

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, June 16, 2026, at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the May 19, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Fiscal Year 2026 Audit Engagement Letter**
3. **Presentation and Review of 2026 District Infrastructure Assessment Report**
4. **Consideration of 1st Amendment to Personnel Leasing Agreement with Berman**
(provided under separate cover)
5. **Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$12,306.27**
6. **Ratification of Requisition No. 517 Paid in May 2026 in an amount totaling \$9,057.00**
7. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
8. **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 May 19, 2026,
Board of Supervisors' Meeting**

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

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Boggy Creek Improvement District was called to order on Tuesday, May 19, 2026, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Damon Ventura	Vice Chair	
Ron Domingue	Assistant Secretary	
Thad Czapka	Assistant Secretary	
Chad Tinetti	Assistant Secretary	(via phone)

Also attending:

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there were no members of the public present at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
April 21, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the April 21, 2026, Board of Supervisors' Meeting.

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 Minutes of the April 21, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 DM Fee Increase Letter

Ms. Walden noted that PFM is requesting an increase to \$46,750.00. The last increase was three years ago.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Fiscal Year 2027 DM Fee Increase Letter.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing

Ms. Walden gave an overview of the budget and noted the assessments did not change. The recommendation is to hold the Public Hearing on August 18, 2026, at 3:00 p.m., at the current location.

On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing, with a date of August 18, 2026, at 3:00 p.m., at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure
a. Rules of Procedure
b. Notice of Rule Development
c. Notice of Rulemaking

Ms. Walden gave an overview of the Resolution. The recommendation is to hold the Public Hearing on August 18, 2026, at 3:00 p.m., at the current location.

Ms. Mackie added this is to update the Rules of Procedure based on changes to Florida Law over the past several years and is required to be done at a Public Hearing.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure, with a date of August 18, 2026, at 3:00 p.m., at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$96,558.64

The Board reviewed the Operation and Maintenance Expenditures paid in April 2026. Ms. Walden noted these expenditures were previously approved and are presented solely for ratification by the Board.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$96,558.64.

EIGHTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there were no Work Authorizations at this time.

NINTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through the end of April. The District is approximately 58% through the Fiscal Year and has spent approximately 32% of the adopted budget. No action was required.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, June 16, 2026.

District Engineer – No report.

Landscape Supervisor – Mr. Fussell noted the monthly landscape report was provided to the Board and everything is looking good overall. A copy of the monthly landscape report is attached hereto as Minutes Exhibit A and incorporated herein by reference.

Mr. Padua noted the trail repairs are scheduled to be completed in the next two weeks.

Irrigation Supervisor – No report.

Construction Supervisor – No report.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the May 19, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

Boggy Creek ID Monthly Landscape Report – April 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf due to lack of rain. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees are growing and healthy. No indications or reports of debris or trash accumulating. No signs of disease or insect infestations. A few areas need proposed enhancements.

Issues – Quite a few plants and small trees did not weather the cold very well. These areas have proposed extra work to be completed. This includes the dead Medjool Palm, the cold damage Bougainvilleas and some shrub replanting. The contractor is back logged on enhancement work and has this work scheduled to be completed as soon as possible.

Looking Ahead – Regular maintenance activities continue as scheduled. Pruning for cold damage should be completed soon. Proposals are being generated to fill in bed areas. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Boggy Creek ID Monthly Landscape Report – April 2026



Sunbridge SD Monthly Landscape Report – April 2026





Boggy Creek Improvement District

Fiscal Year 2026 Audit Engagement Letter



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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May 29, 2026

To Board of Supervisors
Boggy Creek Improvement District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Boggy Creek Improvement District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Boggy Creek Improvement District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will not exceed \$4,900 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, for fiscal year ended September 30, 2026, we will deliver a draft audit to the District no later than May 1, 2027 and a final audit report no later than June 1, 2027. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than January 15, 2027, in order for us to deliver a draft audit to the District no later than May 1, 2027 and a final audit report no later than June 1, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Boggy Creek Improvement District and believe this letter accurately summarizes the terms of our engagement. This letter is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Boggy Creek Improvement District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829



Boggy Creek Improvement District

2026 District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

BOGGY CREEK IMPROVEMENT DISTRICT

APRIL 30, 2026

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

April 30, 2026

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 2026 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 reviewed areas which were observed the previous year, noting areas that have progressed and documented additional cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, tree roots damaging asphalt and concrete pavement, 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

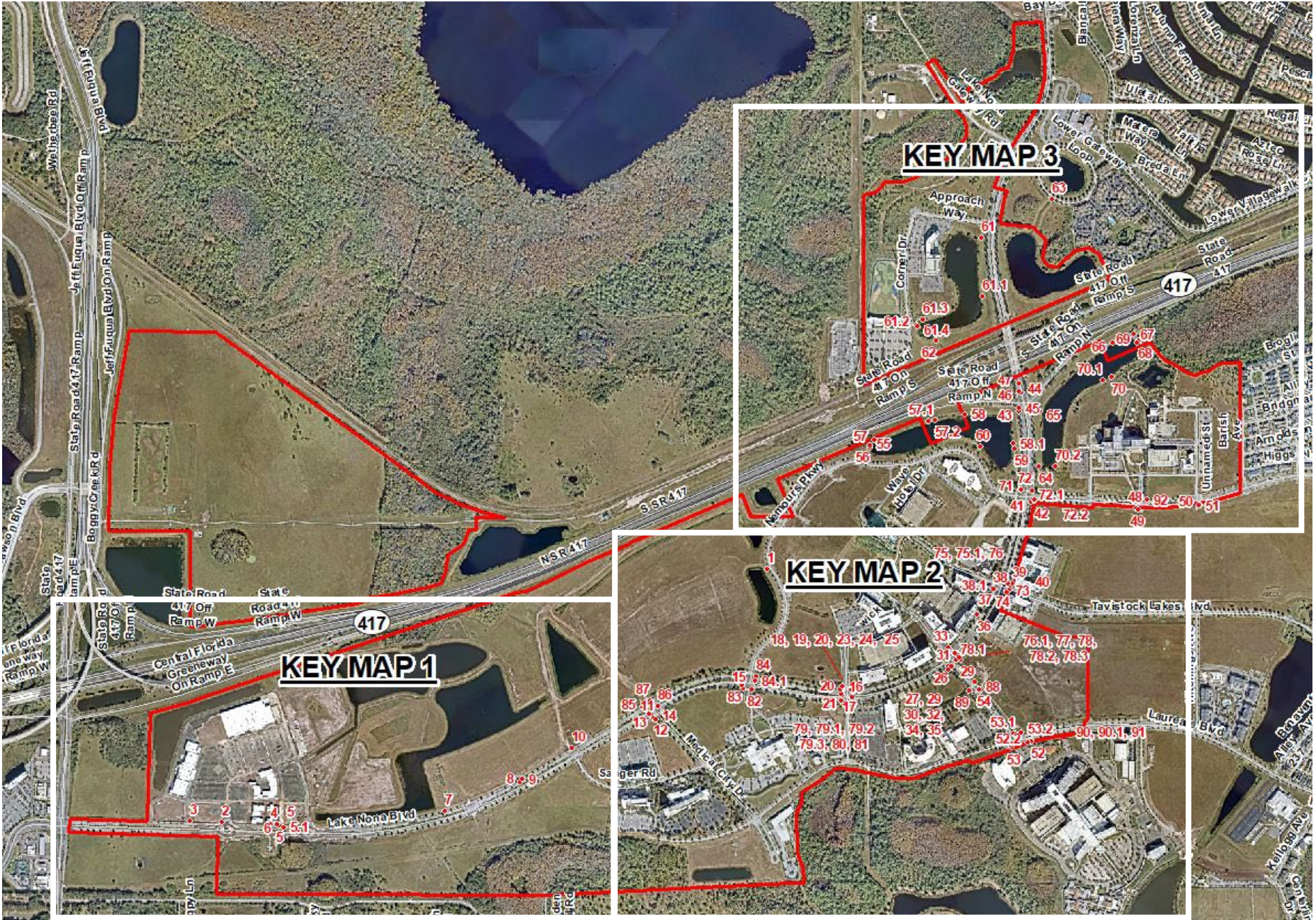
The annual inspection of the Boggy Creek Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each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

