

# Boggy Creek Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900

[www.boggycreekid.org](http://www.boggycreekid.org)

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Boggy Creek Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, January 20, 2026, at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via computer or the conference line:

**Phone:**1-844-621-3956    **Computer:** pfmcd.webex.com    **Participant Code:** 2531 126 0013#

## BOARD OF SUPERVISORS' MEETING AGENDA

### Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the November 18, 2025, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026**
- 3. **Discussion of Construction Committee Member Vacancy**

### Business Matters

- 4. **Consideration of Conveyance of ROW Tracts to the City of Orlando**
- 5. **Review and Acceptance of Arbitrage Rebate Report for the Series 2023 Bonds**
- 6. **Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$168,677.38**
- 8. **Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$107,105.06**
- 9. **Ratification of Requisition Nos. 501 – 503 Paid in November 2025 in an amount totaling \$1,874.48**
- 10. **Ratification of Requisition Nos. 504 – 505 Paid in December 2025 in an amount totaling \$10,448.15**
- 11. **Recommendation of Work Authorizations/Proposed Services (if applicable)**
- 12. **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**



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# **Boggy Creek Improvement District**

**Minutes of the November 18, 2025,  
Board of Supervisor's 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, November 18, 2025, at 3:08 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Blake Firth	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
DJ Batten	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Samantha Sharenow	Berman	
Pete Fussell	Berman	
Dan Young	Tavistock	
Rudy Bautista	Tavistock	
Will Stafford	Tavistock	

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Walden called for public comments. There were no comments from the public at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
September 16, 2025, Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the September 16, 2025, Board of Supervisors' Meeting.

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 Minutes of the September 16, 2025, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01,  
Adopting an Amended Budget for  
Fiscal Year 2025**

Ms. Walden stated the overall O&M budget has not changed, but the line items were adjusted as needed based on actual expenses. This is a cleanup item the auditor will be looking for

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025.

**FIFTH ORDER OF BUSINESS**

**Ratification of Arbitrage Engagement Letter with LLS Tax Solutions Inc. for the Series 2023 Bonds**

Ms. Walden gave an overview and noted this was executed by the Chair outside of a meeting.

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 Arbitrage Engagement Letter with LLS Tax Solutions Inc. for the Series 2023 Bonds.

**SIXTH ORDER OF BUSINESS**

**Presentation and Review of District Infrastructure Assessment Report**

Mr. Schanck gave an overview of the report and requested that the Board review and bring back any questions to the next meeting.

Ms. Walden noted this will be an annual report moving forward and will be aligned with the budget process.

There was brief discussion about the report. It was requested that the report be provided to the Construction Committee to review and provide input.

**SEVENTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report**

Ms. Walden noted that the District has achieved all their goals and objectives for Fiscal Year 2025, and once accepted, the report will be posted on the District's website.

On motion by Mr. Domingue, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District accepted the Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Egis Insurance Package for Fiscal Year 2026**

Ms. Walden noted this was executed by the Chair outside of a meeting in order to maintain coverage. The total insurance cost was \$16,707.00, which is under the budgeted amount of \$19,387.10.

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 Egis Insurance Package for Fiscal Year 2026.

**NINTH ORDER OF BUSINESS**

**Ratification of Non-Ad Valorem  
Assessment Administration  
Agreement for Fiscal Year 2026**

Ms. Walden Noted this is a standard Agreement with the County and was executed by the Chair outside of a meeting. This is solely for ratification.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2026.

**TENTH ORDER OF BUSINESS**

**Ratification of Agreement for  
Purchase of Autonomous Vehicles  
with Mozee**

Ms. Walden noted this was previously discussed by the Board, the Board gave authority to the Chair to execute, and the Agreement is brought today for ratification.

It was noted the funds have not yet been received but District Counsel will be following up on any action needed.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Agreement for Purchase of Autonomous Vehicles with Mozee.

**ELEVENTH ORDER OF BUSINESS**

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

Ms. Walden noted these have been approved and need Board ratification.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$101,595.09.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$37,286.14**

Ms. Walden noted these have been approved and need Board ratification.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$37,286.14.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Requisition Nos. 494 – 496 Paid in September 2025 in an amount totaling \$8,650.50**

Ms. Walden noted these have been approved and need Board ratification.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Requisition Nos. 494 – 496 Paid in September 2025 in an amount totaling \$8,650.50.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of Requisition Nos. 497 – 500 Paid in October 2025 in an amount totaling \$5,859.07**

Ms. Walden noted these have been approved and need Board ratification.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Requisition Nos. 497 – 500 Paid in October 2025 in an amount totaling \$5,859.07.

**FIFTEENTH ORDER OF BUSINESS**

**Recommendation of Work Authorizations/Proposed Services**

Ms. Walden noted there is a Work Authorization from McIntosh Associates for the Lake Nona South Lift Station No. 9 Additional Surveying Services, in the amount of \$5,800.00. Mr. Young added it is associated with the survey and easements for Lift Station No. 9, which is located on the south side of Lake Nona Boulevard and opposite Lake Nona West.

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 McIntosh Associates, in the amount of \$5,800.00.

Ms. Walden noted the next two Work Authorizations are from Cepra for dead pine tree removals, in the amount of \$5,428.00 and \$2,428.00.

Mr. Batten explained the first proposal includes eight trees on the ramps of the Interchange and the second proposal is for seven trees. Brief discussion ensued.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorizations from Cepra, in the amount of \$5,428.00 and \$2,428.00, subject to sign off by Mr. Stafford and Mr. Tinetti.

**SIXTEENTH ORDER OF BUSINESS**

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

Ms. Walden stated the financials are updated through the end of the Fiscal Year 2025 and the beginning of the Fiscal Year 2026. The District has spent approximately 4% of the budget so far this year. No action was required.

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden noted the required annual ethics training is due December 31, 2025 and the next meeting is scheduled for Tuesday, December 16, 2025.

Additionally, the holiday décor has been approved by the Chair and is scheduled to go up the week after Thanksgiving and the annual power washing and monument sealing work authorizations have also been approved, and both will begin next week.

District Engineer – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

Construction Supervisor – Mr. Batten noted there has been a complaint regarding line-of-sight issues coming out of the Nemours Hospital. It is being reviewed and a proposal will be brought to the Board once it is ready.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests at this time.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the November 18, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

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**Secretary/Assistant Secretary**

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**Chair/Vice Chair**



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# **Boggy Creek Improvement District**

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

**RESOLUTION 2026-02**

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

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

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

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

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

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

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

**PASSED AND ADOPTED** this 20<sup>th</sup> day of JANUARY 2026.

ATTEST:

**BOGGY CREEK IMPROVEMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A**

**Boggy Creek Improvement District  
Fiscal Year 2025-2026**

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

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

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

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

October 9, 2025  
November 13, 2025  
December 11, 2025  
January 8, 2026  
February 12, 2026  
March 5, 2026  
April 9, 2026  
May 14, 2026  
June 11, 2026  
July 9, 2026  
August 13, 2026  
September 10, 2026



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# **Boggy Creek Improvement District**

**Construction Committee Member Vacancy**



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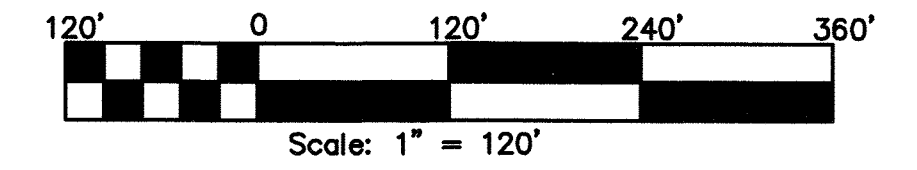
# **Boggy Creek Improvement District**

**Conveyance of ROW Tracts to the City of Orlando**

LAKE NONA PARCEL 18A  
A PORTION OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

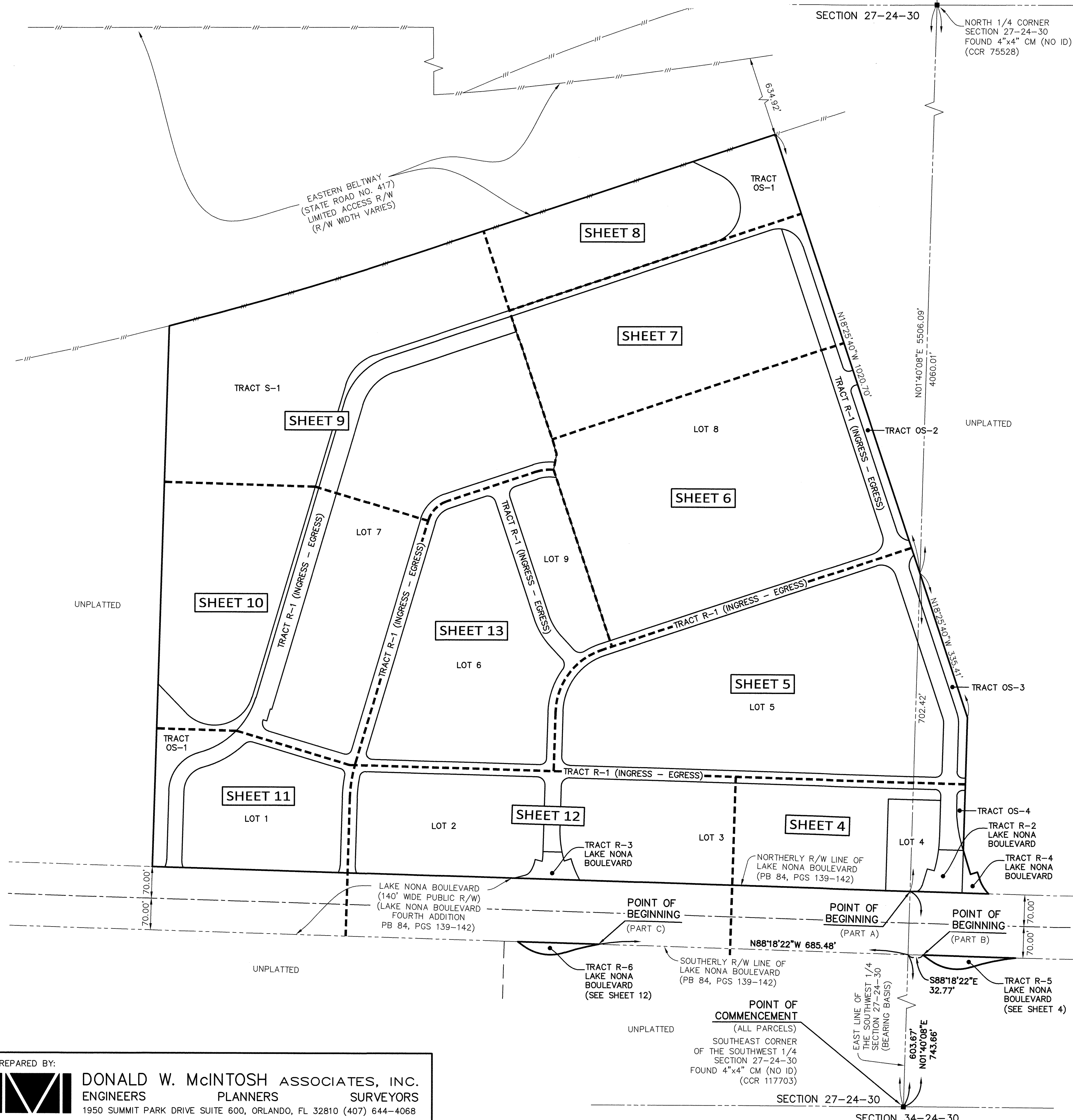
PLAT BOOK 117 PAGE 60

SHEET 3 OF 13  
SEE SHEET 1 FOR NOTES  
SEE SHEET 2 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR KEY MAP AND LEGEND  
SEE SHEETS 4 - 13 FOR LOTS AND TRACTS



LEGEND  
(FOR ALL SHEETS)

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



SECTION 27-24-30 = SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST

DOC# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

— = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT PRM #LB 68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

— = DENOTES PERMANENT REFERENCE MONUMENT (SET NAIL & DISK PRM #LB 68 UNLESS OTHERWISE NOTED)

THE FEATURES AND LINWORK SHOWN HEREON ARE IN GRID POSITION RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AVERAGE COMBINED FACTOR: 0.99994883912 (1.00005116349757). ALL DIMENSIONS ARE GRID DIMENSIONS IN U.S. SURVEY FEET. SEE NOTE 3 ON SHEET 1 FOR ADDITIONAL INFORMATION.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NUMBER LB68

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

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

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

**THIS SPECIAL WARRANTY DEED**, is made effective as of the \_\_\_\_ day of \_\_\_\_\_ 2026, by **BOGGY CREEK IMPROVEMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**Grantor**”), to and in favor of the **CITY OF ORLANDO, FLORIDA**, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, Florida 32801 (the “**Grantee**”).

