

Boggy Creek Improvement District

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

www.boggycreekid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Boggy Creek Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, November 18, 2025, at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the September 16, 2025, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025**
3. **Ratification of Arbitrage Engagement Letter with LLS Tax Solutions Inc. for the Series 2023 Bonds**
4. **Presentation and Review of District Infrastructure Assessment Report**
5. **Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report**
6. **Ratification of Egis Insurance Package for Fiscal Year 2026**
7. **Ratification of Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2026**
8. **Ratification of Agreement for Purchase of Autonomous Vehicles with Mozee**
9. **Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$101,595.09**
10. **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$37,286.14**
11. **Ratification of Requisition Nos. 494 – 496 Paid in September 2025 in an amount totaling \$8,650.50**
12. **Ratification of Requisition Nos. 497 – 500 Paid in October 2025 in an amount totaling \$5,859.07**
13. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
14. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

- A. Staff Reports



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

Adjournment



Boggy Creek Improvement District

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

**BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Tuesday, September 16, 2025, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Richard Levey	Chair	
Damon Ventura	Vice Chair	
Ron Domingue	Assistant Secretary	(joined at 3:01 p.m.)
Thad Czapka	Assistant Secretary	
Chad Tinetti	Assistant Secretary	(joined at 3:02 p.m.)

Also attending:

Jennifer Walden	PFM	
Blake Firth	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	
Carlos Negron	Berman	
DJ Batten	Berman	(joined via phone at 3:02 p.m.)
Eddie Padua	Berman	
Edgard Morales	Berman	
Dan Young	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments. He noted there were no comments from the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
August 19, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the August 19, 2025, Board of Supervisors' Meeting.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the August 19, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Walden noted that Mr. Domingue joined the meeting in progress at 3:01 p.m.

Ms. Walden noted this is the vendor that was used for the 2013 Bonds on an annual basis and the District needs to start doing this for the 2023 Bonds. She stated the proposal is for an annual fee of \$500.00 and if a yield reduction calculation is needed, there is an additional \$200.00 fee.

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

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Extending Annual Renewal for Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra

Ms. Walden noted for the record that Mr. Tinetti joined the meeting in progress at 3:02 p.m.

Ms. Walden noted District staff is looking to extend the Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra for an additional year which is pursuant to the original contract. She noted there is no price increase and once approved, District Management will send out the renewal letter.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved an additional year extension of the Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra.

SIXTH ORDER OF BUSINESS

Discussion of Matters Pertaining to BCID-Owned Beep Vehicles

Ms. Mackie noted this is for a short-term option agreement for autonomous vehicles.

Mr. Domingue gave an overview. He noted that Beep has autonomous vehicles running throughout Lake Nona and the District owns two of them. Beep has the opportunity to liquidate them all in a bulk sale, but there is a financing amount left for the two District owned vehicles. The revenue is unknown at this point, but the Developer is committed to making it a net zero transaction for the District.

Ms. Mackie added that the purchase of these vehicles and any expenses related to the operation of this transit system were all funded through Tavistock.

There was a brief discussion regarding creating an Agreement, timeframe and necessary expenses. Ms. Mackie noted the Developer Funding Agreement obligates Tavistock to pay for all Beep related expenses.

On motion by Mr. Ventura, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the sale of the BCID-Owned Beep Vehicles, contingent upon receipt of funding from Tavistock to pay the Truist loan in full, with no financial risk to the District, and authorized the Chair to execute the necessary documents.

SEVENTH ORDER OF BUSINESS

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

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

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

EIGHTH ORDER OF BUSINESS

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

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

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Requisition Nos. 491 – 493 Paid in August 2025 in an amount totaling \$12,088.33.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Dr. Levey noted there were no Work Authorizations.

TENTH ORDER OF BUSINESS

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

Ms. Walden noted the financials are updated through August. The District has spent approximately 65% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted that the next meeting is on Tuesday, October 21, 2025, and the new fiscal year calendar meeting invites have been sent out.

District Engineer – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

Construction Supervisor – No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There was brief discussion regarding the work done on the underground utility line break in front of the hospital and if the area had been cleaned up. Berman noted they would follow up to ensure that it was finalized.

It was also noted there was a sign hit by a vehicle on the Loop Road. It was noted the sign should be replaced in a couple of weeks.

There were no other Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the September 16, 2025, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Boggy Creek Improvement District

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

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOGGY CREEK IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 20, 2024, the Board of Supervisors of Boggy Creek Improvement District (“**Board**”), adopted Resolution 2024-08 providing for the adoption of the District’s Fiscal Year 2024/2025 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-08 authorize the Board to amend the Budget during Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a.** The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b.** The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.
- c.** The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget

for the Boggy Creek Improvement District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 18, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Boggy Creek Improvement District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-08, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-08 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 18, 2025.

Introduced, considered favorably, and adopted this 18th day of November 2025.

ATTEST:

**BOGGY CREEK IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2024/2025 Budget



Boggly Creek Improvement District
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
<u>Revenues</u>			
Assessments	\$ 921,982.23	\$ 920,455.44	\$ 920,455.44
Developer Contributions	401,835.45	725,319.70	401,835.45
Carryforward Revenue	97,048.71	97,048.71	97,048.71
Net Revenues	\$ 1,420,866.39	\$ 1,742,823.85	\$ 1,419,339.60
<u>General & Administrative Expenses</u>			
Legislative			
Supervisor Fees	\$ 3,800.00	\$ 4,800.00	\$ 4,800.00
Financial & Administrative			
Public Officials' Liability Insurance	4,310.00	4,632.20	4,632.20
Trustee Services	8,794.78	8,500.00	8,794.78
Management	42,500.00	42,500.00	42,500.00
Engineering	13,833.22	21,000.00	21,000.00
Disclosure	2,000.00	2,000.00	2,000.00
Property Appraiser	-	500.00	500.00
District Counsel	15,630.08	35,000.00	35,000.00
Assessment Administration	15,000.00	15,000.00	15,000.00
Reamortization Schedules	-	250.00	250.00
Audit	4,000.00	4,000.00	4,000.00
Arbitrage Calculation	500.00	1,200.00	1,200.00
Travel and Per Diem	119.00	300.00	300.00
Telephone	-	25.00	25.00
Postage & Shipping	165.12	500.00	500.00
Copies	-	250.00	250.00
Legal Advertising	5,276.21	5,000.00	5,276.21
Bank Fees	-	360.00	360.00
Miscellaneous	397.68	1,180.00	1,180.00
Meeting Room	-	250.00	250.00
Office Supplies	-	100.00	100.00
Property Taxes	-	150.00	150.00
Web Site Maintenance	3,240.00	3,240.00	3,240.00
Holiday Decorations	500.00	600.00	600.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 120,241.09	\$ 151,512.20	\$ 152,083.19



Boggly Creek Improvement District
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
Field Operations Expenses			
Electric Utility Services			
Electric	\$ 15,553.81	\$ 7,000.00	\$ 15,553.81
Entry Lighting	-	500.00	500.00
Water-Sewer Combination Services			
Water Reclaimed	23,692.26	32,000.00	32,000.00
Other Physical Environment			
General Insurance	4,890.00	5,255.50	5,255.50
Property & Casualty	6,354.00	7,098.95	7,098.95
Other Insurance	-	100.00	100.00
Irrigation Repairs	49,673.85	60,000.00	60,000.00
Landscaping Maintenance & Material	308,731.32	364,720.00	364,720.00
Landscape Improvements	7,142.00	65,000.00	43,450.19
Tree Trimming	20,000.00	20,000.00	20,000.00
Contingency	35,633.00	5,300.00	35,633.00
Pest Control	3,020.00	3,020.00	3,020.00
Shuttle Financing			
Insurance	-	5,000.00	5,000.00
Maintenance	40,799.76	216,000.00	40,799.76
Vehicle Cost (Loan Payment)	146,319.70	146,319.70	146,319.70
BEEP Operating Costs	214,715.99	358,000.00	214,715.99
Interchange Maintenance Expenses			
IME - Aquatics Maintenance	3,256.56	3,445.00	3,256.56
IME - Irrigation Repair	2,651.21	3,250.00	2,651.21
IME - Landscaping	93,639.36	97,500.00	93,639.36
IME - Lighting	540.09	1,300.00	540.09
IME - Miscellaneous	198.26	6,500.00	198.26
IME - Water Reclaimed	703.20	1,625.00	703.20
IME - Landscape Improvements	4,274.89	13,000.00	4,274.89
Road & Street Facilities			
Entry and Wall Maintenance	20,755.00	15,000.00	20,755.00
Streetlights	91,564.83	97,350.83	97,350.83
Parks & Recreation			
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	20,000.04



Boggy Creek Improvement District
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
Reserves			
Infrastructure Capital Reserve	20,166.67	20,166.67	20,166.67
Interchange Maintenance Reserve	2,360.00	2,360.00	2,360.00
Total Field Operations Expenses	\$ 1,152,635.88	\$ 1,592,811.65	\$ 1,276,063.09
Total Expenses	\$ 1,272,876.97	\$ 1,744,323.85	\$ 1,428,146.28
Income (Loss) from Operations	\$ 147,989.42	\$ (1,500.00)	\$ (8,806.68)
<u>Other Income (Expense)</u>			
Interest Income	\$ 8,806.68	\$ 1,500.00	\$ 8,806.68
Total Other Income (Expense)	\$ 8,806.68	\$ 1,500.00	\$ 8,806.68
Net Income (Loss)	\$ 156,796.10	\$ -	\$ -



Boggy Creek Improvement District

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



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

October 3, 2025

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Boggy Creek Improvement District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

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

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year bond calculation period beginning July 20, 2023, through the period ending July 19, 2026, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Boggy Creek Improvement District