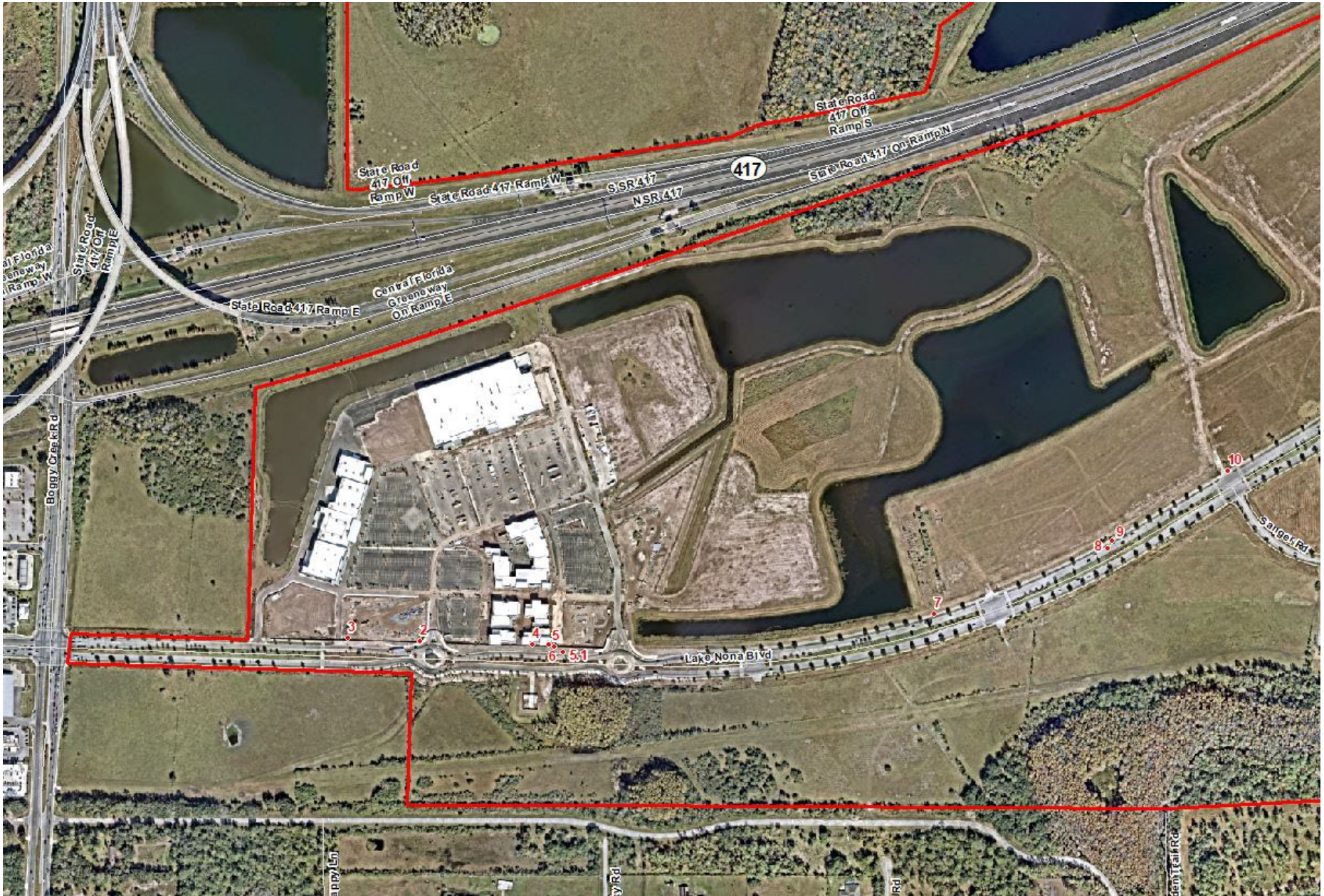
APPENDIX A

Photos



Locations shown have been approximated.

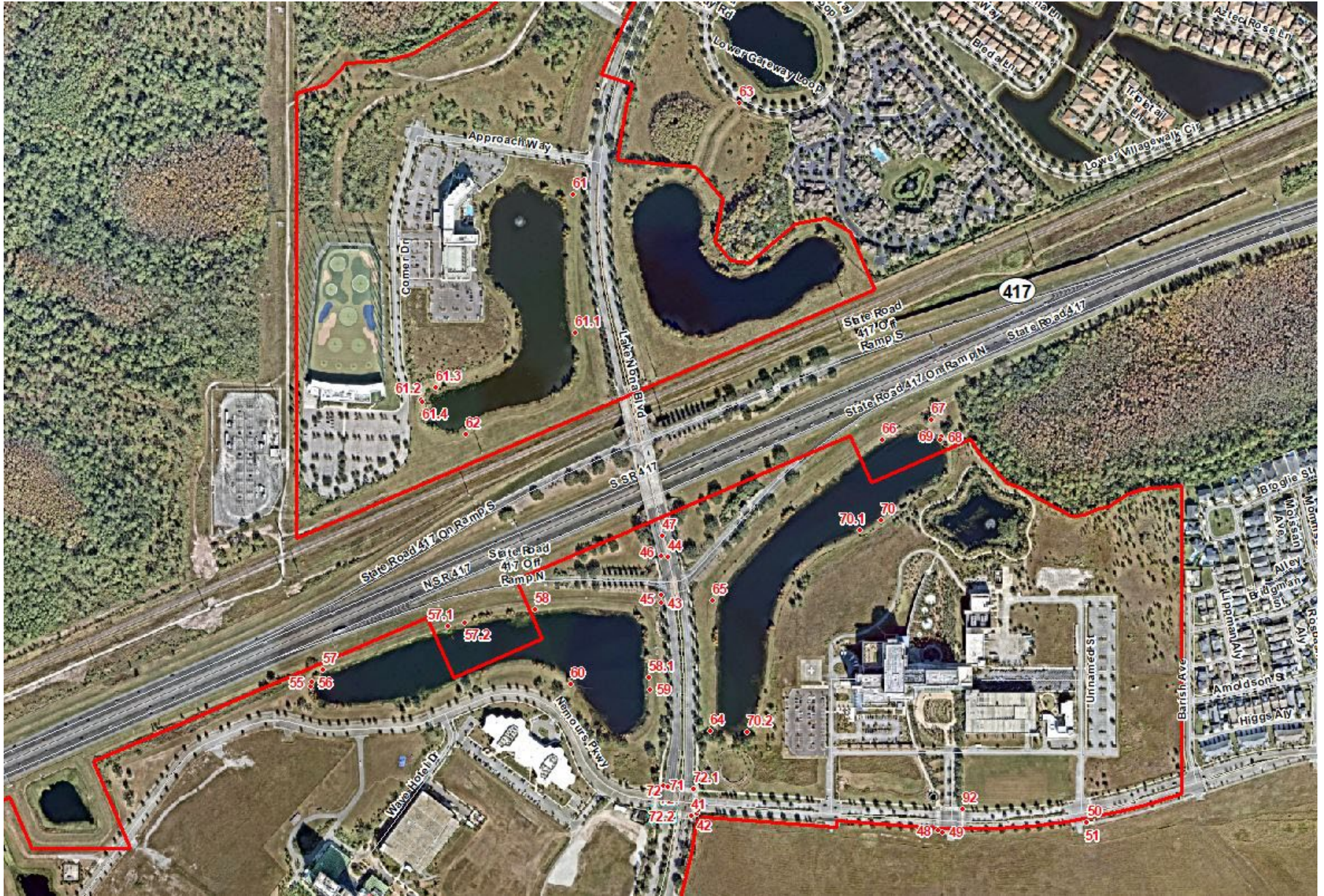
BOGGY CREEK IMPROVEMENT DISTRICT PHOTO OVERALL KEY MAP



KEY MAP 1



KEY MAP 2



KEY MAP 3



**Photo 1 – Sod Damage (Sod Damage Has Been Corrected)
(Refer to Prior Photo 2 - 2025 Assessment)**



**Photo 2 – Surficial Concrete Cracks in Curb Ramp -Construction Ongoing
(Concrete Cracked in Curb Ramp Has Been Corrected)
(Refer to Prior Photo 3- 2025 Assessment)**



**Photo 3 – Roundabout Under Construction (Roundabout Constructed)
(Refer to Prior Photo 4- 2025 Assessment)**



**Photo 4 – Asphalt Damage - Construction Ongoing
(Asphalt Damage Has Been Corrected)
(Refer to Prior Photo 5- 2025 Assessment)**



**Photo 5 – Sunken Reclaim Water Meter (No Observed Changes)
(Refer to Prior Photo 6- 2025 Assessment)**



**Photo 5.1 – Damaged Asphalt
(New Photo – 2026 Assessment)**



**Photo 6 – Sunken Reclaim Water Meter (No Observed Changes)
(Refer to Prior Photo 8- 2025 Assessment)**



**Photo 7 – Asphalt Cutout and Removed (No Observed Changes)
(Refer to Prior Photo 9- 2025 Assessment)**



**Photo 8 – Raveling Asphalt with Depression and Base Failure (No Observed Changes)
(Refer to Prior Photo 11- 2025 Assessment)**