**WITNESSETH:**

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Richard Levey  
Chair, Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA** )  
**COUNTY OF ORANGE** )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2026, by Richard Levey, as Chair of the Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district, who is personally known to me or has produced \_\_\_\_\_ as identification (if left blank, then personally known to me).

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

**EXHIBIT "A"**

**PROPERTY**

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

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Lake Nona FL T2947

Prepared by and after  
Recording, return to:

LN West Retail Center, LLC  
6900 Tavistock Lakes Blvd., Suite 200  
Orlando, FL 32827

## FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT

**THIS FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT** (“**Amendment**”) is made as of this \_\_\_\_\_ day of January 2026 (the “**Amendment Effective Date**”), by and between **LN WEST RETAIL CENTER, LLC**, a Florida limited liability company (“**Developer**”), whose address is 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827, and **TARGET CORPORATION**, a Minnesota corporation (“**Target**”), whose address is 1000 Nicollet Mall, TPN 12H, Minneapolis, MN 55403. Developer and Target are sometimes together referred to herein individually as a “**Party**” and collectively as the “**Parties**”.

### RECITALS

- A. Developer and Target entered into that certain Operation and Easement Agreement dated as of June 3, 2024 (the “OEA”), recorded June 11, 2024 as Instrument No. 20240337782 in the Official Records of Orange County, Florida.
- B. Developer is the current Approving Party of the Developer Tract Approving Party and Target is the current Approving Party of the Target Tract Approving Party as defined in the OEA.
- C. The OEA defines the “Developer Tract”, legally described in Exhibit B of the OEA, grants non-exclusive easements for the “Front Drive” under § 2.1.2 and depicted on Exhibit X of the OEA, and allocates Common Area operation, maintenance and cost responsibilities under Article IV.
- D. Certain tracts of land more particularly described on Exhibit A attached hereto (collectively, the “**Excluded Tracts**”) are presently included in the “Developer Tract,” and a portion of the Front Drive lies within the Excluded Tracts. The Excluded Tracts were transferred by Developer to the Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) in May of 2025.
- E. The Excluded Tracts are being transferred to the City of Orlando for public right of way purposes immediately after recordation of this Amendment, and the Parties desire to (i)

exclude the Excluded Tracts from the Developer Tract, and (ii) exclude and terminate the Front Drive easement solely within the Excluded Tracts.

F. The Parties hereby desire to amend the OEA as provided herein.

NOW, THEREFORE, for and inconsideration of the mutual covenants and agreements herein set forth, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **Definitions.** Any capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the OEA. References herein to Sections and Articles are to the OEA unless otherwise indicated.
3. **Restated Developer Tract.** Effective as of the Amendment Effective Date, the “Developer Tract” is amended to exclude, and shall no longer include the Excluded Tracts. Exhibit B - Legal Description of Developer Tract to the OEA is deemed modified solely to remove the Excluded Tracts. All other property included in the Developer Tract remains unchanged.
4. **Exhibit X – Site Plan.** Exhibit X - Site Plan to the OEA is supplemented by the addition of Exhibit B to this Amendment for reference purposes only to reflect the Excluded Tracts’ location relative to the Front Drive and Developer Tract. Except as expressly amended herein, no other Site Plan designations are modified.
5. **Front Drive.** Solely within the Excluded Tracts, the non-exclusive easements for the passage and accommodation of pedestrians and vehicles upon, over and across “Front Drive” created in Section 2.1.2 of the OEA are hereby terminated.
6. **Maintenance and Repair.** From and after the Amendment Effective Date, the Excluded Tracts are not part of the Developer’s Tract or Front Drive for purposes of the Operator’s maintenance and operation under Article IV of the OEA, and will hereafter be maintained and operated by the City of Orlando. Common Area Maintenance Costs and Admin Fee attributable to Front Drive and the Developer Tract will be calculated excluding the Excluded Tracts as of the Amendment Effective Date.
7. **Approving Parties.** Target and Developer constitute the Approving Parties for purposes of Section 6.5.3 and Section 6.8.5 of the OEA with respect to the modifications effected hereby. The District’s consent to this Amendment is attached hereto.
8. **Authority.** Each Party represents and warrants it has full power and authority to execute and deliver this Amendment on behalf of said Party and that no further action is required on behalf of said Party to bind it to the terms and provisions herein contained.

9. **Effect on OEA.** Except as specifically amended herein, the OEA in all other respects remains in full force and effect. In the event of a conflict or ambiguity between the OEA and this Amendment, the terms of this Amendment control.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed effective as of the day and year first above written.

WITNESSES:

DEVELOPER:

**LN WEST RETAIL CENTER, LLC,**  
a Florida limited liability company,

\_\_\_\_\_  
Print  
Name: \_\_\_\_\_  
Address: 6900 Tavistock Lakes Blvd.,  
Suite 200  
Orlando, FL 32827

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print  
Name: \_\_\_\_\_  
Address: 6900 Tavistock Lakes Blvd.,  
Suite 200  
Orlando, FL 32827

STATE OF FLORIDA        )  
  ) ss.  
COUNTY OF ORANGE    )

The foregoing instrument was acknowledged before me by means of [\_\_\_\_] physical presence or [\_\_\_\_] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of LN WEST RETAIL CENTER, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed Name of Notary Public)  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



THE UNDERSIGNED hereby consents to the foregoing Amendment

WITNESSES:

DISTRICT:

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

\_\_\_\_\_  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Richard Levey  
Chair, Board of Supervisors

\_\_\_\_\_  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**                    )  
**COUNTY OF ORANGE**                )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_ day of \_\_\_\_\_ 2026, by Richard Levey, as Chair of the Boggy Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district, who is personally known to me or has produced \_\_\_\_\_ as identification (if left blank, then personally known to me).

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**EXCLUDED TRACTS**

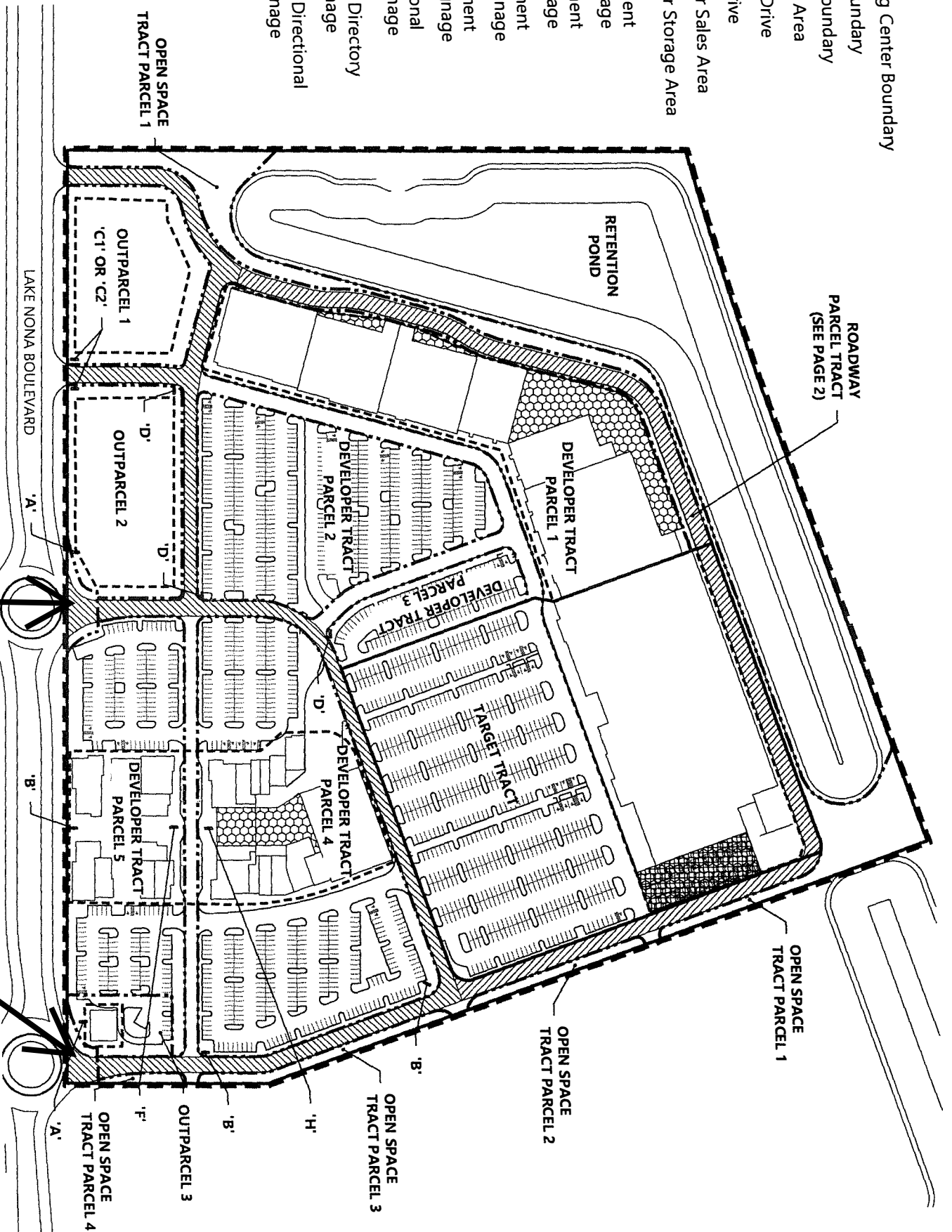
Tract R-2 and Tract R-3, LAKE NONA PARCEL 18A, according to the plat thereof, as recorded in Plat Book 117, Pages 58 through 70, inclusive, in the Public Records of Orange County, Florida.

