

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, August 19, 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:** pfmccd.webex.com **Participant Code:** 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the July 19, 2025, Board of Supervisors' Meeting**
(provided under separate cover)
- 2. **Consideration of Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026**

Business Matters

3. **Discussion Regarding Award of Landscape and Irrigation Maintenance Services – Lake Nona Boulevard South and Roadways**
4. **Public Hearing on the Adoption of the District's Annual Budget**
 - a) **Public Comments and Testimony**
 - b) **Board Comments**
 - c) **Consideration of Resolution 2025-08, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
5. **Consideration of Resolution 2025-09, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection** *(Exhibit B provided under separate cover)*
6. **Consideration of Resolution 2025-10, Adopting Goals, Objectives, and Performance Measures and Standards**
7. **Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$256,284.92**
8. **Ratification of Requisition Nos. 486 – 490 Paid in July 2025 in an amount totaling \$16,120.68**
9. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
10. **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 July 19, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Boggy Creek Improvement District

**Resolution 2025-07,
Approving an Annual Meeting Schedule for
Fiscal Year 2026**

RESOLUTION 2025-07

**A RESOLUTION OF THE BOGGY CREEK
IMPROVEMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS
OF THE BOARD OF SUPERVISORS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Boggy Creek Improvement District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in City of Orlando, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

1. Regular meetings of the District’s Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file annually with Orange County a schedule of the District’s regular meetings.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 19th day of August, 2025.

ATTEST:

Boggy Creek Improvement District

Secretary/Assistant Secretary

Chairman/ Vice Chairman

EXHIBIT A

Boggy Creek Improvement District Fiscal Year 2025-2026

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

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

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

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

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



Boggy Creek Improvement District

**Discussion Regarding Award of Landscape and
Irrigation Maintenance Services – Lake Nona
Boulevard South and Roadways**



Boggy Creek Improvement District

**Public Hearing on the Adoption of the District's
Annual Budget**



Boggy Creek Improvement District

**Resolution 2025-08,
Adopting the Fiscal Year 2026 Budget and
Appropriating Funds**

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE BOGGY CREEK IMPROVEMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Boggy Creek Improvement District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Boggy Creek Improvement District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT A



Boggy Creek Improvement District

July 2025 Budget Package

July 31, 2025

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



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
Assessments	\$ 903,766.29	\$ 16,689.15	\$ 920,455.44	\$ 920,455.44	\$ 920,455.44
Developer Contributions	334,211.29	38,411.66	372,622.95	725,319.70	725,319.70
Carryforward Revenue	80,873.93	16,174.78	97,048.71	97,048.71	130,537.49
Net Revenues	\$ 1,318,851.51	\$ 71,275.59	\$ 1,390,127.10	\$ 1,742,823.85	\$ 1,776,312.63
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,000.00	\$ 800.00	\$ 3,800.00	\$ 4,800.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	-	4,310.00	4,632.20	4,956.50
Trustee Services	7,878.02	-	7,878.02	8,500.00	9,134.00
Management	35,416.70	7,083.30	42,500.00	42,500.00	42,500.00
Engineering	12,938.62	4,312.86	17,251.48	21,000.00	11,500.00
Disclosure	1,500.00	500.00	2,000.00	2,000.00	2,000.00
Property Appraiser	-	500.00	500.00	500.00	-
District Counsel	10,824.01	5,412.00	16,236.01	35,000.00	35,000.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	4,000.00	-	4,000.00	4,000.00	4,000.00
Arbitrage Calculation	500.00	700.00	1,200.00	1,200.00	1,200.00
Tax Preparation	-	-	-	-	30.00
Travel and Per Diem	76.24	15.24	91.48	300.00	300.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	118.84	23.76	142.60	500.00	500.00
Copies	-	250.00	250.00	250.00	250.00
Legal Advertising	4,212.71	842.54	5,055.25	5,000.00	6,000.00
Bank Fees	-	360.00	360.00	360.00	360.00
Miscellaneous	200.19	979.81	1,180.00	1,180.00	1,180.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	100.00	100.00	100.00	100.00
Property Taxes	-	150.00	150.00	150.00	150.00
Web Site Maintenance	2,600.00	640.00	3,240.00	3,240.00	3,420.00
Holiday Decorations	500.00	-	500.00	600.00	600.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 103,250.33	\$ 23,169.51	\$ 126,419.84	\$ 151,512.20	\$ 150,880.50



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations Expenses					
Electric Utility Services					
Electric	\$ 11,602.00	\$ 2,320.40	\$ 13,922.40	\$ 7,000.00	\$ 9,500.00
Entry Lighting	-	500.00	500.00	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	19,486.09	3,897.22	23,383.31	32,000.00	32,000.00
Other Physical Environment					
General Insurance	4,890.00	-	4,890.00	5,255.50	5,623.50
Property & Casualty	6,354.00	-	6,354.00	7,098.95	7,307.10
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	36,693.00	7,338.60	44,031.60	60,000.00	65,000.00
Landscaping Maintenance & Material	257,276.10	51,455.22	308,731.32	364,720.00	364,720.00
Landscape Improvements	5,024.00	1,004.80	6,028.80	65,000.00	65,000.00
Tree Trimming	-	10,000.00	10,000.00	20,000.00	15,700.00
Contingency	37,988.50	7,597.70	45,586.20	5,300.00	10,000.00
Trail Maintenance	-	-	-	-	20,000.00
Pest Control	3,020.00	-	3,020.00	3,020.00	3,500.00
Shuttle Financing					
Insurance	-	833.34	833.34	5,000.00	-
Maintenance	30,599.82	6,119.96	36,719.78	216,000.00	216,000.00
Vehicle Cost (Loan Payment)	146,319.70	-	146,319.70	146,319.70	146,319.70
BEEP Operating Costs	157,291.77	31,458.36	188,750.13	358,000.00	358,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,713.80	542.76	3,256.56	3,445.00	3,445.00
IME - Irrigation Repair	2,651.21	530.24	3,181.45	3,250.00	3,250.00
IME - Landscaping	78,032.80	15,606.56	93,639.36	97,500.00	95,264.33
IME - Lighting	393.78	78.76	472.54	1,300.00	1,300.00
IME - Miscellaneous	198.26	39.66	237.92	6,500.00	6,500.00
IME - Water Reclaimed	582.19	116.44	698.63	1,625.00	1,625.00
IME - Landscape Improvements	4,274.89	854.98	5,129.87	13,000.00	13,000.00
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	4,151.00	24,906.00	15,000.00	26,000.00
Streetlights	68,642.44	13,728.48	82,370.92	97,350.83	97,350.83
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	2,666.60	16,000.00	16,000.00	16,000.00
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	3,333.30	20,000.00	20,000.00	20,000.00
Reserves					
Infrastructure Capital Reserve	-	20,166.67	20,166.67	20,166.67	20,166.67
Interchange Maintenance Reserve	-	2,360.00	2,360.00	2,360.00	2,360.00
Total Field Operations Expenses	\$ 924,789.45	\$ 186,701.05	\$ 1,111,490.50	\$ 1,592,811.65	\$ 1,626,932.13
Total Expenses	\$ 1,028,039.78	\$ 209,870.56	\$ 1,237,910.34	\$ 1,744,323.85	\$ 1,777,812.63
Income (Loss) from Operations	\$ 290,811.73	\$ (138,594.97)	\$ 152,216.76	\$ (1,500.00)	\$ (1,500.00)
Other Income (Expense)					
Interest Income	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Total Other Income (Expense)	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Net Income (Loss)	\$ 293,161.72	\$ (138,124.97)	\$ 155,036.75	\$ -	\$ -



