date: 02/24/2026

Project Name: BCID Safety Hazard Trail Repair

Client Contact: Jennifer Walden, agent for owner

Project Scope

Contractor will remove the damaged pavers and install new pavers to match the existing surface as closely as possible. Surface concrete cracks will be repaired to ensure a safe and level walking surface. All debris will be removed, and the area will be left clean upon completion.

Estimated Time of Completion

Work will be completed in the most expedient time frame as possible. All work will be performed during working hours.

Payment Schedule – Net 30 days from completion.

Payment Terms

Total Project Costs: \$6,361.91 and 10% Management Fee - \$636.19 (this includes during normal business hours additional cost applied if overnight or holidays)

Project BCID Safety Hazard Trail Repairs

Additional Notes

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

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

Thank You

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

Approvals

BCID

By: Jennifer Walden

Berman

By: Eddie Padua, GM

About Berman

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

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

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

Our Services

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



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



Photo 25 - Paver Base Failure



Photo 27 - Paver Base Failure



Photo 28 - Paver Base Failure



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

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WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the "Work Authorization"), dated 3/6/, 2026 authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE BOGGY CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the "Agreement"), dated August 18, 2020, by and between:

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

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

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

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

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

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

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edward Padua

Witness

By: General Manager
Its: Eddie Padua

Exhibit A: Proposal/Scope of Services

Project : BCID – Monument Lighting Repairs

Proposal Date: 03/04/2026

Project Name: BCID –Monument Lighting Repairs

Client Contact: BCID CDD, agent for owner

Project Scope

Proposal for 10% Management Fee

This proposal recommends including an optional 10% management fee within the vendor submission. The fee would cover essential internal functions such as project oversight, vendor coordination, administrative support, and compliance tracking. Including this fee ensures proper governance, maintains quality and efficiency, and offsets internal resource demands.

Services will be performed on a time and materials basis with a Not-To-Exceed (NTE) amount of \$5,000 on finalized invoice. While the total cost is expected to come in well below this amount, the NTE allows adequate coverage due to the level of troubleshooting required.

Estimated Time of Completion

Work will be completed in the most expedient time frame as possible. All work will be performed during working hours.

Payment Schedule – Net 30 days from completion.

Payment Terms

Total Project Costs: NTE \$5,000.00 on finalized invoice plus 10% Management Fee added for oversight (this includes during normal business hours additional cost applied if overnight or holidays).

Project BCID Monument Lighting Repairs

Additional Notes

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

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

Thank You

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

Approvals

BCID CDD

By:

Berman

By: Eddie Padua, GM

About Berman

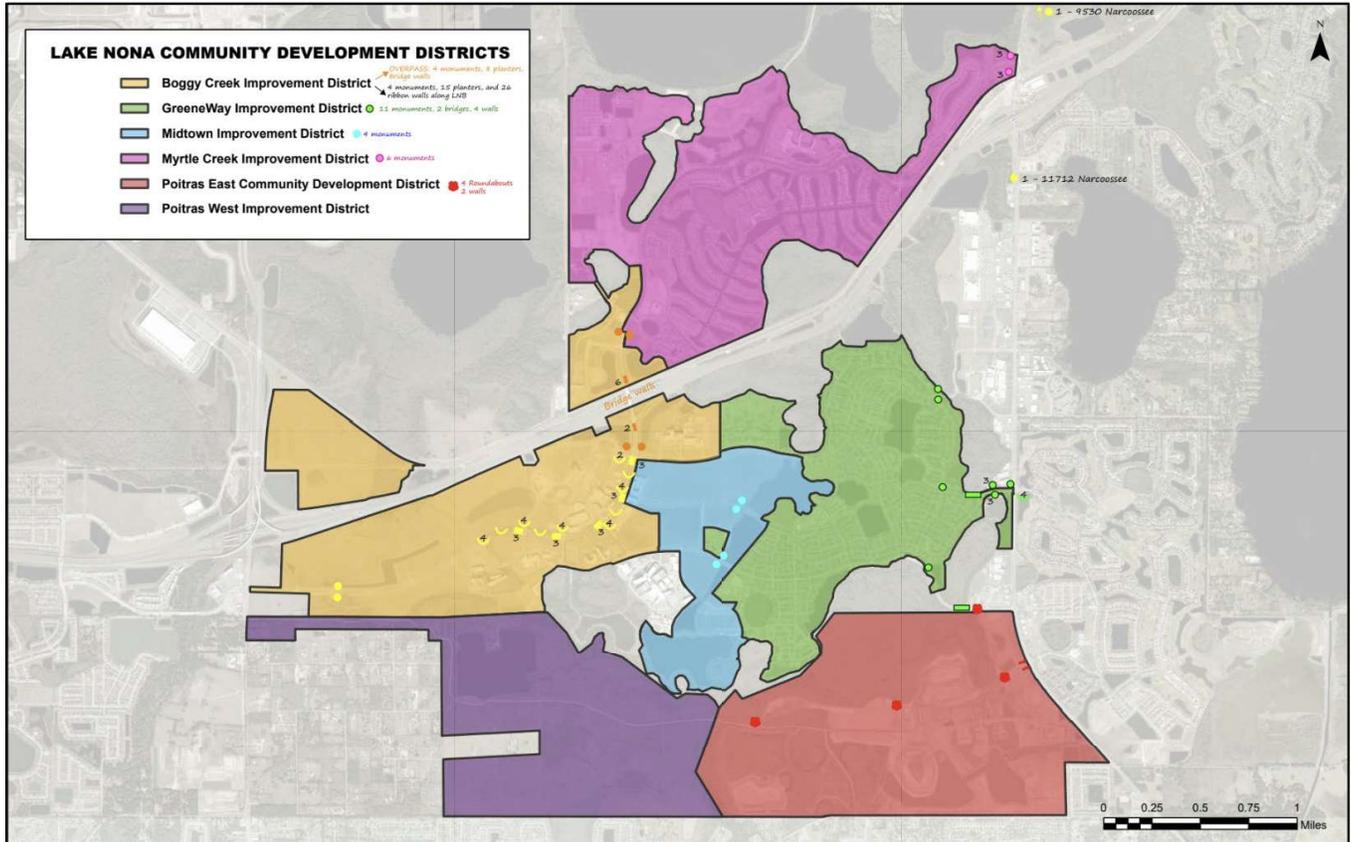
Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all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

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

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

Our Services

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



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CEPRA
LANDSCAPE

Proposal

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

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

PROPOSAL #	DATE
55198 (v. 0)	03/09/2026

DESCRIPTION	
Freeze Damage Cleanup BCID Proposal to expedite clean up from the freeze damage.	\$5,500.00

				\$5,500.00
Description	Type	Qty	Unit \$	Total \$
Dump Fees - General Debris	EA	1.00	\$700.00	\$700.00
General Enhancement Labor	HR	80.00	\$60.00	\$4,800.00
			Total	\$5,500.00

DRAFT

Terms and Conditions

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

Customer Printed Name

Customer Signature

Date

Job ID: 55198



CEPRA
LANDSCAPE

Proposal

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

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

PROPOSAL #	DATE
55196 (v. 0)	03/09/2026

DESCRIPTION	
Bougainvilla Removals BCID Proposal to remove dead bougainvilla from all of the date palms and light poles. Died in the freeze. Does not appear to be alive.	\$4,600.00

				\$4,600.00
Description	Type	Qty	Unit \$	Total \$
Dump Fees - General Debris	EA	1.00	\$1,000.00	\$1,000.00
General Enhancement Labor	HR	60.00	\$60.00	\$3,600.00
			Total	\$4,600.00

DRAFT

Terms and Conditions

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Customer Printed Name

Customer Signature

Date

Job ID: 55196



Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

February 2026 Financial Package

February 28, 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 2/28/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 769,518.77				\$ 769,518.77
State Board of Administration	1,548.06				1,548.06
Infrastructure Capital Reserve	144,364.18				144,364.18
Interchange Maintenance Reserve	16,891.81				16,891.81
Accounts Receivable - Due from Developer	22,154.17				22,154.17
On-Roll Assessments Receivable	299,163.72				299,163.72
Off-Roll Assessments Receivable	155,212.05				155,212.05
Due From Other Governmental Units	17,068.57				17,068.57
Deposits	5,000.00				5,000.00
On-Roll Assessments Receivable		\$ 729,505.47			729,505.47
Off-Roll Assessments Receivable		1,084,047.37			1,084,047.37
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		3,004,894.70			3,004,894.70
Revenue Series 2023		898,954.76			898,954.76
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,406.28		13,406.28
Due From Other Governmental Units			285.90		285.90
Acquisition/Construction Series 2013			183,778.89		183,778.89
Acquisition/Construction Series 2023			3,205.47		3,205.47
Total Current Assets	\$ 1,430,921.33	\$ 10,244,739.93	\$ 200,676.54	\$ -	\$ 11,876,337.80