**EXHIBIT B**  
**LOCATION OF EXCLUDED TRACTS**

[See attached two (2) pages]

- 'A' Monument
- 'A' Signage
- 'B' Monument
- 'B' Signage
- 'C1' Monument
- 'C1' Signage
- 'C2' Monument
- 'C2' Signage
- 'D' Directional
- 'D' Signage
- 'F' Digital Directory
- 'F' Signage
- 'H' Arrow Directional
- 'H' Signage






- Shopping Center Boundary
- Tract Boundary
- Parcel Boundary
- Building Area
- Service Drive
- Front Drive
- Outdoor Sales Area
- Outdoor Storage Area



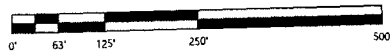
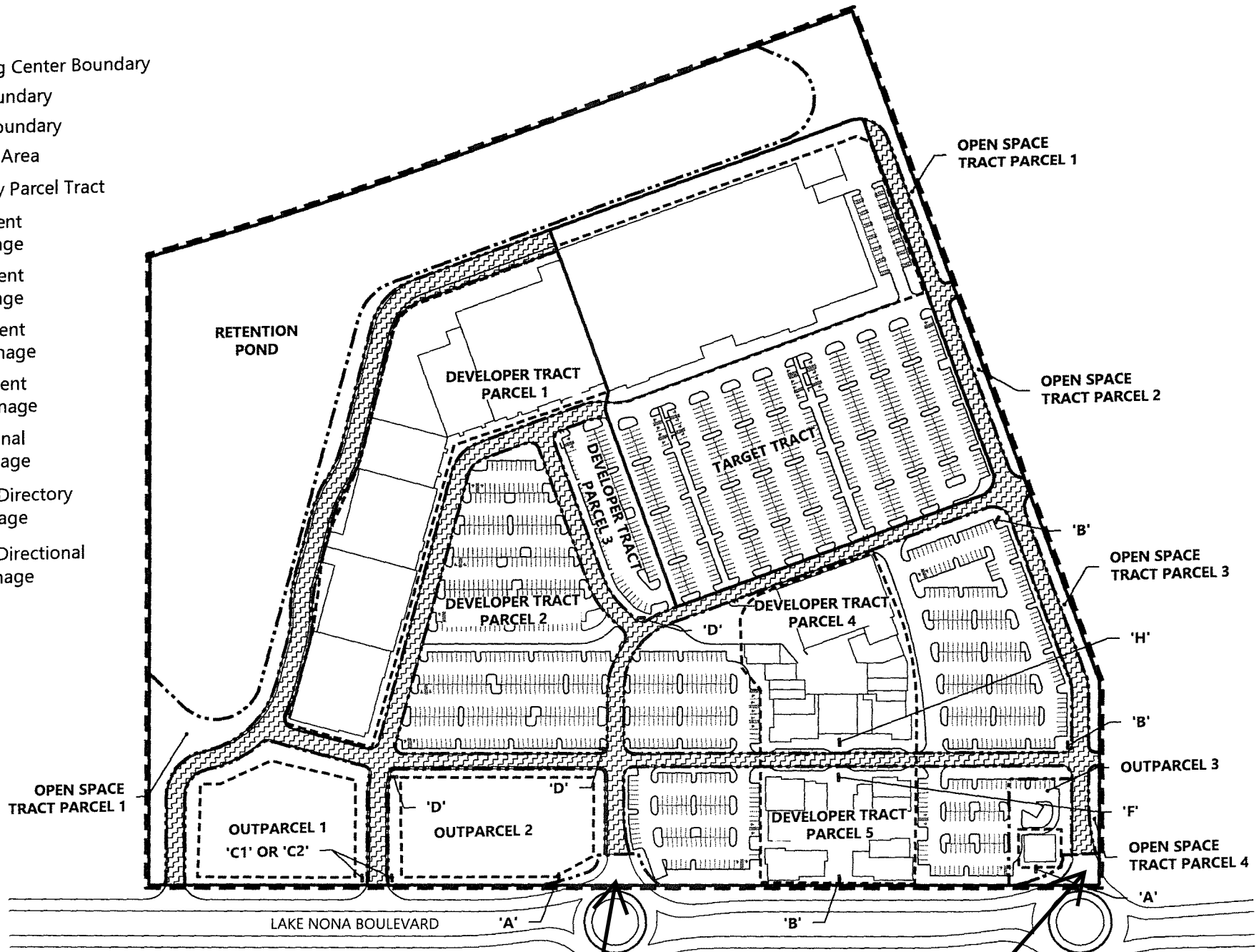
# T-2947 Lake Nona West, FL

K:\0050884.00\dwg\2947 SITE X.dwg 6/2/2024 8:50:40 AM

## Exhibit X Site Plan (Page 1 of 2)

-  Shopping Center Boundary
-  Tract Boundary
-  Parcel Boundary
-  Building Area
-  Roadway Parcel Tract

- 'A' Monument 'A' Signage
- 'B' Monument 'B' Signage
- 'C1' Monument 'C1' Signage
- 'C2' Monument 'C2' Signage
- 'D' Directional 'D' Signage
- 'F' Digital Directory 'F' Signage
- 'H' Arrow Directional 'H' Signage



# T-2947 Lake Nona West, FL

EXCLUDED TRACT  
[TRACT R-3]

EXCLUDED TRACT  
[TRACT R-2]

## Exhibit X Site Plan (Page 2 of 2)



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# **Boggy Creek Improvement District**

## **Arbitrage Rebate Report for the Series 2023 Bonds**



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

December 11, 2025

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

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

Dear Ms. Walden:

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

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

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

# ***Boggy Creek Improvement District***

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

*For the period ended July 19, 2025*



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

December 11, 2025

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

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

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

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

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

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

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

*LLS Tax Solutions Inc.*

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

Boggy Creek Improvement District

December 11, 2025

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

For the period ended July 19, 2025

### **NOTES AND ASSUMPTIONS**

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

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

Boggy Creek Improvement District

December 11, 2025

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

For the period ended July 19, 2025

### **NOTES AND ASSUMPTIONS (cont'd)**

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

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

Boggy Creek Improvement District

December 11, 2025

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

For the period ended July 19, 2025

### **DEFINITIONS**

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

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

Boggy Creek Improvement District  
December 11, 2025

\$17,470,000 (City of Orlando, Florida) Special Assessment Revenue Refunding Bonds, Series 2023  
For the period ended July 19, 2025

**SOURCE INFORMATION**

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

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

Boggy Creek Improvement District

December 11, 2025

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

For the period ended July 19, 2025

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

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

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

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

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

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

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

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

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

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



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# **Boggy Creek Improvement District**