Boggy Creek Improvement District
FY 2026 Proposed Debt Service Budgets

	FY 2026 Proposed Budget
REVENUES:	
Special Assessments Series 2013	\$ 4,447,706.26
Special Assessments Series 2023	1,600,196.89
TOTAL REVENUES	<u>\$ 6,047,903.15</u>
EXPENDITURES:	
Series 2013 - Interest 11/01/2025	\$ 1,029,484.38
Series 2013 - Principal 05/01/2026	1,395,000.00
Series 2013 - Interest 05/01/2026	1,029,484.38
Series 2023 - Interest 11/01/2025	437,278.13
Series 2023 - Principal 05/01/2026	295,000.00
Series 2023 - Interest 05/01/2026	437,278.13
TOTAL EXPENDITURES	<u>\$ 4,623,525.02</u>
EXCESS REVENUES	<u>\$ 1,424,378.13</u>
Series 2013 - Interest 11/01/2026	\$ 993,737.50
Series 2023 - Interest 11/01/2026	430,640.63



Boggy Creek Improvement District
Budget Item Descriptions
FY 2025 – 2026

Revenues

Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector (referred to as On Roll), but it can also be collected via a direct bill (referred to as Off Roll) from the District.

Developer Contribution

Funding from the Developer.

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Legislative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Financial & Administrative

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the District Manager provides to the trustee and bond holders.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Tax Preparation

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Meeting Room

Fee associated with renting a meeting room for monthly Board meetings.

Office Supplies

General office supplies associated with the District.

Property Taxes

Ad Valorem taxes on District property that is not tax-exempt.

Web Site Maintenance

Web site maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.



Boggy Creek Improvement District
Budget Item Descriptions
FY 2025 – 2026

Field Operations Expenses

Electric Utility Services

Electric

The District pays for electric meters used on District-owned roads.

Entry Lighting

Lighting charges for District entryways.

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty

Insurance to protect property and cover casualty.

Other Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation Repairs

Inspection and repair of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

Tree Trimming

Trimming of trees on District property.

Contingency

Other Field Operations expenses incurred throughout the year.

Trail Maintenance

All costs associated with keeping trails safe, usable, and accessible, including labor, equipment, and contracted services.

Pest Control

All costs addressing pest problems, including initial treatments, ongoing maintenance, and potential repairs.

Shuttle Financing

Insurance

Developer-funded cost of insurance for BEEP transportation.

Maintenance

Developer-funded cost of maintenance for BEEP transportation.

Vehicle Cost (Loan Payment)

Developer-funded cost of the loan for the vehicles required for BEEP transportation.

BEEP Operating Costs

Developer-funded cost of operations for BEEP transportation.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Irrigation Repair

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.



Boggy Creek Improvement District Budget Item Descriptions FY 2025 – 2026

IME – Landscaping

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Lighting

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Miscellaneous

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Water Reclaimed

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Landscape Improvements

Landscape improvement services as they relate to the Interchange. The District is responsible for only a portion of the cost. Greenway Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

Road & Street Facilities

Entry and Wall Maintenance

Maintenance of entrance(s) and walls within the District.

Streetlights

Streetlighting expenses within the District.

Parks & Recreation

Personnel Leasing Agreement – Administrator

The lease of outside personnel for administrative duties per signed agreement.

Personnel Leasing Agreement – Irrigation Specialist

The lease of outside personnel for irrigation duties per signed agreement.



Boggy Creek Improvement District
Budget Item Descriptions
FY 2025 – 2026

Reserves

Infrastructure Capital Reserve

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

Interchange Maintenance Reserve

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

Other Income (Expense)

Interest Income

Income from interest earnings.



Boggy Creek Improvement District

Resolution 2025-09, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection

(Exhibit B provided under separate cover)

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Boggy Creek Improvement District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Orange County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is

may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **December 1, 2025**, **25%** due no later than **February 1, 2026** and **25%** due no later than **May 1, 2026**.