By: Linda L. Scott

Linda L. Scott, CPA

By:  _____

Print Name Richard Levey

Title Chairman

Date: 11.6.25



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

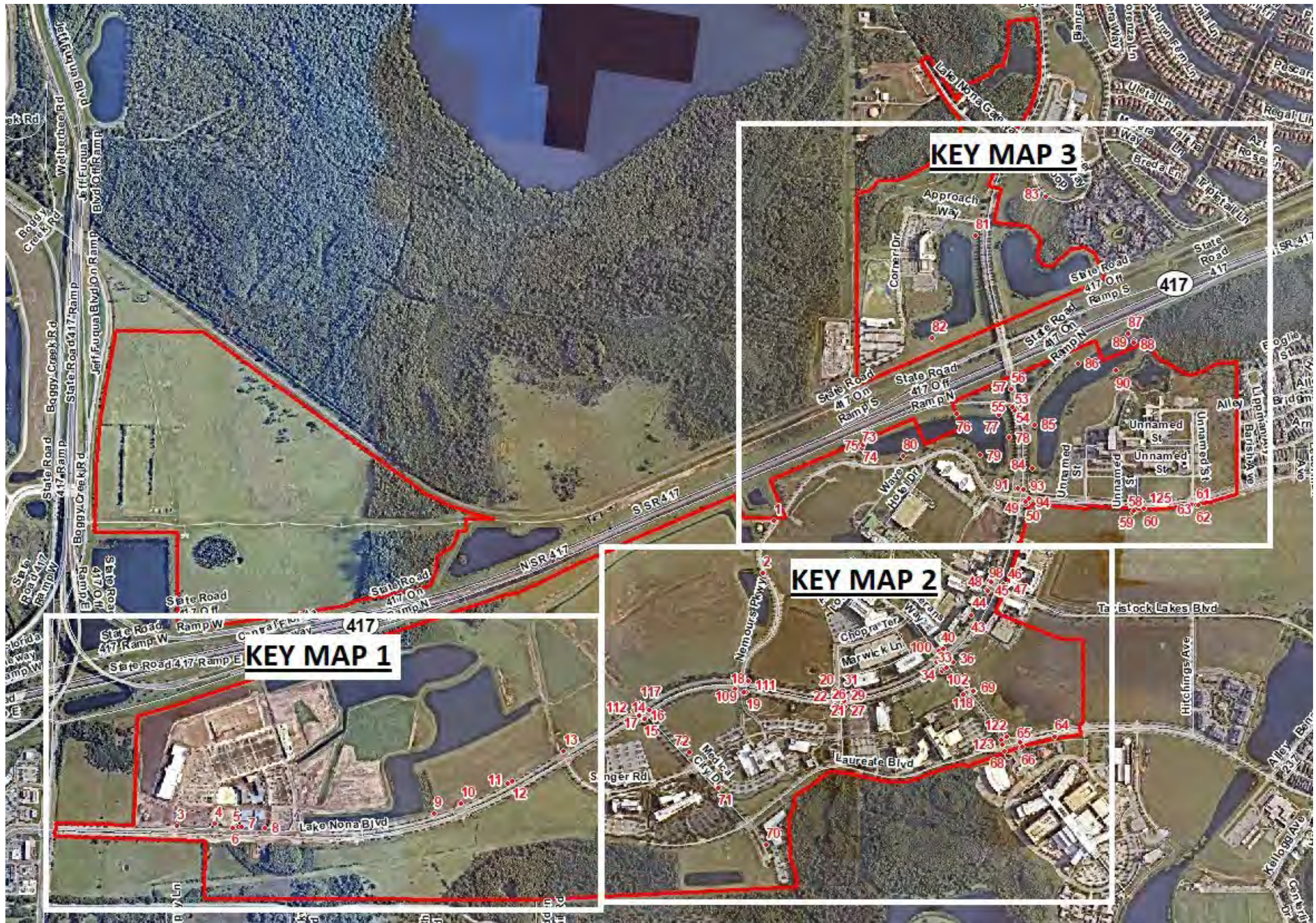
The annual inspection of the Reedy Creek Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each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

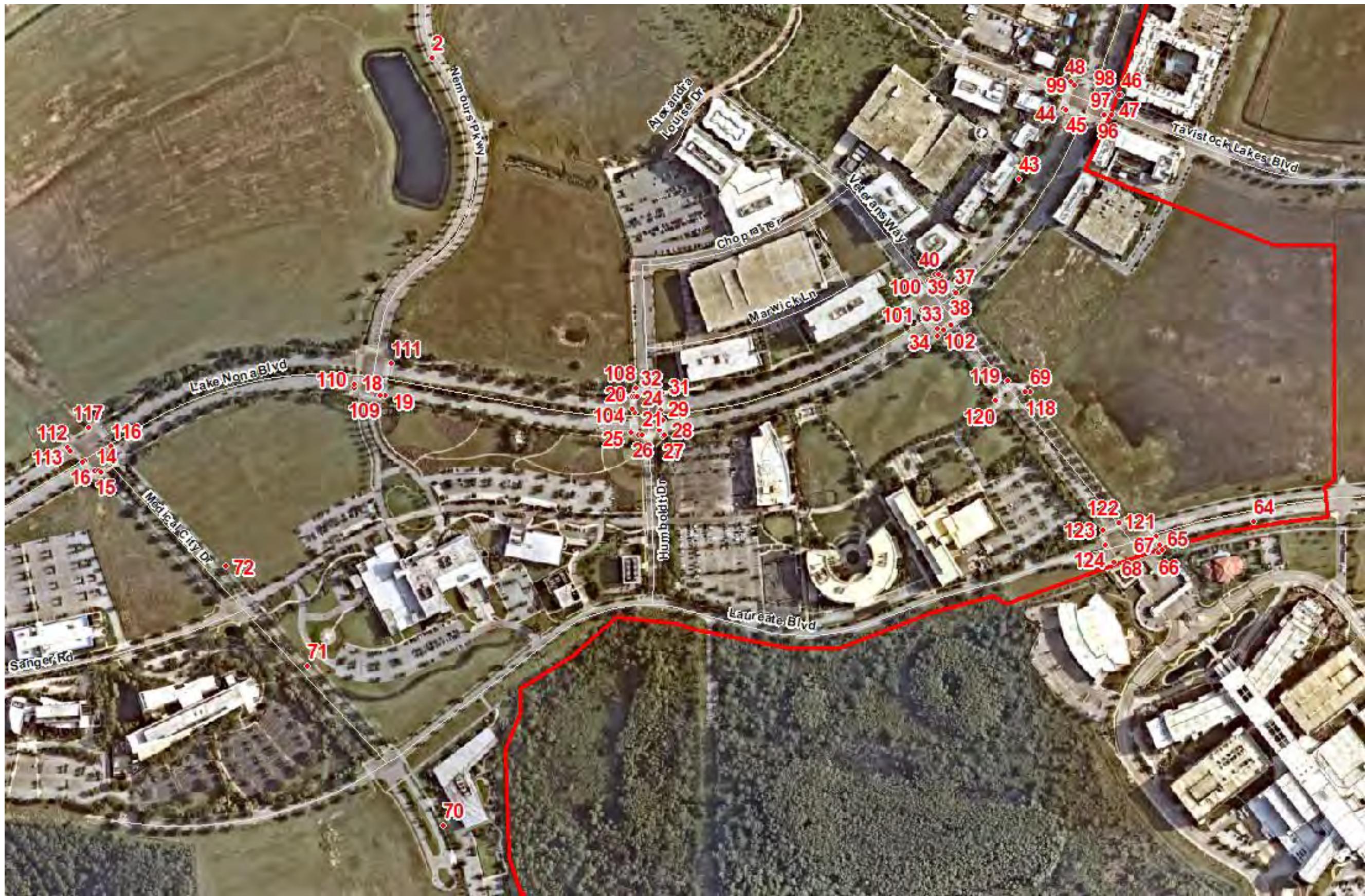
Photos



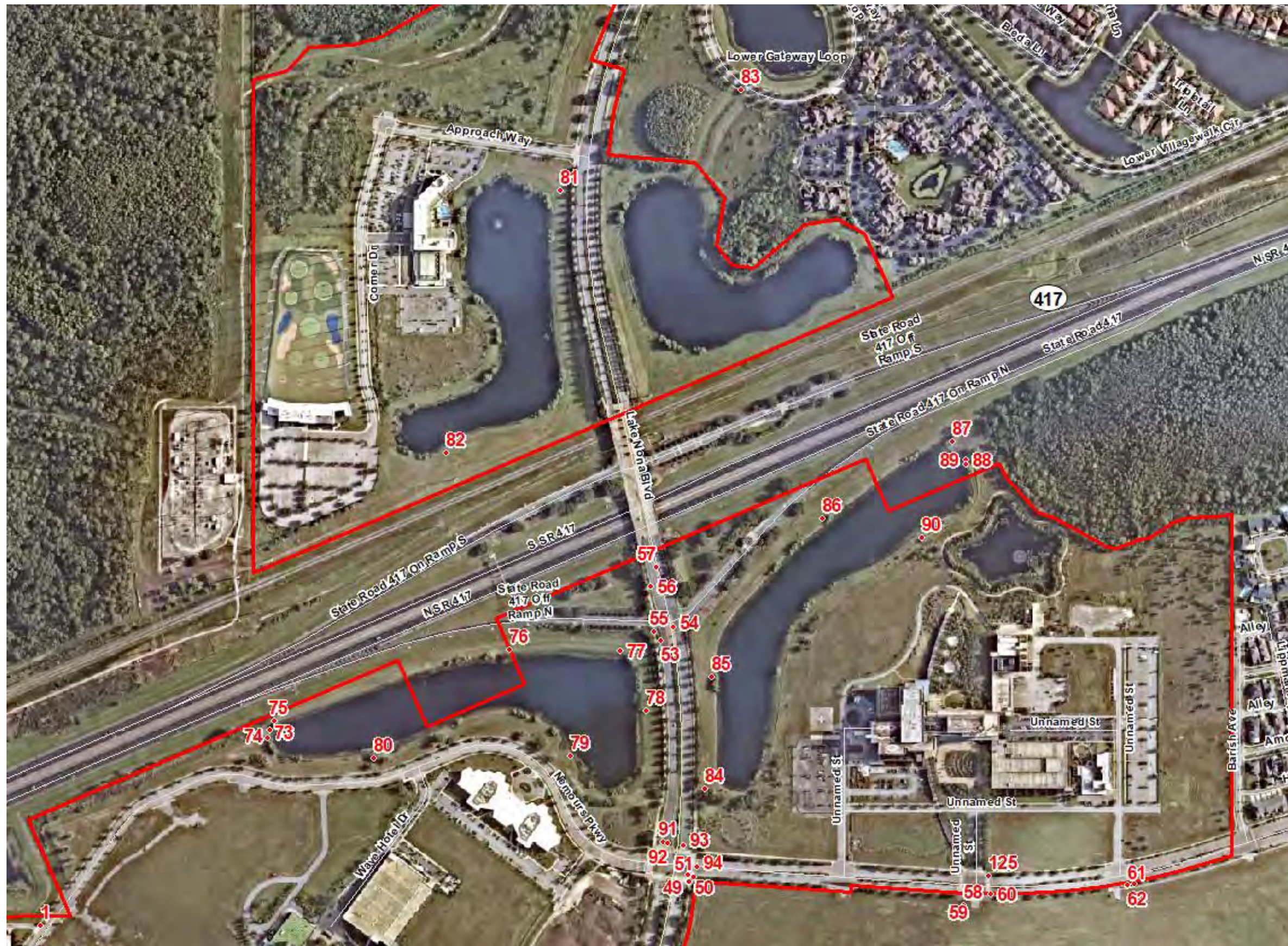
BOGGY CREEK IMPROVEMENT DISTRICT OVERALL PHOTO KEY MAP



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**



Boggy Creek Improvement District

Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report

Boggy Creek Improvement District
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. Publish approved budget amendments on the CDD's website within five days of Board approval.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: Jennifer L. Walden

Date: 11/17/2025

Print Name: JENNIFER L. WARDEN



Boggy Creek Improvement District

Egis Insurance Package for Fiscal Year 2026



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Boggy Creek Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Boggy Creek Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125267

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$493,563
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$10,712

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$6,455

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Boggy Creek Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125267

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$6,455
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,183
Public Officials and Employment Practices Liability	\$4,569
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$16,707

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Boggy Creek Improvement District

(Name of Local Governmental Entity)
By: [Signature]
Signature

RICHARD LEVEY
Print Name

Witness By: [Signature]
Signature

JENNIFER L. WALDEN
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Boggy Creek Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- [x] Building and Content TIV \$493,563 As per schedule attached
[x] Inland Marine \$10,712 As per schedule attached
[] Auto Physical Damage Not Included

Signature: [Handwritten Signature] Date: 9/19/2025
Name: RICHARD LEVEY
Title: CHAIR