## **District Infrastructure Assessment Report**

# **DISTRICT INFRASTRUCTURE ASSESSMENT REPORT**

**BOGGY CREEK IMPROVEMENT DISTRICT**

**SEPTEMBER 30, 2025**

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



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

# **District Infrastructure Assessment Report**

## **Boggy Creek Improvement District**

**September 30, 2025**

### **Introduction**

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

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

### **Multi-Purpose Trails**

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

### **Hardscape, Landscape, and Irrigation Facilities**

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

### **Stormwater Management Facilities**

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

### **Conclusion**

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

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

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

# **APPENDIX A**

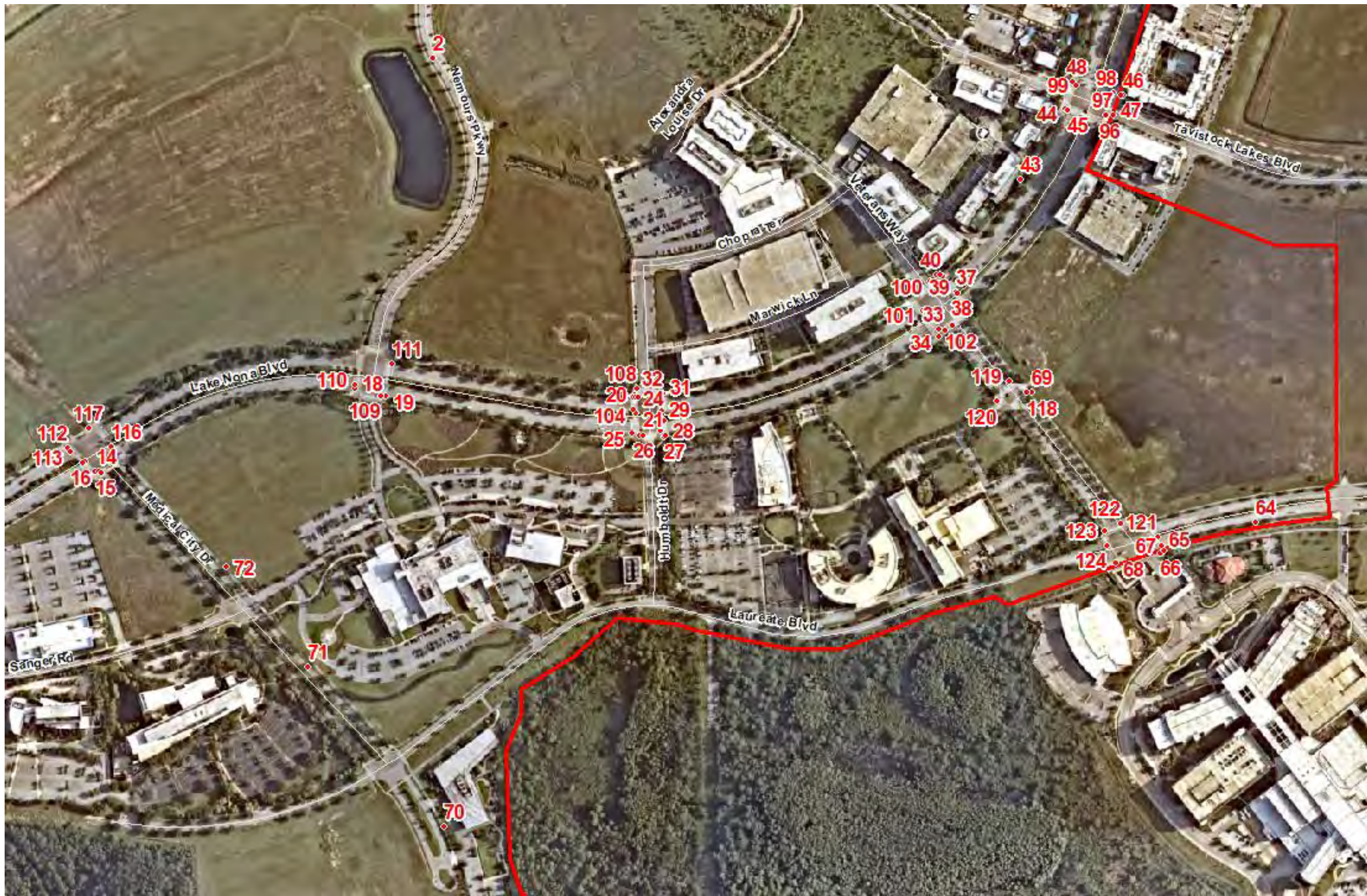
## **Photos**



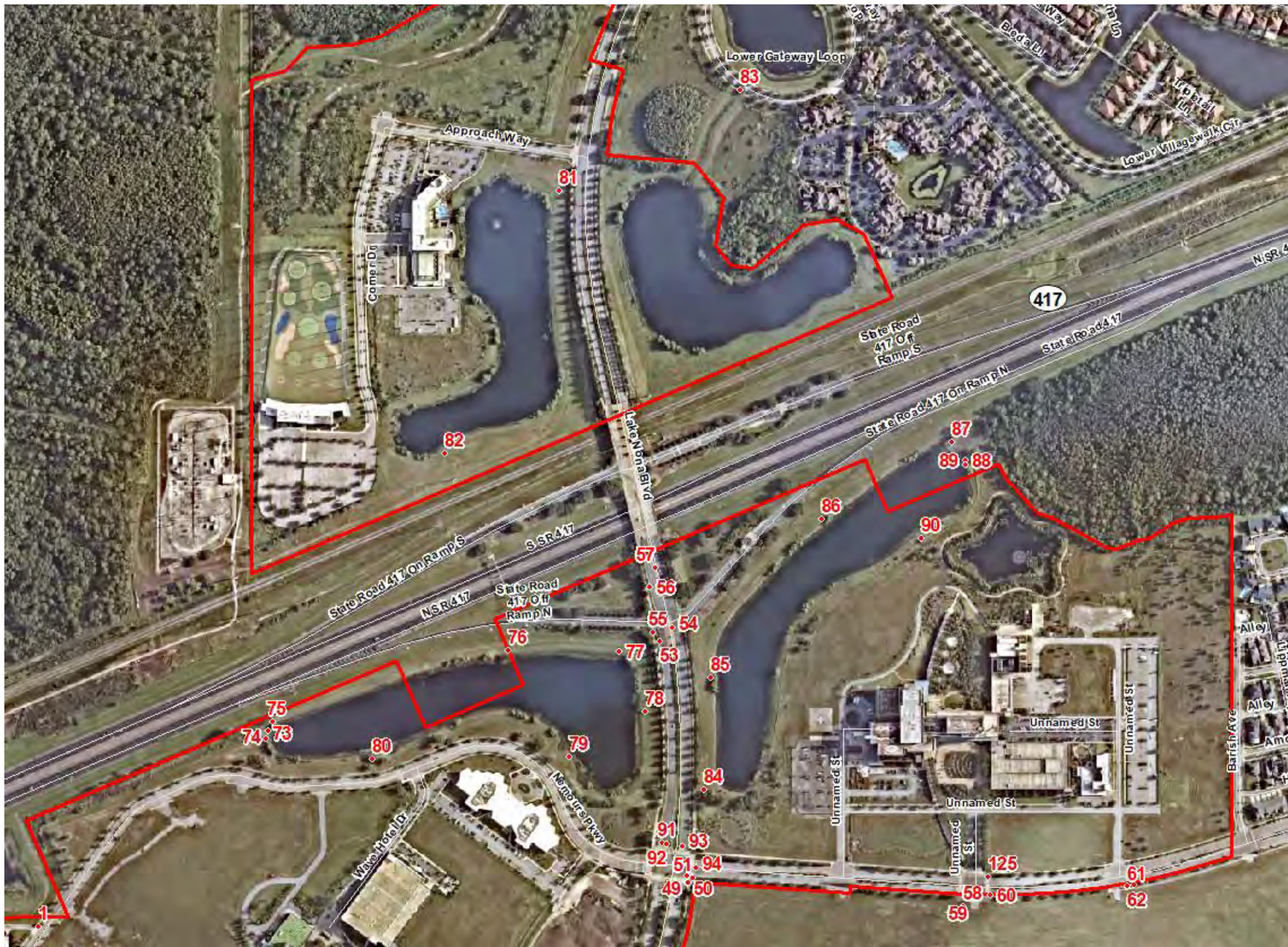
BOGGY CREEK IMPROVEMENT DISTRICT OVERALL PHOTO KEY MAP



KEY MAP 1



KEY MAP 2



KEY MAP 3



**Photo 1 – Surficial Concrete Cracks in Trail and Driveway Apron**



**Photo 2 – SOD Damage**



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



**Photo 4 – Roundabout Under Construction**



**Photo 5 – Asphalt Damage (construction ongoing)**



**Photo 6 – Sunken Reclaim Water Meter**



**Photo 7 – Raveling Asphalt and Base Failure**



**Photo 8 – Sunken Reclaim Water Meter**



**Photo 9 – Asphalt Cutout and Removed**



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



**Photo 11 – Raveling Asphalt with Depression and Base Failure**



**Photo 12 – Sunken Reclaim Water Meter**



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



**Photo 14 – Surficial Concrete Crack in Handicap Ramp**



**Photo 15 – Surficial Concrete Crack in Handicap Ramp**



**Photo 16 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 17 – Surficial Concrete Crack in Handicap Ramp**



**Photo 18 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 19 – Surficial Concrete Cracks in Handicap Ramp and Street**



**Photo 20 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 21 - Surficial Concrete Cracks in Handicap Ramp**



**Photo 22 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 23 - Cracked Concrete in Handicap Ramp**



**Photo 24 - Cracked Concrete in Handicap Ramp**



**Photo 25 - Paver Base Failure**



**Photo 26 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 27 - Paver Base Failure**



**Photo 28 - Paver Base Failure**



**Photo 29 - Surficial Concrete Cracks**



**Photo 30 - Cracked Concrete in East Median**



**Photo 31 – Surficial Concrete Crack in Handicap Ramp**



**Photo 32 - Surficial Concrete Crack in Handicap Ramp**



**Photo 33 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 34 - Paver Base Failure**



**Photo 35 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 36 - Soil Covering Pavers**



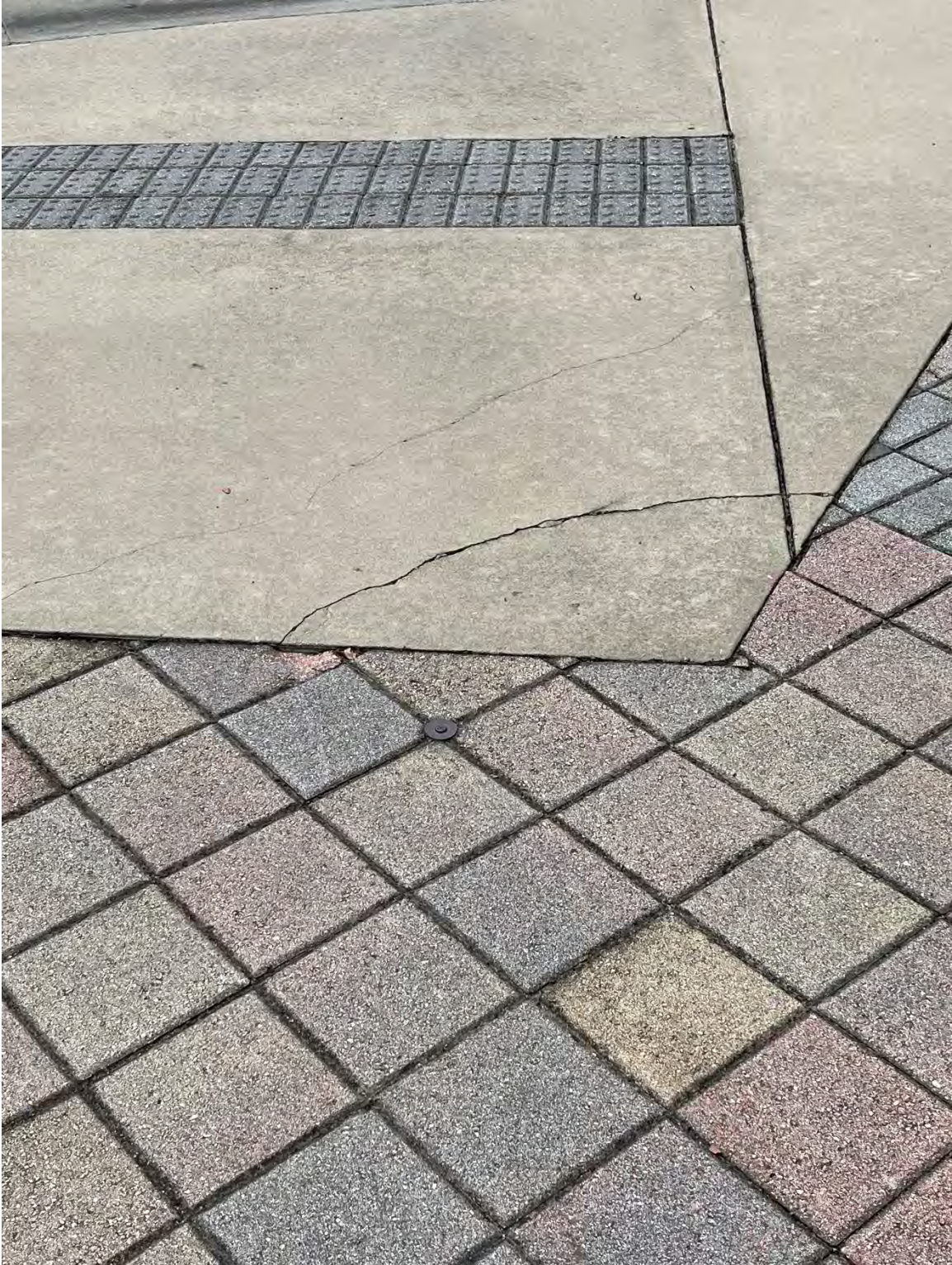
**Photo 37 – Surficial Concrete Cracks in Median Strip**



**Photo 38 – Surficial Concrete Crack in Median Strip**



**Photo 39 – Surficial Concrete Cracks in Median Strip**



**Photo 40 - Surficial Concrete Cracks in Handicap Ramp**



**Photo 41 - Surficial Concrete Cracks in Handicap Ramp**



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



**Photo 43 – Raveling Asphalt and Base Failure**



**Photo 44 - Multiple Chipped Pavers**



**Photo 45 - Multiple Chipped Pavers**



**Photo 46 – Multiple Chipped Pavers**



**Photo 47 - Broken Pavers**



**Photo 48 - Surficial Concrete Cracks in Handicap Ramp**



**Photo 49 - Surficial Concrete Crack in Handicap Ramp**



**Photo 50 - Cracks in Handicap Ramp, Paver Base Failure**



**Photo 51 – Surficial Concrete Crack in Handicap Ramp**



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



**Photo 53 - East Entrance onto SR 417**



**Photo 54 - Paver Base Failure in Median**



**Photo 55 – Surficial Concrete Cracks in Handicap Ramp in Median**



**Photo 56 - Median Looking South onto SR 417**



**Photo 57 - Paver Base Failure in North Median Looking North**



**Photo 58 - Entrance to Nemours - Nemours Pkwy**



**Photo 59 - Paver Base Failure**



**Photo 60 - Paver Base Failure**



**Photo 61 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 62 – Surficial Concrete Cracks in Handicap Ramp**



**Photo 63 – Surficial Concrete Crack in Handicap Ramp**



**Photo 64 - Poor Drainage Area**



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



**Photo 66 - Concrete Cutout - Construction at VA Hospital Intersection**



**Photo 67 - Construction in Entrance at VA Hospital Intersection**



**Photo 68 - Construction in All Quads at VA Hospital Intersection**



**Photo 69 - Paver Base Failure**



**Photo 70 – Poor Drainage**



**Photo 71 – Poor Drainage**



**Photo 72 – Poor Drainage**



**Photo 73 – Pond Outfall Structure in Good Condition**



**Photo 74 – Pond Outfall Structure in Good Condition**



**Photo 75 – Pond Berm Looking East in Good Condition**



**Photo 76 – Vegetation in Pond**



**Photo 77 – NW Corner of Pond – Broken Pipe**



**Photo 78 - Vegetation in Pond - View from East End**



**Photo 79 – Detached and Broken Floating Turbidity Barrier**



**Photo 80 – Broken Floating Turbidity Barrier**



**Photo 81 – Poor Drainage in NE Corner Berm**



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



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



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



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



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



**Photo 87 –Weir on NE Corner in Good Condition**



**Photo 88 – Outfall Structure in Good Condition**



**Photo 89 – Drawdown Pipe Inside of Outfall Structure**



**Photo 90 – South Berm Looking West in Good Condition**



**Photo 91 – Cracked Pavers - Minor Settling**



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



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



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



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



**Photo 96 –  
Cracked Pavers**



**Photo 97 –  
Cracked Pavers**



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



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



**Photo 100 –  
Cracked Pavers - Sinking Pavers (Approximately ½")**



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



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



**Photo 103 –  
Minor Settling**



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



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



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



**Photo 107 –  
Broken Curb**



**Photo 108 –  
Cracked and Broken Pavers – Some Settling**



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



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



**Photo 111 –  
Broken Concrete Flush Curb**



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



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



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



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



**Photo 116 –  
Broken Concrete Curb**



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



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



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



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



**Photo 121 –  
Broken Concrete**



**Photo 122 –  
Broken Concrete**



**Photo 123 –  
Cracked Pavers**



**Photo 124 –  
Broken Concrete**



**Photo 125 –  
Surficial Concrete Cracks**



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# **Boggy Creek Improvement District**

**Operation and Maintenance Expenditures Paid in  
November 2025 in an amount totaling \$168,677.38**

# **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 November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$168,677.38**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_ Chairman

\_\_\_\_ Vice Chairman

\_\_\_\_ Assistant Secretary

**Boggy Creek Improvement District**

AP Check Register (Current by Bank)