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 19th day of August 2025.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

EXHIBIT A



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
Assessments	\$ 903,766.29	\$ 16,689.15	\$ 920,455.44	\$ 920,455.44	\$ 920,455.44
Developer Contributions	334,211.29	38,411.66	372,622.95	725,319.70	725,319.70
Carryforward Revenue	80,873.93	16,174.78	97,048.71	97,048.71	130,537.49
Net Revenues	\$ 1,318,851.51	\$ 71,275.59	\$ 1,390,127.10	\$ 1,742,823.85	\$ 1,776,312.63
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,000.00	\$ 800.00	\$ 3,800.00	\$ 4,800.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	-	4,310.00	4,632.20	4,956.50
Trustee Services	7,878.02	-	7,878.02	8,500.00	9,134.00
Management	35,416.70	7,083.30	42,500.00	42,500.00	42,500.00
Engineering	12,938.62	4,312.86	17,251.48	21,000.00	11,500.00
Disclosure	1,500.00	500.00	2,000.00	2,000.00	2,000.00
Property Appraiser	-	500.00	500.00	500.00	-
District Counsel	10,824.01	5,412.00	16,236.01	35,000.00	35,000.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	4,000.00	-	4,000.00	4,000.00	4,000.00
Arbitrage Calculation	500.00	700.00	1,200.00	1,200.00	1,200.00
Tax Preparation	-	-	-	-	30.00
Travel and Per Diem	76.24	15.24	91.48	300.00	300.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	118.84	23.76	142.60	500.00	500.00
Copies	-	250.00	250.00	250.00	250.00
Legal Advertising	4,212.71	842.54	5,055.25	5,000.00	6,000.00
Bank Fees	-	360.00	360.00	360.00	360.00
Miscellaneous	200.19	979.81	1,180.00	1,180.00	1,180.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	100.00	100.00	100.00	100.00
Property Taxes	-	150.00	150.00	150.00	150.00
Web Site Maintenance	2,600.00	640.00	3,240.00	3,240.00	3,420.00
Holiday Decorations	500.00	-	500.00	600.00	600.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 103,250.33	\$ 23,169.51	\$ 126,419.84	\$ 151,512.20	\$ 150,880.50



Boggy Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations Expenses					
Electric Utility Services					
Electric	\$ 11,602.00	\$ 2,320.40	\$ 13,922.40	\$ 7,000.00	\$ 9,500.00
Entry Lighting	-	500.00	500.00	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	19,486.09	3,897.22	23,383.31	32,000.00	32,000.00
Other Physical Environment					
General Insurance	4,890.00	-	4,890.00	5,255.50	5,623.50
Property & Casualty	6,354.00	-	6,354.00	7,098.95	7,307.10
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	36,693.00	7,338.60	44,031.60	60,000.00	65,000.00
Landscaping Maintenance & Material	257,276.10	51,455.22	308,731.32	364,720.00	364,720.00
Landscape Improvements	5,024.00	1,004.80	6,028.80	65,000.00	65,000.00
Tree Trimming	-	10,000.00	10,000.00	20,000.00	15,700.00
Contingency	37,988.50	7,597.70	45,586.20	5,300.00	10,000.00
Trail Maintenance	-	-	-	-	20,000.00
Pest Control	3,020.00	-	3,020.00	3,020.00	3,500.00
Shuttle Financing					
Insurance	-	833.34	833.34	5,000.00	-
Maintenance	30,599.82	6,119.96	36,719.78	216,000.00	216,000.00
Vehicle Cost (Loan Payment)	146,319.70	-	146,319.70	146,319.70	146,319.70
BEEP Operating Costs	157,291.77	31,458.36	188,750.13	358,000.00	358,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,713.80	542.76	3,256.56	3,445.00	3,445.00
IME - Irrigation Repair	2,651.21	530.24	3,181.45	3,250.00	3,250.00
IME - Landscaping	78,032.80	15,606.56	93,639.36	97,500.00	95,264.33
IME - Lighting	393.78	78.76	472.54	1,300.00	1,300.00
IME - Miscellaneous	198.26	39.66	237.92	6,500.00	6,500.00
IME - Water Reclaimed	582.19	116.44	698.63	1,625.00	1,625.00
IME - Landscape Improvements	4,274.89	854.98	5,129.87	13,000.00	13,000.00
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	4,151.00	24,906.00	15,000.00	26,000.00
Streetlights	68,642.44	13,728.48	82,370.92	97,350.83	97,350.83
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	2,666.60	16,000.00	16,000.00	16,000.00
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	3,333.30	20,000.00	20,000.00	20,000.00
Reserves					
Infrastructure Capital Reserve	-	20,166.67	20,166.67	20,166.67	20,166.67
Interchange Maintenance Reserve	-	2,360.00	2,360.00	2,360.00	2,360.00
Total Field Operations Expenses	\$ 924,789.45	\$ 186,701.05	\$ 1,111,490.50	\$ 1,592,811.65	\$ 1,626,932.13
Total Expenses	\$ 1,028,039.78	\$ 209,870.56	\$ 1,237,910.34	\$ 1,744,323.85	\$ 1,777,812.63
Income (Loss) from Operations	\$ 290,811.73	\$ (138,594.97)	\$ 152,216.76	\$ (1,500.00)	\$ (1,500.00)
Other Income (Expense)					
Interest Income	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Total Other Income (Expense)	\$ 2,349.99	\$ 470.00	\$ 2,819.99	\$ 1,500.00	\$ 1,500.00
Net Income (Loss)	\$ 293,161.72	\$ (138,124.97)	\$ 155,036.75	\$ -	\$ -

EXHIBIT B



Boggy Creek Improvement District

**Resolution 2025-10,
Adopting Goals, Objectives, and Performance
Measures and Standards**

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Boggy Creek Improvement District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of August, 2025.

ATTEST:

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

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: _____

Date: _____

Print Name: _____



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
July 2025 in an amount totaling \$256,284.92**

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

The total items being presented: **\$256,284.92**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District
AP Check Register (Current by Bank)