Boggy Creek Improvement District
 Statement of Financial Position
 As of 2/28/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 8,431,187.09	\$ 8,431,187.09
Amount To Be Provided				48,178,812.91	48,178,812.91
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	<u>\$ 1,430,921.33</u>	<u>\$ 10,244,739.93</u>	<u>\$ 200,676.54</u>	<u>\$ 56,610,000.00</u>	<u>\$ 68,486,337.80</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 76,871.79				\$ 76,871.79
Deferred Revenue	22,154.17				22,154.17
Deferred Revenue - On-Roll	299,163.72				299,163.72
Deferred Revenue - Off-Roll	155,212.05				155,212.05
Deferred Revenue - On-Roll		\$ 729,505.47			729,505.47
Deferred Revenue - Off-Roll		1,084,047.37			1,084,047.37
Accounts Payable			\$ 47.65		47.65
Total Current Liabilities	\$ 553,401.73	\$ 1,813,552.84	\$ 47.65	\$ -	\$ 2,367,002.22
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 56,610,000.00	\$ 56,610,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Liabilities	<u>\$ 553,401.73</u>	<u>\$ 1,813,552.84</u>	<u>\$ 47.65</u>	<u>\$ 56,610,000.00</u>	<u>\$ 58,977,002.22</u>



Boggy Creek Improvement District
 Statement of Financial Position
 As of 2/28/2026

	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	112,002.65				112,002.65
Net Assets, Unrestricted		\$ (1,465,642.46)			(1,465,642.46)
Current Year Net Assets, Unrestricted		1,822,795.52			1,822,795.52
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			41,698.37		41,698.37
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u>\$ 877,519.60</u>	<u>\$ 8,431,187.09</u>	<u>\$ 200,628.89</u>	<u>\$ -</u>	<u>\$ 9,509,335.58</u>
Total Liabilities and Net Assets	<u>\$ 1,430,921.33</u>	<u>\$ 10,244,739.93</u>	<u>\$ 200,676.54</u>	<u>\$ 56,610,000.00</u>	<u>\$ 68,486,337.80</u>



Boggy Creek Improvement District
 Statement of Activities
 As of 2/28/2026

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 443.57				\$ 443.57
Off-Roll Assessments	465,636.10				465,636.10
Developer Contributions	63,941.25				63,941.25
Other Income & Other Financing Sources	0.01				0.01
On-Roll Assessments		\$ 3,836.11			3,836.11
Off-Roll Assessments		3,252,142.11			3,252,142.11
Inter-Fund Group Transfers In		(62,385.82)			(62,385.82)
Inter-Fund Transfers In			\$ 62,385.82		62,385.82
Total Revenues	\$ 530,020.93	\$ 3,193,592.40	\$ 62,385.82	\$ -	\$ 3,785,999.15
<u>Expenses</u>					
Supervisor Fees	\$ 1,000.00				\$ 1,000.00
Public Officials' Liability Insurance	4,569.00				4,569.00
Trustee Services	6,446.30				6,446.30
Management	17,708.35				17,708.35
Engineering	2,742.28				2,742.28
Disclosure	500.00				500.00
District Counsel	5,511.00				5,511.00
Assessment Administration	15,000.00				15,000.00
Arbitrage Calculation	1,000.00				1,000.00
Tax Preparation	25.20				25.20
Travel and Per Diem	54.80				54.80
Postage & Shipping	43.74				43.74
Legal Advertising	714.68				714.68
Bank Fees	7.60				7.60
Miscellaneous	120.00				120.00
Web Site Maintenance	1,225.00				1,225.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00