Check Dates: 11/1/2025 to 11/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70044	11/04/25	M	BEEP	Beep, Inc.	\$21,782.08
70045	11/01/25	M	FLOCOM	FloridaCommerce	\$175.00
**70047	11/20/25	M	OUC	Orlando Utilities Commission	\$11,503.37
70048	11/21/25	M	BEEP	Beep, Inc.	\$21,533.33
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$54,993.78</b>
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
70	11/03/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
71	11/03/25	P	FAC	Fire Ant Control	\$1,815.00
72	11/03/25	P	KUTAK	Kutak Rock	\$2,290.57
73	11/03/25	P	ORLSEN	Orlando Sentinel	\$219.50
74	11/03/25	P	VGLOBA	VGlobalTech	\$485.00
75	11/05/25	P	BERCON	Berman Construction	\$3,000.01
76	11/05/25	P	CEPRA	Cepra Landscape	\$51,615.58
77	11/05/25	P	PFMGC	PFM Group Consulting	\$3,618.54
78	11/12/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
79	11/12/25	P	BERCON	Berman Construction	\$1,776.00
80	11/12/25	P	CEPRA	Cepra Landscape	\$35,475.00
81	11/12/25	P	VGLOBA	VGlobalTech	\$185.00
82	11/18/25	P	DONMC	Donald W. McIntosh Associates	\$6,454.52
83	11/18/25	P	KUTAK	Kutak Rock	\$5,078.88
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$113,683.60</b>
<b>GRAND TOTAL</b>					<b>\$168,677.38</b>

113,683.60	Checks 4470-4483
21,782.08	FR 84 - BEEP payment
175.00	PA 704 - FloridaCommerce invoice paid online
11,503.37	PA 708 - OUC invoice paid online
21,533.33	FR 85 - BEEP payment
<b>168,677.38</b>	<b>O&amp;M Cash Spent</b>

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

\*\* Denotes broken check sequence.

**Boggy Creek Improvement District**  
November 2025 AP Remittance Report

<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70044</b>	<b>AMOUNT:</b>	<b>\$21,782.08</b>	<b>DATE:</b>	<b>11/04/25</b>	<b>VEND ID:</b>	<b>BEEP</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
09/30/25	882	FR 84 - 2 vans - managed servi				\$0.00	\$10,200.04		
09/30/25	882	FR 84 - 2 vans - software appl				\$0.00	\$3,399.98		
09/30/25	882	FR 84 - 2 vans - insurance & m				\$0.00	\$3,399.98		
09/30/25	882	FR 84 - 2 vans - AV operation				\$0.00	\$4,782.08		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$21,782.08</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70045</b>	<b>AMOUNT:</b>	<b>\$175.00</b>	<b>DATE:</b>	<b>11/01/25</b>	<b>VEND ID:</b>	<b>FLOCOM</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/01/25	92706	PA 704 - FY 2026 special distr				\$0.00	\$175.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$175.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4470</b>	<b>AMOUNT:</b>	<b>\$835.00</b>	<b>DATE:</b>	<b>11/03/25</b>	<b>VEND ID:</b>	<b>AWC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/01/25	114293	PA 704 - Oct. waterway service				\$0.00	\$835.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$835.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4471</b>	<b>AMOUNT:</b>	<b>\$1,815.00</b>	<b>DATE:</b>	<b>11/03/25</b>	<b>VEND ID:</b>	<b>FAC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/16/25	29599	PA 705 - Interchange fire ant				\$0.00	\$305.00		
10/16/25	29601	PA 705 - Fire ant control				\$0.00	\$1,510.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$1,815.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4472</b>	<b>AMOUNT:</b>	<b>\$2,290.57</b>	<b>DATE:</b>	<b>11/03/25</b>	<b>VEND ID:</b>	<b>KUTAK</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/10/25	3639711	PA 705 - Gen. legal thru 08/31				\$0.00	\$2,290.57		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$2,290.57</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4473</b>	<b>AMOUNT:</b>	<b>\$219.50</b>	<b>DATE:</b>	<b>11/03/25</b>	<b>VEND ID:</b>	<b>ORLSEN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
09/30/25	OSC124775608	PA 704 - Legal ad 7856481 ; 09				\$0.00	\$219.50		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$219.50</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4474</b>	<b>AMOUNT:</b>	<b>\$485.00</b>	<b>DATE:</b>	<b>11/03/25</b>	<b>VEND ID:</b>	<b>VGLOBA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
09/30/25	7728	PA 704 - Jul. - Sep. ADA audit				\$0.00	\$300.00		
10/01/25	7815	PA 704 - Oct. website maint.				\$0.00	\$185.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$485.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4475</b>	<b>AMOUNT:</b>	<b>\$3,000.01</b>	<b>DATE:</b>	<b>11/05/25</b>	<b>VEND ID:</b>	<b>BERCON</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/01/25	91755	PA 703 - Oct. irrigation speci				\$0.00	\$1,666.67		
10/01/25	91755	PA 703 - Oct. administrator ag				\$0.00	\$1,333.34		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$3,000.01</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4476</b>	<b>AMOUNT:</b>	<b>\$51,615.58</b>	<b>DATE:</b>	<b>11/05/25</b>	<b>VEND ID:</b>	<b>CEPRA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/01/25	O-S8869	PA 703 - Oct. interchange land				\$0.00	\$24,010.08		
10/01/25	O-S8874	PA 703 - Oct. landscaping				\$0.00	\$27,605.50		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$51,615.58</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4477</b>	<b>AMOUNT:</b>	<b>\$3,618.54</b>	<b>DATE:</b>	<b>11/05/25</b>	<b>VEND ID:</b>	<b>PFMGC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/14/25	138589	PA 705 - Sep. mileage, tolls				\$0.00	\$17.00		
10/14/25	138589	PA 705 - Sep. storage facility				\$0.00	\$40.00		
10/01/25	DM-10-2025-06	PA 706 - DM fee: Oct. 2025				\$0.00	\$3,541.67		
10/06/25	OE-EXP-10-2025-05	PA 704 - Sep. postage				\$0.00	\$14.00		
10/06/25	OE-EXP-10-2025-05	PA 704 - Sep. FedEx				\$0.00	\$5.87		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$3,618.54</b>		

**Boggy Creek Improvement District**  
November 2025 AP Remittance Report

<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4478</b>	<b>AMOUNT:</b>	<b>\$835.00</b>	<b>DATE:</b>	<b>11/12/25</b>	<b>VEND ID:</b>	<b>AWC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/01/25	115391	PA 708 - Nov. waterway service				\$0.00	\$835.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$835.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4479</b>	<b>AMOUNT:</b>	<b>\$1,776.00</b>	<b>DATE:</b>	<b>11/12/25</b>	<b>VEND ID:</b>	<b>BERCON</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
09/30/25	92033	PA 708 - LN Blvd middle island				\$0.00	\$1,776.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$1,776.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4480</b>	<b>AMOUNT:</b>	<b>\$35,475.00</b>	<b>DATE:</b>	<b>11/12/25</b>	<b>VEND ID:</b>	<b>CEPRA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
09/24/25	O-S8779	PA 708 - Sep. jasmine replacem				\$0.00	\$6,919.00		
09/24/25	O-S8780	PA 708 - Sep. landscape damage				\$0.00	\$3,247.00		
09/24/25	O-S8781	PA 708 - Sep. rose bed replace				\$0.00	\$17,559.00		
09/24/25	O-S8782	PA 708 - Sep. Dallas Red Lanta				\$0.00	\$6,250.00		
09/24/25	O-S8783	PA 708 - Sep. new plant materi				\$0.00	\$1,500.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$35,475.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4481</b>	<b>AMOUNT:</b>	<b>\$185.00</b>	<b>DATE:</b>	<b>11/12/25</b>	<b>VEND ID:</b>	<b>VGLOBA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/01/25	7900	PA 708 - Nov. website maint.				\$0.00	\$185.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$185.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4482</b>	<b>AMOUNT:</b>	<b>\$6,454.52</b>	<b>DATE:</b>	<b>11/18/25</b>	<b>VEND ID:</b>	<b>DONMC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/17/25	47969	PA 705 - Eng. srvs. thru 09/26				\$0.00	\$6,454.52		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$6,454.52</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4483</b>	<b>AMOUNT:</b>	<b>\$5,078.88</b>	<b>DATE:</b>	<b>11/18/25</b>	<b>VEND ID:</b>	<b>KUTAK</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/29/25	3643249	PA 707 - Gen. legal thru 09/30				\$0.00	\$5,078.88		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$5,078.88</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70047</b>	<b>AMOUNT:</b>	<b>\$11,503.37</b>	<b>DATE:</b>	<b>11/20/25</b>	<b>VEND ID:</b>	<b>OUC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/04/25	83178-110425	PA 708 - OUC 2025.11.04 - IME				\$0.00	\$287.56		
11/04/25	83178-110425	PA 708 - OUC 2025.11.04 - Elec				\$0.00	\$1,396.94		
11/04/25	83178-110425	PA 708 - OUC 2025.11.04 - Wate				\$0.00	\$1,984.86		
11/04/25	83178-110425	PA 708 - OUC 2025.11.04 - Stre				\$0.00	\$7,645.33		
11/04/25	83178-110425	PA 708 - OUC 2025.11.04 - IME				\$0.00	\$188.68		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$11,503.37</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70048</b>	<b>AMOUNT:</b>	<b>\$21,533.33</b>	<b>DATE:</b>	<b>11/21/25</b>	<b>VEND ID:</b>	<b>BEEP</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/31/25	895	FR 85 - 2 vans - managed servi				\$0.00	\$10,200.04		
10/31/25	895	FR 85 - 2 vans - software appl				\$0.00	\$3,399.98		
10/31/25	895	FR 85 - 2 vans - insurance & m				\$0.00	\$3,399.98		
10/31/25	895	FR 85 - 2 vans - AV operation				\$0.00	\$4,533.33		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$21,533.33</b>		



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# **Boggy Creek Improvement District**

**Operation and Maintenance Expenditures Paid in  
December 2025 in an amount totaling \$107,105.06**

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

The total items being presented:      **\$107,105.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_ Chairman

\_\_\_\_ Vice Chairman

\_\_\_\_ Assistant Secretary

**Boggy Creek Improvement District**  
 AP Check Register (Current by Bank)  
 Check Dates: 12/1/2025 to 12/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70049	12/18/25	M	OUC	Orlando Utilities Commission	\$11,279.97
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$11,279.97</b>
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
	12/08/25	P	BERCON	Berman Construction	\$3,000.01
5	12/08/25	P	CEPRA	Cepra Landscape	\$51,615.58
	12/08/25	P	DONMC	Donald W. McIntosh Associates	\$2,041.25
7	12/08/25	P	ORLSEN	Orlando Sentinel	\$275.68
	12/08/25	P	PFMGC	PFM Group Consulting	\$3,580.09
9	12/08/25	P	TCZAPK	Thaddeus Czapka	\$200.00
90	12/19/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
91	12/19/25	P	BERCON	Berman Construction	\$9,200.00
92	12/19/25	P	CEPRA	Cepra Landscape	\$2,013.50
93	12/19/25	P	LLS	LLS Tax Solutions	\$1,000.00
94	12/19/25	P	ORLSEN	Orlando Sentinel	\$219.50
95	12/19/25	P	PFMGC	PFM Group Consulting	\$18,551.48
96	12/19/25	P	VGLOBA	VGlobalTech	\$185.00
97	12/22/25	P	CEPRA	Cepra Landscape	\$3,108.00
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$95,825.09</b>
<b>GRAND TOTAL</b>					<b>\$107,105.06</b>

95,825.09	Checks 4484-4497
11,279.97	PA 711 - OUC invoice paid online
<b>107,105.06</b>	<b>O&amp;M Cash Spent</b>

\* Check Status Types "P" - Printed ; "M" - Manual ; "V" - Void ( Void Date ); "A" - Application; "E" - EFT  
 \*\* Denotes broken check sequence.