Check Dates: 7/1/2025 to 7/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70037	07/21/25	M	OUC	Orlando Utilities Commission	\$12,275.42
70038	07/31/25	M	BEEP	Beep, Inc.	\$21,552.50
BANK OM-ACH REGISTER TOTAL:					\$33,827.92
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
	07/02/25	P	BERCON	Berman Construction	\$6,320.00
	07/02/25	P	DONMC	Donald W. McIntosh Associates	\$445.20
6	07/02/25	P	KUTAK	Kutak Rock	\$1,182.00
7	07/02/25	P	TRUIST	Truist Governmental Finance	\$146,319.70
8	07/09/25	P	AWC	Aquatic Weed Control, Inc.	\$835.00
9	07/09/25	P	BERCON	Berman Construction	\$255.00
0	07/09/25	P	CEPRA	Cepra Landscape	\$8,078.50
1	07/09/25	P	PFMGC	PFM Group Consulting	\$28.44
	07/09/25	P	VGLOBA	VGlobalTech	\$300.00
	07/29/25	P	BERCON	Berman Construction	\$3,000.01
	07/29/25	P	CEPRA	Cepra Landscape	\$49,777.18
	07/29/25	P	PFMGC	PFM Group Consulting	\$4,041.67
6	07/29/25	P	TRUSTE	US Bank as Trustee for Boggy C	\$733.16
7	07/29/25	P	VGLOBA	VGlobalTech	\$170.00
8	07/30/25	P	CEPRA	Cepra Landscape	\$700.00
9	07/30/25	P	DONMC	Donald W. McIntosh Associates	\$384.80
0	07/30/25	P	ORLSEN	Orlando Sentinel	\$219.50
1	07/30/25	P	RLEVEY	Richard Levey	\$200.00
	07/30/25	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$223,190.16
GRAND TOTAL					\$257,018.08

222,457.00	Checks 4424-4435, 4437-4442
733.16	Debt Service - Check 4436
21,552.50	FR 81 - BEEP payment
12,275.42	PA 692 - OUC invoice paid online
256,284.92	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
July 2025 AP Remittance Report

BANK:	SUN	CHECK:	4424	AMOUNT:	\$6,320.00	DATE:	07/02/25	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/23/25	54225	PA 690 - Sidewalk grinding and				\$0.00	\$6,320.00		
TOTALS:						\$0.00	\$6,320.00		
BANK:	SUN	CHECK:	4425	AMOUNT:	\$445.20	DATE:	07/02/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/20/25	47418	PA 690 - Eng. srvs. thru 05/30				\$0.00	\$445.20		
TOTALS:						\$0.00	\$445.20		
BANK:	SUN	CHECK:	4426	AMOUNT:	\$1,182.00	DATE:	07/02/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/24/25	3583138	PA 690 - Gen. legal thru 05/31				\$0.00	\$1,182.00		
TOTALS:						\$0.00	\$1,182.00		
BANK:	SUN	CHECK:	4427	AMOUNT:	\$146,319.70	DATE:	07/02/25	VEND ID:	TRUIST
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/13/25	990900220300001-04	FR 80 - Loan 990900220300001 ;				\$0.00	\$146,319.70		
TOTALS:						\$0.00	\$146,319.70		
BANK:	SUN	CHECK:	4428	AMOUNT:	\$835.00	DATE:	07/09/25	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	110970	PA 691 - Jul. waterway service				\$0.00	\$835.00		
TOTALS:						\$0.00	\$835.00		
BANK:	SUN	CHECK:	4429	AMOUNT:	\$255.00	DATE:	07/09/25	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/18/25	53479	PA 691 - Dead hog removal and				\$0.00	\$255.00		
TOTALS:						\$0.00	\$255.00		
BANK:	SUN	CHECK:	4430	AMOUNT:	\$8,078.50	DATE:	07/09/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	O-S8318	PA 691 - Interchange plant ins				\$0.00	\$4,743.00		
06/30/25	O-S8327	PA 691 - Jun. interchange cont				\$0.00	\$432.00		
06/30/25	O-S8328	PA 691 - Jun. interchange cont				\$0.00	\$519.00		
06/30/25	O-S8330	PA 691 - Jun. controller Loop				\$0.00	\$441.50		
06/30/25	O-S8331	PA 691 - Jun. controller 27 ir				\$0.00	\$548.50		
06/30/25	O-S8332	PA 691 - Jun. controller 14 ir				\$0.00	\$267.50		
06/30/25	O-S8333	PA 691 - Jun. controller 17 ir				\$0.00	\$357.00		
06/30/25	O-S8334	PA 691 - Jun. controller 16 ir				\$0.00	\$250.00		
06/30/25	O-S8335	PA 691 - Jun. controller 16 va				\$0.00	\$520.00		
TOTALS:						\$0.00	\$8,078.50		
BANK:	SUN	CHECK:	4431	AMOUNT:	\$28.44	DATE:	07/09/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	OE-EXP-07-2025-06	PA 691 - Jun. FedEx				\$0.00	\$28.44		
TOTALS:						\$0.00	\$28.44		
BANK:	SUN	CHECK:	4432	AMOUNT:	\$300.00	DATE:	07/09/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	7431	PA 691 - Apr. - Jun. ADA audit				\$0.00	\$300.00		
TOTALS:						\$0.00	\$300.00		