Property Schedule

Schedule Items Effective As of: 10/01/2025

Boggy Creek Improvement District

Policy No.: 100125267
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
1	Decorative Monuments (2)		2017	10/01/2025	\$116,133		\$116,133
	Lake Nona Blvd (near Boggy Creek Rd.) Orlando FL 32827		Masonry non combustible	10/01/2026			
2	Decorative Monuments (2)		2017	10/01/2025	\$116,133		\$116,133
	Lake Nona Blvd (near Nemours Pkwy) Orlando FL 32827		Masonry non combustible	10/01/2026			
3	Decorative Monuments (2)		2017	10/01/2025	\$58,066		\$58,066
	Lake Nona Blvd (near Lake Nona Gateway Rd) Orlando FL 32827		Masonry non combustible	10/01/2026			
4	Median Hardscapes		2017	10/01/2025	\$58,066		\$58,066
	Lake Nona Blvd Orlando FL 32827		Masonry non combustible	10/01/2026			
5	Knee Walls		2017	10/01/2025	\$58,066		\$58,066
	Lake Nona Blvd Orlando FL 32827		Masonry non combustible	10/01/2026			
6	Fencing w/Column Features		2017	10/01/2025	\$87,099		\$87,099
	Lake Nona Blvd Orlando FL 32827		Non combustible	10/01/2026			
Total:			Building Value	Contents Value	Insured Value		
			\$493,563	\$0	\$493,563		

Sign:

Print Name: RICHARD LEVEY

Date: 9/19/2025



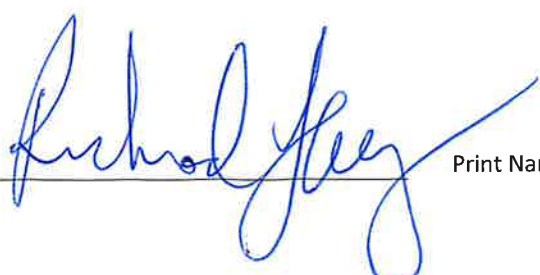
Inland Marine Schedule

Schedule Items Effective As of: 10/01/2025

Boggy Creek Improvement District

Policy No.: 100125267
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1	Distributed Antenna Systems (DAS) Equipment		Electronic data processing equipment	10/01/2025	\$10,712	\$1,000
				10/01/2026		
Total					\$10,712	

Sign: 

Print Name: RICHARD LEVEY

Date: 9/19/2025



Boggy Creek Improvement District

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



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Boggy Creek Improvement District (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to **\$0** per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Boggy Creek Improvement District

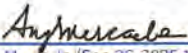
Lynne Mullins
PFM Group Consulting LLC
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817
mullinsl@pfm.com
(407) 379-4707

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpaf.org
(321) 379-4707

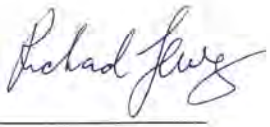
11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed 
Amy Mercado (Sep 26, 2025 16:20:21 EDT)
AMY MERCADO

Date Sep 26, 2025

BOGGY CREEK IMPROVEMENT DISTRICT

Name Richard Levey 

Signed _____

Date 9.26.25

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



Boggy Creek Improvement District

Agreement for Purchase of Autonomous Vehicles

AGREEMENT FOR PURCHASE OF AUTONOMOUS VEHICLES

This Agreement for Purchase of Autonomous Vehicles (the “**Agreement**”) is made and entered into effective this __ day of September, 2025 (the “**Effective Date**”) by and between Boggy Creek Improvement District (“**BCID**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and Mozee, Inc. (“**Mozee**”), with offices located at 134 Howell Street, Dallas, TX 75207.

WHEREAS, Mozee desires to purchase from BCID the Olli 2.0 autonomous shuttles (the “**AVs**”) identified in this Agreement.

NOW, THEREFORE, in consideration of the promises set out herein, the parties hereby agree as follows:

1. AUTONOMOUS SHUTTLES

Mozee shall purchase from BCID all right, title and interest to the following AVs:

VIN	CURRENT LOCATION
1L90LL125KT571214	Lake Nona
1L90LL127MT571215	Lake Nona

BCID hereby sells, conveys, assigns, transfers, and delivers to Mozee, its successors and assigns, forever, and Mozee hereby accepts, all of BCID’s right, title, and interest in and to the AVs identified in the table above as being sold by BCID to Mozee, constituting good and marketable title to such AVs, free and clear of all liens, charges, security interests, and encumbrances, and BCID does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, title to such AVs unto Mozee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. It is agreed that Mozee shall not be responsible for the discharge and performance of any duties or obligations required to be performed and/or discharged in connection with AVs prior to the Effective Date, and BCID agrees to indemnify, save, and hold harmless Mozee from and against any and all losses, costs, damages, liabilities, expenses (including reasonable attorneys’ fees) actions, claims, or causes of action (as the same are incurred) existing in favor of or asserted by any party arising from or related to any failure by BCID to perform or discharge its obligation as the owner of any of the AVs prior to the Effective Date. All risk of loss to each AV shall shift from BCID to Mozee when Mozee loads such AV for shipment at BCID’s facility. Nothing in this Agreement shall be deemed as a waiver of BCID’s sovereign immunity or the BCID’s limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

2. FEES

In consideration of the sale of the AVs, Mozee shall pay to BCID the amount of fifty-five thousand dollars (\$55,000) per AV (or a total fee of \$110,000), plus applicable sales taxes imposed on the sale of the AVs. Mozee shall pay the fees due under this Agreement thirty (30) days following receipt of invoice. BCID

3. OBLIGATIONS

A. Delivery of AVs

Mozee shall be responsible for arranging transportation of the AVs, including all applicable costs and expenses.

B. NHTSA

The transfer of the AVs to Mozee and Mozee’s use and possession of the AVs are subject to approval from the National Highway Traffic Safety Administration (“**NHTSA**”). Mozee shall promptly submit to NHTSA all required documentation to effectuate the transfer and shall provide any assistance reasonably requested by BCID to transfer the AVs to Mozee.

C. Automated Drive System Kit

Mozee shall remove the Oxa, Inc. automated drive system and kit, including the software and hardware, (the “**Oxa ADS**”) from each AV. Mozee shall provide BCID or its designee, Beep, Inc., an opportunity to confirm such removal and Mozee shall deliver the Oxa ADS to BCID or its designee.

D. Documentation

BCID shall provide Mozee with all reasonable assistance to transfer title of the AVs to Mozee, including completion of all required documentation to register the AVs.

4. WARRANTY

EXCEPT FOR BCID'S TITLE WARRANTY ABOVE, THE AVs ARE SOLD TO MOZEE "AS IS" WITH ALL FAULTS WHETHER KNOWN OR UNKNOWN. MOZEE IS NOT RELYING UPON ANY REPRESENTATIONS, WARRANTIES OR OTHER STATEMENTS MADE BY BCID REGARDING THE CONDITION OF THE AVs. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, BCID HEREBY DISCLAIM ALL WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE AVs, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE IN TRADE.

5. REPRESENTATIONS

Each party hereto represents and warrants to the other parties hereto that: (a) this Agreement has been duly and validly executed and delivered by such party and represents a valid and binding obligation of such party enforceable against such party in accordance with its terms; (b) the execution, delivery and performance of this Agreement and the transactions contemplated hereby by such party will not be in conflict with, or result in a breach of, any term, condition, or provision of, or constitute a default under, any indenture, mortgage, deed of trust, or other material agreement or instrument to which such party is a party, or will constitute an event that with the lapse of time or action by a third party could result in any default under any of the foregoing, or result in the creation of any lien, charge, encumbrance or security interest upon the AVs; (c) neither the execution, delivery and performance by such party of this Agreement nor the consummation by such party of the transactions contemplated hereby will violate any statute or law or any judgment, decree, order, writ, injunction, regulation, or rule of any court or governmental authority; (d) no consent, approval, license, permit, authorization, or order of any person or entity is required in connection with the execution, delivery and performance of this Agreement or the consummation of the transactions contemplated hereby by such party; and (e) such party has not employed any broker, agent, or finder in connection with any transaction contemplated by this Agreement for which another party to this Agreement may be liable or responsible to pay.

6. LIABILITY

NO PARTY HEREUNDER SHALL BE LIABLE TO ANY OTHER PARTY UNDER OR IN CONNECTION WITH THIS AGREEMENT FOR ANY DIRECT, SPECIAL, CONSEQUENTIAL, INCIDENTAL OR INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, REVENUE, DATA OR USE, EVEN IF THE OTHER PARTIES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE.

7. GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida without reference to conflicts of laws. Any dispute arising under this Agreement shall be brought in a state or federal courts for Orlando, Florida.

8. GENERAL

A. Waiver

No waiver of or failure to act regarding any breach of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or other provisions hereof.

B. Notices

All notices provided hereunder shall be in writing and sent by certified mail return receipt requested or by overnight delivery service to the parties address set forth in this Agreement.

C. Severability

If any provision of this Agreement, or portion thereof, is held to be invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall be severed and the remaining provisions of the Agreement shall remain in full force and effect. No

party shall be liable for and each party shall be excused from any failure to deliver or perform or for delay in delivery or performance due to causes beyond its reasonable control.

D. Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the sale of the AVs and supersedes all prior and contemporaneous agreements, proposals, purchase orders, understandings, representations or correspondence related to such sales. This Agreement shall be signed by authorized representatives of the parties.

E. Miscellaneous

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. No amendment or modification of this Agreement shall be effective unless in a writing signed by an authorized representative of each party. This Agreement may be executed in counterparts (including by digital or electronic method), each of which shall be deemed an original, but all of which together are deemed to be one and the same agreement. The headings contained in this Agreement are for purposes of reference only and shall not limit or otherwise affect the meaning of any of the provisions contained herein. Nothing in this Agreement shall create, or shall be construed as creating, any form of partnership, agency, joint venture, or other affiliation that would operate to permit any party to bind another party with respect to any matter or would cause any party to be liable for any action of another party.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Attest:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

Chair/Vice Chair, Board of Supervisors



(Signature of Witness)

MOZEE, INC.



By: _____
Print: Shawn Taikratoke
Its: _____

party shall be liable for and each party shall be excused from any failure to deliver or perform or for delay in delivery or performance due to causes beyond its reasonable control.

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IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Attest:

BOGGY CREEK IMPROVEMENT DISTRICT


Secretary



Chair/Vice Chair, Board of Supervisors

MOZEE, INC.