**Photo 9 – Sunken Reclaim Water Meter (No Observed Changes)
(Refer to Prior Photo 12- 2025 Assessment)**



**Photo 10 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 13- 2025 Assessment)**



**Photo 11 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 14- 2025 Assessment)**



**Photo 12 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 15- 2025 Assessment)**



**Photo 13 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 16- 2025 Assessment)**



**Photo 14 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 17 - 2025 Assessment)**



**Photo 15 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 18- 2025 Assessment)**



**Photo 16 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 20- 2025 Assessment)**



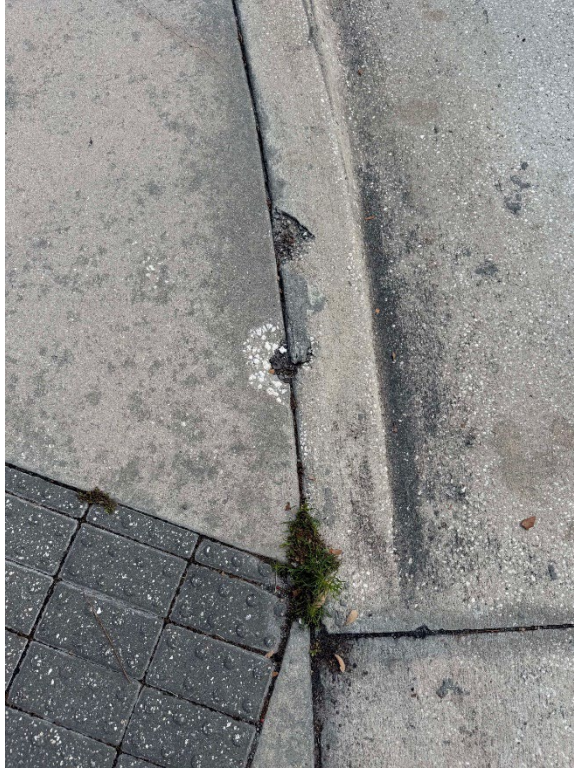
**Photo 17 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 21- 2025 Assessment)**



**Photo 18 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 22- 2025 Assessment)**



**Photo 19 – Cracked and Spalling Concrete in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 23- 2025 Assessment)**



**Photo 20 – Spalling Concrete in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 24- 2025 Assessment)**



**Photo 21 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 26- 2025 Assessment)**



**Photo 22 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 29- 2025 Assessment)**



**Photo 23 – Cracked Concrete in East Median (No Observed Changes)
(Refer to Prior Photo 30- 2025 Assessment)**



**Photo 24 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 31- 2025 Assessment)**



**Photo 25 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 32- 2025 Assessment)**



**Photo 26 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 33- 2025 Assessment)**



**Photo 27 – Paver Base Failure (No Observed Changes)
(Refer to Prior Photo 34- 2025 Assessment)**



**Photo 28 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 35- 2025 Assessment)**



**Photo 29 – Soil Covering Pavers (No Observed Changes)
(Refer to Prior Photo 36- 2025 Assessment)**



**Photo 30 – Surficial Concrete Cracks in Median Strip (No Observed Changes)
(Refer to Prior Photo 37- 2025 Assessment)**



**Photo 31 – Surficial Concrete Cracks in Median Strip (No Observed Changes)
(Refer to Prior Photo 38- 2025 Assessment)**



**Photo 32 – Surficial Concrete Cracks in Median Strip (No Observed Changes)
(Refer to Prior Photo 39- 2025 Assessment)**



**Photo 33 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 40- 2025 Assessment)**



**Photo 34 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 41- 2025 Assessment)**



**Photo 35 – Raised Reclaim Meter (Approximately ½ -inch) (No Observed Changes)
(Refer to Prior Photo 42- 2025 Assessment)**



**Photo 36 – Raveling Asphalt and Base Failure (No Observed Changes)
(Refer to Prior Photo 43- 2025 Assessment)**



**Photo 37 – Multiple Chipped Pavers (No Observed Changes)
(Refer to Prior Photo 44- 2025 Assessment)**



**Photo 38 – Multiple Chipped Pavers (No Observed Changes)
(Refer to Prior Photo 45- 2025 Assessment)**



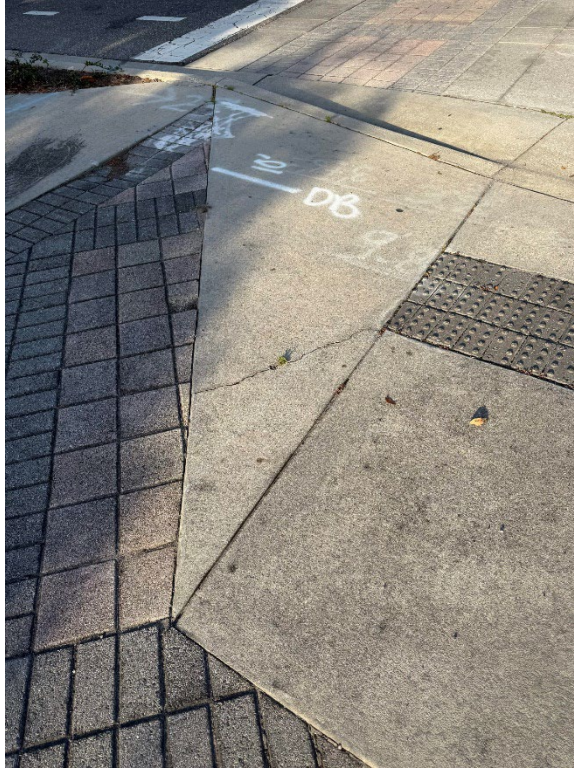
**Photo 38.1 – Surficial Concrete Cracks and Spalling in Handicap Ramp
(New Photo – 2026 Assessment)**



**Photo 39 – Multiple Broken Pavers (No Observed Changes)
(Refer to Prior Photo 47- 2025 Assessment)**



**Photo 40 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 48- 2025 Assessment)**



**Photo 41 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 49- 2025 Assessment)**



**Photo 42 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 51- 2025 Assessment)**



**Photo 43 – East Entrance on to SR 417 (No Observed Changes)
(Refer to Prior Photo 53- 2025 Assessment)**



**Photo 44 – Paver Base Failure in Median (No Observed Changes)
(Refer to Prior Photo 54 – 2025 Assessment)**



Photo 45 – Surficial Concrete Cracks in Handicap Ramp in Median (No Observed Changes) (Refer to Prior Photo 55- 2025 Assessment)



Photo 46 – Median Looking South on to SR 417 (No Observed Changes) (Refer to Prior Photo 56- 2025 Assessment)



**Photo 47 – Paver Base Failure in North Median Looking North (No Observed Changes)
(Refer to Prior Photo 57- 2025 Assessment)**



**Photo 48 – Entrance to Nemours Hospital from Nemours Parkway
(No Observed Changes) (Refer to Prior Photo 58- 2025 Assessment)**



**Photo 49 – Paver Base Failure (No Observed Changes)
(Refer to Prior Photo 59- 2025 Assessment)**



**Photo 50 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 61 and 62- 2025 Assessment)**



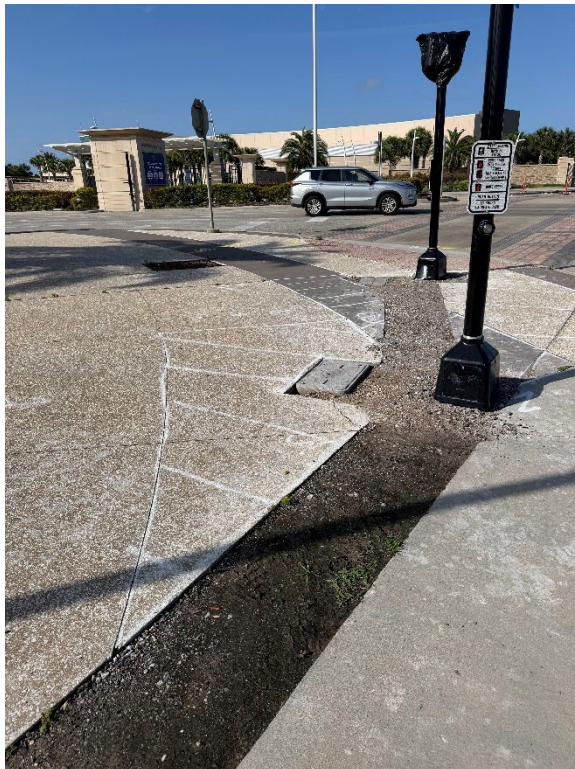
**Photo 51 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 63 - 2025 Assessment)**



**Photo 52 – Concrete Cut – Construction at VA Hospital Intersection
(Construction More Extensive Than Previous Year)
(Refer to Prior Photo 66 - 2025 Assessment)**



**Photo 52.1 – Poor Drainage on Sidewalk
(New Photo – 2026 Assessment)**



**Photo 52.2 – Concrete Work Unfinished
(New Photo – 2026 Assessment)**



**Photo 53 – Construction in All Quads at VA Hospital Intersection
(Construction Continues) (Refer to Prior Photo 68- 2025 Assessment)**