Boggy Creek Improvement District
July 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70037	AMOUNT:	\$12,275.42	DATE:	07/21/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/03/25	83178-070325	PA 692 - OUC 2025.07.03 - Elec				\$0.00	\$2,427.95		
07/03/25	83178-070325	PA 692 - OUC 2025.07.03 - Wate				\$0.00	\$1,863.68		
07/03/25	83178-070325	PA 692 - OUC 2025.07.03 - IME				\$0.00	\$138.11		
07/03/25	83178-070325	PA 692 - OUC 2025.07.03 - IME				\$0.00	\$207.40		
07/03/25	83178-070325	PA 692 - OUC 2025.07.03 - Stre				\$0.00	\$7,638.28		
TOTALS:						\$0.00	\$12,275.42		
BANK:	SUN	CHECK:	4433	AMOUNT:	\$3,000.01	DATE:	07/29/25	VEND ID:	BERCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	2096	PA 691 - Jul. administrator ag				\$0.00	\$1,333.34		
07/01/25	2096	PA 691 - Jul. irrigation speci				\$0.00	\$1,666.67		
TOTALS:						\$0.00	\$3,000.01		
BANK:	SUN	CHECK:	4434	AMOUNT:	\$49,777.18	DATE:	07/29/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	O-S8357	PA 691 - Jul. interchange land				\$0.00	\$24,010.08		
07/01/25	O-S8362	PA 691 - Jul. landscaping				\$0.00	\$25,767.10		
TOTALS:						\$0.00	\$49,777.18		
BANK:	SUN	CHECK:	4435	AMOUNT:	\$4,041.67	DATE:	07/29/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/07/25	137204	PA 692 - Series 2013 - 2025.Q3				\$0.00	\$250.00		
07/07/25	137204	PA 692 - Series 2023 - 2025.Q3				\$0.00	\$250.00		
07/01/25	DM-07-2025-06	PA 692 - DM fee: Jul. 2025				\$0.00	\$3,541.67		
TOTALS:						\$0.00	\$4,041.67		
BANK:	SUN	CHECK:	4436	AMOUNT:	\$733.16	DATE:	07/29/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/16/25	2025.07.15	S2023 FY25 DS (255653000) Dist				\$0.00	\$733.16		
TOTALS:						\$0.00	\$733.16		
BANK:	SUN	CHECK:	4437	AMOUNT:	\$170.00	DATE:	07/29/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	7516	PA 692 - Jul. website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	OM-ACH	CHECK:	70038	AMOUNT:	\$21,552.50	DATE:	07/31/25	VEND ID:	BEEP
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	834	FR 81 - 2 vans - managed servi				\$0.00	\$10,200.04		
06/30/25	834	FR 81 - 2 vans - software appl				\$0.00	\$3,399.98		
06/30/25	834	FR 81 - 2 vans - insurance & m				\$0.00	\$3,399.98		
06/30/25	834	FR 81 - 2 vans - AV operation				\$0.00	\$4,552.50		
TOTALS:						\$0.00	\$21,552.50		
BANK:	SUN	CHECK:	4438	AMOUNT:	\$700.00	DATE:	07/30/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/18/25	O-S8433	PA 693 - Jul. mainline repair				\$0.00	\$700.00		
TOTALS:						\$0.00	\$700.00		
BANK:	SUN	CHECK:	4439	AMOUNT:	\$384.80	DATE:	07/30/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/18/25	47549	PA 693 - Eng. srvs. thru 06/27				\$0.00	\$384.80		
TOTALS:						\$0.00	\$384.80		

Boggy Creek Improvement District

July 2025 AP Remittance Report

BANK:	SUN	CHECK:	4440	AMOUNT:	\$219.50	DATE:	07/30/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	OSC119437946	PA 693 - Legal ad 7813931 ; CU				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	SUN	CHECK:	4441	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/15/25	2025.07.15	PA 693 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	SUN	CHECK:	4442	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	TCZAPK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/15/25	2025.07.15	PA 693 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Boggy Creek Improvement District

Requisition Nos. 486 – 490 Paid in July 2025 in an amount totaling \$16,120.68

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

REQUISITION NO.	PAYEE	AMOUNT
486	Donald W. McIntosh Associates	\$9,439.60
487	Kutak Rock	\$1,344.50
488	Atkins	\$4,535.83
489	Donald W. McIntosh Associates	\$562.50
490	Orlando Sentinel	\$238.25
	TOTAL	\$16,120.68

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:** 486

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

(C) **Amount Payable:** \$9,439.60

(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 47419 for Project 23218 (Lake Nona Boggy Creek) Through 05/30/2025 – **\$1,463.60**
2. Invoice 47425 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 05/30/2025 – **\$7,976.00**

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

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

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

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

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

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

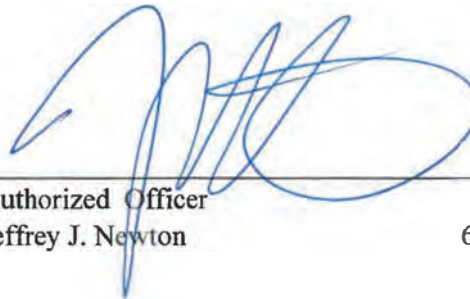
Boggy Creek Improvement District



Authorized Officer

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

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



Authorized Officer
Jeffrey J. Newton

6/30/25

EXHIBIT "A"
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(A) **Requisition Number:** 487

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

(C) **Amount Payable:** \$1,344.50

(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 3583140 for Client Matter 3023-3 (Project Construction) through 05/31/2025

(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.


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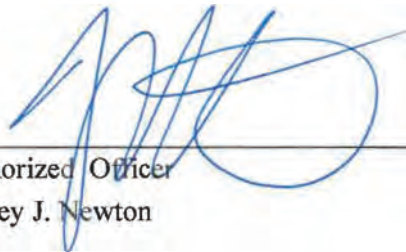
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
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Authorized Officer
Jeffrey J. Newton

6/30/25

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(A) **Requisition Number:** 488

(B) **Name of Payee:** AtkinsRéalis

(C) **Amount Payable:** \$4,535.83

(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 20-2039238 for Project Number 100078231 (Laureate Blvd at Veterans Way) through 02/28/2025 – \$2,333.33
2. Invoice 21-2040531 for Project Number 100078231 (Laureate Blvd at Veterans Way) through 03/31/2025 – \$2,202.50

(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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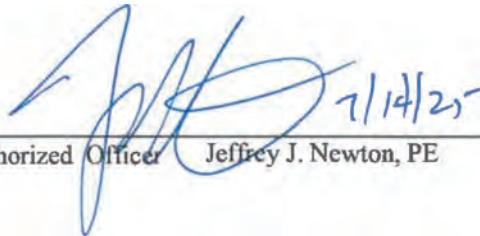
oggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL OR
NON-COST O ISSUANCE AND
CAPITALIZED INTEREST REQUESTS ONLY

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Authorized Officer Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 9:45 am, Jul 15, 2025

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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:** 489

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

(C) **Amount Payable:** \$562.50

(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 47550 for Project 23218 (Lake Nona Boggy Creek) Through 06/27/2025

(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.


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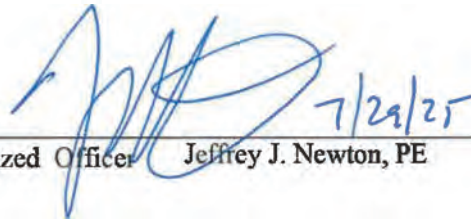
Boggy Creek Improvement District



Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
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Authorized Officer Jeffrey J. Newton, PE

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(A) **Requisition Number:** 490

(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 119437946000 for Reference OSC119437946 (Ad #7813956) for Construction Legal Advertising of the June 12, 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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RECEIVED

By Amanda Lane at 10:11 am, Jul 30, 2025

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.

