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, October 20, 2026, at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

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

Phone:1-844-621-3956 **Computer:** pfmcdd.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 August 18, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** *(provided under separate cover)*
3. **Ratification of Egis Insurance Package for FY 2027**
4. **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $73,786.45**
5. **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $103,748.33**
6. **Ratification of Series 2013 Requisition Nos. 522 – 523 Paid in September 2026 in an amount totaling $9,228.00**
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

pfm

Boggy Creek Improvement District

Minutes of the August 18, 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, August 18, 2026, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	
Lynne Mullins	PFM	(via phone @ 3:02 p.m.)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Bob Schanck	LJA	
Carlos Negron	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Dan Young	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the July 21, 2026, Board of Supervisors' Meeting**

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Approving an Annual Meeting Schedule for Fiscal Year 2027**

Ms. Walden noted that District staff is recommending keeping the same meeting schedule of the third Tuesday of each month at 3:00 p.m., with the exception of March which would be the second Tuesday of

the month due to Spring Break, for the Board of Supervisors' Meetings and keeping the second Thursday of each month at 3:30 p.m., with the exception of March which would be the first Thursday of the month due to Spring Break, for the Construction Committee Meetings, with all meetings being held at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

> 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 2026-07, Approving an Annual Meeting Schedule for Fiscal Year 2027 with the Board of Supervisors' Meetings scheduled for the third Tuesday of each month, with the exception of March which would be the second Tuesday of the month, at 3:00 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 and the Construction Committee Meetings scheduled for the second Thursday of each month, with the exception of March which would be the first Thursday of the month, at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

FIFTH ORDER OF BUSINESS **Discussion and Consideration of Extending Annual Renewal for Lake Nona Boulevard South and Roadways (Section #1 & 2) Landscape and Irrigation Maintenance Services Agreement with Cepra**

Ms. Walden noted there are no items of concern with the current vendor, and the recommendation is to continue into the second term with Cepra.

> On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Extending Annual Renewal for Lake Nona Boulevard South and Roadways (Section #1 & 2) Landscape and Irrigation Maintenance Services Agreement with Cepra.

SIXTH ORDER OF BUSINESS **Discussion and Consideration of Extending Annual Renewal for Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra**

Ms. Walden noted that Cepra is doing well and the recommendation is to continue into the third term with Cepra.

> On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Extending Annual Renewal for Interchange Landscape and Irrigation Maintenance Services Agreement with Cepra.

SEVENTH ORDER OF BUSINESS **Consideration of 1st Amendment to Personnel Leasing Agreement with Berman**

Ms. Walden noted that currently the District pays Berman $36,000.00 annually for Administrator Services and Irrigation Specialist Services. Berman is requesting an increase of $1,440.00, for a yearly total of $37,440.00. She noted that this is the first request for an increase in five years.

> On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the 1st Amendment to Personnel Leasing Agreement with Berman.

EIGHTH ORDER OF BUSINESS **Consideration of Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2027**

Ms. Walden noted this is an annual agreement with the Orange County Property Appraiser.

> On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2027.

NINTH ORDER OF BUSINESS **Review and Acceptance of Arbitrage Rebate Report for the Series 2013 Bonds**

Ms. Walden noted the report reflects no cumulative rebatable arbitrage liability as of April 24, 2026.

> On motion by Mr. Domingue, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District accepted the Arbitrage Rebate Report for the Series 2013 Bonds.

TENTH ORDER OF BUSINESS **Public Hearing on the Adoption of the District's Annual Budget**

a. Public Comments and Testimony
b. Board Comments
c. Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Dr. Levey asked for a motion to open the public hearing.

On motion by Mr. Czapka, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District opened the public hearing.

Ms. Walden noted that this public hearing was noticed pursuant to Florida Statutes. Dr. Levey asked for public comments and hearing none asked for a motion to close the public hearing.

On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District closed the public hearing.

There were no Board comments.

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 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection

Ms. Walden explained this Resolution imposes special assessments for the budget that was just adopted.

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 2026-09, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection.

TWELFTH ORDER OF BUSINESS

Public Hearing on Adoption of Rules of Procedure

a. Public Comments and Testimony

b. Board Comments

c. Consideration of Resolution 2026-10, Adopting Rules of Procedure

Ms. Walden noted that the District published notice of the hearing as required by Florida Statutes. Dr. Levey asked for a motion to open the public hearing.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District opened the public hearing.