(Signature of Witness)

By: _____
Print: _____
Its: _____



Boggy Creek Improvement District

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

BOGGY CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

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

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 9/1/2025 to 9/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70041	/18/25	M	OUC	Orlando Utilities Commission	\$10,314.85
70042	/29/25	M	EGIS	Egis Insurance Advisors LLC	\$16,707.00
BANK OM-ACH REGISTER TOTAL:					\$27,021.85
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
4454	/08/25	P	DWC	DWC Outdoors & Hauling	\$20,000.00
4455	/08/25	P	USBANK	U.S. Bank	\$5,485.55
4456	/08/25	P	VGLOBA	VGlobalTech	\$170.00
4457	/15/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
4458	/15/25	P	CEPRA	Cepra Landscape	\$927.00
4459	/15/25	P	KUTAK	Kutak Rock	\$1,480.00
4460	/15/25	P	VGLOBA	VGlobalTech	\$170.00
4461	/19/25	P	ORLSEN	Orlando Sentinel	\$624.50
4462	/19/25	P	PFMGC	PFM Group Consulting	\$3,595.66
4463	/26/25	P	BERCON	Berman Construction	\$3,000.01
4464	/26/25	P	CEPRA	Cepra Landscape	\$49,777.18
4465	/26/25	P	DONMC	Donald W. McIntosh Associates	\$509.80
4466	/26/25	P	RLEVEY	Richard Levey	\$200.00
4467	/26/25	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$86,974.70
GRAND TOTAL					\$113,996.55

86,974.70	Checks 4454-4467
10,314.85	PA 699 - OUC invoice paid online
16,707.00	PA 702 - Egis invoice paid online
22,526.67	FY 2026 Reserve Transfers
136,523.22	O&M Cash Spent

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

Boggy Creek Improvement District
September 2025 AP Remittance Report

BANK:	SUN	CHECK:	4454	AMOUNT:	\$20,000.00	DATE:	09/08/25	VEND ID:	DWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/24/25	3335	PA 698 - Roadway tree elevatio				\$0.00	\$20,000.00		
TOTALS:						\$0.00	\$20,000.00		
BANK:	SUN	CHECK:	4455	AMOUNT:	\$5,485.55	DATE:	09/08/25	VEND ID:	USBANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/25/25	7871436	PA 698 - FY25 S2023 trustee fe				\$0.00	\$916.76		
08/25/25	7871436	PA 698 - FY26 S2023 trustee fe				\$0.00	\$4,568.79		
TOTALS:						\$0.00	\$5,485.55		
BANK:	SUN	CHECK:	4456	AMOUNT:	\$170.00	DATE:	09/08/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	7595	PA 698 - Aug. website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	SUN	CHECK:	4457	AMOUNT:	\$835.00	DATE:	09/15/25	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	113166	PA 699 - Sep. waterway service				\$0.00	\$835.00		
TOTALS:						\$0.00	\$835.00		
BANK:	SUN	CHECK:	4458	AMOUNT:	\$927.00	DATE:	09/15/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/31/25	O-S8651	PA 699 - Aug. controller 13 ir				\$0.00	\$420.50		
08/31/25	O-S8652	PA 699 - Aug. controller 28 ir				\$0.00	\$506.50		
TOTALS:						\$0.00	\$927.00		
BANK:	SUN	CHECK:	4459	AMOUNT:	\$1,480.00	DATE:	09/15/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/31/25	3613667	PA 699 - Gen. legal thru 07/31				\$0.00	\$1,480.00		
TOTALS:						\$0.00	\$1,480.00		
BANK:	SUN	CHECK:	4460	AMOUNT:	\$170.00	DATE:	09/15/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	7677	PA 699 - Sep. website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	OM-ACH	CHECK:	70041	AMOUNT:	\$10,314.85	DATE:	09/18/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/02/25	83178-090225	PA 699 - OUC 2025.09.02 - Depo				\$0.00	(\$193.40)		
09/02/25	83178-090225	PA 699 - OUC 2025.09.02 - IME				\$0.00	\$85.31		
09/02/25	83178-090225	PA 699 - OUC 2025.09.02 - Elec				\$0.00	\$1,238.64		
09/02/25	83178-090225	PA 699 - OUC 2025.09.02 - Wate				\$0.00	\$1,390.77		
09/02/25	83178-090225	PA 699 - OUC 2025.09.02 - Stre				\$0.00	\$7,641.03		
09/02/25	83178-090225	PA 699 - OUC 2025.09.02 - IME				\$0.00	\$152.50		
TOTALS:						\$0.00	\$10,314.85		
BANK:	SUN	CHECK:	4461	AMOUNT:	\$624.50	DATE:	09/19/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/31/25	OSC123123423	PA 700 - Legal ad 7832774 ; 08				\$0.00	\$624.50		
TOTALS:						\$0.00	\$624.50		
BANK:	SUN	CHECK:	4462	AMOUNT:	\$3,595.66	DATE:	09/19/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/26/25	137850	PA 699 - Jul., Aug. mileage, t				\$0.00	\$19.00		
08/26/25	137850	PA 699 - Jun. storage facility				\$0.00	\$27.67		
09/04/25	DM-09-2025-06	PA 700: DM fee: Sep. 2025				\$0.00	\$3,541.63		
09/03/25	OE-EXP-09-2025-05	PA 699 - Aug. FedEx				\$0.00	\$7.36		
TOTALS:						\$0.00	\$3,595.66		

Boggy Creek Improvement District
September 2025 AP Remittance Report

BANK:	SUN	CHECK:	4463	AMOUNT:	\$3,000.01	DATE:	09/26/25	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	91062	PA 699 - Sep. irrigation speci				\$0.00	\$1,666.67		
09/01/25	91062	PA 699 - Sep. administrator ag				\$0.00	\$1,333.34		
TOTALS:						\$0.00	\$3,000.01		

BANK:	SUN	CHECK:	4464	AMOUNT:	\$49,777.18	DATE:	09/26/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	O-S8692	PA 699 - Sep. interchange land				\$0.00	\$24,010.08		
09/01/25	O-S8696	PA 699 - Sep. landscaping				\$0.00	\$25,767.10		
TOTALS:						\$0.00	\$49,777.18		

BANK:	SUN	CHECK:	4465	AMOUNT:	\$509.80	DATE:	09/26/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/19/25	47834	PA 701 - Eng. srvs. thru 08/29				\$0.00	\$509.80		
TOTALS:						\$0.00	\$509.80		

BANK:	SUN	CHECK:	4466	AMOUNT:	\$200.00	DATE:	09/26/25	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/16/25	2025.09.16	PA 701 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		

BANK:	SUN	CHECK:	4467	AMOUNT:	\$200.00	DATE:	09/26/25	VEND ID:	TCZAPK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/16/25	2025.09.16	PA 701 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		

BANK:	OM-ACH	CHECK:	70042	AMOUNT:	\$16,707.00	DATE:	09/29/25	VEND ID:	EGIS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/18/25	29536	PA 702 - FY 2026 P&C insurance				\$0.00	\$6,455.00		
09/18/25	29536	PA 702 - FY 2026 Crime insuran				\$0.00	\$500.00		
09/18/25	29536	PA 702 - FY 2026 GL insurance				\$0.00	\$5,183.00		
09/18/25	29536	PA 702 - FY 2026 POL insurance				\$0.00	\$4,569.00		
TOTALS:						\$0.00	\$16,707.00		



Boggy Creek Improvement District

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

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

The total items being presented: **\$37,286.14**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 10/1/2025 to 10/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70043	10/01/25	M	BEEP	Beep, Inc.	\$22,949.58
**70046	10/22/25	M	OUC	Orlando Utilities Commission	\$10,286.27
BANK OM-ACH REGISTER TOTAL:					\$33,235.85
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
4468	10/20/25	P	CEPRA	Cepra Landscape	\$3,441.62
69	10/20/25	P	PFMGC	PFM Group Consulting	\$608.67
BANK SUN REGISTER TOTAL:					\$4,050.29
GRAND TOTAL					\$37,286.14

4,050.29	Checks 4468-4469
22,949.58	FR 83 - BEEP payment
10,286.27	PA 704 - OUC invoice paid online
37,286.14	O&M Cash Spent

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

** Denotes broken check sequence.

Boggy Creek Improvement District
 October 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70043	AMOUNT:	\$22,949.58	DATE:	10/01/25	VEND ID:	BEEP
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/31/25	861	FR 83 - 2 vans - managed servi				\$0.00	\$10,200.04		
08/31/25	861	FR 83 - 2 vans - software appl				\$0.00	\$3,399.98		
08/31/25	861	FR 83 - 2 vans - insurance & m				\$0.00	\$3,399.98		
08/31/25	861	FR 83 - 2 vans - AV operation				\$0.00	\$5,949.58		
TOTALS:						\$0.00	\$22,949.58		

BANK:	SUN	CHECK:	4468	AMOUNT:	\$3,441.62	DATE:	10/20/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/30/25	O-S8845	PA 703 - Sep. controller 10 ir				\$0.00	\$216.50		
09/30/25	O-S8847	PA 703 - Sep. controller 17 ir				\$0.00	\$554.00		
09/30/25	O-S8848	PA 703 - Sep. controller 16 ir				\$0.00	\$102.00		
09/30/25	O-S8849	PA 703 - Irrigation controller				\$0.00	\$2,569.12		
TOTALS:						\$0.00	\$3,441.62		

BANK:	SUN	CHECK:	4469	AMOUNT:	\$608.67	DATE:	10/20/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/11/25	138031	PA 701 - Jul. storage facility				\$0.00	\$54.33		
09/11/25	138031	PA 701 - Aug. storage facility				\$0.00	\$54.34		
09/29/25	138224	PA 703 - Series 2013 - 2025.Q4				\$0.00	\$250.00		
09/29/25	138224	PA 703 - Series 2023 - 2025.Q4				\$0.00	\$250.00		
TOTALS:						\$0.00	\$608.67		

BANK:	OM-ACH	CHECK:	70046	AMOUNT:	\$10,286.27	DATE:	10/22/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/03/25	83178-100325	PA 704 - OUC 2025.10.03 - IME				\$0.00	\$176.63		
10/03/25	83178-100325	PA 704 - OUC 2025.10.03 - Elec				\$0.00	\$1,002.02		
10/03/25	83178-100325	PA 704 - OUC 2025.10.03 - Wate				\$0.00	\$1,313.46		
10/03/25	83178-100325	PA 704 - OUC 2025.10.03 - Stre				\$0.00	\$7,641.25		
10/03/25	83178-100325	PA 704 - OUC 2025.10.03 - IME				\$0.00	\$152.91		
TOTALS:						\$0.00	\$10,286.27		



Boggy Creek Improvement District

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

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

REQUISITION NO.	PAYEE	AMOUNT
494	Kutak Rock	\$469.00
495	Orlando Sentinel	\$238.25
496	Donald W. McIntosh Associates	\$7,943.25
	TOTAL	\$8,650.50

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:** 494

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

(C) **Amount Payable:** \$469.00

(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 3613668 for Client Matter 3023-3 (Project Construction) through 07/31/2025

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

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

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

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

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

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

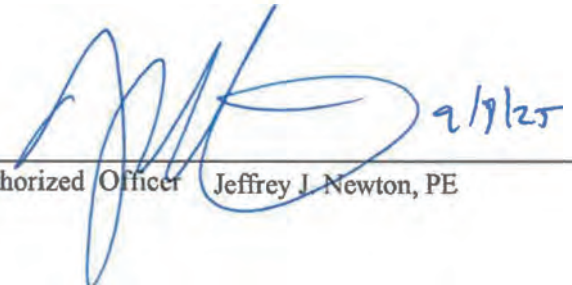
Boggy Creek Improvement District



Authorized Officer

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

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



Authorized Officer Jeffrey J. Newton, PE

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(A) **Requisition Number:** 495

(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 123123423000 for Reference OSC123123423 (Ad #7833831) for Construction Legal Advertising of the August 14, 2025 Construction Committee Meetings (Split Five Ways, Will Be Reimbursed From GID, MCID, PE, MID)

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

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

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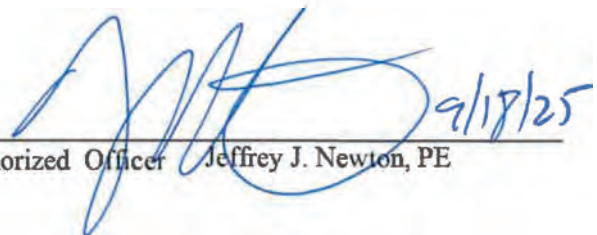
Boggy Creek Improvement District



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, PE

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FORM OF REQUISITION

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(A) **Requisition Number:** 496

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

(C) **Amount Payable:** \$7,943.25

(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 47835 for Project 23218 (Lake Nona Boggy Creek) Through 08/29/2025 – **\$593.75**
2. Invoice 47839 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 08/29/2025 – **\$7,349.50**

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

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

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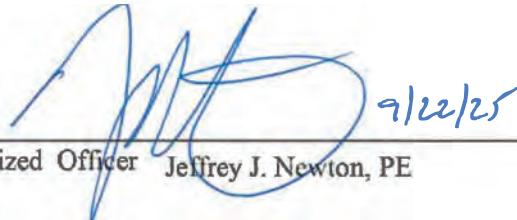
Boggy Creek Improvement District



Authorized Officer

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

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



Authorized Officer Jeffrey J. Newton, PE



Boggy Creek Improvement District

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

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

REQUISITION NO.	PAYEE	AMOUNT
497	Atkins	\$1,091.02
498	Donald W. McIntosh Associates	\$3,826.30
499	Kutak Rock	\$703.50
500	Orlando Sentinel	\$238.25
	TOTAL	\$5,859.07

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:** 497

(B) **Name of Payee:** AtkinsRéalisis

(C) **Amount Payable:** \$1,091.02

(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 22-2045505 for Project Number 100078231 (Laureate Blvd at Veterans Way) through 04/30/2025

(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.