**Boggy Creek Improvement District**  
December 2025 AP Remittance Report

<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4484</b>	<b>AMOUNT:</b>	<b>\$3,000.01</b>	<b>DATE:</b>	<b>12/08/25</b>	<b>VEND ID:</b>	<b>BERCON</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/01/25	92591	PA 708 - Nov. irrigation speci				\$0.00	\$1,666.67		
11/01/25	92591	PA 708 - Nov. administrator ag				\$0.00	\$1,333.34		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$3,000.01</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4485</b>	<b>AMOUNT:</b>	<b>\$51,615.58</b>	<b>DATE:</b>	<b>12/08/25</b>	<b>VEND ID:</b>	<b>CEPRA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/01/25	O-S9051	PA 708 - Nov. interchange land				\$0.00	\$24,010.08		
11/01/25	O-S9056	PA 708 - Nov. landscaping				\$0.00	\$27,605.50		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$51,615.58</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4486</b>	<b>AMOUNT:</b>	<b>\$2,041.25</b>	<b>DATE:</b>	<b>12/08/25</b>	<b>VEND ID:</b>	<b>DONMC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/21/25	48125	PA 710 - Eng. srvs. thru 10/31				\$0.00	\$2,041.25		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$2,041.25</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4487</b>	<b>AMOUNT:</b>	<b>\$275.68</b>	<b>DATE:</b>	<b>12/08/25</b>	<b>VEND ID:</b>	<b>ORLSEN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/31/25	OSC126433594	PA 709 - Legal ad 7871184 ; FY				\$0.00	\$275.68		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$275.68</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4488</b>	<b>AMOUNT:</b>	<b>\$3,580.09</b>	<b>DATE:</b>	<b>12/08/25</b>	<b>VEND ID:</b>	<b>PFMGC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/03/25	138900	PA 708 - Oct. mileage, tolls				\$0.00	\$34.00		
11/06/25	DM-11-2025-06	PA 709 - DM fee: Nov. 2025				\$0.00	\$3,541.67		
11/04/25	OE-EXP-11-2025-08	PA 708 - Oct. postage				\$0.00	\$0.74		
11/04/25	OE-EXP-11-2025-08	PA 708 - Oct. FedEx				\$0.00	\$3.68		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$3,580.09</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4489</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>12/08/25</b>	<b>VEND ID:</b>	<b>TCZAPK</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/18/25	2025.11.18	PA 710 - Supervisor fee 2025.1				\$0.00	\$200.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$200.00</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70049</b>	<b>AMOUNT:</b>	<b>\$11,279.97</b>	<b>DATE:</b>	<b>12/18/25</b>	<b>VEND ID:</b>	<b>OUC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
12/02/25	83178-120225	PA 711 - OUC 2025.12.02 - IME				\$0.00	\$442.21		
12/02/25	83178-120225	PA 711 - OUC 2025.12.02 - Elec				\$0.00	\$1,129.22		
12/02/25	83178-120225	PA 711 - OUC 2025.12.02 - Wate				\$0.00	\$1,874.90		
12/02/25	83178-120225	PA 711 - OUC 2025.12.02 - Stre				\$0.00	\$7,640.23		
12/02/25	83178-120225	PA 711 - OUC 2025.12.02 - IME				\$0.00	\$193.41		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$11,279.97</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4490</b>	<b>AMOUNT:</b>	<b>\$835.00</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>AWC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
12/01/25	116487	PA 712 - Dec. waterway service				\$0.00	\$835.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$835.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4491</b>	<b>AMOUNT:</b>	<b>\$9,200.00</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>BERCON</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
12/11/25	93419	PA 712 - Monument pressure was				\$0.00	\$4,200.00		
12/11/25	93425	PA 712 - Holiday decor				\$0.00	\$500.00		
12/11/25	93448	PA 712 - Monument sealant				\$0.00	\$4,500.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$9,200.00</b>		

**Boggy Creek Improvement District**  
December 2025 AP Remittance Report

<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4492</b>	<b>AMOUNT:</b>	<b>\$2,013.50</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>CEPRA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/31/25	O-S9103	PA 711 - Oct. controller 28 ir				\$0.00	\$320.00		
10/31/25	O-S9104	PA 711 - Oct. controller 16 ir				\$0.00	\$605.00		
10/31/25	O-S9105	PA 711 - Oct. controller 30 ir				\$0.00	\$1,088.50		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$2,013.50</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4493</b>	<b>AMOUNT:</b>	<b>\$1,000.00</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>LLS</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
12/11/25	3992	PA 712 - Series 2023 arbitrage				\$0.00	\$1,000.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$1,000.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4494</b>	<b>AMOUNT:</b>	<b>\$219.50</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>ORLSEN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/30/25	OSC128495275	PA 712 - Legal ad 7882572 ; 11				\$0.00	\$219.50		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$219.50</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4495</b>	<b>AMOUNT:</b>	<b>\$18,551.48</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>PFMGC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
11/24/25	139299	PA 711 - FY 2026 tax roll				\$0.00	\$15,000.00		
12/01/25	DM-12-2025-06	PA 711 - DM fee: Dec. 2025				\$0.00	\$3,541.67		
12/05/25	OE-EXP-12-2025-03	PA 712 - Nov. FedEx				\$0.00	\$9.81		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$18,551.48</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4496</b>	<b>AMOUNT:</b>	<b>\$185.00</b>	<b>DATE:</b>	<b>12/19/25</b>	<b>VEND ID:</b>	<b>VGLOBA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
12/01/25	8034	PA 711 - Dec. website maint.				\$0.00	\$185.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$185.00</b>		
<b>BANK:</b>	<b>SUN</b>	<b>CHECK:</b>	<b>4497</b>	<b>AMOUNT:</b>	<b>\$3,108.00</b>	<b>DATE:</b>	<b>12/22/25</b>	<b>VEND ID:</b>	<b>CEPRA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
10/30/25	O-S9022	PA 711 - Oct. controller 12 zo				\$0.00	\$325.00		
10/30/25	O-S9023	PA 711 - Oct. controller 28 zo				\$0.00	\$520.00		
10/30/25	O-S9024	PA 711 - Oct. controller 16 zo				\$0.00	\$520.00		
10/30/25	O-S9025	PA 711 - Oct. controller 27 ir				\$0.00	\$351.50		
10/30/25	O-S9026	PA 711 - Oct. controller 17 ir				\$0.00	\$566.50		
10/30/25	O-S9027	PA 711 - Oct. controller 12 ir				\$0.00	\$104.00		
10/30/25	O-S9030	PA 711 - Oct. controller 11 ir				\$0.00	\$721.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$3,108.00</b>		



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# **Boggy Creek Improvement District**

**Requisition Nos. 501 – 503 Paid in  
November 2025 in an amount totaling \$1,874.48**

# 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 November 1, 2025 through November 30, 2025. This does not include requisitions previously approved by the Board.

<b>REQUISITION NO.</b>	<b>PAYEE</b>	<b>AMOUNT</b>
501	Kutak Rock	\$201.00
502	Orlando Sentinel	\$290.68
503	Donald W. McIntosh Associates	\$1,382.80
	<b>TOTAL</b>	<b>\$1,874.48</b>

**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:** 501

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

(C) **Amount Payable:** \$201.00

(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 3643250 for Client Matter 3023-3 (Project Construction) through 09/30/2025

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

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

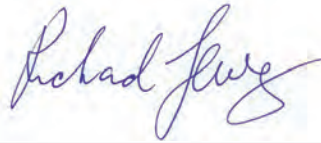
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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

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

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

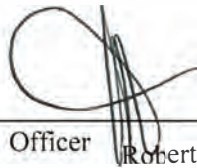
Boggy Creek Improvement District



\_\_\_\_\_  
Authorized Officer

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

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



\_\_\_\_\_  
Authorized Officer Robert J. Schanck, PE

**EXHIBIT "A"**  
**FORM OF REQUISITION**

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

(A) **Requisition Number:** 502

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

(C) **Amount Payable:** \$290.68

(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 126433594000 for Reference OSC126433594 (Ad #7871272) for Construction Legal Advertising of the FY 2026 Construction Committee Meetings (Split Five Ways, Will Be Reimbursed From GID, MCID, PE, MID)

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

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

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

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

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

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

Boggy Creek Improvement District



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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.



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Authorized Officer

Jeffrey J. Newton

11/25/25

**EXHIBIT "A"**  
**FORM OF REQUISITION**

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

(A) **Requisition Number:** 503

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

(C) **Amount Payable:** \$1,382.80

(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 48126 for Project 23218 (Lake Nona Boggy Creek) Through 10/31/2025 – **\$262.50**
2. Invoice 48131 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 10/31/2025 – **\$1,120.30**

(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



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Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR  
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Authorized Officer

Jeffrey J. Newton

11/25/25



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# **Boggy Creek Improvement District**

**Requisition Nos. 504 – 505 Paid in  
December 2025 in an amount totaling \$10,448.15**

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

REQUISITION NO.	PAYEE	AMOUNT
504	Orlando Sentinel	\$238.25
505	Donald W. McIntosh Associates	\$10,209.90
	<b>TOTAL</b>	<b>\$10,448.15</b>

**EXHIBIT "A"**  
**FORM OF REQUISITION**

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(A) **Requisition Number:** 504

(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 128495275000 for Reference OSC128495275 (Ad #7882584) for Construction Legal Advertising of the November 13, 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.

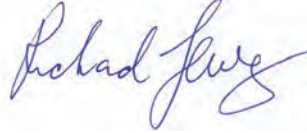
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

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Boggy Creek Improvement District

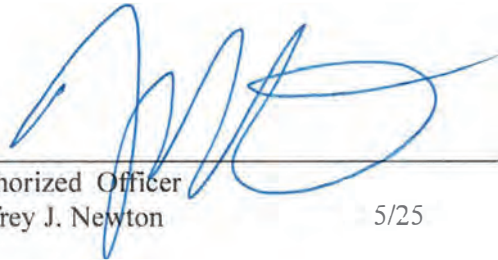


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Authorized Officer

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

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Authorized Officer  
Jeffrey J. Newton

5/25

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(A) **Requisition Number:** 505

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

(C) **Amount Payable:** \$10,209.90

(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 48284 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 11/28/2025 – **\$10,091.15**
2. Invoice 48288 for Project 23218 (Lake Nona Boggy Creek) Through 11/28/2025 – **\$118.75**

(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

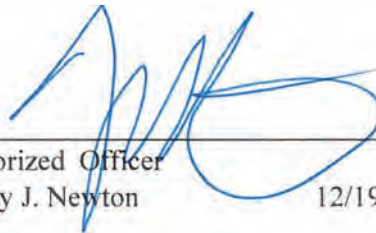


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Authorized Officer

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

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Authorized Officer  
Jeffrey J. Newton