Dr. Levey asked for public comments and hearing none asked for a motion to close the public hearing.

On motion by Mr. Czapka, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District closed the public hearing.

Ms. Mackie noted that the Board reviewed these rules back in May when the public hearing was set. She added that the rules are presented in redline so the Board can see the changes. These changes were made to conform with legislative changes over the past couple of years and to allow for some efficiencies in the way the rules are written.

There were no Board comments.

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 2026-10, Adopting Rules of Procedure.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11, Adopting Goals, Objectives, and Performance Measures and Standards**

Ms. Walden explained that this is an annually required item with the same goals and objectives as Fiscal Year 2026.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved Resolution 2026-11, Adopting Goals, Objectives, and Performance Measures and Standards.

FOURTEENTH ORDER OF BUSINESS **Consideration of License Agreement for Access to District Property**

Ms. Mackie noted that the District received a request for a License Agreement for portions of the property owned by the District which is adjacent to the Interchange to allow for setup space for an upcoming Spartan race. Included in the agenda is the District's standard form of License Agreement but added additional requirements to account for traffic control, law enforcement and repairs to damages after the event which includes a non-refundable deposit.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the License Agreement for Access to District Property.

FIFTEENTH ORDER OF BUSINESS **Ratification of Acquisition of VA Signalization Improvements**

Ms. Mackie explained that the District recently acquired the completed signalization improvements associated with the U.S. Department of Veterans Affairs ("VA") facility and that the acquisition proceeded smoothly. Under the Joint Project Agreement with the VA, the VA's share was 50% of the contract value. Change orders increased the contract value, but the VA's amount was fixed pursuant to the Joint Project Agreement. There is a Promissory Note back to the Lake Nona Land Company for the difference amounting to $972,366.80. It is anticipated there will be a future consideration of impact fee credits being retained by Lake Nona Land Company instead of receiving amounts back from the District. Ms. Lane confirmed that the VA has been invoiced.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified the Acquisition of VA Signalization Improvements.

SIXTEENTH ORDER OF BUSINESS **Consideration of Promissory Note for Traffic Signalization**

The Board reviewed the Promissory Note to Lake Nona Land Company in the principal amount of $972,366.80 for the traffic signalization improvements.

On motion by Mr. Tinetti, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Promissory Note for Traffic Signalization.

SEVENTEENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in July 2026 in an amount totaling $123,793.48**

The Board reviewed O&M Expenditures paid in July 2026. Dr. Levey noted these are for ratification.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Operation and Maintenance Expenditures Paid in July 2026 in an amount totaling $123,793.48.

EIGHTEENTH ORDER OF BUSINESS **Ratification of Series 2013 Requisition No. 521 & Series 2023 Requisition No.**

1 Paid in July 2026 in an amount totaling $219,470.72

The Board reviewed Series 2013 Requisition No. 521 & Series 2023 Requisition No. 1 paid in July 2026. Dr. Levey noted these are for ratification.

> On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District ratified Series 2013 Requisition No. 521 & Series 2023 Requisition No. 1 Paid in July 2026 in an amount totaling $219,470.72.

NINETEENTH ORDER OF BUSINESS **Consideration of Work Authorization/Proposed Services**

Ms. Walden reviewed the Work Authorization from Cepra totaling $12,488.00 for improvements to landscape beds 3 & 4.

> On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra for Beds 3 & 4, in an amount totaling $12,488.00.

Ms. Walden reviewed the Work Authorization from Cepra totaling $20,829.00 for improvements to landscape beds 5 & 6.

> On motion by Mr. Ventura, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Work Authorization from Cepra for Beds 5 & 6, in an amount totaling $20,829.00.

Ms. Walden reviewed the Work Authorization from Cepra totaling $15,905.00 for improvements to landscape beds 7 & 8.

> 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 Work Authorization from Cepra for Beds 7 & 8, in an amount totaling $15,905.00.

Ms. Walden reviewed the Work Authorization from Cepra totaling $2,550.00 for improvements to landscape bed 9 and the tropical trees surrounding the area.

> 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 Work Authorization from Cepra for Bed 9 & Tropical Trees Proposal, in an amount totaling $2,550.00.