**Photo 53.1 – Surficial Concrete Cracks in Handicap Ramp
(New Photo – 2026 Assessment)**



**Photo 53.2 – Surficial Concrete Cracks in Handicap Ramp
(New Photo – 2026 Assessment)**



**Photo 54 – Paver Base Failure (No Observed Changes)
(Refer to Prior Photo 69- 2025 Assessment)**



**Photo 54.1 – Concrete Crack in Uneven Sidewalk
(New Photo – 2026 Assessment)**



**Photo 55 – Pond Outfall Structure in Good Condition (No Observed Changes)
(Refer to Prior Photo 73- 2025 Assessment)**



**Photo 56 – Pond Outfall Structure in Good Condition (No Observed Changes)
(Refer to Prior Photo 74- 2025 Assessment)**



**Photo 57 – Pond Berm Facing East in Good Condition (No Observed Changes)
(Refer to Prior Photo 75- 2025 Assessment)**



**Photo 57.1– Vegetation in Pond
(New Photo – 2026 Assessment)**



**Photo 57.2 – Discharge Into Pond
(New Photo – 2026 Assessment)**



**Photo 58 – Vegetation in Pond (No Observed Changes)
(Refer to Prior Photo 76- 2025 Assessment)**



**Photo 58.1 – Detached and Broken Turbidity Barrier
(New Photo – 2026 Assessment)**



**Photo 59 – Vegetation in Pond – View from East End (No Observed Changes)
(Refer to Prior Photo 78- 2025 Assessment)**



**Photo 60 – Detached and Broken Floating Turbidity Barrier (No Observed Changes)
(Refer to Prior Photo 79- 2025 Assessment)**



**Photo 61 –NE Corner Berm (No Observed Changes)
(Refer to Prior Photo 81- 2025 Assessment)**



**Photo 61.1 – Vegetation in Pond and Pond Berm in Good Condition
(New Photo – 2026 Assessment)**



**Photo 61.2 – Outfall Structure Containing Vegetation
(New Photo – 2026 Assessment)**



**Photo 61.3 – Outfall Structure Containing Vegetation
(New Photo – 2026 Assessment)**



**Photo 61.4 – Outfall Structure Containing Vegetation
(New Photo – 2026 Assessment)**



**Photo 62 – Outfall Structure View from South Side of Pond Facing NW in Good Condition
(No Observed Changes) (Refer to Prior Photo 82- 2025 Assessment)**



**Photo 63 – Overgrown Inflow Ditch from Apartment Access Road into Pond
(No Observed Changes) (Refer to Prior Photo 83- 2025 Assessment)**



**Photo 64 – SE Corner of Pond Facing NE in Good Condition
(No Observed Changes) (Refer to Prior Photo 84- 2025 Assessment)**



**Photo 65 – West Side of Pond in Good Condition (No Observed Changes)
(Refer to Prior Photo 85 - 2025 Assessment)**



**Photo 66 – North Side of Pond Facing SE in Good Condition
(No Observed Changes) (Refer to Prior Photo 86 - 2025 Assessment)**



**Photo 67 – Weir on NE Corner in Good Condition
(No Observed Changes) (Refer to Prior Photo 87 - 2025 Assessment)**



**Photo 68 – Outfall Structure in Good Condition
(No Observed Changes) (Refer to Prior Photo 88 - 2025 Assessment)**



**Photo 69 – Drawdown Pipe Inside of Outfall Structure
(No Observed Changes) (Refer to Prior Photo 89- 2025 Assessment)**



**Photo 70 – South Berm Facing West in Good Condition
(No Observed Changes) (Refer to Prior Photo 90 - 2025 Assessment)**



**Photo 70.1 – Stormwater Inflow in Good Condition
(New Photo – 2026 Assessment)**



**Photo 70.2 – Stormwater Inflow Erosion Behind Mitered End Section
(New Photo – 2026 Assessment)**



**Photo 71 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 91- 2025 Assessment)**



**Photo 72 – Surficial Paver Cracks, Minor Settling (No Observed Changes)
(Refer to Prior Photo 92- 2025 Assessment)**



**Photo 72.1 – Cracked Concrete, Minor Settling
(New Photo – 2026 Assessment)**



**Photo 72.2 – Spalling Concrete, Settling
(New Photo – 2026 Assessment)**



**Photo 73 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 95 - 2025 Assessment)**



**Photo 74 – Cracked Pavers (No Observed Changes)
(Refer to Prior Photo 96- 2025 Assessment)**



**Photo 75 – Cracked Pavers (No Observed Changes)
(Refer to Prior Photo 97 - 2025 Assessment)**



**Photo 75.1 – Broken Concrete Ribbon
(New Photo – 2026 Assessment)**



**Photo 76 – Cracked Pavers, Broken Concrete (No Observed Changes)
(Refer to Prior Photo 98 - 2025 Assessment)**



**Photo 76.1 – Cracked Pavers
(New Photo – 2026 Assessment)**



**Photo 77 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 101 - 2025 Assessment)**



**Photo 78 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 102 - 2025 Assessment)**



**Photo 78.1 – Surficial Concrete Cracks in East Median
(New Photo – 2026 Assessment)**



**Photo 78.2 – Cracked Concrete
(New Photo – 2026 Assessment)**



**Photo 78.3 – Cracked Concrete in Sidewalk
(New Photo – 2026 Assessment)**



**Photo 79 – Cracked Pavers, Some Settling (No Observed Changes)
(Refer to Prior Photo 105 - 2025 Assessment)**



**Photo 79.1 – Broken Curb, Cracked Pavers and Surficial Concrete Cracks
(New Photo – 2026 Assessment)**



**Photo 79.2 – Broken and Spalling Concrete
(New Photo – 2026 Assessment)**



**Photo 79.3 – Broken Curb
(New Photo – 2026 Assessment)**



**Photo 80 – Broken Curb (No Observed Changes)
(Refer to Prior Photo 107 - 2025 Assessment)**



**Photo 81 – Cracked and Broken Pavers, Some Settling (No Observed Changes)
(Refer to Prior Photo 108 - 2025 Assessment)**



**Photo 82 – Surficial Concrete Cracks, Multiple Cracked Pavers, Some Settling
(No Observed Changes) (Refer to Prior Photo 109 - 2025 Assessment)**



**Photo 83 – Cracked Pavers, Some Settling (No Observed Changes)
(Refer to Prior Photo 110 - 2025 Assessment)**



**Photo 84 – Broken Concrete Flush Curb (No Observed Changes)
(Refer to Prior Photo 111 - 2025 Assessment)**



**Photo 84.1 – Surficial Cracks in Concrete
(New Photo – 2026 Assessment)**



**Photo 84.2 – Cracked Concrete, Multiple Cracked Pavers, Some Settling
(New Photo – 2026 Assessment)**



**Photo 84.3 – Multiple Cracked Concrete, Pavers Settling, Broken Flush Curb
(New Photo – 2026 Assessment)**



**Photo 85 – Multiple Cracked Concrete, Pavers Settling, Broken Flush Curb
(No Observed Changes) (Refer to Prior Photo 113 - 2025 Assessment)**



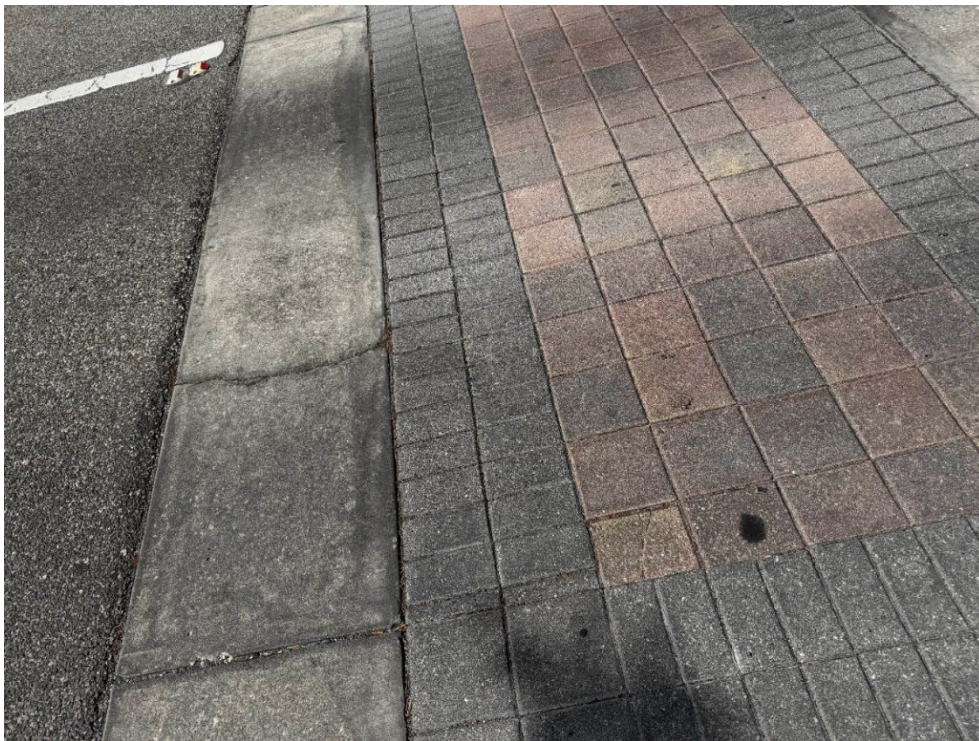
**Photo 85.1 – Multiple Cracked Concrete, Pavers Settling, Broken Flush Curb
(New Photo – 2026 Assessment)**