12/19/25



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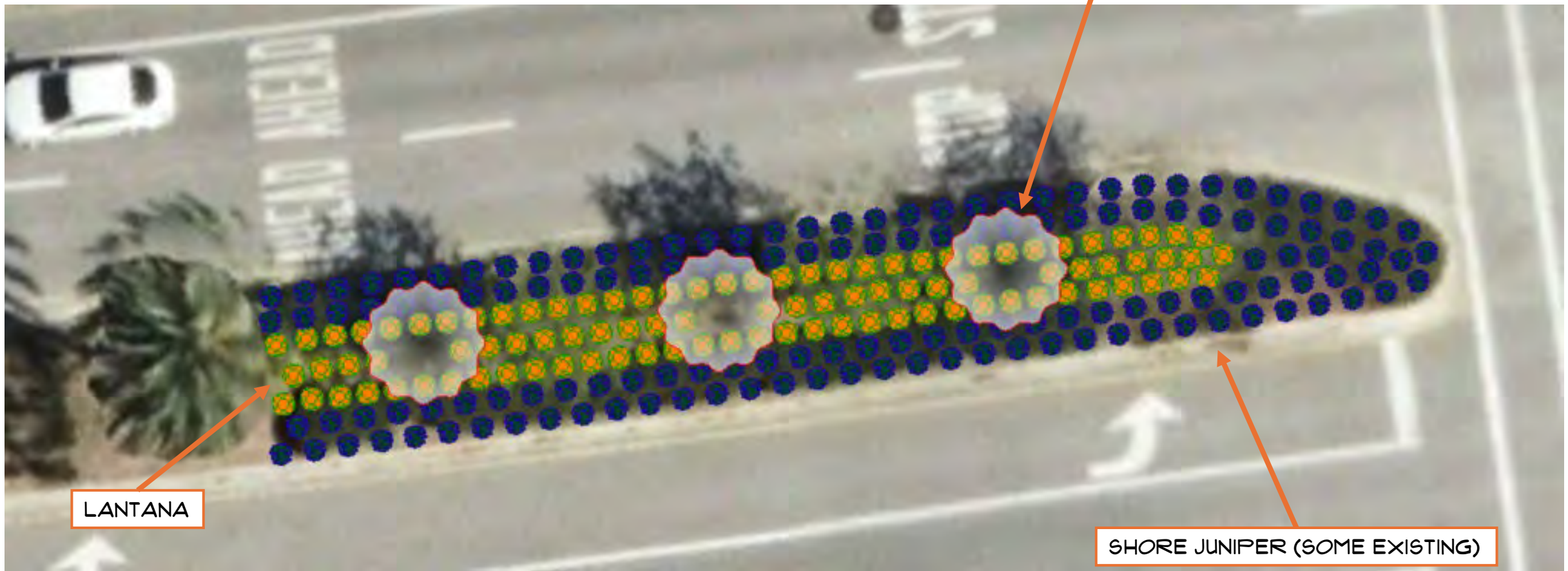
# **Boggy Creek Improvement District**

**Work Authorizations/Proposed Services**  
*(if applicable)*

EXISTING CRAPE MYRTLES



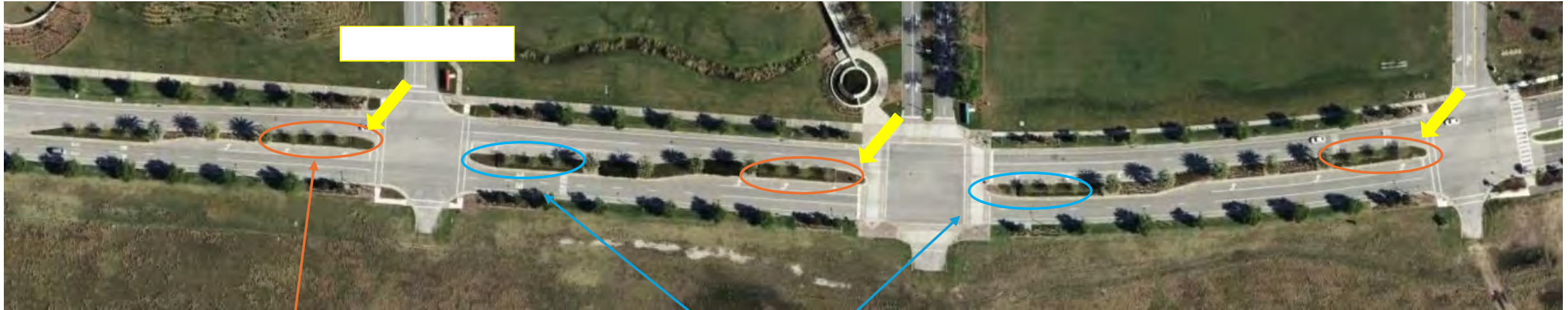
SHORE JUNIPER (SOME EXISTING)



EXISTING CRAPE MYRTLES

LANTANA

SHORE JUNIPER (SOME EXISTING)



NEED TO IMPROVE VISIBILITY

RENOVATING THESE TO MATCH?



**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
53974 (v. 0)	01/19/2026

DESCRIPTION	
Nemours Pkwy Islands Boggy Creek District  Proposal to remove plant material, in the center islands, out in front of Nemours Hospital. The ends of each island is causing site/visibility issues for vehicles exiting Nemours Hospital. After demo, those areas would have Blue Pacific Juniper installed along the perimeter of the island and a variety of lantana running down the middle. We are looking at Bandana Cherry Sunrise Lantana, Chapel Hill or New Gold Lantana, and Trailing Purple Lantana.	\$22,000.00

				\$22,000.00
Description	Type	Qty	Unit \$	Total \$
Equipment Rental - Large Skid Steer	EA	1.00	\$500.00	\$500.00
Natural Hardwood Mulch - Bulk Installed	YD	42.00	\$60.00	\$2,520.00
Thyralis - 3 gal.	EA	5.00	\$17.00	\$85.00
FireFly Firebush - 3 gal.	EA	15.00	\$17.00	\$255.00
Juniper 'Blue Pacific' - 1 gal.	EA	843.00	\$6.99	\$5,890.00
General Enhancement Labor	HR	70.00	\$60.00	\$4,200.00
Dump Fees - General Debris	EA	1.00	\$1,200.00	\$1,200.00
Lantana - 1 gal.	EA	1,050.00	\$7.00	\$7,350.00

**Total**                      **\$22,000.00**

## Terms and Conditions

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

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Customer Printed Name

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Customer Signature

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Date

Job ID: 53974



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# **Boggy Creek Improvement District**

**District's Financial Position and Budget to Actual YTD**



# **Boggy Creek Improvement District**

## December 2025 Financial Package

December 31, 2025

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



Statement of Financial Position  
As of 12/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 746,528.47				\$ 746,528.47
State Board of Administration	1,538.44				1,538.44
Infrastructure Capital Reserve	143,644.27				143,644.27
Interchange Maintenance Reserve	16,807.57				16,807.57
Accounts Receivable - Due from Developer	21,365.42				21,365.42
On-Roll Assessments Receivable	299,607.29				299,607.29
Off-Roll Assessments Receivable	310,424.08				310,424.08
Due From Other Governmental Units	18,253.81				18,253.81
Deposits	5,000.00				5,000.00
On-Roll Assessments Receivable		\$ 733,341.58			733,341.58
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		2,136,731.63			2,136,731.63
Revenue Series 2023		659,339.00			659,339.00
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,339.42		13,339.42
Due From Other Governmental Units			248.72		248.72
Acquisition/Construction Series 2013			170,126.96		170,126.96
Acquisition/Construction Series 2023			3,186.30		3,186.30
Total Current Assets	\$ 1,563,169.35	\$ 10,224,844.58	\$ 186,901.40	\$ -	\$ 11,974,915.33
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 7,323,408.26	\$ 7,323,408.26
Amount To Be Provided				49,286,591.74	49,286,591.74
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
<b>Total Assets</b>	<b>\$ 1,563,169.35</b>	<b>\$ 10,224,844.58</b>	<b>\$ 186,901.40</b>	<b>\$ 56,610,000.00</b>	<b>\$ 68,584,915.33</b>



**Boggy Creek Improvement District**  
Statement of Financial Position  
As of 12/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 85,153.61				\$ 85,153.61
Deferred Revenue	21,365.42				21,365.42
Deferred Revenue - On-Roll	299,607.29				299,607.29
Deferred Revenue - Off-Roll	310,424.08				310,424.08
Deferred Revenue - On-Roll		\$ 733,341.58			733,341.58
Deferred Revenue - Off-Roll		2,168,094.74			2,168,094.74
Total Current Liabilities	<u>\$ 716,550.40</u>	<u>\$ 2,901,436.32</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,617,986.72</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<u><u>\$ 716,550.40</u></u>	<u><u>\$ 2,901,436.32</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 56,610,000.00</u></u>	<u><u>\$ 60,227,986.72</u></u>
<b><u>Net Assets</u></b>					
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	81,102.00				81,102.00
Net Assets, Unrestricted		\$ (1,465,642.46)			(1,465,642.46)
Current Year Net Assets, Unrestricted		715,016.69			715,016.69
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			27,970.88		27,970.88
Net Assets - General Government			26,696,976.16		\$ 26,696,976.16
<b>Total Net Assets</b>	<u><u>\$ 846,618.95</u></u>	<u><u>\$ 7,323,408.26</u></u>	<u><u>\$ 186,901.40</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 8,356,928.61</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 1,563,169.35</u></u>	<u><u>\$ 10,224,844.58</u></u>	<u><u>\$ 186,901.40</u></u>	<u><u>\$ 56,610,000.00</u></u>	<u><u>\$ 68,584,915.33</u></u>



**Boggy Creek Improvement District**  
Statement of Activities  
As of 12/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
Off-Roll Assessments	\$ 310,424.07				\$ 310,424.07
Developer Contributions	21,533.33				21,533.33
Other Income & Other Financing Sources	0.01				0.01
Off-Roll Assessments		\$ 2,168,094.74			2,168,094.74
Inter-Fund Group Transfers In		(38,476.02)			(38,476.02)
Inter-Fund Transfers In			\$ 38,476.02		38,476.02
Total Revenues	<u>\$ 331,957.41</u>	<u>\$ 2,129,618.72</u>	<u>\$ 38,476.02</u>	<u>\$ -</u>	<u>\$ 2,500,052.15</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 200.00				\$ 200.00
Public Officials' Liability Insurance	4,569.00				4,569.00
Trustee Services	6,446.30				6,446.30
Management	10,625.01				10,625.01
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	34.00				34.00
Postage & Shipping	14.23				14.23
Legal Advertising	495.18				495.18
Web Site Maintenance	555.00				555.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,526.16				2,526.16
Water Reclaimed	3,859.76				3,859.76
General Insurance	5,183.00				5,183.00
Property & Casualty	6,455.00				6,455.00
Other Insurance	500.00				500.00
Irrigation Parts	7,937.50				7,937.50
Landscaping Maintenance & Material	82,698.03				82,698.03



**Boggy Creek Improvement District**  
**Statement of Activities**  
 As of 12/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 814.14				\$ 814.14
IME - Irrigation	488.64				488.64
IME - Landscaping	23,409.84				23,409.84
IME - Lighting	124.18				124.18
IME - Miscellaneous	99.13				99.13
IME - Water Reclaimed	237.18				237.18
Pest Control	1,510.00				1,510.00
Entry and Wall Maintenance	8,700.00				8,700.00
Shuttle Financing - Maintenance	6,799.96				6,799.96
Shuttle Financing - BEEP Operating Costs	36,098.79				36,098.79
Streetlights	15,285.56				15,285.56
Personnel Leasing Agreement	9,000.03				9,000.03
Interest Payments (Series 2013)		\$ 1,015,775.00			1,015,775.00
Interest Payments (Series 2023)		437,278.13			437,278.13
Engineering			\$ 11,592.70		11,592.70
Legal Advertising			105.79		105.79
<b>Total Expenses</b>	<b>\$258,234.97</b>	<b>\$1,453,053.13</b>	<b>\$11,698.49</b>	<b>\$0.00</b>	<b>\$1,722,986.59</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 7,379.56				\$ 7,379.56
Dividend Income		\$ 38,451.10			38,451.10
Interest Income			\$ 113.48		113.48
Dividend Income			1,079.87		1,079.87
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 7,379.56</b>	<b>\$ 38,451.10</b>	<b>\$ 1,193.35</b>	<b>\$ -</b>	<b>\$ 47,024.01</b>
<b>Change In Net Assets</b>	<b>\$ 81,102.00</b>	<b>\$ 715,016.69</b>	<b>\$ 27,970.88</b>	<b>\$ -</b>	<b>\$ 824,089.57</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 765,516.95</b>	<b>\$ 6,608,391.57</b>	<b>\$ 158,930.52</b>	<b>\$ -</b>	<b>\$ 7,532,839.04</b>
<b>Net Assets At End Of Year</b>	<b>\$ 846,618.95</b>	<b>\$ 7,323,408.26</b>	<b>\$ 186,901.40</b>	<b>\$ -</b>	<b>\$ 8,356,928.61</b>