TWENTIETH ORDER OF BUSINESS **Review of the District's Financial Position and Budget to Actual YTD**

Ms. Walden noted the financials are updated through the end of July. The District is approximately 83% through the Fiscal Year and has spent approximately 45% of the adopted budget. No action was required.

TWENTY-FIRST ORDER OF BUSINESS **Staff Reports**

District Counsel –	No report.
District Manager –	Ms. Walden noted the next meeting is scheduled for Tuesday, September 15, 2026.
District Engineer –	No report.
Landscape Supervisor –	Mr. Fussell noted the monthly landscape report was included in the agenda, the vendor has completed all proposals approved in July and there are no major issues to report.
Irrigation Supervisor –	Mr. Negron noted that all inspections have been completed on time.
Construction Supervisor –	No report.

TWENTY-SECOND ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests.

TWENTY-THIRD ORDER OF BUSINESS **Adjournment**

Dr. Levey requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the August 18, 2026, Meeting of the Board of Supervisors for the Boggy Creek Improvement District was adjourned.

_____ _____

Secretary/Assistant Secretary **Chair/Vice Chair**

Boggy Creek Improvement District

Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates

(provided under separate cover)

Boggy Creek Improvement District

Egis Insurance Package for FY 2027

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Boggy Creek Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

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

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

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

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

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126267

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$788,066
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$10,712

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

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

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

TOTAL PROPERTY PREMIUM **$7,667**

Extensions of Coverage

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

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

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

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

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

Retroactive Date:

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

<u>Cyber Liability sublimit included under POL/EPLI</u>

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

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126267

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$7,667
Crime	$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$5,572
Public Officials and Employment Practices Liability	$4,912
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$18,651**

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

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

Additional Notes:

(None)

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Boggy Creek Improvement District

(Name of Local Governmental Entity)

By: _____ Richard Levey
Signature Print Name

Witness By: _____ JENNIFER L. WALDEN
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

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

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

☑	Building and Content TIV	$788,066	As per schedule attached
☑	Inland Marine	$10,712	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: Richard Levey Date: 9.30.26

Name: Richard Levey

Title: 9.30.26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Boggy Creek Improvement District

Policy No.: 100126267
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
2	Decorative Monuments (2) Lake Nona Blvd (near Nemours Pkwy) Orlando FL 32827			2017 Masonry non combustible	10/01/2026 10/01/2027	$119,036				$119,036
3	Decorative Monuments (1) Lake Nona Blvd (near Lake Nona Gateway Rd) Orlando FL 32827			2017 Masonry non combustible	10/01/2026 10/01/2027	$59,518				$59,518
4	Median Hardscapes Lake Nona Blvd Orlando FL 32827			2017 Masonry non combustible	10/01/2026 10/01/2027	$59,518				$59,518
5	Knee Walls Lake Nona Blvd Orlando FL 32827			2017 Masonry non combustible	10/01/2026 10/01/2027	$59,518				$59,518
6	Fencing w/Column Features Lake Nona Blvd Orlando FL 32827			2017 Non combustible	10/01/2026 10/01/2027	$89,276				$89,276
7	Roundabout Walls (2) Lake Nona Blvd (near West retail site) Orlando FL 32827			2026 Masonry non combustible	10/01/2026 10/01/2027	$250,820				$250,820
8	Roundabout Pavers (2) Lake Nona Blvd (near West retail site) Orlando FL 32827			2026 Masonry non combustible	10/01/2026 10/01/2027	$91,165				$91,165

Sign: _____ Print Name: Richard Levey Date: 9.30.26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Boggy Creek Improvement District

Policy No.: 100126267
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
9	**Roundabout Sign** **Lake Nona Blvd (Westernmost Roundabout near West retail site)** **Orlando FL 32827**			**2026** **Masonry non combustible**	**10/01/2026** **10/01/2027**	**$59,215**				**$59,215**

Total:	Building Value	Contents Value	Insured Value
	$788,066	$0	$788,066

Sign: Richard Levey Print Name: Richard Levey Date: 9.30.26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Boggy Creek Improvement District

Policy No.: 100126267
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Distributed Antenna Systems (DAS) Equipment		Electronic data processing equipment	10/01/2026 / 10/01/2027	$10,712	$1,000
				Total	**$10,712**	