Boggy Creek Improvement District
 Statement of Activities
 As of 2/28/2026

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
Electric	\$ 5,137.56				\$ 5,137.56
Water Reclaimed	7,853.82				7,853.82
General Insurance	5,183.00				5,183.00
Property & Casualty	6,455.00				6,455.00
Other Insurance	500.00				500.00
Irrigation Parts	10,385.54				10,385.54
Landscaping Maintenance & Material	137,830.05				137,830.05
IME - Aquatics Maintenance	1,356.90				1,356.90
IME - Irrigation	488.64				488.64
IME - Landscaping	39,016.40				39,016.40
IME - Lighting	261.97				261.97
IME - Miscellaneous	99.13				99.13
IME - Water Reclaimed	362.74				362.74
Pest Control	1,510.00				1,510.00
Entry and Wall Maintenance	24,300.00				24,300.00
Shuttle Financing - Maintenance	13,599.92				13,599.92
Shuttle Financing - BEEP Operating Costs	72,495.50				72,495.50
Streetlights	30,688.07				30,688.07
Personnel Leasing Agreement	15,000.05				15,000.05
Interest Payments (Series 2013)		\$ 1,015,775.00			1,015,775.00
Interest Payments (Series 2023)		437,278.13			437,278.13
Engineering			\$ 21,881.89		21,881.89
District Counsel			335.00		335.00
Legal Advertising			201.09		201.09
Contingency			622.45		622.45
Total Expenses	\$ 429,867.24	\$ 1,453,053.13	\$ 23,040.43	\$ -	\$ 1,905,960.80



Boggy Creek Improvement District
Statement of Activities
As of 2/28/2026

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 11,848.96				\$ 11,848.96
Dividend Income		\$ 82,256.25			82,256.25
Interest Income			\$ 180.34		180.34
Dividend Income			2,172.64		2,172.64
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 11,848.96</u>	<u>\$ 82,256.25</u>	<u>\$ 2,352.98</u>	<u>\$ -</u>	<u>\$ 96,458.19</u>
Change In Net Assets	\$ 112,002.65	\$ 1,822,795.52	\$ 41,698.37	\$ -	\$ 1,976,496.54
Net Assets At Beginning Of Year	<u>\$ 765,516.95</u>	<u>\$ 6,608,391.57</u>	<u>\$ 158,930.52</u>	<u>\$ -</u>	<u>\$ 7,532,839.04</u>
Net Assets At End Of Year	<u><u>\$ 877,519.60</u></u>	<u><u>\$ 8,431,187.09</u></u>	<u><u>\$ 200,628.89</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,509,335.58</u></u>



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 466,079.67	\$ 383,523.10	\$ 82,556.57	\$ 920,455.44	50.64%
Developer Contributions	63,941.25	302,216.54	(238,275.29)	725,319.70	8.82%
Carryforward Revenue	54,390.62	54,390.62	-	130,537.49	41.67%
Other Income & Other Financing Sources	0.01	-	0.01	-	
Net Revenues	\$ 584,411.55	\$ 740,130.26	\$ (155,718.71)	\$ 1,776,312.63	32.90%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 1,000.00	\$ 5,000.00	\$ (4,000.00)	\$ 12,000.00	8.33%
Financial & Administrative					
Public Officials' Liability Insurance	4,569.00	2,065.21	2,503.79	4,956.50	92.18%
Trustee Services	6,446.30	3,805.83	2,640.47	9,134.00	70.57%
Management	17,708.35	17,708.33	0.02	42,500.00	41.67%
Engineering	2,742.28	4,791.67	(2,049.39)	11,500.00	23.85%
Disclosure	500.00	833.33	(333.33)	2,000.00	25.00%
District Counsel	5,511.00	14,583.33	(9,072.33)	35,000.00	15.75%
Assessment Administration	15,000.00	6,250.00	8,750.00	15,000.00	100.00%
Reamortization Schedules	-	104.15	(104.15)	250.00	0.00%
Audit	-	1,666.67	(1,666.67)	4,000.00	0.00%
Arbitrage Calculation	1,000.00	500.00	500.00	1,200.00	83.33%
Tax Preparation	25.20	12.50	12.70	30.00	84.00%
Travel and Per Diem	54.80	125.00	(70.20)	300.00	18.27%
Telephone	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	43.74	208.33	(164.59)	500.00	8.75%
Copies	-	104.17	(104.17)	250.00	0.00%
Legal Advertising	714.68	2,500.00	(1,785.32)	6,000.00	11.91%
Bank Fees	7.60	150.00	(142.40)	360.00	2.11%
Miscellaneous	120.00	491.67	(371.67)	1,180.00	10.17%
Meeting Room	-	104.17	(104.17)	250.00	0.00%
Office Supplies	-	41.67	(41.67)	100.00	0.00%
Property Taxes	-	62.50	(62.50)	150.00	0.00%
Web Site Maintenance	1,225.00	1,425.00	(200.00)	3,420.00	35.82%
Holiday Decorations	500.00	250.00	250.00	600.00	83.33%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Total General & Administrative Expenses	\$ 57,342.95	\$ 62,866.87	\$ (5,523.92)	\$ 150,880.50	38.01%