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Boggy Creek Improvement District



Authorized Officer

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

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



Authorized Officer Robert A. Schanck, PE

EXHIBIT "A"
FORM OF REQUISITION

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(A) **Requisition Number:** 498

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

(C) **Amount Payable:** \$3,826.30

(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 47970 for Project 23218 (Lake Nona Boggy Creek) Through 09/26/2025 – **\$450.00**
2. Invoice 47975 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 09/26/2025 – **\$3,376.30**

(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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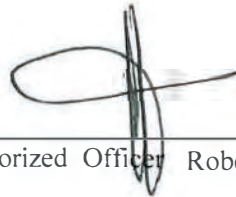
Boggy Creek Improvement District



Authorized Officer

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

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Authorized Officer Robert Schanck, PE

EXHIBIT "A"
FORM OF REQUISITION

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(A) **Requisition Number:** 499

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

(C) **Amount Payable:** \$703.50

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

1. Invoice 3639712 for Client Matter 3023-3 (Project Construction) through 08/31/2025

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

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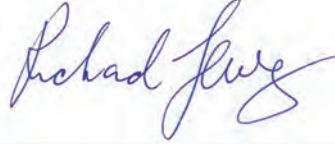
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Boggy Creek Improvement District



Authorized Officer

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Authorized Officer Robert Chanck, PE

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FORM OF REQUISITION

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(A) **Requisition Number:** 500

(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 124775608000 for Reference OSC124775608 (Ad #7856497) for Construction Legal Advertising of the September 11, 2025 Construction Committee Meetings (Split Five Ways, Will Be Reimbursed From GID, MCID, PE, MID)

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

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Boggy Creek Improvement District



Authorized Officer

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

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Authorized Officer Robert A. Schanck, E



Boggy Creek Improvement District

Work Authorizations/Proposed Services *(if applicable)*

RECOMMENDATION FOR WORK AUTHORIZATION / PROPOSED SERVICES

DATE:
November 18th, 2025

TO: Boggy Creek
Improvement District

PROJECT NAME
Lake Nona Lift Station #9

BY: Daniel J Young

Digitally signed by Daniel J Young
DN: C=US,
E=dan.young@tavistock.com,
O=Tavistock Development
Company, CN=Daniel J Young
Date: 2025.11.18 10:50:10-05'00'

Dan Young, Chairman
BCID Construction Committee

DESCRIPTION	YES	NO
Is work pursuant to an existing agreement?	X	
Name of Agreement?		
Project included in District Capital Improvement Plan?	X	
Are services required contemplated in Capital Improvement Plan?	X	
Is this a continuation of previously authorized work?	X	
Proposal attached?	X	
Form of Agreement Utilized? <i>Proposal</i>		
Amount of Services? \$5,800.00		
Recommendation to Approve?	X	

CC: JENNIFER WALDEN, TUCKER MACKIE, JEFFREY NEWTON, LYNNE MULLINS

November 18, 2025

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

Boggy Creek Improvement District

3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817

Re: Lake Nona South Lift Station No. 9
Additional Surveying Services
McIntosh Job No. 22542 (032-033)

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

I. Scope of Work

PART I – PROFESSIONAL SURVEYING & MAPPING

- A. BOUNDARY AND TOPOGRAPHIC SURVEY (POST CONSTRUCTION) – Preparation of a boundary and topographic survey of Lift Station 9 after construction in accordance with applicable State of Florida Standards of Practice as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17.05, Florida Administrative Code, per Section 472.027, Florida Statutes. Utility and site improvement locations will be limited to visible surface features only.
- B. COORDINATION (LIFT STATION 9) – Coordination and processing documents with the City of Orlando for the conveyance of the Lift Station 9.

FEE SCHEDULE

Contract Item	Billing Item	Description	Fee
		Part I – Professional Surveying & Mapping	
A.	032	Boundary & Topographic Survey (Post Construction)	\$4,300.00
B.	033	Coordination (Lift Station 9)	1,500.00
		TOTAL	\$5,800.00

II. Compensation

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

dmc

Boggy Creek Improvement District
Lake Nona South Lift Station No. 9
McIntosh Job No. 22542 (032-033)
November 18, 2025
Page 2 of 2

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

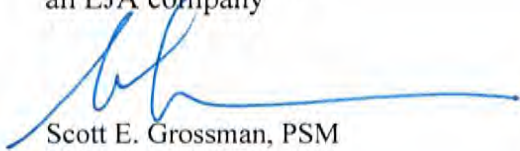
This proposal, together with the Engineering Agreement, represents the entire understanding between the Boggy Creek Improvement District and McIntosh Associates (Engineer) with regard to the referenced work authorization.

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

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

Sincerely,

McIntosh Associates
an LJA company



Scott E. Grossman, PSM
Executive Vice President

SEG/mgt

ACCEPTANCE OF CONTRACT BY:

[Signature]

[Date]

[Name and Title]

[Company]

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

LAKE NONA SOUTH LIFT STATION No. 9

VICINITY MAP



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Proposal

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

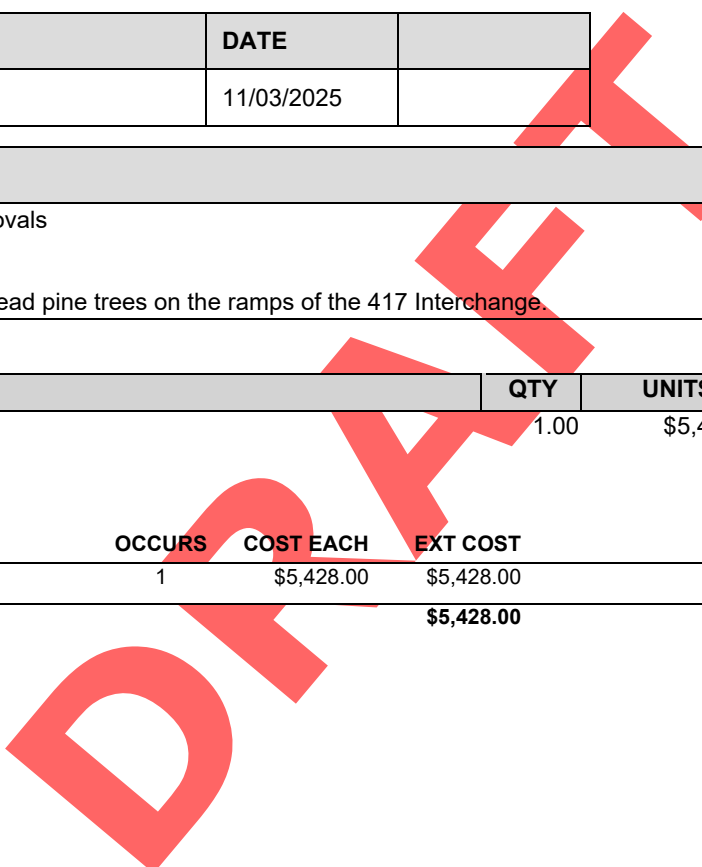
PROPERTY
Boggy Creek - Interchange Interchange - 417 & Lake Nona Orlando, FL 32817

PROPOSAL #	DATE	
52187	11/03/2025	

DESCRIPTION	
Dead Pine Tree Removals 417 Interchange Proposal to remove dead pine trees on the ramps of the 417 Interchange.	\$5,428.00

DESCRIPTION	QTY	UNIT\$	TOTAL \$
Tree - Subcontractor	1.00	\$5,428.00	\$5,428.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
TREE WORK - SUB	1	\$5,428.00	\$5,428.00	\$5,428.00
TOTAL:			\$5,428.00	\$5,428.00



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.

Customer Printed Name

Customer Signature

Date

WORK ORDER #52187

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Proposal

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

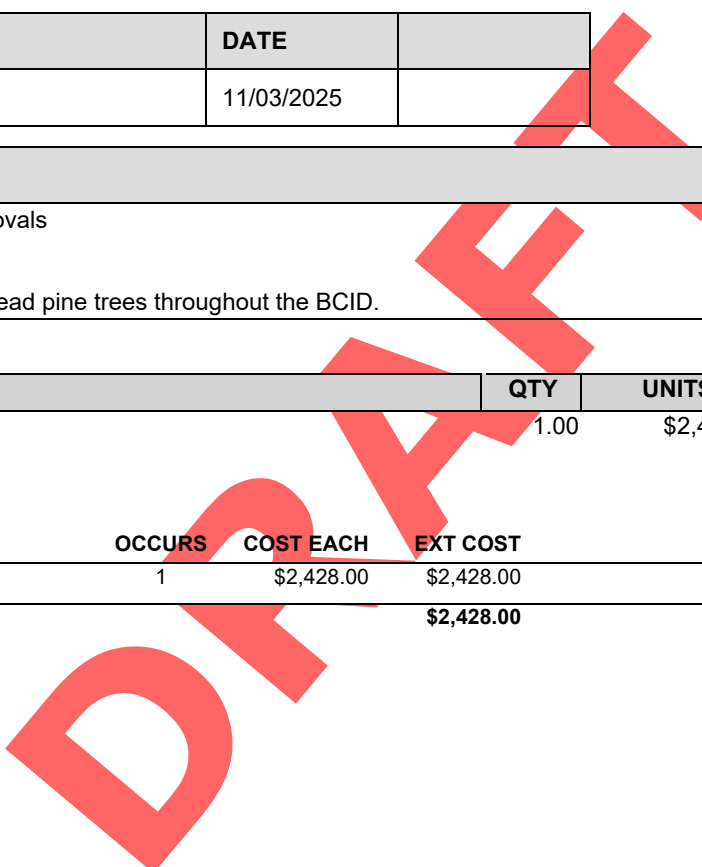
PROPERTY
Boggy Creek Improvement District Lk Nona Blvd S & Roadways & Helios Orlando, FL 32817

PROPOSAL #	DATE	
52189	11/03/2025	

DESCRIPTION	
Dead Pine Tree Removals BCID Proposal to remove dead pine trees throughout the BCID.	\$2,428.00

DESCRIPTION	QTY	UNIT\$	TOTAL \$
Tree - Subcontractor	1.00	\$2,428.00	\$2,428.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
TREE WORK - SUB	1	\$2,428.00	\$2,428.00	\$2,428.00
TOTAL:			\$2,428.00	\$2,428.00



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.
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Customer Printed Name