**Photo 86 – Broken Curb (No Observed Changes)
(Refer to Prior Photo 116 - 2025 Assessment)**



**Photo 87 – Entrance to Construction Storage Area (No Observed Changes)
(Refer to Prior Photo 117 - 2025 Assessment)**



**Photo 88 – Construction Entrance – Broken Concrete in Flush Curb
(No Observed Changes) (Refer to Prior Photo 119 - 2025 Assessment)**



**Photo 89 – Construction Entrance – Broken Concrete in Flush Curb
(No Observed Changes) (Refer to Prior Photo 120 - 2025 Assessment)**



**Photo 90 – Broken Concrete (No Observed Changes)
(Refer to Prior Photo 122 - 2025 Assessment)**



**Photo 90.1 – Cracked Pavers
(New Photo – 2026 Assessment)**



**Photo 91 – Broken Concrete (No Observed Changes)
(Refer to Prior Photo 124 - 2025 Assessment)**



**Photo 92 – Surficial Concrete Cracks (No Observed Changes)
(Refer to Prior Photo 125 - 2025 Assessment)**



Boggy Creek Improvement District

**1st Amendment to Personnel Leasing
Agreement with Berman**
(provided under separate cover)



Boggy Creek Improvement District

**Operation and Maintenance Expenditures Paid in
May 2026 in an amount totaling \$12,306.27**

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

The total items being presented: **\$12,306.27**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 5/1/2026 to 5/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70063	05/01/26	M	VGLOBA	VGlobalTech	\$185.00
70064	05/20/26	M	TRUSTE	US Bank as Trustee for Boggy C	\$411,926.91
70065	05/28/26	M	VGLOBA	VGlobalTech	\$185.00
BANK OM-ACH REGISTER TOTAL:					\$412,296.91
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
4537	05/04/26	P	FAC	Fire Ant Control	\$1,815.00
4538	05/04/26	P	ORLSEN	Orlando Sentinel	\$252.48
4539	05/04/26	P	PFMGC	PFM Group Consulting	\$54.00
4540	05/04/26	P	PFMMS	PFM Management Services	\$3,541.67
4541	05/04/26	P	RLEVEY	Richard Levey	\$200.00
4542	05/04/26	P	TCZAPK	Thaddeus Czapka	\$200.00
4543	05/22/26	P	AWC	Aquatic Weed Control, Inc.	\$835.00
4544	05/22/26	P	CEPRA	Cepra Landscape	\$1,034.50
4545	05/22/26	P	PFMMS	PFM Management Services	\$3,551.14
4546	05/29/26	P	ORLSEN	Orlando Sentinel	\$252.48
4547	05/29/26	P	TCZAPK	Thaddeus Czapka	\$200.00
BANK SUN REGISTER TOTAL:					\$11,936.27
GRAND TOTAL :					\$424,233.18

11,936.27	Checks 4537-4547
411,926.91	Debt Service - via wire
185.00	PA 728 - VGlobalTech invoice paid online
185.00	PA 732 - VGlobalTech invoice paid online
424,233.18	Cash Spent
12,306.27	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
 May 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70063	AMOUNT:	\$185.00	DATE:	05/01/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/01/26	8426	PA 728 - Apr. website maint.				\$0.00	\$185.00		
TOTALS:						\$0.00	\$185.00		
BANK:	SUN	CHECK:	4537	AMOUNT:	\$1,815.00	DATE:	05/04/26	VEND ID:	FAC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/15/26	31593	PA 728 - Interchange fire ant				\$0.00	\$305.00		
04/15/26	31601	PA 728 - Fire ant control				\$0.00	\$1,510.00		
TOTALS:						\$0.00	\$1,815.00		
BANK:	SUN	CHECK:	4538	AMOUNT:	\$252.48	DATE:	05/04/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/20/26	OSA48185	PA 729 - Ad: 35801 ; 04/21/202				\$0.00	\$252.48		
TOTALS:						\$0.00	\$252.48		
BANK:	SUN	CHECK:	4539	AMOUNT:	\$54.00	DATE:	05/04/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/14/26	141664	PA 729 - Mar. mileage, tolls				\$0.00	\$14.00		
04/14/26	141664	PA 729 - Feb. storage facility				\$0.00	\$40.00		
TOTALS:						\$0.00	\$54.00		
BANK:	SUN	CHECK:	4540	AMOUNT:	\$3,541.67	DATE:	05/04/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/05/26	DM-04-2026-7	PA 728 - DM fee: Apr. 2026				\$0.00	\$3,541.67		
TOTALS:						\$0.00	\$3,541.67		
BANK:	SUN	CHECK:	4541	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 729 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	SUN	CHECK:	4542	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	TCZAPK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 729 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM-ACH	CHECK:	70064	AMOUNT:	\$411,926.91	DATE:	05/20/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/16/26	2026.05.15	S2013 FY26 DS (203751008) Dist				\$0.00	\$327,595.69		
05/16/26	2026.05.15	S2023 FY26 DS (255653000) Dist				\$0.00	\$84,331.22		
TOTALS:						\$0.00	\$411,926.91		
BANK:	SUN	CHECK:	4543	AMOUNT:	\$835.00	DATE:	05/22/26	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/26	1139206	PA 730 - May waterway service				\$0.00	\$835.00		
TOTALS:						\$0.00	\$835.00		
BANK:	SUN	CHECK:	4544	AMOUNT:	\$1,034.50	DATE:	05/22/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/29/26	O-S10024	PA 730 - Apr. controller 12 Hu				\$0.00	\$237.50		
04/29/26	O-S10028	PA 730 - Apr. controller 13 so				\$0.00	\$277.00		
02/28/26	O-S9772	PA 730 - Feb. controller 28 ir				\$0.00	\$520.00		
TOTALS:						\$0.00	\$1,034.50		

Boggy Creek Improvement District
 May 2026 AP Remittance Report

BANK:	SUN	CHECK:	4545	AMOUNT:	\$3,551.14	DATE:	05/22/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/05/26	DM-05-2026-6	PA 731 - DM fee: May 2026				\$0.00	\$3,541.67		
05/06/26	OE-EXP-05-2026-08	PA 731 - Apr. postage				\$0.00	\$0.74		
05/06/26	OE-EXP-05-2026-08	PA 731 - Apr. FedEx				\$0.00	\$8.73		
TOTALS:						\$0.00	\$3,551.14		
BANK:	OM-ACH	CHECK:	70065	AMOUNT:	\$185.00	DATE:	05/28/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/26	8506	PA 732 - May website maint.				\$0.00	\$185.00		
TOTALS:						\$0.00	\$185.00		
BANK:	SUN	CHECK:	4546	AMOUNT:	\$252.48	DATE:	05/29/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/18/26	OSA62249	PA 732 - Ad: 54941 ; 05/19/202				\$0.00	\$252.48		
TOTALS:						\$0.00	\$252.48		
BANK:	SUN	CHECK:	4547	AMOUNT:	\$200.00	DATE:	05/29/26	VEND ID:	TCZAPK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 732 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Boggy Creek Improvement District

**Requisition No. 517 Paid in
May 2026 in an amount totaling \$9,057.00**

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

REQUISITION NO.	PAYEE	AMOUNT
517	Donald W. McIntosh Associates	\$9,057.00
	TOTAL	\$9,057.00

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:** 517

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

(C) **Amount Payable:** \$9,057.00

(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 48855 for Project 23218 (Lake Nona Boggy Creek) Through 03/27/2026 – **\$2,425.00**
2. Invoice 48861 for Project 22542 (Lake Nona South Lift Station No. 9 and 6,000 LF of 10" Force Main) Through 03/27/2026 – **\$6,632.00**

(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.