Boggly Creek Improvement District
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 5,137.56	\$ 3,958.33	\$ 1,179.23	\$ 9,500.00	54.08%
Entry Lighting	-	208.33	(208.33)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	7,853.82	13,333.33	(5,479.51)	32,000.00	24.54%
Other Physical Environment					
General Insurance	5,183.00	2,343.13	2,839.87	5,623.50	92.17%
Property & Casualty	6,455.00	3,044.63	3,410.37	7,307.10	88.34%
Other Insurance	500.00	625.00	(125.00)	1,500.00	33.33%
Irrigation Repairs	10,385.54	27,083.33	(16,697.79)	65,000.00	15.98%
Landscaping Maintenance & Material	137,830.05	151,966.67	(14,136.62)	364,720.00	37.79%
Landscape Improvements	-	27,083.33	(27,083.33)	65,000.00	0.00%
Tree Trimming	-	6,541.67	(6,541.67)	15,700.00	0.00%
Contingency	-	4,166.67	(4,166.67)	10,000.00	0.00%
Trail Maintenance	-	8,333.33	(8,333.33)	20,000.00	0.00%
Pest Control	1,510.00	1,458.33	51.67	3,500.00	43.14%
Shuttle Financing					
Maintenance	13,599.92	90,000.00	(76,400.08)	216,000.00	6.30%
Vehicle Cost (Loan Payment)	-	60,966.54	(60,966.54)	146,319.70	0.00%
BEEP Operating Costs	72,495.50	149,166.67	(76,671.17)	358,000.00	20.25%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,356.90	1,435.42	(78.52)	3,445.00	39.39%
IME - Irrigation Repair	488.64	1,354.17	(865.53)	3,250.00	15.04%
IME - Landscaping	39,016.40	39,693.47	(677.07)	95,264.33	40.96%
IME - Lighting	261.97	541.67	(279.70)	1,300.00	20.15%
IME - Miscellaneous	99.13	2,708.33	(2,609.20)	6,500.00	1.53%
IME - Water Reclaimed	362.74	677.08	(314.34)	1,625.00	22.32%
IME - Landscape Improvements	-	5,416.67	(5,416.67)	13,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	24,300.00	10,833.33	13,466.67	26,000.00	93.46%
Streetlights	30,688.07	40,562.85	(9,874.78)	97,350.83	31.52%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	6,666.70	6,666.67	0.03	16,000.00	41.67%
Personnel Leasing Agreement - Irrigation Specialist	8,333.35	8,333.33	0.02	20,000.00	41.67%
Reserves					
Infrastructure Capital Reserve	-	8,402.78	(8,402.78)	20,166.67	0.00%
Interchange Maintenance Reserve	-	983.33	(983.33)	2,360.00	0.00%
Total Field Operations Expenses	\$ 372,524.29	\$ 677,888.39	\$ (305,364.10)	\$ 1,626,932.13	22.90%
Total Expenses	\$ 429,867.24	\$ 740,755.26	\$ (310,888.02)	\$ 1,777,812.63	24.18%
Income (Loss) from Operations	\$ 154,544.31	\$ (625.00)	\$ 155,169.31	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 11,848.96	\$ 625.00	\$ 11,223.96	\$ 1,500.00	789.93%
Total Other Income (Expense)	\$ 11,848.96	\$ 625.00	\$ 11,223.96	\$ 1,500.00	789.93%
Net Income (Loss)	\$ 166,393.27	\$ -	\$ 166,393.27	\$ -	