**Boggy Creek Improvement District**  
 Budget to Actual  
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
Assessments	\$ 310,424.07	\$ 230,113.86	\$ 80,310.21	\$ 920,455.44	33.73%
Developer Contributions	21,533.33	181,329.93	(159,796.60)	725,319.70	2.97%
Carryforward Revenue	32,634.37	32,634.37	-	130,537.49	25.00%
Other Income & Other Financing Sources	0.01	-	0.01	-	
<b>Net Revenues</b>	<b>\$ 364,591.78</b>	<b>\$ 444,078.16</b>	<b>\$ (79,486.38)</b>	<b>\$ 1,776,312.63</b>	<b>20.53%</b>
<b>General &amp; Administrative Expenses</b>					
<b>Legislative</b>					
Supervisor Fees	\$ 200.00	\$ 3,000.00	\$ (2,800.00)	\$ 12,000.00	1.67%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	4,569.00	1,239.13	3,329.87	4,956.50	92.18%
Trustee Services	6,446.30	2,283.50	4,162.80	9,134.00	70.57%
Management	10,625.01	10,625.00	0.01	42,500.00	25.00%
Engineering	2,457.85	2,875.00	(417.15)	11,500.00	21.37%
Disclosure	500.00	500.00	-	2,000.00	25.00%
District Counsel	3,936.50	8,750.00	(4,813.50)	35,000.00	11.25%
Assessment Administration	15,000.00	3,750.00	11,250.00	15,000.00	100.00%
Reamortization Schedules	-	62.50	(62.50)	250.00	0.00%
Audit	-	1,000.00	(1,000.00)	4,000.00	0.00%
Arbitrage Calculation	1,000.00	300.00	700.00	1,200.00	83.33%
Tax Preparation	-	7.50	(7.50)	30.00	0.00%
Travel and Per Diem	34.00	75.00	(41.00)	300.00	11.33%
Telephone	-	6.23	(6.23)	25.00	0.00%
Postage & Shipping	14.23	125.00	(110.77)	500.00	2.85%
Copies	-	62.50	(62.50)	250.00	0.00%
Legal Advertising	495.18	1,500.00	(1,004.82)	6,000.00	8.25%
Bank Fees	-	90.00	(90.00)	360.00	0.00%
Miscellaneous	-	295.00	(295.00)	1,180.00	0.00%
Meeting Room	-	62.50	(62.50)	250.00	0.00%
Office Supplies	-	25.00	(25.00)	100.00	0.00%
Property Taxes	-	37.50	(37.50)	150.00	0.00%
Web Site Maintenance	555.00	855.00	(300.00)	3,420.00	16.23%
Holiday Decorations	500.00	150.00	350.00	600.00	83.33%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 46,508.07</b>	<b>\$ 37,720.11</b>	<b>\$ 8,787.96</b>	<b>\$ 150,880.50</b>	<b>30.82%</b>



**Boggy Creek Improvement District**  
 Budget to Actual  
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b><u>Field Operations Expenses</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 2,526.16	\$ 2,375.00	\$ 151.16	\$ 9,500.00	26.59%
Entry Lighting	-	125.00	(125.00)	500.00	0.00%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	3,859.76	8,000.00	(4,140.24)	32,000.00	12.06%
<b>Other Physical Environment</b>					
General Insurance	5,183.00	1,405.88	3,777.12	5,623.50	92.17%
Property & Casualty	6,455.00	1,826.78	4,628.22	7,307.10	88.34%
Other Insurance	500.00	375.00	125.00	1,500.00	33.33%
Irrigation Repairs	7,937.50	16,250.00	(8,312.50)	65,000.00	12.21%
Landscaping Maintenance & Material	82,698.03	91,180.00	(8,481.97)	364,720.00	22.67%
Landscape Improvements	-	16,250.00	(16,250.00)	65,000.00	0.00%
Tree Trimming	-	3,925.00	(3,925.00)	15,700.00	0.00%
Contingency	-	2,500.00	(2,500.00)	10,000.00	0.00%
Trail Maintenance	-	5,000.00	(5,000.00)	20,000.00	0.00%
Pest Control	1,510.00	875.00	635.00	3,500.00	43.14%
<b>Shuttle Financing</b>					
Maintenance	6,799.96	54,000.00	(47,200.04)	216,000.00	3.15%
Vehicle Cost (Loan Payment)	-	36,579.93	(36,579.93)	146,319.70	0.00%
BEEP Operating Costs	36,098.79	89,500.00	(53,401.21)	358,000.00	10.08%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	814.14	861.25	(47.11)	3,445.00	23.63%
IME - Irrigation Repair	488.64	812.50	(323.86)	3,250.00	15.04%
IME - Landscaping	23,409.84	23,816.08	(406.24)	95,264.33	24.57%
IME - Lighting	124.18	325.00	(200.82)	1,300.00	9.55%
IME - Miscellaneous	99.13	1,625.00	(1,525.87)	6,500.00	1.53%
IME - Water Reclaimed	237.18	406.25	(169.07)	1,625.00	14.60%
IME - Landscape Improvements	-	3,250.00	(3,250.00)	13,000.00	0.00%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	8,700.00	6,500.00	2,200.00	26,000.00	33.46%
Streetlights	15,285.56	24,337.71	(9,052.15)	97,350.83	15.70%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	4,000.02	4,000.00	0.02	16,000.00	25.00%
Personnel Leasing Agreement - Irrigation Specialist	5,000.01	5,000.00	0.01	20,000.00	25.00%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	5,041.67	(5,041.67)	20,166.67	0.00%
Interchange Maintenance Reserve	-	590.00	(590.00)	2,360.00	0.00%
<b>Total Field Operations Expenses</b>	<b>\$ 211,726.90</b>	<b>\$ 406,733.05</b>	<b>\$ (195,006.15)</b>	<b>\$ 1,626,932.13</b>	<b>13.01%</b>
<b>Total Expenses</b>	<b>\$ 258,234.97</b>	<b>\$ 444,453.16</b>	<b>\$ (186,218.19)</b>	<b>\$ 1,777,812.63</b>	<b>14.53%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 106,356.81</b>	<b>\$ (375.00)</b>	<b>\$ 106,731.81</b>	<b>\$ (1,500.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 7,379.56	\$ 375.00	\$ 7,004.56	\$ 1,500.00	491.97%
<b>Total Other Income (Expense)</b>	<b>\$ 7,379.56</b>	<b>\$ 375.00</b>	<b>\$ 7,004.56</b>	<b>\$ 1,500.00</b>	<b>491.97%</b>
<b>Net Income (Loss)</b>	<b>\$ 113,736.37</b>	<b>\$ -</b>	<b>\$ 113,736.37</b>	<b>\$ -</b>	



**Boggy Creek Improvement District**  
 Budget to Actual  
 For the Month Ending 12/31/2025

	Oct-25	Nov-25	Dec-25	YTD Actual
<b>Revenues</b>				
Assessments	\$ -	\$ 310,424.07	\$ -	\$ 310,424.07
Developer Contributions	-	21,533.33	-	21,533.33
Carryforward Revenue	10,878.12	10,878.13	10,878.12	32,634.37
Other Income & Other Financing Sources	0.01	-	-	0.01
<b>Net Revenues</b>	<b>\$ 10,878.13</b>	<b>\$ 342,835.53</b>	<b>\$ 10,878.12</b>	<b>\$ 364,591.78</b>
<b>General &amp; Administrative Expenses</b>				
<b>Legislative</b>				
Supervisor Fees	\$ 200.00	\$ -	\$ -	\$ 200.00
<b>Financial &amp; Administrative</b>				
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	10,625.01
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	-	34.00
Telephone	-	-	-	-
Postage & Shipping	-	4.42	9.81	14.23
Copies	-	-	-	-
Legal Advertising	-	275.68	219.50	495.18
Bank Fees	-	-	-	-
Miscellaneous	-	-	-	-
Meeting Room	-	-	-	-
Office Supplies	-	-	-	-
Property Taxes	-	-	-	-
Web Site Maintenance	185.00	185.00	185.00	555.00
Holiday Decorations	-	-	500.00	500.00
Dues, Licenses, and Fees	175.00	-	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 15,116.97</b>	<b>\$ 6,082.02</b>	<b>\$ 25,309.08</b>	<b>\$ 46,508.07</b>
<b>Field Operations</b>				
<b>Electric Utility Services</b>				
Electric	\$ -	\$ 1,396.94	\$ 1,129.22	\$ 2,526.16
Entry Lighting	-	-	-	-
<b>Water-Sewer Combination Services</b>				
Water Reclaimed	-	1,984.86	1,874.90	3,859.76
<b>Other Physical Environment</b>				
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	82,698.03



**Bogy Creek Improvement District**  
 Budget to Actual  
 For the Month Ending 12/31/2025

	Oct-25	Nov-25	Dec-25	YTD Actual
Landscape Improvements	-	-	-	-
Tree Trimming	-	-	-	-
Contingency	-	-	-	-
Trail Maintenance	-	-	-	-
Pest Control	1,510.00	-	-	1,510.00
<b>Shuttle Financing</b>				
Maintenance	-	3,399.98	3,399.98	6,799.96
Vehicle Cost	-	-	-	-
BEEP Operating Costs	-	18,133.35	17,965.44	36,098.79
<b>Interchange Maintenance Expenses</b>				
IME - Aquatics Maintenance	271.38	271.38	271.38	814.14
IME - Irrigation	-	-	488.64	488.64
IME - Landscaping	7,803.28	7,803.28	7,803.28	23,409.84
IME - Lighting	-	61.32	62.86	124.18
IME - Miscellaneous	99.13	-	-	99.13
IME - Water Reclaimed	-	93.46	143.72	237.18
IME - Landscape Improvements	-	-	-	-
<b>Road &amp; Street Facilities</b>				
Entry and Wall Maintenance	-	-	8,700.00	8,700.00
Streetlights	-	7,645.33	7,640.23	15,285.56
<b>Parks &amp; Recreation</b>				
Personnel Leasing Agreement - Administration	1,333.34	1,333.34	1,333.34	4,000.02
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	5,000.01
<b>Reserves</b>				
Infrastructure Capital Reserve	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-
<b>Total Field Operations Expenses</b>	<u>\$ 52,387.81</u>	<u>\$ 71,355.92</u>	<u>\$ 87,983.17</u>	<u>\$ 211,726.90</u>
<b>Total Expenses</b>	<u>\$ 67,504.78</u>	<u>\$ 77,437.94</u>	<u>\$ 113,292.25</u>	<u>\$ 258,234.97</u>
<b>Income (Loss) from Operations</b>	<u>\$ (56,626.65)</u>	<u>\$ 265,397.59</u>	<u>\$ (102,414.13)</u>	<u>\$ 106,356.81</u>
<b>Other Income (Expense)</b>				
Interest Income	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 7,379.56
<b>Total Other Income (Expense)</b>	<u>\$ 2,541.90</u>	<u>\$ 2,056.21</u>	<u>\$ 2,781.45</u>	<u>\$ 7,379.56</u>
<b>Net Income (Loss)</b>	<u>\$ (54,084.75)</u>	<u>\$ 267,453.80</u>	<u>\$ (99,632.68)</u>	<u>\$ 113,736.37</u>



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			21,365.42	(85,153.61)	682,740.28 as of 1/18/2026
Totals		2,299,794.64	(2,287,809.70)	391,515.34	(304,189.63)	