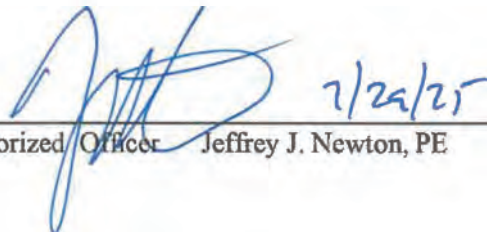
Boggy Creek Improvement District



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



Boggy Creek Improvement District

Work Authorizations/Proposed Services *(if applicable)*

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the "Work Authorization"), dated 7/18, 2025 authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE BOGGY CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the "Agreement"), dated August 18, 2020, by and between:

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

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

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

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

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

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

BOGGY CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Katie Harmer

Witness

By: _____
Its: Katie Harmer, Berman, VP

Exhibit A: Proposal/Scope of Services

Proposal: BCID Bridge Lighting Change Out

Proposal Date: 7/18/25

Project Name: BCID Bridge Lighting Change Out

Client Contact: PFM

Work Order #: 86692

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope:

- Based on our findings and troubleshooting, we estimate the additional repairs will cost approximately \$270 per light, with a total of 58 lights to complete.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during overnight hours.

Payment Schedule. Upon Completion

Payment Terms

Total: \$15,660.00

Proposal: BCID Bridge Lighting Change Out

Additional Notes

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

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

Thank You

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

Approvals

PFM

By:

Berman

By: Eddie Padua

About Berman

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

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

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

Our Services

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

IMAGE 1





Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

July 2025 Financial Package

July 31, 2025

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



Loggy Creek Improvement District
Statement of Financial Position
As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 779,243.88				\$ 779,243.88
State Board of Administration	1,511.30				1,511.30
Infrastructure Capital Reserve	121,392.26				121,392.26
Interchange Maintenance Reserve	14,203.57				14,203.57
Assessments Receivable	17,488.03				17,488.03
Due From Other Governmental Units	20,886.56				20,886.56
Prepaid Expenses	1,877.51				1,877.51
Deposits	5,000.00				5,000.00
Due From Other Funds		\$ 733.16			733.16
Debt Service Reserve Series 2013		3,939,468.75			3,939,468.75
Debt Service Reserve Series 2023		582,509.38			582,509.38
Revenue Series 2013		1,426,879.47			1,426,879.47
Revenue Series 2023		612,223.47			612,223.47
Interest Series 2023		0.06			0.06
Prepayment Series 2013		1,553.12			1,553.12
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,138.83		13,138.83
Due From Other Governmental Units			315.15		315.15
Acquisition/Construction Series 2013			138,484.41		138,484.41
Acquisition/Construction Series 2023			3,132.54		3,132.54
Total Current Assets	\$ 961,603.11	\$ 6,567,173.79	\$ 155,070.93	\$ -	\$ 7,683,847.83
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 6,566,440.63	\$ 6,566,440.63
Amount To Be Provided				50,043,559.37	50,043,559.37
Total Investments	\$ -	\$ -	\$ -	\$ 56,610,000.00	\$ 56,610,000.00
Total Assets	\$ 961,603.11	\$ 6,567,173.79	\$ 155,070.93	\$ 56,610,000.00	\$ 64,293,847.83



Boggy Creek Improvement District
 Statement of Financial Position
 As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Deferred Revenue	\$ 17,488.03				\$ 17,488.03
Total Current Liabilities	<u>\$ 17,488.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,488.03</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>\$ 17,488.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,610,000.00</u>	<u>\$ 56,627,488.03</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	212,287.79				212,287.79
Net Assets, Unrestricted		\$ (1,584,819.91)			(1,584,819.91)
Current Year Net Assets, Unrestricted		77,959.67			77,959.67
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			56,351.76		56,351.76
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	<u>\$ 944,115.08</u>	<u>\$ 6,567,173.79</u>	<u>\$ 155,070.93</u>	<u>\$ -</u>	<u>\$ 7,666,359.80</u>
Total Liabilities and Net Assets	<u>\$ 961,603.11</u>	<u>\$ 6,567,173.79</u>	<u>\$ 155,070.93</u>	<u>\$ 56,610,000.00</u>	<u>\$ 64,293,847.83</u>



Statement of Activities
 As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 282,918.14				\$ 282,918.14
Off-Roll Assessments	620,848.15				620,848.15
Developer Contributions	334,211.29				334,211.29
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		(144,471.62)			(144,471.62)
Inter-Fund Transfers In			\$ 144,471.62		144,471.62
Total Revenues	\$ 1,237,977.58	\$ 5,019,529.46	\$ 144,471.62	\$ -	\$ 6,401,978.66
<u>Expenses</u>					
Supervisor Fees	\$ 3,000.00				\$ 3,000.00
Public Officials' Liability Insurance	4,310.00				4,310.00
Trustee Services	7,878.02				7,878.02
Management	35,416.70				35,416.70
Engineering	12,938.62				12,938.62
Disclosure	1,500.00				1,500.00
District Counsel	10,824.01				10,824.01
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	76.24				76.24
Postage & Shipping	118.84				118.84
Legal Advertising	4,212.71				4,212.71
Miscellaneous	200.19				200.19
Web Site Maintenance	2,600.00				2,600.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	11,602.00				11,602.00
Water Reclaimed	19,486.09				19,486.09
General Insurance	4,890.00				4,890.00
Property & Casualty	6,354.00				6,354.00
Irrigation Parts	36,693.00				36,693.00
Landscaping Maintenance & Material	257,276.10				257,276.10
Landscape Improvements	5,024.00				5,024.00
Contingency	37,988.50				37,988.50
IME - Aquatics Maintenance	2,713.80				2,713.80
IME - Irrigation	2,651.21				2,651.21
IME - Landscaping	78,032.80				78,032.80
IME - Lighting	393.78				393.78
IME - Miscellaneous	198.26				198.26
IME - Water Reclaimed	582.19				582.19