Sign: Richard Levey Print Name: Richard Levey Date: 9.30.26

Boggy Creek Improvement District

Operations and Maintenance Expenditures Paid in August 2026 in an amount totaling $73,786.45

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

The total items being presented: **$73,786.45**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 8/1/2026 to 8/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					**001-101-0000-00-01**
70073	08/18/26		VGLOBA	VGlobalTech	$185.00
70074	08/25/26		OUC	Orlando Utilities Commission	$12,914.94
				BANK OM-ACH REGISTER TOTAL:	**$13,099.94**
BANK ID: SUN - CITY NATIONAL BANK					**001-101-0000-00-01**
4581	08/18/26	P	KUTAK	Kutak Rock	$2,759.00
4582	08/18/26	P	ORLSEN	Orlando Sentinel	$280.93
4583	08/19/26	P	CEPRA	Cepra Landscape	$2,022.00
4584	08/19/26	P	KUTAK	Kutak Rock	$2,728.50
4585	08/19/26	P	ORLSEN	Orlando Sentinel	$485.42
4586	08/21/26	P	AWC	Aquatic Weed Control, Inc.	$835.00
4587	08/31/26	P	BERCON	Berman Construction	$3,000.01
4588	08/31/26	P	CEPRA	Cepra Landscape	$51,615.58
				BANK SUN REGISTER TOTAL:	**$63,726.44**
				GRAND TOTAL	**$76,826.38**

60,686.51	Checks 4583-4588
2,759.00	Construction expense - check 4581
280.93	Construction expense - check 4582
185.00	PA 743 - VGlobalTech invoice paid online
12,914.94	PA 744 - OUC invoice paid online
76,826.38	Total Cash Spent
73,786.45	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

AP Remittance Report

BANK:	SUN	CHECK:	4581	AMOUNT:	$2,759.00	DATE:	08/18/26	VEND ID:	KUTAK
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
07/29/26	3779453		CPA 004 - Proj. constr. thru 0					$0.00	$967.00
07/28/26	3779459		CPA 004 - Proj. constr. thru 0					$0.00	$1,792.00
			TOTALS:					**$0.00**	**$2,759.00**
BANK:	**SUN**	**CHECK:**	**4582**	**AMOUNT:**	**$280.93**	**DATE:**	**08/18/26**	**VEND ID:**	**ORLSEN**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
08/10/26	OSA108062		CPA 004 - Ad: 95320 ; 08/13/20					$0.00	$56.19
08/10/26	OSA108062		CPA 004 - Ad: 95320 ; 08/13/20					$0.00	$56.19
08/10/26	OSA108062		CPA 004 - Ad: 95320 ; 08/13/20					$0.00	$56.19
08/10/26	OSA108062		CPA 004 - Ad: 95320 ; 08/13/20					$0.00	$56.18
08/10/26	OSA108062		CPA 004 - Ad: 95320 ; 08/13/20					$0.00	$56.18
			TOTALS:					**$0.00**	**$280.93**
BANK:	**OM-ACH**	**CHECK:**	**70073**	**AMOUNT:**	**$185.00**	**DATE:**	**08/18/26**	**VEND ID:**	**VGLOBA**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
08/01/26	8812		PA 743 - Aug. website maintena					$0.00	$185.00
			TOTALS:					**$0.00**	**$185.00**
BANK:	**SUN**	**CHECK:**	**4583**	**AMOUNT:**	**$2,022.00**	**DATE:**	**08/19/26**	**VEND ID:**	**CEPRA**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
06/30/26	O-S10459		PA 743 - Jun. controller 17 MI					$0.00	$601.00
06/30/26	O-S10472		PA 743 - Jun. controller 12 MI					$0.00	$470.50
07/31/26	O-S10542		PA 743 - Jul. MI repairs					$0.00	$950.50
			TOTALS:					**$0.00**	**$2,022.00**
BANK:	**SUN**	**CHECK:**	**4584**	**AMOUNT:**	**$2,728.50**	**DATE:**	**08/19/26**	**VEND ID:**	**KUTAK**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
07/29/26	3779450		PA 743 - Gen. legal thru 06/30					$0.00	$1,465.50
07/28/26	3779452		PA 743 - Gen. legal thru 05/31					$0.00	$1,263.00
			TOTALS:					**$0.00**	**$2,728.50**
BANK:	**SUN**	**CHECK:**	**4585**	**AMOUNT:**	**$485.42**	**DATE:**	**08/19/26**	**VEND ID:**	**ORLSEN**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
07/27/26	OSA99792		PPA 742 - Ad: 79673 ; Notice o					$0.00	$485.42
			TOTALS:					**$0.00**	**$485.42**
BANK:	**SUN**	**CHECK:**	**4586**	**AMOUNT:**	**$835.00**	**DATE:**	**08/21/26**	**VEND ID:**	**AWC**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
08/01/26	1142604		PA 743 - Aug. waterway service					$0.00	$835.00
			TOTALS:					**$0.00**	**$835.00**
BANK:	**SUN**	**CHECK:**	**4587**	**AMOUNT:**	**$3,000.01**	**DATE:**	**08/31/26**	**VEND ID:**	**BERCON**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
08/01/26	9628434		PA 743 - Aug. administrator ag					$0.00	$1,333.34
08/01/26	9628434		PA 743 - Aug. irrigation speci					$0.00	$1,666.67
			TOTALS:					**$0.00**	**$3,000.01**
BANK:	**SUN**	**CHECK:**	**4588**	**AMOUNT:**	**$51,615.58**	**DATE:**	**08/31/26**	**VEND ID:**	**CEPRA**
Date	**Invoice Number**		**Invoice Description**					**Discount Taken**	**Amount Paid**
08/01/26	O-S10569		PA 743 - Aug. interchange land					$0.00	$24,010.08
08/01/26	O-S10572		PA 743 - Aug. landscaping					$0.00	$27,605.50
			TOTALS:					**$0.00**	**$51,615.58**