Customer Signature

Date

WORK ORDER #52189



Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

September 2025 Financial Package

September 30, 2025

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



Boggy Creek Improvement District
 Statement of Financial Position
 As of 9/30/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 648,318.99				\$ 648,318.99
State Board of Administration	1,522.48				1,522.48
Infrastructure Capital Reserve	142,422.21				142,422.21
Interchange Maintenance Reserve	16,664.58				16,664.58
Accounts Receivable - Due from Developer	21,782.08				21,782.08
Due From Other Governmental Units	17,192.87				17,192.87
Prepaid Expenses	23,153.30				23,153.30
Deposits	5,000.00				5,000.00
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		1,437,194.56			1,437,194.56
Revenue Series 2023		621,613.83			621,613.83
Interest Series 2023		0.06			0.06
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,225.94		13,225.94
Due From Other Governmental Units			428.85		428.85
Acquisition/Construction Series 2013			147,654.08		147,654.08
Acquisition/Construction Series 2023			3,155.16		3,155.16
Total Current Assets	\$ 876,056.51	\$ 6,586,146.08	\$ 164,464.03	\$ -	\$ 7,626,666.62
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 6,586,146.08	\$ 6,586,146.08
Amount To Be Provided				50,023,853.92	50,023,853.92
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	\$ 876,056.51	\$ 6,586,146.08	\$ 164,464.03	\$ 56,610,000.00	\$ 64,236,666.62



Boggy Creek Improvement District
 Statement of Financial Position
 As of 9/30/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 61,955.16				\$ 61,955.16
Accounts Payable			\$ 6,060.07		6,060.07
Total Current Liabilities	<u>\$ 61,955.16</u>	<u>\$ -</u>	<u>\$ 6,060.07</u>	<u>\$ -</u>	<u>\$ 68,015.23</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 56,610,000.00	\$ 56,610,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,610,000.00</u>	<u>\$ 56,610,000.00</u>
Total Liabilities	<u><u>\$ 61,955.16</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,060.07</u></u>	<u><u>\$ 56,610,000.00</u></u>	<u><u>\$ 56,678,015.23</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 70,670.30				\$ 70,670.30
Net Assets - General Government	661,156.99				661,156.99
Current Year Net Assets - General Government	82,274.06				82,274.06
Net Assets, Unrestricted		\$ (1,584,819.91)			(1,584,819.91)
Current Year Net Assets, Unrestricted		96,931.96			96,931.96
Net Assets - General Government		8,074,034.03			8,074,034.03
Net Assets, Unrestricted			\$ (22,384,631.35)		(22,384,631.35)
Net Assets, Unrestricted			(4,213,625.64)		(4,213,625.64)
Current Year Net Assets, Unrestricted			59,684.79		59,684.79
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u><u>\$ 814,101.35</u></u>	<u><u>\$ 6,586,146.08</u></u>	<u><u>\$ 158,403.96</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,558,651.39</u></u>
Total Liabilities and Net Assets	<u><u>\$ 876,056.51</u></u>	<u><u>\$ 6,586,146.08</u></u>	<u><u>\$ 164,464.03</u></u>	<u><u>\$ 56,610,000.00</u></u>	<u><u>\$ 64,236,666.62</u></u>



Boggy Creek Improvement District
Statement of Activities
 As of 9/30/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 301,134.08				\$ 301,134.08
Off-Roll Assessments	620,848.15				620,848.15
Developer Contributions	401,835.45				401,835.45
On-Roll Assessments		\$ 747,273.47			747,273.47
Off-Roll Assessments		4,416,727.61			4,416,727.61
Inter-Fund Group Transfers In		(172,874.96)			(172,874.96)
Inter-Fund Transfers In			\$ 172,874.96		172,874.96
Total Revenues	\$ 1,323,817.68	\$ 4,991,126.12	\$ 172,874.96	\$ -	\$ 6,487,818.76
<u>Expenses</u>					
Supervisor Fees	\$ 3,800.00				\$ 3,800.00
Public Officials' Liability Insurance	4,310.00				4,310.00
Trustee Services	8,794.78				8,794.78
Management	42,500.00				42,500.00
Engineering	13,833.22				13,833.22
Disclosure	2,000.00				2,000.00
District Counsel	15,630.08				15,630.08
Assessment Administration	15,000.00				15,000.00
Audit	4,000.00				4,000.00
Arbitrage Calculation	500.00				500.00
Travel and Per Diem	119.00				119.00
Postage & Shipping	165.12				165.12
Legal Advertising	5,276.21				5,276.21
Miscellaneous	397.68				397.68
Web Site Maintenance	3,240.00				3,240.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	15,553.81				15,553.81
Water Reclaimed	23,692.26				23,692.26
General Insurance	4,890.00				4,890.00
Property & Casualty	6,354.00				6,354.00
Irrigation Parts	49,673.85				49,673.85
Landscaping Maintenance & Material	308,731.32				308,731.32
Landscape Improvements	7,142.00				7,142.00
Tree Trimming	20,000.00				20,000.00
Contingency	35,633.00				35,633.00
IME - Aquatics Maintenance	3,256.56				3,256.56
IME - Irrigation	2,651.21				2,651.21
IME - Landscaping	93,639.36				93,639.36
IME - Lighting	540.09				540.09
IME - Miscellaneous	198.26				198.26



Boggly Creek Improvement District
Statement of Activities
 As of 9/30/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
IME - Water Reclaimed	\$ 703.20				\$ 703.20
Pest Control	3,020.00				3,020.00
Entry and Wall Maintenance	20,755.00				20,755.00
Shuttle Financing - Maintenance	40,799.76				40,799.76
Shuttle Financing - Vehicle Cost	146,319.70				146,319.70
Shuttle Financing - BEEP Operating Costs	214,715.99				214,715.99
IME - Landscape Improvements	4,274.89				4,274.89
Streetlights	91,564.83				91,564.83
Personnel Leasing Agreement	36,000.12				36,000.12
Principal Payments (Series 2013)		\$ 1,865,000.00			1,865,000.00
Principal Payments (Series 2023)		285,000.00			285,000.00
Interest Payments (Series 2013)		2,127,003.13			2,127,003.13
Interest Payments (Series 2023)		887,381.26			887,381.26
Engineering			\$ 88,331.42		88,331.42
District Counsel			5,043.00		5,043.00
Legal Advertising			659.18		659.18
Contingency			24,478.94		24,478.94
Total Expenses	\$ 1,250,350.30	\$ 5,164,384.39	\$ 118,512.54	\$ -	\$ 6,533,247.23
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 8,806.68				\$ 8,806.68
Dividend Income		\$ 270,190.23			270,190.23
Interest Income			\$ 88.76		88.76
Dividend Income			5,233.61		5,233.61
Total Other Revenues (Expenses) & Gains (Losses)	\$ 8,806.68	\$ 270,190.23	\$ 5,322.37	\$ -	\$ 284,319.28
Change In Net Assets	\$ 82,274.06	\$ 96,931.96	\$ 59,684.79	\$ -	\$ 238,890.81
Net Assets At Beginning Of Year	\$ 731,827.29	\$ 6,489,214.12	\$ 98,719.17	\$ -	\$ 7,319,760.58
Net Assets At End Of Year	\$ 814,101.35	\$ 6,586,146.08	\$ 158,403.96	\$ -	\$ 7,558,651.39



Boggy Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 921,982.23	\$ 920,455.44	\$ 1,526.79	\$ 920,455.44	100.17%
Developer Contributions	401,835.45	725,319.70	(323,484.25)	725,319.70	55.40%
Carryforward Revenue	97,048.71	97,048.71	-	97,048.71	100.00%
Net Revenues	\$ 1,420,866.39	\$ 1,742,823.85	\$ (321,957.46)	\$ 1,742,823.85	81.53%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,800.00	\$ 4,800.00	\$ (1,000.00)	\$ 4,800.00	79.17%
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	4,632.20	(322.20)	4,632.20	93.04%
Trustee Services	8,794.78	8,500.00	294.78	8,500.00	103.47%
Management	42,500.00	42,500.00	-	42,500.00	100.00%
Engineering	13,833.22	21,000.00	(7,166.78)	21,000.00	65.87%
Disclosure	2,000.00	2,000.00	-	2,000.00	100.00%
Property Appraiser	-	500.00	(500.00)	500.00	0.00%
District Counsel	15,630.08	35,000.00	(19,369.92)	35,000.00	44.66%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	4,000.00	4,000.00	-	4,000.00	100.00%
Arbitrage Calculation	500.00	1,200.00	(700.00)	1,200.00	41.67%
Travel and Per Diem	119.00	300.00	(181.00)	300.00	39.67%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	165.12	500.00	(334.88)	500.00	33.02%
Copies	-	250.00	(250.00)	250.00	0.00%
Legal Advertising	5,276.21	5,000.00	276.21	5,000.00	105.52%
Bank Fees	-	360.00	(360.00)	360.00	0.00%
Miscellaneous	397.68	1,180.00	(782.32)	1,180.00	33.70%
Meeting Room	-	250.00	(250.00)	250.00	0.00%
Office Supplies	-	100.00	(100.00)	100.00	0.00%
Property Taxes	-	150.00	(150.00)	150.00	0.00%
Web Site Maintenance	3,240.00	3,240.00	-	3,240.00	100.00%
Holiday Decorations	500.00	600.00	(100.00)	600.00	83.33%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	\$ 120,241.09	\$ 151,512.20	\$ (31,271.11)	\$ 151,512.20	79.36%



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 15,553.81	\$ 7,000.00	\$ 8,553.81	\$ 7,000.00	222.20%
Entry Lighting	-	500.00	(500.00)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	23,692.26	32,000.00	(8,307.74)	32,000.00	74.04%
Other Physical Environment					
General Insurance	4,890.00	5,255.50	(365.50)	5,255.50	93.05%
Property & Casualty	6,354.00	7,098.95	(744.95)	7,098.95	89.51%
Other Insurance	-	100.00	(100.00)	100.00	0.00%
Irrigation Repairs	49,673.85	60,000.00	(10,326.15)	60,000.00	82.79%
Landscaping Maintenance & Material	308,731.32	364,720.00	(55,988.68)	364,720.00	84.65%
Landscape Improvements	7,142.00	65,000.00	(57,858.00)	65,000.00	10.99%
Tree Trimming	20,000.00	20,000.00	-	20,000.00	100.00%
Contingency	35,633.00	5,300.00	30,333.00	5,300.00	672.32%
Pest Control	3,020.00	3,020.00	-	3,020.00	100.00%
Shuttle Financing					
Insurance	-	5,000.00	(5,000.00)	5,000.00	0.00%
Maintenance	40,799.76	216,000.00	(175,200.24)	216,000.00	18.89%
Vehicle Cost (Loan Payment)	146,319.70	146,319.70	-	146,319.70	100.00%
BEEP Operating Costs	214,715.99	358,000.00	(143,284.01)	358,000.00	59.98%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	3,256.56	3,445.00	(188.44)	3,445.00	94.53%
IME - Irrigation Repair	2,651.21	3,250.00	(598.79)	3,250.00	81.58%
IME - Landscaping	93,639.36	97,500.00	(3,860.64)	97,500.00	96.04%
IME - Lighting	540.09	1,300.00	(759.91)	1,300.00	41.55%
IME - Miscellaneous	198.26	6,500.00	(6,301.74)	6,500.00	3.05%
IME - Water Reclaimed	703.20	1,625.00	(921.80)	1,625.00	43.27%
IME - Landscape Improvements	4,274.89	13,000.00	(8,725.11)	13,000.00	32.88%
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	15,000.00	5,755.00	15,000.00	138.37%
Streetlights	91,564.83	97,350.83	(5,786.00)	97,350.83	94.06%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	0.08	16,000.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	0.04	20,000.00	100.00%
Reserves					
Infrastructure Capital Reserve	20,166.67	20,166.67	-	20,166.67	100.00%
Interchange Maintenance Reserve	2,360.00	2,360.00	-	2,360.00	100.00%
Total Field Operations Expenses	\$ 1,152,635.88	\$ 1,592,811.65	\$ (440,175.77)	\$ 1,592,811.65	72.36%
Total Expenses	\$ 1,272,876.97	\$ 1,744,323.85	\$ (471,446.88)	\$ 1,744,323.85	72.97%
Income (Loss) from Operations	\$ 147,989.42	\$ (1,500.00)	\$ 149,489.42	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 8,806.68	\$ 1,500.00	\$ 7,306.68	\$ 1,500.00	587.11%
Total Other Income (Expense)	\$ 8,806.68	\$ 1,500.00	\$ 7,306.68	\$ 1,500.00	587.11%
Net Income (Loss)	\$ 156,796.10	\$ -	\$ 156,796.10	\$ -	