Boggy Creek Improvement District
 Statement of Activities
 As of 7/31/2025

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Pest Control	\$ 3,020.00				\$ 3,020.00
Entry and Wall Maintenance	20,755.00				20,755.00
Shuttle Financing - Maintenance	30,599.82				30,599.82
Shuttle Financing - Vehicle Cost	146,319.70				146,319.70
Shuttle Financing - BEEP Operating Costs	157,291.77				157,291.77
IME - Landscape Improvements	4,274.89				4,274.89
Streetlights	68,642.44				68,642.44
Personnel Leasing Agreement	30,000.10				30,000.10
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			\$ 66,075.29		66,075.29
District Counsel			2,306.00		2,306.00
Legal Advertising			516.23		516.23
Contingency			23,387.92		23,387.92
Total Expenses	\$ 1,028,039.78	\$ 5,164,384.39	\$ 92,285.44	\$ -	\$ 6,284,709.61
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 2,349.99				\$ 2,349.99
Dividend Income		\$ 222,814.60			222,814.60
Interest Income			\$ 1.65		1.65
Dividend Income			4,163.93		4,163.93
Total Other Revenues (Expenses) & Gains (Losses)	\$ 2,349.99	\$ 222,814.60	\$ 4,165.58	\$ -	\$ 229,330.17
Change In Net Assets	\$ 212,287.79	\$ 77,959.67	\$ 56,351.76	\$ -	\$ 346,599.22
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	\$ 944,115.08	\$ 6,567,173.79	\$ 155,070.93	\$ -	\$ 7,666,359.80



Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 903,766.29	\$ 767,046.20	\$ 136,720.09	\$ 920,455.44	98.19%
Developer Contributions	334,211.29	604,433.08	(270,221.79)	725,319.70	46.08%
Carryforward Revenue	80,873.93	80,873.93	-	97,048.71	83.33%
Net Revenues	\$ 1,318,851.51	\$ 1,452,353.21	\$ (133,501.70)	\$ 1,742,823.85	75.67%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,000.00	\$ 4,000.00	\$ (1,000.00)	\$ 4,800.00	62.50%
Financial & Administrative					
Public Officials' Liability Insurance	4,310.00	3,860.17	449.83	4,632.20	93.04%
Trustee Services	7,878.02	7,083.33	794.69	8,500.00	92.68%
Management	35,416.70	35,416.67	0.03	42,500.00	83.33%
Engineering	12,938.62	17,500.00	(4,561.38)	21,000.00	61.61%
Disclosure	1,500.00	1,666.67	(166.67)	2,000.00	75.00%
Property Appraiser	-	416.67	(416.67)	500.00	0.00%
District Counsel	10,824.01	29,166.67	(18,342.66)	35,000.00	30.93%
Assessment Administration	15,000.00	12,500.00	2,500.00	15,000.00	100.00%
Reamortization Schedules	-	208.33	(208.33)	250.00	0.00%
Audit	4,000.00	3,333.33	666.67	4,000.00	100.00%
Arbitrage Calculation	500.00	1,000.00	(500.00)	1,200.00	41.67%
Travel and Per Diem	76.24	250.00	(173.76)	300.00	25.41%
Telephone	-	20.83	(20.83)	25.00	0.00%
Postage & Shipping	118.84	416.67	(297.83)	500.00	23.77%
Copies	-	208.33	(208.33)	250.00	0.00%
Legal Advertising	4,212.71	4,166.67	46.04	5,000.00	84.25%
Bank Fees	-	300.00	(300.00)	360.00	0.00%
Miscellaneous	200.19	983.33	(783.14)	1,180.00	16.97%
Meeting Room	-	208.34	(208.34)	250.00	0.00%
Office Supplies	-	83.33	(83.33)	100.00	0.00%
Property Taxes	-	125.00	(125.00)	150.00	0.00%
Web Site Maintenance	2,600.00	2,700.00	(100.00)	3,240.00	80.25%
Holiday Decorations	500.00	500.00	-	600.00	83.33%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Total General & Administrative Expenses	\$ 103,250.33	\$ 126,260.17	\$ (23,009.84)	\$ 151,512.20	68.15%



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 11,602.00	\$ 5,833.33	\$ 5,768.67	\$ 7,000.00	165.74%
Entry Lighting	-	416.67	(416.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	19,486.09	26,666.67	(7,180.58)	32,000.00	60.89%
Other Physical Environment					
General Insurance	4,890.00	4,379.58	510.42	5,255.50	93.05%
Property & Casualty	6,354.00	5,915.79	438.21	7,098.95	89.51%
Other Insurance	-	83.33	(83.33)	100.00	0.00%
Irrigation Repairs	36,693.00	50,000.00	(13,307.00)	60,000.00	61.16%
Landscaping Maintenance & Material	257,276.10	303,933.33	(46,657.23)	364,720.00	70.54%
Landscape Improvements	5,024.00	54,166.67	(49,142.67)	65,000.00	7.73%
Tree Trimming	-	16,666.67	(16,666.67)	20,000.00	0.00%
Contingency	37,988.50	4,416.67	33,571.83	5,300.00	716.76%
Pest Control	3,020.00	2,516.67	503.33	3,020.00	100.00%
Shuttle Financing					
Insurance	-	4,166.67	(4,166.67)	5,000.00	0.00%
Maintenance	30,599.82	180,000.00	(149,400.18)	216,000.00	14.17%
Vehicle Cost (Loan Payment)	146,319.70	121,933.08	24,386.62	146,319.70	100.00%
BEEP Operating Costs	157,291.77	298,333.33	(141,041.56)	358,000.00	43.94%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,713.80	2,870.83	(157.03)	3,445.00	78.78%
IME - Irrigation Repair	2,651.21	2,708.33	(57.12)	3,250.00	81.58%
IME - Landscaping	78,032.80	81,250.00	(3,217.20)	97,500.00	80.03%
IME - Lighting	393.78	1,083.33	(689.55)	1,300.00	30.29%
IME - Miscellaneous	198.26	5,416.67	(5,218.41)	6,500.00	3.05%
IME - Water Reclaimed	582.19	1,354.17	(771.98)	1,625.00	35.83%
IME - Landscape Improvements	4,274.89	10,833.33	(6,558.44)	13,000.00	32.88%
Road & Street Facilities					
Entry and Wall Maintenance	20,755.00	12,500.00	8,255.00	15,000.00	138.37%
Streetlights	68,642.44	81,125.69	(12,483.25)	97,350.83	70.51%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	13,333.33	0.07	16,000.00	83.33%
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	16,666.67	0.03	20,000.00	83.33%
Reserves					
Infrastructure Capital Reserve	-	16,805.56	(16,805.56)	20,166.67	0.00%
Interchange Maintenance Reserve	-	1,966.67	(1,966.67)	2,360.00	0.00%
Total Field Operations Expenses	\$ 924,789.45	\$ 1,327,343.04	\$ (402,553.59)	\$ 1,592,811.65	58.06%
Total Expenses	\$ 1,028,039.78	\$ 1,453,603.21	\$ (425,563.43)	\$ 1,744,323.85	58.94%
Income (Loss) from Operations	\$ 290,811.73	\$ (1,250.00)	\$ 292,061.73	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,349.99	\$ 1,250.00	\$ 1,099.99	\$ 1,500.00	156.67%
Total Other Income (Expense)	\$ 2,349.99	\$ 1,250.00	\$ 1,099.99	\$ 1,500.00	156.67%
Net Income (Loss)	\$ 293,161.72	\$ -	\$ 293,161.72	\$ -	