Boggy Creek Improvement District

AP Remittance Report

BANK:	OM-ACH	CHECK:	70074	AMOUNT:	$12,914.94	DATE:	08/25/26	VEND ID:	OUC

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/06/26	83178-080626	PA 744 - OUC 2026.08.06 - IME	$0.00	$334.65
08/06/26	83178-080626	PA 744 - OUC 2026.08.06 - Elec	$0.00	$2,377.67
08/06/26	83178-080626	PA 744 - OUC 2026.08.06 - Wate	$0.00	$2,309.54
08/06/26	83178-080626	PA 744 - OUC 2026.08.06 - Stre	$0.00	$7,702.78
08/06/26	83178-080626	PA 744 - OUC 2026.08.06 - IME	$0.00	$190.30
		TOTALS:	**$0.00**	**$12,914.94**

Boggy Creek Improvement District

Operations and Maintenance Expenditures Paid in September 2026 in an amount totaling $103,748.33

BOGGY CREEK IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures
For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$103,748.33**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 9/1/2026 to 9/30/2026

Check No.	Date	Status*	Vendor ID	Payee Name		Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES						**001-101-0000-00-01**
70075	09/21/26	M	OUC	Orlando Utilities Commission		$11,478.96
					BANK OM-ACH REGISTER TOTAL:	**$11,478.96**
BANK ID: SUN - CITY NATIONAL BANK						**001-101-0000-00-01**
89	09/09/26	P	CEPRA	Cepra Landscape		$2,420.00
90	09/09/26	P	LLS	LLS Tax Solutions		$500.00
91	09/09/26	P	ORLSEN	Orlando Sentinel		$744.66
92	09/09/26	P	PFMMS	PFM Management Services		$3,696.30
93	09/09/26	P	RLEVEY	Richard Levey		$200.00
94	09/09/26	P	TCZAPK	Thaddeus Czapka		$200.00
95	09/14/26	P	AWC	Aquatic Weed Control, Inc.		$835.00
96	09/14/26	P	ORLSEN	Orlando Sentinel		$285.29
97	09/14/26	P	USBANK	U.S. Bank		$5,390.19
98	09/29/26	P	BERCON	Berman Construction		$3,000.01
99	09/29/26	P	CEPRA	Cepra Landscape		$51,615.58
00	09/29/26	P	LJA	LJA		$1,140.96
					BANK SUN REGISTER TOTAL:	**$70,027.99**
					GRAND TOTAL	**$81,506.95**

69,742.70	Checks 4589-4595, 4597-4600
285.29	Construction expense - check 4596
11,478.96	PA 747 - OUC invoice paid online
22,526.67	FY 2027 reserve transfers
104,033.62	Total Cash Spent
103,748.33	O&M Cash Spent