Budget to Actual
For the Month Ending 9/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD Actual
Revenues													
Assessments	\$ -	\$ -	\$ 428,804.19	\$ 81,149.81	\$ -	\$ 155,212.04	\$ 165,574.93	\$ 72,226.41	\$ -	\$ 798.91	\$ 18,215.94	\$ -	\$ 921,982.23
Developer Contributions	-	20,247.08	21,588.75	-	21,284.17	39,288.75	-	21,572.08	42,358.26	167,872.20	22,892.50	44,731.66	401,835.45
Carryforward Revenue	8,087.39	8,087.40	8,087.39	8,087.39	8,087.39	8,087.40	8,087.39	8,087.39	8,087.39	8,087.40	8,087.39	8,087.39	97,048.71
Net Revenues	\$ 8,087.39	\$ 28,334.48	\$ 458,480.33	\$ 89,237.20	\$ 29,371.56	\$ 202,588.19	\$ 173,662.32	\$ 101,885.88	\$ 50,445.65	\$ 176,758.51	\$ 49,195.83	\$ 52,819.05	\$ 1,420,866.39
General & Administrative Expenses													
Legislative													
Supervisor Fees	\$ 200.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 3,800.00
Financial & Administrative													
Public Officials' Liability Insurance	4,310.00	-	-	-	-	-	-	-	-	-	-	-	4,310.00
Trustee Services	6,523.03	-	-	-	-	-	-	-	1,354.99	-	916.76	-	8,794.78
Management	3,541.67	3,541.67	3,541.67	-	7,083.34	3,541.67	-	7,083.34	3,541.67	3,541.67	3,541.67	3,541.63	42,500.00
Engineering	-	796.21	3,171.21	4,275.00	2,222.30	384.10	187.50	1,072.30	445.20	384.80	384.80	509.80	13,833.22
Dissemination Agent	-	-	500.00	-	-	500.00	-	-	-	500.00	-	500.00	2,000.00
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	1,615.35	2,365.50	-	1,531.00	788.50	571.00	3,952.66	-	1,035.50	3,770.57	15,630.08
Assessment Administration	15,000.00	-	-	-	-	-	-	-	-	-	-	-	15,000.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	4,000.00	-	-	-	-	4,000.00
Arbitrage Calculation	-	-	-	-	-	-	-	500.00	-	-	-	-	500.00
Travel and Per Diem	-	-	-	22.71	-	27.06	-	-	26.47	-	6.76	36.00	119.00
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	5.16	4.48	11.18	5.37	4.74	43.01	5.67	10.79	28.44	19.05	27.23	165.12
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	609.50	1,035.20	219.50	-	260.75	544.00	219.50	885.26	219.50	219.50	219.50	844.00	5,276.21
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	27.67	-	27.67	-	61.85	-	-	83.00	-	21.15	176.34	397.68
Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Web Site Maintenance	170.00	170.00	-	640.00	170.00	170.00	470.00	170.00	170.00	470.00	170.00	470.00	3,240.00
Holiday Decorations	-	-	-	500.00	-	-	-	-	-	-	-	-	500.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 30,529.20	\$ 5,975.91	\$ 9,052.21	\$ 8,242.06	\$ 10,141.76	\$ 6,764.42	\$ 2,108.51	\$ 14,687.57	\$ 10,204.28	\$ 5,544.41	\$ 6,715.19	\$ 10,275.57	\$ 120,241.09
Field Operations													
Electric Utility Services													
Electric	\$ -	\$ 1,091.20	\$ 902.65	\$ 907.54	\$ 947.44	\$ 774.81	\$ 894.35	\$ 916.60	\$ 2,739.46	\$ 2,427.95	\$ 1,711.15	\$ 2,240.66	\$ 15,553.81
Entry Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Sewer Combination Services													
Water Reclaimed	-	1,759.73	2,550.25	2,158.41	2,241.61	2,247.53	1,920.89	2,487.11	2,256.88	1,863.68	1,501.94	2,704.23	23,692.26
Other Physical Environment													
General Insurance	4,890.00	-	-	-	-	-	-	-	-	-	-	-	4,890.00
Property & Casualty Insurance	6,354.00	-	-	-	-	-	-	-	-	-	-	-	6,354.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	4,092.00	8,016.50	8,295.00	4,289.00	-	3,043.50	3,920.50	1,952.00	3,084.50	8,374.73	4,606.12	49,673.85
Landscaping Maintenance & Material	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	25,727.61	308,731.32
Landscape Improvements	-	-	-	-	4,274.00	-	750.00	-	-	-	-	2,118.00	7,142.00
Tree Trimming	-	-	-	-	-	-	-	-	-	-	20,000.00	-	20,000.00
Contingency	-	2,118.00	-	1,250.00	-	-	27,342.50	703.00	6,320.00	255.00	-	(2,355.50)	35,633.00
Pest Control	1,510.00	-	-	-	-	-	1,510.00	-	-	-	-	-	3,020.00
Shuttle Financing													
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance	-	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	3,399.98	6,799.96	40,799.76
Vehicle Cost	-	-	-	-	-	-	-	-	146,319.70	-	-	-	146,319.70
BEEP Operating Costs	-	16,847.10	18,188.77	17,884.19	17,719.60	14,769.19	18,266.20	17,992.10	17,472.10	18,152.52	19,492.52	37,931.70	214,715.99



Bogy Creek Improvement District
 Budget to Actual
 For the Month Ending 9/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD Actual
Interchange Maintenance Expenses													
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	3,256.56
IME - Irrigation	-	86.94	315.58	526.18	646.43	-	538.04	228.96	-	309.08	-	-	2,651.21
IME - Landscaping	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	93,639.36
IME - Lighting	-	37.82	37.71	44.85	45.15	42.83	47.73	44.89	47.91	44.89	47.05	99.26	540.09
IME - Miscellaneous	99.13	-	-	-	-	-	99.13	-	-	-	-	-	198.26
IME - Water Reclaimed	-	48.58	76.48	73.20	68.81	50.91	38.86	110.32	47.62	67.41	35.88	85.13	703.20
IME - Landscape Improvements	-	-	-	579.31	2,154.10	-	-	-	-	1,541.48	-	-	4,274.89
Road & Street Facilities													
Entry and Wall Maintenance	-	4,200.00	4,500.00	-	-	-	-	-	12,055.00	-	-	-	20,755.00
Streetlights	-	7,583.58	7,583.58	7,640.11	7,641.03	7,637.36	7,640.11	7,637.36	7,641.03	7,638.28	7,640.11	15,282.28	91,564.83
Parks & Recreation													
Personnel Leasing Agreement - Administration	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04
Reserves													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	20,166.67	20,166.67
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	2,360.00	2,360.00
Total Field Operations Expenses	\$ 49,655.41	\$ 78,067.21	\$ 82,373.78	\$ 79,561.05	\$ 80,229.43	\$ 65,724.89	\$ 102,293.57	\$ 74,243.10	\$ 237,053.96	\$ 75,587.05	\$ 99,005.64	\$ 128,840.79	\$ 1,152,635.88
Total Expenses	\$ 80,184.61	\$ 84,043.12	\$ 91,425.99	\$ 87,803.11	\$ 90,371.19	\$ 72,489.31	\$ 104,402.08	\$ 88,930.67	\$ 247,258.24	\$ 81,131.46	\$ 105,720.83	\$ 139,116.36	\$ 1,272,876.97
Income (Loss) from Operations	\$ (72,097.22)	\$ (55,708.64)	\$ 367,054.34	\$ 1,434.09	\$ (60,999.63)	\$ 130,098.88	\$ 69,260.24	\$ 12,955.21	\$ (196,812.59)	\$ 95,627.05	\$ (56,525.00)	\$ (86,297.31)	\$ 147,989.42
Other Income (Expense)													
Interest Income	\$ 24.48	\$ 22.11	\$ 601.14	\$ 28.11	\$ 24.41	\$ 27.24	\$ 26.36	\$ 28.35	\$ 1,540.15	\$ 27.64	\$ 3,213.49	\$ 3,243.20	\$ 8,806.68
Total Other Income (Expense)	\$ 24.48	\$ 22.11	\$ 601.14	\$ 28.11	\$ 24.41	\$ 27.24	\$ 26.36	\$ 28.35	\$ 1,540.15	\$ 27.64	\$ 3,213.49	\$ 3,243.20	\$ 8,806.68
Net Income (Loss)	\$ (72,072.74)	\$ (55,686.53)	\$ 367,655.48	\$ 1,462.20	\$ (60,975.22)	\$ 130,126.12	\$ 69,286.60	\$ 12,983.56	\$ (195,272.44)	\$ 95,654.69	\$ (53,311.51)	\$ (83,054.11)	\$ 156,796.10



Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
9/1/2024	750,265.66	-	(16,163.50)	-	-	579,300.32
10/1/2024	579,300.32	7.32	(74,513.86)	-	-	503,129.01
11/1/2024	503,129.01	37,268.90	(39,734.84)	-	-	497,516.91
12/1/2024	497,516.91	555,100.97	(166,104.51)	-	-	879,290.11
1/1/2025	879,290.11	692,168.00	(747,754.75)	-	-	823,703.36
2/1/2025	823,703.36	40,644.66	(65,811.85)	-	-	798,536.17
3/1/2025	798,536.17	217,374.45	(181,034.61)	-	-	834,876.01
4/1/2025	834,876.01	182,589.84	(101,015.64)	-	-	916,450.21
5/1/2025	916,450.21	178,405.59	(106,622.85)	-	-	988,232.95
6/1/2025	988,232.95	61,489.77	(199,884.34)	-	-	849,838.38
7/1/2025	849,838.38	186,423.58	(257,018.08)	-	-	779,243.88
8/1/2025	779,243.88	64,718.07	(101,595.09)	-	-	742,366.86
9/1/2025	742,366.86	42,475.35	(119,816.22)	-	(16,707.00)	648,318.99
10/1/2025	648,318.99	38,952.52	(37,286.14)	-	-	649,985.37 as of 10/31/2025
Totals		2,297,619.02	(2,214,356.28)	-	(16,707.00)	

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Boggy Creek Improvement District