Bogy Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
Revenues						
Assessments	\$ -	\$ 310,424.07	\$ -	\$ 443.57	\$ 155,212.03	\$ 466,079.67
Developer Contributions	-	21,533.33	-	21,365.42	21,042.50	63,941.25
Carryforward Revenue	10,878.12	10,878.13	10,878.12	10,878.13	10,878.12	54,390.62
Other Income & Other Financing Sources	0.01	-	-	-	-	0.01
Net Revenues	\$ 10,878.13	\$ 342,835.53	\$ 10,878.12	\$ 32,687.12	\$ 187,132.65	\$ 584,411.55
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ 200.00	\$ -	\$ -	\$ 400.00	\$ 400.00	\$ 1,000.00
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	3,541.67	17,708.35
Engineering	-	2,041.25	416.60	-	284.43	2,742.28
Dissemination Agent	-	-	500.00	-	-	500.00
District Counsel	-	-	3,936.50	-	1,574.50	5,511.00
Assessment Administration	-	-	15,000.00	-	-	15,000.00
Reamortization Schedules	-	-	-	-	-	-
Audit	-	-	-	-	-	-
Arbitrage Calculation	-	-	1,000.00	-	-	1,000.00
Tax Preparation	-	-	-	-	25.20	25.20
Travel and Per Diem	-	34.00	-	6.80	14.00	54.80
Telephone	-	-	-	-	-	-
Postage & Shipping	-	4.42	9.81	6.68	22.83	43.74
Copies	-	-	-	-	-	-
Legal Advertising	-	275.68	219.50	-	219.50	714.68
Bank Fees	-	-	-	7.60	-	7.60
Miscellaneous	-	-	-	80.00	40.00	120.00
Meeting Room	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-
Web Site Maintenance	185.00	185.00	185.00	485.00	185.00	1,225.00
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	\$ 6,307.13	\$ 57,342.95
Field Operations						
Electric Utility Services						
Electric	\$ -	\$ 1,396.94	\$ 1,129.22	\$ 1,489.45	\$ 1,121.95	\$ 5,137.56
Entry Lighting	-	-	-	-	-	-
Water-Sewer Combination Services						
Water Reclaimed	-	1,984.86	1,874.90	2,268.19	1,725.87	7,853.82
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	-	2,448.04	10,385.54
Landscaping Maintenance & Material	27,566.01	27,566.01	27,566.01	27,566.01	27,566.01	137,830.05
Landscape Improvements	-	-	-	-	-	-
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	3,399.98	13,599.92
Vehicle Cost	-	-	-	-	-	-



Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
BEEP Operating Costs	-	18,133.35	17,965.44	17,642.52	18,754.19	72,495.50
Interchange Maintenance Expenses						
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	1,356.90
IME - Irrigation	-	-	488.64	-	-	488.64
IME - Landscaping	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	39,016.40
IME - Lighting	-	61.32	62.86	69.88	67.91	261.97
IME - Miscellaneous	99.13	-	-	-	-	99.13
IME - Water Reclaimed	-	93.46	143.72	68.94	56.62	362.74
IME - Landscape Improvements	-	-	-	-	-	-
Road & Street Facilities						
Entry and Wall Maintenance	-	-	8,700.00	-	15,600.00	24,300.00
Streetlights	-	7,645.33	7,640.23	7,701.77	7,700.74	30,688.07
Parks & Recreation						
Personnel Leasing Agreement - Administration	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	6,666.70
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	8,333.35
Reserves						
Infrastructure Capital Reserve	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-
Total Field Operations Expenses	\$ 52,387.81	\$ 71,355.92	\$ 87,983.17	\$ 71,281.41	\$ 89,515.98	\$ 372,524.29
Total Expenses	\$ 67,504.78	\$ 77,437.94	\$ 113,292.25	\$ 75,809.16	\$ 95,823.11	\$ 429,867.24
Income (Loss) from Operations	\$ (56,626.65)	\$ 265,397.59	\$ (102,414.13)	\$ (43,122.04)	\$ 91,309.54	\$ 154,544.31
Other Income (Expense)						
Interest Income	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 2,224.37	\$ 2,245.03	\$ 11,848.96
Total Other Income (Expense)	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 2,224.37	\$ 2,245.03	\$ 11,848.96
Net Income (Loss)	\$ (54,084.75)	\$ 267,453.80	\$ (99,632.68)	\$ (40,897.67)	\$ 93,554.57	\$ 166,393.27



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	-	-	195,204.52	(57,287.39)	769,518.77
3/1/2026	769,518.77	-	-	-	-	769,518.77 as of 03/03/2026
Totals		83,603.49	(230,555.78)	611,057.22	(436,953.02)	