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

**** Denotes broken check sequence.**

Boggy Creek Improvement District

September 2026 AP Remittance Report

BANK:	SUN	CHECK:	4589	AMOUNT:	$2,420.00	DATE:	09/09/26	VEND ID:	CEPRA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
06/17/26	O-S10315	PA 745 - Jun. valve replacemen	$0.00	$520.00
06/17/26	O-S10316	PA 745 - Jun. valve replacemen	$0.00	$520.00
06/17/26	O-S10317	PA 745 - Jun. valve replacemen	$0.00	$520.00
06/17/26	O-S10318	PA 745 - Jun. rain sensor repl	$0.00	$215.00
07/31/26	O-S10614	PA 745 - Jul. solenoid replace	$0.00	$215.00
07/31/26	O-S10615	PA 745 - Interchange controlle	$0.00	$430.00
		TOTALS:	**$0.00**	**$2,420.00**

BANK:	SUN	CHECK:	4590	AMOUNT:	$500.00	DATE:	09/09/26	VEND ID:	LLS

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/13/26	4245	PA 744 - Series 2013 arbitrage	$0.00	$500.00
		TOTALS:	**$0.00**	**$500.00**

BANK:	SUN	CHECK:	4591	AMOUNT:	$744.66	DATE:	09/09/26	VEND ID:	ORLSEN

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/17/26	OSA110736	PA 745 - Ad: 92234 ; 08/18/202	$0.00	$744.66
		TOTALS:	**$0.00**	**$744.66**

BANK:	SUN	CHECK:	4592	AMOUNT:	$3,696.30	DATE:	09/09/26	VEND ID:	PFMMS

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
07/06/26	142986	PA 744 - Jun. mileage, tolls	$0.00	$14.00
07/06/26	142986	PA 744 - Jun. storage facility	$0.00	$40.00
08/14/26	143546	PA 745 - Jul. mileage, tolls	$0.00	$12.19
08/14/26	143546	PA 745 - Jul. storage facility	$0.00	$46.33
08/06/26	DM-08-2026-6	PA 745 - DM fee: Aug. 2026	$0.00	$3,541.67
08/07/26	OE-EXP-08-2026-04	PA 745 - Jul. FedEx	$0.00	$42.11
		TOTALS:	**$0.00**	**$3,696.30**

BANK:	SUN	CHECK:	4593	AMOUNT:	$200.00	DATE:	09/09/26	VEND ID:	RLEVEY

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/18/26	2026.08.18	PA 745 - Supervisor fee 2026.0	$0.00	$200.00
		TOTALS:	**$0.00**	**$200.00**

BANK:	SUN	CHECK:	4594	AMOUNT:	$200.00	DATE:	09/09/26	VEND ID:	TCZAPK

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/18/26	2026.08.18	PA 745 - Supervisor fee 2026.0	$0.00	$200.00
		TOTALS:	**$0.00**	**$200.00**

BANK:	SUN	CHECK:	4595	AMOUNT:	$835.00	DATE:	09/14/26	VEND ID:	AWC

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/01/26	1143797	PA 746 - Sep. waterway service	$0.00	$835.00
		TOTALS:	**$0.00**	**$835.00**

BANK:	SUN	CHECK:	4596	AMOUNT:	$285.29	DATE:	09/14/26	VEND ID:	ORLSEN

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/08/26	OSA121262	CPA 005 - Ad: 113772; 09/10/20	$0.00	$57.06
09/08/26	OSA121262	CPA 005 - Ad: 113772; 09/10/20	$0.00	$57.06
09/08/26	OSA121262	CPA 005 - Ad: 113772; 09/10/20	$0.00	$57.06
09/08/26	OSA121262	CPA 005 - Ad: 113772; 09/10/20	$0.00	$57.06
09/08/26	OSA121262	CPA 005 - Ad: 113772; 09/10/20	$0.00	$57.05
		TOTALS:	**$0.00**	**$285.29**

BANK:	SUN	CHECK:	4597	AMOUNT:	$5,390.19	DATE:	09/14/26	VEND ID:	USBANK

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/25/26	8311658	PA 746 - FY26 S2023 trustee fe	$0.00	$900.83
08/25/26	8311658	PA 746 - FY27 S2023 trustee fe	$0.00	$4,489.36
		TOTALS:	**$0.00**	**$5,390.19**