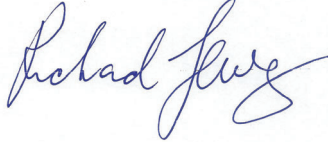
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

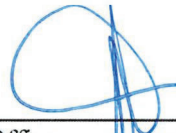
Boggy Creek Improvement District



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

Robert A. Schanck, PE
May 26, 2026



Boggy Creek Improvement District

Work Authorizations/Proposed Services
(if applicable)

Boggy Creek Proposals: Bed Locations



BED 1

BED 2

527A

Lake Nona Blvd



BED 3

BED 4

BED 5

BED 6

BED 7

Jacaranda

Rainbow
Eucalyptus

BED 8



Landon St

Lake Nona Blvd

Lake Nona Blvd

Landon St

Tavistock Lakes Blvd

Bed 9

Image © 2025 Airbus

Google Earth



Proposal

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

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

PROPOSAL #	DATE
57839 (v. 0)	06/11/2026

DESCRIPTION	
Proposal 1 BCID Proposal for beds between Target and Boggy Creek Rd. Bed 1: Bed at Boggy Creek Rd light will have front 6 rows of Firebush removed, for safety concerns, and install Society Garlic. We will infill Muhly Grass section of the bed. Bed 2: Next bed is tips and will install Mexican Petunias.	\$9,182.00

				\$9,182.00
Description	Type	Qty	Unit \$	Total \$
Dump Fees - General Debris	EA	1.00	\$50.00	\$50.00
General Enhancement Labor	HR	18.00	\$60.00	\$1,080.00
Mexican Petunia 'Purple' - 1 gal.	EA	390.00	\$7.00	\$2,730.00
Muhly Grass 'Red' - 3 gal.	EA	170.00	\$17.00	\$2,890.00
Natural Hardwood Mulch - Bulk Installed	YD	13.00	\$60.00	\$780.00
Society Garlic - 1 gal.	EA	236.00	\$7.00	\$1,652.00

Total \$9,182.00

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

Job ID: 57839



Proposal

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

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

PROPOSAL #	DATE
57841 (v. 0)	06/11/2026

DESCRIPTION	
Proposal 2 BCID Proposal 2 is from Medical City Drive down to Target entrance. Bed 3: Remove Drift Rose bed along curbing/road edge, install Perennial Peanut. Bed 4: Remove old/dying Little John section of bed and install Yesterday, Today, and Tomorrow. Bed 5: Remove dead Firecracker (freeze damage) and Blue Daze (freeze damage already removed), replace Firecracker with Plumbago and Blue Daze with Perennial Peanut. Bed 6: Empty bed along curbing/road edge, install Lantana "Anna Marie" Bed 7: Destroyed by hogs, Infill Muhly Grass and install Thyrallis at end cap. Bed 8: Destroyed by hogs, remove Drift Roses and Panama Rose. Replace Clusia, Dwarf Ixora, and some Society Garlic. Bed 9: Bougainvilla under Silk Floss Trees, freeze damage and sun damage from windows. Install Dwarf Oleander 1 Rainbow Eucalyptus, freeze damage 1 Jacaranda, freeze damage	\$51,689.00

				\$51,689.00
Description	Type	Qty	Unit \$	Total \$
Annual Soil Installation	YD	7.00	\$111.00	\$777.00
Clusia - 3 gal.	EA	100.00	\$17.00	\$1,700.00
Delivery Fee	EA	1.00	\$300.00	\$300.00
Dump Fees - General Debris	EA	1.00	\$500.00	\$500.00
Equipment Rental - Small Skid Steer (Dingo)	EA	1.00	\$400.00	\$400.00
General Enhancement Labor	HR	45.00	\$60.00	\$2,700.00
Ixora 'Petite' 'Red Taiwan Dwarf Ixora' 3 Gal.	EA	240.00	\$17.00	\$4,080.00
Jacaranda 2-3" cal- 45 gal.	EA	1.00	\$655.00	\$655.00
Lantana 'Anna Marie' - 1 gal.	EA	500.00	\$7.00	\$3,500.00
Muhly Grass 'Red' - 3 gal.	EA	120.00	\$17.00	\$2,040.00
Natural Hardwood Mulch - Bulk Installed	YD	60.00	\$60.00	\$3,600.00

Oleander 'Dwarf' - 3 gal.	EA	20.00	\$17.00	\$340.00
Panama Rose - 3 gal.	EA	275.00	\$17.00	\$4,675.00
Perennial Peanut 'EcoTurf' - 1 gal.	EA	2,740.00	\$7.00	\$19,180.00
Plumbago 'Blue' - 3 gal.	EA	170.00	\$17.00	\$2,890.00
Rainbow Eucalyptus 2-3" cal - 45 gal.	EA	1.00	\$805.00	\$805.00
Thryallis - 3 gal.	EA	35.00	\$17.00	\$595.00
Tree Staking Pro 60 - Tree Frog	EA	2.00	\$126.00	\$252.00
Yesterday, Today, and Tomorrow 3g - 3 gal.	EA	135.00	\$20.00	\$2,700.00

Total **\$51,689.00**

DRAFT

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
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10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 57841



Boggy Creek Improvement District

District Financial Position and Budget to Actual YTD



Boggy Creek Improvement District

May 2026 Financial Package

May 31, 2026

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



Boggy Creek Improvement District
Statement of Financial Position
As of 5/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 938,219.57				\$ 938,219.57
State Board of Administration	1,563.04				1,563.04
Infrastructure Capital Reserve	145,477.44				145,477.44
Interchange Maintenance Reserve	17,022.07				17,022.07
On-Roll Assessments Receivable	127,547.83				127,547.83
Due From Other Governmental Units	17,070.33				17,070.33
Prepaid Expenses	2,065.26				2,065.26
Deposits	5,000.00				5,000.00
On-Roll Assessments Receivable		\$ 81,046.96			81,046.96
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		1,382,096.23			1,382,096.23
Revenue Series 2023		588,909.55			588,909.55
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.38			3,806.38
General Checking Account			\$ 13,509.66		13,509.66
Due From Other Governmental Units			224.74		224.74
Acquisition/Construction Series 2013			197,354.12		197,354.12
Acquisition/Construction Series 2023			3,232.87		3,232.87
Total Current Assets	\$ 1,253,965.54	\$ 6,579,390.37	\$ 214,321.39	\$ -	\$ 8,047,677.30
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 6,498,343.41	\$ 6,498,343.41
Amount To Be Provided				47,861,656.59	47,861,656.59
Total Investments	\$ -	\$ -	\$ -	\$ 54,360,000.00	\$ 54,360,000.00
Total Assets	\$ 1,253,965.54	\$ 6,579,390.37	\$ 214,321.39	\$ 54,360,000.00	\$ 62,407,677.30



Boggy Creek Improvement District
 Statement of Financial Position
 As of 5/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 81,835.02				\$ 81,835.02
Deferred Revenue - On-Roll	127,547.83				127,547.83
Deferred Revenue - On-Roll		\$ 81,046.96			81,046.96
Accounts Payable			\$ 577.08		577.08
Total Current Liabilities	\$ 209,382.85	\$ 81,046.96	\$ 577.08	\$ -	\$ 291,006.89
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 54,360,000.00	\$ 54,360,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 54,360,000.00	\$ 54,360,000.00
Total Liabilities	\$ 209,382.85	\$ 81,046.96	\$ 577.08	\$ 54,360,000.00	\$ 54,651,006.89
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 70,670.30				\$ 70,670.30
Net Assets - General Government	694,846.65				694,846.65
Current Year Net Assets - General Government	279,065.74				279,065.74
Net Assets, Unrestricted		\$ (1,465,642.46)			(1,465,642.46)
Current Year Net Assets, Unrestricted		(110,048.16)			(110,048.16)
Net Assets - General Government		8,074,034.03			8,074,034.03
Net Assets, Unrestricted			\$ (22,384,631.35)		(22,384,631.35)
Net Assets, Unrestricted			(4,153,414.29)		(4,153,414.29)
Current Year Net Assets, Unrestricted			54,813.79		54,813.79
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	\$ 1,044,582.69	\$ 6,498,343.41	\$ 213,744.31	\$ -	\$ 7,756,670.41
Total Liabilities and Net Assets	\$ 1,253,965.54	\$ 6,579,390.37	\$ 214,321.39	\$ 54,360,000.00	\$ 62,407,677.30