October 2025 Financial Package

October 31, 2025

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



Boggy Creek Improvement District
 Statement of Financial Position
 As of 10/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 651,938.55				\$ 651,938.55
State Board of Administration	1,528.03				1,528.03
Infrastructure Capital Reserve	142,863.72				142,863.72
Interchange Maintenance Reserve	16,716.24				16,716.24
On-Roll Assessments Receivable	299,607.29				299,607.29
Off-Roll Assessments Receivable	620,848.15				620,848.15
Due From Other Governmental Units	17,238.22				17,238.22
Deposits	5,000.00				5,000.00
On-Roll Assessments Receivable		\$ 733,341.58			733,341.58
Off-Roll Assessments Receivable		4,336,189.48			4,336,189.48
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		1,442,054.05			1,442,054.05
Revenue Series 2023		625,693.16			625,693.16
Interest Series 2023		0.06			0.06
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,266.94		13,266.94
Due From Other Governmental Units			333.55		333.55
Acquisition/Construction Series 2013			155,712.88		155,712.88
Acquisition/Construction Series 2023			3,165.82		3,165.82
Total Current Assets	\$ 1,755,740.20	\$ 11,664,615.96	\$ 172,479.19	\$ -	\$ 13,592,835.35



Boggy Creek Improvement District
 Statement of Financial Position
 As of 10/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 6,595,084.90	\$ 6,595,084.90
Amount To Be Provided				50,014,915.10	50,014,915.10
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	<u>\$ 1,755,740.20</u>	<u>\$ 11,664,615.96</u>	<u>\$ 172,479.19</u>	<u>\$ 56,610,000.00</u>	<u>\$ 70,202,835.35</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 123,087.28				\$ 123,087.28
Deferred Revenue	920,455.44				920,455.44
Deferred Revenue		\$ 5,069,531.06			5,069,531.06
Accounts Payable			\$ 201.00		201.00
Total Current Liabilities	<u>\$ 1,043,542.72</u>	<u>\$ 5,069,531.06</u>	<u>\$ 201.00</u>	<u>\$ -</u>	<u>\$ 6,113,274.78</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 56,610,000.00	\$ 56,610,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,610,000.00</u>	<u>\$ 56,610,000.00</u>
Total Liabilities	<u>\$ 1,043,542.72</u>	<u>\$ 5,069,531.06</u>	<u>\$ 201.00</u>	<u>\$ 56,610,000.00</u>	<u>\$ 62,723,274.78</u>



Boggy Creek Improvement District
Statement of Financial Position
As of 10/31/2025

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 777,160.35				\$ 777,160.35
Current Year Net Assets - General Government	(64,962.87)				(64,962.87)
Net Assets, Unrestricted		\$ 6,608,391.57			6,608,391.57
Current Year Net Assets, Unrestricted		(13,306.67)			(13,306.67)
Net Assets, Unrestricted			\$ 158,930.52		158,930.52
Current Year Net Assets, Unrestricted			13,347.67		13,347.67
Total Net Assets	<u>\$ 712,197.48</u>	<u>\$ 6,595,084.90</u>	<u>\$ 172,278.19</u>	<u>\$ -</u>	<u>\$ 7,479,560.57</u>
Total Liabilities and Net Assets	<u>\$ 1,755,740.20</u>	<u>\$ 11,664,615.96</u>	<u>\$ 172,479.19</u>	<u>\$ 56,610,000.00</u>	<u>\$ 70,202,835.35</u>



Boggy Creek Improvement District
Statement of Activities
As of 10/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
Other Income & Other Financing Sources	\$ 0.01				\$ 0.01
Inter-Fund Group Transfers In		\$ (13,306.67)			(13,306.67)
Inter-Fund Transfers In			\$ 13,306.67		13,306.67
Total Revenues	<u>\$ 0.01</u>	<u>\$ (13,306.67)</u>	<u>\$ 13,306.67</u>	<u>\$ -</u>	<u>\$ 0.01</u>
<u>Expenses</u>					
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	3,541.67				3,541.67
Web Site Maintenance	185.00				185.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	5,183.00				5,183.00
Property & Casualty	6,455.00				6,455.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	27,566.01				27,566.01
IME - Aquatics Maintenance	271.38				271.38
IME - Landscaping	7,803.28				7,803.28
IME - Miscellaneous	99.13				99.13
Pest Control	1,510.00				1,510.00
Personnel Leasing Agreement	3,000.01				3,000.01
Total Expenses	<u>\$ 67,504.78</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 67,504.78</u>



Boggy Creek Improvement District
Statement of Activities
As of 10/31/2025

	General	Debt Service	Capital Projects	General Long- Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 2,541.90				\$ 2,541.90
Interest Income			\$ 41.00		41.00
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 2,541.90</u>	<u>\$ -</u>	<u>\$ 41.00</u>	<u>\$ -</u>	<u>\$ 2,582.90</u>
Change In Net Assets	\$ (64,962.87)	\$ (13,306.67)	\$ 13,347.67	\$ -	\$ (64,921.87)
Net Assets At Beginning Of Year	\$ 777,160.35	\$ 6,608,391.57	\$ 158,930.52	\$ -	\$ 7,544,482.44
Net Assets At End Of Year	<u><u>\$ 712,197.48</u></u>	<u><u>\$ 6,595,084.90</u></u>	<u><u>\$ 172,278.19</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,479,560.57</u></u>



Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ -	\$ 76,704.62	\$ (76,704.62)	\$ 920,455.44	0.00%
Developer Contributions	-	60,443.31	(60,443.31)	725,319.70	0.00%
Carryforward Revenue	10,878.12	10,878.12	-	130,537.49	8.33%
Other Income & Other Financing Sources	0.01	-	0.01	-	
Net Revenues	\$ 10,878.13	\$ 148,026.05	\$ (137,147.92)	\$ 1,776,312.63	0.61%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 200.00	\$ 1,000.00	\$ (800.00)	\$ 12,000.00	1.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,569.00	413.04	4,155.96	4,956.50	92.18%
Trustee Services	6,446.30	761.17	5,685.13	9,134.00	70.57%
Management	3,541.67	3,541.67	-	42,500.00	8.33%
Engineering	-	958.33	(958.33)	11,500.00	0.00%
Disclosure	-	166.67	(166.67)	2,000.00	0.00%
District Counsel	-	2,916.67	(2,916.67)	35,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	15,000.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	333.32	(333.32)	4,000.00	0.00%
Arbitrage Calculation	-	100.00	(100.00)	1,200.00	0.00%
Tax Preparation	-	2.50	(2.50)	30.00	0.00%
Travel and Per Diem	-	25.00	(25.00)	300.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	20.83	(20.83)	250.00	0.00%
Legal Advertising	-	500.00	(500.00)	6,000.00	0.00%
Bank Fees	-	30.00	(30.00)	360.00	0.00%
Miscellaneous	-	98.33	(98.33)	1,180.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	8.33	(8.33)	100.00	0.00%
Property Taxes	-	12.50	(12.50)	150.00	0.00%
Web Site Maintenance	185.00	285.00	(100.00)	3,420.00	5.41%
Holiday Decorations	-	50.00	(50.00)	600.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	\$ 15,116.97	\$ 12,573.35	\$ 2,543.62	\$ 150,880.50	10.02%



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ -	\$ 791.67	\$ (791.67)	\$ 9,500.00	0.00%
Entry Lighting	-	41.67	(41.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	2,666.67	(2,666.67)	32,000.00	0.00%
Other Physical Environment					
General Insurance	5,183.00	468.63	4,714.37	5,623.50	92.17%
Property & Casualty	6,455.00	608.93	5,846.07	7,307.10	88.34%
Other Insurance	500.00	125.00	375.00	1,500.00	33.33%
Irrigation Repairs	-	5,416.67	(5,416.67)	65,000.00	0.00%
Landscaping Maintenance & Material	27,566.01	30,393.33	(2,827.32)	364,720.00	7.56%
Landscape Improvements	-	5,416.67	(5,416.67)	65,000.00	0.00%
Tree Trimming	-	1,308.33	(1,308.33)	15,700.00	0.00%
Contingency	-	833.33	(833.33)	10,000.00	0.00%
Trail Maintenance	-	1,666.67	(1,666.67)	20,000.00	0.00%
Pest Control	1,510.00	291.67	1,218.33	3,500.00	43.14%
Shuttle Financing					
Maintenance	-	18,000.00	(18,000.00)	216,000.00	0.00%
Vehicle Cost (Loan Payment)	-	12,193.31	(12,193.31)	146,319.70	0.00%
BEEP Operating Costs	-	29,833.33	(29,833.33)	358,000.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	271.38	287.08	(15.70)	3,445.00	7.88%
IME - Irrigation Repair	-	270.83	(270.83)	3,250.00	0.00%
IME - Landscaping	7,803.28	7,938.69	(135.41)	95,264.33	8.19%
IME - Lighting	-	108.33	(108.33)	1,300.00	0.00%
IME - Miscellaneous	99.13	541.67	(442.54)	6,500.00	1.53%
IME - Water Reclaimed	-	135.42	(135.42)	1,625.00	0.00%
IME - Landscape Improvements	-	1,083.33	(1,083.33)	13,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	2,166.67	(2,166.67)	26,000.00	0.00%
Streetlights	-	8,112.57	(8,112.57)	97,350.83	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,333.34	1,333.33	0.01	16,000.00	8.33%
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	-	20,000.00	8.33%
Reserves					
Infrastructure Capital Reserve	-	1,680.56	(1,680.56)	20,166.67	0.00%
Interchange Maintenance Reserve	-	196.67	(196.67)	2,360.00	0.00%
Total Field Operations Expenses	\$ 52,387.81	\$ 135,577.70	\$ (83,189.89)	\$ 1,626,932.13	3.22%
Total Expenses	\$ 67,504.78	\$ 148,151.05	\$ (80,646.27)	\$ 1,777,812.63	3.80%
Income (Loss) from Operations	\$ (56,626.65)	\$ (125.00)	\$ (56,501.65)	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,541.90	\$ 125.00	\$ 2,416.90	\$ 1,500.00	169.46%
Total Other Income (Expense)	\$ 2,541.90	\$ 125.00	\$ 2,416.90	\$ 1,500.00	169.46%
Net Income (Loss)	\$ (54,084.75)	\$ -	\$ (54,084.75)	\$ -	



Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
9/1/2024	750,265.66	-	(16,163.50)	-	-	579,300.32
10/1/2024	579,300.32	7.32	(74,513.86)	-	-	503,129.01
11/1/2024	503,129.01	37,268.90	(39,734.84)	-	-	497,516.91
12/1/2024	497,516.91	555,100.97	(166,104.51)	-	-	879,290.11
1/1/2025	879,290.11	692,168.00	(747,754.75)	-	-	823,703.36
2/1/2025	823,703.36	40,644.66	(65,811.85)	-	-	798,536.17
3/1/2025	798,536.17	217,374.45	(181,034.61)	-	-	834,876.01
4/1/2025	834,876.01	182,589.84	(101,015.64)	-	-	916,450.21
5/1/2025	916,450.21	178,405.59	(106,622.85)	-	-	988,232.95
6/1/2025	988,232.95	61,489.77	(199,884.34)	-	-	849,838.38
7/1/2025	849,838.38	186,423.58	(257,018.08)	-	-	779,243.88
8/1/2025	779,243.88	64,718.07	(101,595.09)	-	-	742,366.86
9/1/2025	742,366.86	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	79.09	(61,920.02)	6,036.02	(62,187.26)	533,946.38 as of 11/14/2025
Totals		2,299,651.29	(2,276,276.30)	6,036.02	(78,894.26)	