Boggy Creek Improvement District

September 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70075	AMOUNT:	$11,478.96	DATE:	09/21/26	VEND ID:	OUC

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/02/26	83178-090226	PA 747 - OUC 2026.09.02 - Elec	$0.00	$1,948.69
09/02/26	83178-090226	PA 747 - OUC 2026.09.02 - Wate	$0.00	$1,568.20
09/02/26	83178-090226	PA 747 - OUC 2026.09.02 - Stre	$0.00	$7,698.70
09/02/26	83178-090226	PA 747 - OUC 2026.09.02 - IME	$0.00	$179.61
09/02/26	83178-090226	PA 747 - OUC 2026.09.02 - IME	$0.00	$256.38
09/02/26	83178-090226	PA 747 - OUC 2026.09.02 - Depo	$0.00	($172.62)
		TOTALS:	**$0.00**	**$11,478.96**

BANK:	SUN	CHECK:	4598	AMOUNT:	$3,000.01	DATE:	09/29/26	VEND ID:	BERCON

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/01/26	9628837	PA 746 - Sep. irrigation speci	$0.00	$1,666.67
09/01/26	9628837	PA 746 - Sep. administrator ag	$0.00	$1,333.34
		TOTALS:	**$0.00**	**$3,000.01**

BANK:	SUN	CHECK:	4599	AMOUNT:	$51,615.58	DATE:	09/29/26	VEND ID:	CEPRA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/01/26	O-S10828	PA 747 - Sep. interchange land	$0.00	$24,010.08
09/01/26	O-S10829	PA 747 - Sep. landscaping	$0.00	$27,605.50
		TOTALS:	**$0.00**	**$51,615.58**

BANK:	SUN	CHECK:	4600	AMOUNT:	$1,140.96	DATE:	09/29/26	VEND ID:	LJA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/09/26	202642537	PA 747 - Eng. srvs. thru 08/28	$0.00	$1,140.96
		TOTALS:	**$0.00**	**$1,140.96**

Boggy Creek Improvement District

Series 2013 Requisition Nos. 522 - 523 Paid in September 2026 in an amount totaling $9,228.00

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 September 1, 2026 through September 30, 2026. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
Series 2013 Req 522	Kutak Rock	$858.00
Series 2013 Req 523	LJA	$8,370.00
	TOTAL	**$9,228.00**

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**: 522

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

(C) **Amount Payable**: $858.00

(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 3810967 for Client Matter 3023-2 (Project Construction) through 07/31/2026

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

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

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

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

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

RECEIVED
By Amanda Lane at 9:42 am, Sep 16, 2026

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.

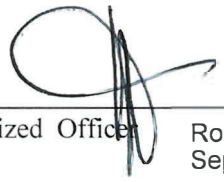
Boggy Creek Improvement District



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. chanck,
September 15, 2026

RECEIVED
By Amanda Lane at 9:42 am, Sep 16, 2026

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**: 523

(B) **Name of Payee**: LJA

(C) **Amount Payable**: $8,370.00

(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 202642538 for Project FL8877-23218 (Lake Nona Boggy Creek) through 08/28/2026

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

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

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

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

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

RECEIVED
By Amanda Lane at 9:42 am, Sep 16, 2026

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
September 15, 2026

RECEIVED
By Amanda Lane at 9:42 am, Sep 16, 2026

Boggy Creek Improvement District

Work Authorizations/Proposed Services

(if applicable)

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

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

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

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

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

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

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

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

BOGGY CREEK IMPROVEMENT DISTRICT

_____ _____

Secretary

By:_____

Its:_____

BERMAN CONSTRUCTION, LLC

_____ Edgard Morales

Witness

By:_____

Its:_____

Exhibit A: Proposal/Scope of Services

ESTIMATE
#5939

BILL TO
Boggy Creek Improvement District
United States

SHIP TO
Boggy Creek Improvement District
United States

SALES REP	EXPIRES	Exp. Close	SHIPPING METHOD
Edgard Morales Gonzalez	10/24/2026	09/24/2026	

PROJECT OVERVIEW

Scope of Work – BCID Holiday Decor at Lake Nona Boulevard and Boggy Creek Road

Provide all materials, equipment, and labor to install holiday décor at the monuments located at Lake Nona Boulevard and Boggy Creek Road.