Budget to Actual
For the Month Ending 7/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Revenues											
Assessments	\$ -	\$ -	\$ 428,804.19	\$ 81,149.81	\$ -	\$ 155,212.04	\$ 165,574.93	\$ 72,226.41	\$ -	\$ 798.91	\$ 903,766.29
Developer Contributions	-	20,247.08	21,588.75	-	21,284.17	39,288.75	-	21,572.08	42,358.26	167,872.20	334,211.29
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	80,873.93
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	\$ 1,318,851.51
General & Administrative Expenses											
Legislative											
Supervisor Fees	\$ 200.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 3,000.00
Financial & Administrative											
Public Officials' Liability Insurance	4,310.00	-	-	-	-	-	-	-	-	-	4,310.00
Trustee Services	6,523.03	-	-	-	-	-	-	-	1,354.99	-	7,878.02
Management	3,541.67	3,541.67	-	-	7,083.34	3,541.67	-	7,083.34	3,541.67	3,541.67	35,416.70
Engineering	-	796.21	-	4,275.00	2,222.30	384.10	187.50	1,072.30	445.20	384.80	12,938.62
Dissemination Agent	-	-	3,541.67	-	-	500.00	-	-	-	500.00	1,500.00
Property Appraiser	-	-	3,171.21	-	-	-	-	-	-	-	-
District Counsel	-	-	500.00	2,365.50	-	1,531.00	788.50	571.00	3,952.66	-	10,824.01
Assessment Administration	15,000.00	-	-	-	-	-	-	-	-	-	15,000.00
Reamortization Schedules	-	-	1,615.35	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	4,000.00	-	-	4,000.00
Arbitrage Calculation	-	-	-	-	-	-	-	500.00	-	-	500.00
Travel and Per Diem	-	-	-	22.71	-	27.06	-	-	26.47	-	76.24
Telephone	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	5.16	4.48	11.18	5.37	4.74	43.01	5.67	10.79	28.44	118.84
Copies	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	609.50	1,035.20	-	-	260.75	544.00	219.50	885.26	219.50	219.50	4,212.71
Bank Fees	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	27.67	219.50	27.67	-	61.85	-	-	83.00	-	200.19
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	2,600.00
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	\$ 103,250.33
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	\$ 11,602.00
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	-
Other Physical Environment											
General Insurance	4,890.00	-	-	-	-	-	-	-	-	-	19,486.09
Property & Casualty Insurance	6,354.00	-	-	-	-	-	-	-	-	-	-
Other Insurance	-	-	-	-	-	-	-	-	-	-	4,890.00
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	6,354.00
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	36,693.00
Landscape Improvements	-	-	-	-	4,274.00	-	750.00	-	-	-	257,276.10
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	2,118.00	-	1,250.00	-	-	27,342.50	703.00	6,320.00	255.00	5,024.00



Budget to Actual
For the Month Ending 7/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Pest Control	1,510.00	-	-	-	-	-	1,510.00	-	-	-	
Shuttle Financing											
Insurance	-	-	-	-	-	-	-	-	-	-	3,020.00
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	
Vehicle Cost	-	-	-	-	-	-	-	-	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	30,599.82 146,319.70
Interchange Maintenance Expenses											157,291.77
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	
IME - Irrigation	-	86.94	315.58	526.18	646.43	-	538.04	228.96	-	309.08	
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	2,713.80
IME - Lighting	-	37.82	37.71	44.85	45.15	42.83	47.73	44.89	47.91	44.89	2,651.21 78,032.80
IME - Miscellaneous	99.13	-	-	-	-	-	99.13	-	-	-	
IME - Water Reclaimed	-	48.58	76.48	73.20	68.81	50.91	38.86	110.32	47.62	67.41	393.78
IME - Landscape Improvements	-	-	-	579.31	2,154.10	-	-	-	-	1,541.48	198.26
Road & Street Facilities											582.19 4,274.89
Entry and Wall Maintenance	-	4,200.00	4,500.00	-	-	-	-	-	12,055.00	-	
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	20,755.00
Parks & Recreation											68,642.44
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	
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	13,333.40
Reserves											16,666.70
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	
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	\$ 924,789.45
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	\$ 1,028,039.78
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	\$ 290,811.73
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	\$ 2,349.99
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	\$ 2,349.99
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	\$ 293,161.72



Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2024 Inflows	FY 2024 Outflows	FY 2025 Inflows	FY 2025 Outflows	End. Cash
9/1/2024	750,265.66	58,999.25	(213,801.09)	-	(16,163.50)	579,300.32
10/1/2024	579,300.32	37,980.74	(39,645.51)	7.32	(74,513.86)	503,129.01
11/1/2024	503,129.01	104.34	(3,250.50)	37,268.90	(39,734.84)	497,516.91
12/1/2024	497,516.91	1,004.74	(8,228.00)	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	-	-	-	-	779,243.88
Totals		4,634,474.17	(4,501,269.22)	2,151,473.08	(1,955,658.83)	

as of 08/04/2025