Boggy Creek Improvement District
 Statement of Activities
 As of 5/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 172,059.46				\$ 172,059.46
Off-Roll Assessments	620,848.13				620,848.13
Developer Contributions	86,095.42				86,095.42
Other Income & Other Financing Sources	0.01				0.01
On-Roll Assessments		\$ 652,294.62			652,294.62
Off-Roll Assessments		4,336,189.48			4,336,189.48
Inter-Fund Group Transfers In		(95,945.35)			(95,945.35)
Inter-Fund Transfers In			\$ 95,945.35		95,945.35
Total Revenues	\$ 879,003.02	\$ 4,892,538.75	\$ 95,945.35	\$ -	\$ 5,867,487.12
<u>Expenses</u>					
Supervisor Fees	\$ 2,000.00				\$ 2,000.00
Public Officials' Liability Insurance	4,569.00				4,569.00
Trustee Services	7,936.79				7,936.79
Management	28,333.36				28,333.36
Engineering	14,877.04				14,877.04
Disclosure	1,000.00				1,000.00
District Counsel	9,262.04				9,262.04
Assessment Administration	15,000.00				15,000.00
Audit	4,800.00				4,800.00
Arbitrage Calculation	1,000.00				1,000.00
Tax Preparation	25.20				25.20
Travel and Per Diem	75.80				75.80
Postage & Shipping	172.00				172.00
Legal Advertising	1,724.60				1,724.60
Bank Fees	7.60				7.60
Miscellaneous	200.00				200.00
Web Site Maintenance	2,080.00				2,080.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	9,782.76				9,782.76
Water Reclaimed	14,444.10				14,444.10



Boggy Creek Improvement District
 Statement of Activities
 As of 5/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
General Insurance	\$ 5,183.00				\$ 5,183.00
Property & Casualty	6,455.00				6,455.00
Other Insurance	500.00				500.00
Irrigation Parts	20,593.54				20,593.54
Landscaping Maintenance & Material	220,528.08				220,528.08
IME - Aquatics Maintenance	2,171.04				2,171.04
IME - Irrigation	488.64				488.64
IME - Landscaping	62,426.24				62,426.24
IME - Lighting	445.22				445.22
IME - Miscellaneous	198.26				198.26
IME - Water Reclaimed	562.50				562.50
Pest Control	3,020.00				3,020.00
Entry and Wall Maintenance	26,550.00				26,550.00
Shuttle Financing - Maintenance	13,599.92				13,599.92
Shuttle Financing - BEEP Operating Costs	72,495.50				72,495.50
Streetlights	53,785.21				53,785.21
Personnel Leasing Agreement	24,000.08				24,000.08
Principal Payments (Series 2013)		\$ 1,955,000.00			1,955,000.00
Principal Payments (Series 2023)		295,000.00			295,000.00
Interest Payments (Series 2013)		2,031,550.00			2,031,550.00
Interest Payments (Series 2023)		874,556.26			874,556.26
Engineering			\$ 41,091.50		41,091.50
District Counsel			3,256.15		3,256.15
Legal Advertising			379.39		379.39
Contingency			522.45		522.45
Total Expenses	\$ 630,967.52	\$ 5,156,106.26	\$ 45,249.49	\$ -	\$ 5,832,323.27



Boggy Creek Improvement District
Statement of Activities
As of 5/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 31,030.24				\$ 31,030.24
Dividend Income		\$ 153,519.35			153,519.35
Interest Income			\$ 283.72		283.72
Dividend Income			3,834.21		3,834.21
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 31,030.24</u>	<u>\$ 153,519.35</u>	<u>\$ 4,117.93</u>	<u>\$ -</u>	<u>\$ 188,667.52</u>
Change In Net Assets	\$ 279,065.74	\$ (110,048.16)	\$ 54,813.79	\$ -	\$ 223,831.37
Net Assets At Beginning Of Year	<u>\$ 765,516.95</u>	<u>\$ 6,608,391.57</u>	<u>\$ 158,930.52</u>	<u>\$ -</u>	<u>\$ 7,532,839.04</u>
Net Assets At End Of Year	<u><u>\$ 1,044,582.69</u></u>	<u><u>\$ 6,498,343.41</u></u>	<u><u>\$ 213,744.31</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 7,756,670.41</u></u>



Boggy Creek Improvement District
 Budget to Actual
 For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	\$ 792,907.59	\$ 613,636.96	\$ 179,270.63	\$ 920,455.44	86.14%
Developer Contributions	86,095.41	483,546.47	(397,451.06)	725,319.70	11.87%
Carryforward Revenue	87,024.99	87,024.99	-	130,537.49	66.67%
Other Income & Other Financing Sources	0.01	-	0.01	-	
Net Revenues	\$ 966,028.00	\$ 1,184,208.42	\$ (218,180.42)	\$ 1,776,312.63	54.38%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 2,000.00	\$ 8,000.00	\$ (6,000.00)	\$ 12,000.00	16.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,569.00	3,304.33	1,264.67	4,956.50	92.18%
Trustee Services	7,936.79	6,089.33	1,847.46	9,134.00	86.89%
Management	28,333.36	28,333.33	0.03	42,500.00	66.67%
Engineering	14,877.04	7,666.67	7,210.37	11,500.00	129.37%
Disclosure	1,000.00	1,333.33	(333.33)	2,000.00	50.00%
District Counsel	9,262.04	23,333.33	(14,071.29)	35,000.00	26.46%
Assessment Administration	15,000.00	10,000.00	5,000.00	15,000.00	100.00%
Reamortization Schedules	-	166.67	(166.67)	250.00	0.00%
Audit	4,800.00	2,666.67	2,133.33	4,000.00	120.00%
Arbitrage Calculation	1,000.00	800.00	200.00	1,200.00	83.33%
Tax Preparation	25.20	20.00	5.20	30.00	84.00%
Travel and Per Diem	75.80	200.00	(124.20)	300.00	25.27%
Telephone	-	16.67	(16.67)	25.00	0.00%
Postage & Shipping	172.00	333.33	(161.33)	500.00	34.40%
Copies	-	166.67	(166.67)	250.00	0.00%
Legal Advertising	1,724.60	4,000.00	(2,275.40)	6,000.00	28.74%
Bank Fees	7.60	240.00	(232.40)	360.00	2.11%
Miscellaneous	200.00	786.67	(586.67)	1,180.00	16.95%
Meeting Room	-	166.67	(166.67)	250.00	0.00%
Office Supplies	-	66.67	(66.67)	100.00	0.00%
Property Taxes	-	100.00	(100.00)	150.00	0.00%
Web Site Maintenance	2,080.00	2,280.00	(200.00)	3,420.00	60.82%
Holiday Decorations	500.00	400.00	100.00	600.00	83.33%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Total General & Administrative Expenses	\$ 93,738.43	\$ 100,587.01	\$ (6,848.58)	\$ 150,880.50	62.13%



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations Expenses</u>					
Electric Utility Services					
Electric	\$ 9,782.76	\$ 6,333.33	\$ 3,449.43	\$ 9,500.00	102.98%
Entry Lighting	-	333.33	(333.33)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	14,444.10	21,333.33	(6,889.23)	32,000.00	45.14%
Other Physical Environment					
General Insurance	5,183.00	3,749.00	1,434.00	5,623.50	92.17%
Property & Casualty	6,455.00	4,871.40	1,583.60	7,307.10	88.34%
Other Insurance	500.00	1,000.00	(500.00)	1,500.00	33.33%
Irrigation Repairs	20,593.54	43,333.33	(22,739.79)	65,000.00	31.68%
Landscaping Maintenance & Material	220,528.08	243,146.67	(22,618.59)	364,720.00	60.47%
Landscape Improvements	-	43,333.33	(43,333.33)	65,000.00	0.00%
Tree Trimming	-	10,466.67	(10,466.67)	15,700.00	0.00%
Contingency	-	6,666.67	(6,666.67)	10,000.00	0.00%
Trail Maintenance	-	13,333.33	(13,333.33)	20,000.00	0.00%
Pest Control	3,020.00	2,333.33	686.67	3,500.00	86.29%
Shuttle Financing					
Maintenance	13,599.92	144,000.00	(130,400.08)	216,000.00	6.30%
Vehicle Cost (Loan Payment)	-	97,546.47	(97,546.47)	146,319.70	0.00%
BEEP Operating Costs	72,495.50	238,666.67	(166,171.17)	358,000.00	20.25%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,171.04	2,296.67	(125.63)	3,445.00	63.02%
IME - Irrigation Repair	488.64	2,166.67	(1,678.03)	3,250.00	15.04%
IME - Landscaping	62,426.24	63,509.55	(1,083.31)	95,264.33	65.53%
IME - Lighting	445.22	866.67	(421.45)	1,300.00	34.25%
IME - Miscellaneous	198.26	4,333.33	(4,135.07)	6,500.00	3.05%
IME - Water Reclaimed	562.50	1,083.33	(520.83)	1,625.00	34.62%
IME - Landscape Improvements	-	8,666.67	(8,666.67)	13,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	26,550.00	17,333.33	9,216.67	26,000.00	102.12%
Streetlights	53,785.21	64,900.55	(11,115.34)	97,350.83	55.25%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	10,666.72	10,666.67	0.05	16,000.00	66.67%
Personnel Leasing Agreement - Irrigation Specialist	13,333.36	13,333.33	0.03	20,000.00	66.67%
Reserves					
Infrastructure Capital Reserve	-	13,444.45	(13,444.45)	20,166.67	0.00%
Interchange Maintenance Reserve	-	1,573.33	(1,573.33)	2,360.00	0.00%
Total Field Operations Expenses	\$ 537,229.09	\$ 1,084,621.41	\$ (547,392.32)	\$ 1,626,932.13	33.02%
Total Expenses	\$ 630,967.52	\$ 1,185,208.42	\$ (554,240.90)	\$ 1,777,812.63	35.49%
Income (Loss) from Operations	\$ 335,060.48	\$ (1,000.00)	\$ 336,060.48	\$ (1,500.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 31,030.24	\$ 1,000.00	\$ 30,030.24	\$ 1,500.00	2068.68%
Total Other Income (Expense)	\$ 31,030.24	\$ 1,000.00	\$ 30,030.24	\$ 1,500.00	2068.68%
Net Income (Loss)	\$ 366,090.72	\$ -	\$ 366,090.72	\$ -	



Boggly Creek Improvement District
 Budget to Actual
 For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Revenues									
Assessments	\$ -	\$ 310,424.07	\$ -	\$ 443.57	\$ 155,212.03	\$ 38,888.47	\$ 17,487.30	\$ 270,452.15	\$ 792,907.59
Developer Contributions	-	21,533.33	-	21,365.42	21,042.50	-	22,154.16	-	86,095.41
Carryforward Revenue	10,878.12	10,878.13	10,878.12	10,878.13	10,878.12	10,878.13	10,878.12	10,878.12	87,024.99
Other Income & Other Financing Sources	0.01	-	-	-	-	-	-	-	0.01
Net Revenues	\$ 10,878.13	\$ 342,835.53	\$ 10,878.12	\$ 32,687.12	\$ 187,132.65	\$ 49,766.60	\$ 50,519.58	\$ 281,330.27	\$ 966,028.00
General & Administrative Expenses									
Legislative									
Supervisor Fees	\$ 200.00	\$ -	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 200.00	\$ 2,000.00
Financial & Administrative									
Public Officials' Liability Insurance	4,569.00	-	-	-	-	-	-	-	4,569.00
Trustee Services	6,446.30	-	-	-	-	-	-	1,490.49	7,936.79
Management	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	3,541.67	28,333.36
Engineering	-	2,041.25	416.60	-	284.43	386.60	-	11,748.16	14,877.04
Dissemination Agent	-	-	500.00	-	-	-	500.00	-	1,000.00
District Counsel	-	-	3,936.50	-	1,574.50	3,751.04	-	-	9,262.04
Assessment Administration	-	-	15,000.00	-	-	-	-	-	15,000.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	4,800.00	-	-	4,800.00
Arbitrage Calculation	-	-	1,000.00	-	-	-	-	-	1,000.00
Tax Preparation	-	-	-	-	25.20	-	-	-	25.20
Travel and Per Diem	-	34.00	-	6.80	14.00	7.00	14.00	-	75.80
Telephone	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	4.42	9.81	6.68	22.83	109.61	9.18	9.47	172.00
Copies	-	-	-	-	-	-	-	-	-
Legal Advertising	-	275.68	219.50	-	219.50	504.96	252.48	252.48	1,724.60
Bank Fees	-	-	-	7.60	-	-	-	-	7.60
Miscellaneous	-	-	-	80.00	40.00	40.00	40.00	-	200.00
Meeting Room	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-
Web Site Maintenance	185.00	185.00	185.00	485.00	185.00	185.00	485.00	185.00	2,080.00
Holiday Decorations	-	-	500.00	-	-	-	-	-	500.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 15,116.97	\$ 6,082.02	\$ 25,309.08	\$ 4,527.75	\$ 6,307.13	\$ 13,725.88	\$ 5,242.33	\$ 17,427.27	\$ 93,738.43
Field Operations									
Electric Utility Services									
Electric	\$ -	\$ 1,396.94	\$ 1,129.22	\$ 1,489.45	\$ 1,121.95	\$ 1,789.36	\$ 1,407.28	\$ 1,448.56	\$ 9,782.76
Entry Lighting	-	-	-	-	-	-	-	-	-
Water-Sewer Combination Services									
Water Reclaimed	-	1,984.86	1,874.90	2,268.19	1,725.87	1,760.08	2,448.78	2,381.42	14,444.10
Other Physical Environment									
General Insurance	5,183.00	-	-	-	-	-	-	-	5,183.00
Property & Casualty Insurance	6,455.00	-	-	-	-	-	-	-	6,455.00
Other Insurance	500.00	-	-	-	-	-	-	-	500.00
Irrigation Repairs	-	-	7,937.50	-	2,448.04	7,629.50	1,544.00	1,034.50	20,593.54



Bogy Creek Improvement District
Budget to Actual
For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Landscaping Maintenance & Material	27,566.01	27,566.01	27,566.01	27,566.01	27,566.01	27,566.01	27,566.01	27,566.01	220,528.08
Landscape Improvements	-	-	-	-	-	-	-	-	-
Tree Trimming	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-
Trail Maintenance	-	-	-	-	-	-	-	-	-
Pest Control	1,510.00	-	-	-	-	-	1,510.00	-	3,020.00
Shuttle Financing									
Maintenance	-	3,399.98	3,399.98	3,399.98	3,399.98	-	-	-	13,599.92
Vehicle Cost	-	-	-	-	-	-	-	-	-
BEEP Operating Costs	-	18,133.35	17,965.44	17,642.52	18,754.19	-	-	-	72,495.50
Interchange Maintenance Expenses									
IME - Aquatics Maintenance	271.38	271.38	271.38	271.38	271.38	271.38	271.38	271.38	2,171.04
IME - Irrigation	-	-	488.64	-	-	-	-	-	488.64
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	62,426.24
IME - Lighting	-	61.32	62.86	69.88	67.91	61.61	61.97	59.67	445.22
IME - Miscellaneous	99.13	-	-	-	-	-	99.13	-	198.26
IME - Water Reclaimed	-	93.46	143.72	68.94	56.62	65.26	68.78	65.72	562.50
IME - Landscape Improvements	-	-	-	-	-	-	-	-	-
Road & Street Facilities									
Entry and Wall Maintenance	-	-	8,700.00	-	15,600.00	2,250.00	-	-	26,550.00
Streetlights	-	7,645.33	7,640.23	7,701.77	7,700.74	7,697.68	7,699.73	7,699.73	53,785.21
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	10,666.72
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	13,333.36
Reserves									
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-
Total Field Operations Expenses	\$ 52,387.81	\$ 71,355.92	\$ 87,983.17	\$ 71,281.41	\$ 89,515.98	\$ 59,894.17	\$ 53,480.35	\$ 51,330.28	\$ 537,229.09
Total Expenses	\$ 67,504.78	\$ 77,437.94	\$ 113,292.25	\$ 75,809.16	\$ 95,823.11	\$ 73,620.05	\$ 58,722.68	\$ 68,757.55	\$ 630,967.52
Income (Loss) from Operations	\$ (56,626.65)	\$ 265,397.59	\$ (102,414.13)	\$ (43,122.04)	\$ 91,309.54	\$ (23,853.45)	\$ (8,203.10)	\$ 212,572.72	\$ 335,060.48
Other Income (Expense)									
Interest Income	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 2,224.37	\$ 2,245.03	\$ 14,405.29	\$ 2,172.11	\$ 2,603.88	\$ 31,030.24
Total Other Income (Expense)	\$ 2,541.90	\$ 2,056.21	\$ 2,781.45	\$ 2,224.37	\$ 2,245.03	\$ 14,405.29	\$ 2,172.11	\$ 2,603.88	\$ 31,030.24
Net Income (Loss)	\$ (54,084.75)	\$ 267,453.80	\$ (99,632.68)	\$ (40,897.67)	\$ 93,554.57	\$ (9,448.16)	\$ (6,030.99)	\$ 215,176.60	\$ 366,090.72



Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
9/1/2025	742,366.86	42,475.35	(119,816.22)	-	(16,707.00)	648,318.99
10/1/2025	648,318.99	40,905.70	(37,286.14)	-	-	651,938.55
11/1/2025	651,938.55	182.90	(73,453.42)	347,679.98	(95,223.96)	831,124.05
12/1/2025	831,124.05	39.54	-	22,469.94	(107,105.06)	746,528.47
1/1/2026	746,528.47	-	-	45,702.78	(160,629.61)	631,601.64
2/1/2026	631,601.64	-	-	195,204.52	(57,287.39)	769,518.77
3/1/2026	769,518.77	-	-	306,425.30	(377,281.81)	698,662.26
4/1/2026	698,662.26	-	-	58,476.72	(96,558.64)	660,580.34
5/1/2026	660,580.34	-	-	701,872.41	(424,233.18)	938,219.57
6/1/2026	938,219.57	-	-	-	(67,431.99)	870,787.58 as of 06/08/2026
Totals		83,603.49	(230,555.78)	1,677,831.65	(1,402,458.64)	