The scope includes two 48-inch wreaths and eight 72-inch wreaths. Work includes delivery, fluffing all greenery, attaching ribbons, and securely installing the wreaths at the designated locations. Once the holiday season is over, return to take down the décor.

ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
Maintenance Work	Cost of tech to pick up and install holiday decor on BCID	1	$600.00	$600.00

Subtotal	$600.00
TAX	
Total	$600.00

ESTIMATE
#5939



Please sign and return this estimate to authorize the proposed work.

Client Representative Signature

_____

Date

_____

Printed Name

_____

Blank Page



CEPRA LANDSCAPE

Proposal

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

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

PROPOSAL #	DATE
61255 (v. 0)	10/14/2026

DESCRIPTION	
Pots Proposal BCID Proposal to replace pots in Boggy Creek District. Some pots are ok, but many need replaced due to freeze damage from the past winter.	$875.00

				$875.00
Description	**Type**	**Qty**	**Unit $**	**Total $**
Annual Soil Installation	YD	1.00	$100.00	$100.00
BougenVilla 'Dwarf' - 3 gal.	EA	3.00	$19.00	$228.00
Croton 'Mammy' - 3 gal.	EA	6.00	$18.00	$108.00
Delivery Fee	EA	1.00	$50.00	$50.00
General Enhancement Labor	HR	3.00	$60.00	$180.00
Hibiscus - 3 gal.	EA	6.00	$21.00	$126.00
Ipomoea batatas 'Sweet Potato Vine' 1 Gal.	EA	6.00	$6.83	$41.00
Lantana 'Purple' - 1 gal.	EA	6.00	$7.00	$42.00

Total **$875.00**

DRAFT

Terms and Conditions

1. **Scope of Work**. The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.

2. **Insurance, Licenses and Permits**. Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.

3. **Subcontractors**. Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.

4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.

5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.

6. **Compensation**. In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.

7. **Termination**. This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination

8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.

9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.

10. **Warranty**. All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.

11. **Complete Agreement**. This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

DRAFT

_____ _____ _____

Customer Printed Name **Customer Signature** **Date**

Job ID: 61255

Blank Page

Loop Helios Beds









CEPRA LANDSCAPE

Proposal

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

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

PROPOSAL #	DATE
61254 (v. 0)	10/14/2026

DESCRIPTION	
Loop/Helios Beds BCID Proposal to install missing plant material from beds on Loop/Helios Rd. Beds are missing majority of Confederate Jasmine. Shrubs mostly just need infilled.	$8,625.00

				$8,625.00
Description	**Type**	**Qty**	**Unit $**	**Total $**
General Enhancement Labor	HR	12.00	$60.00	$720.00
Confederate Jasmine - 1 gal.	EA	630.00	$7.00	$4,410.00
Schillings Holly - 7 gal.	EA	50.00	$50.50	$2,525.00
Podocarpus macrophyllus 'Pringles' 'Dwarf Podocarpus' 7 Gal.	EA	3.00	$50.00	$150.00
Delivery Fee	EA	1.00	$100.00	$100.00
Natural Hardwood Mulch - Bulk Installed	YD	12.00	$60.00	$720.00

Total **$8,625.00**

DRAFT

Terms and Conditions

1. **Scope of Work**. The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.

2. **Insurance, Licenses and Permits**. Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.

3. **Subcontractors**. Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.

4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.

5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.

6. **Compensation**. In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.

7. **Termination**. This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination

8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.

9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.

10. **Warranty**. All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.

11. **Complete Agreement**. This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

DRAFT

_____ _____ _____

Customer Printed Name **Customer Signature** **Date**

Job ID: 61254

Blank Page


LAKE NONA



CEPRA LANDSCAPE

Proposal

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

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

PROPOSAL #	DATE
61252 (v. 0)	10/14/2026

DESCRIPTION	
Beds at Intersection of LNB and Nemours Boggy Creek Interchange Proposal to replace the 2 beds between sidewalk and road near the intersection. Beds were heavily damaged from freeze this past winter. Included in the proposal is plant fill-in for the center island bed that was also damaged from the freeze.	$6,059.00

				$6,059.00
Description	**Type**	**Qty**	**Unit $**	**Total $**
Delivery Fee	EA	1.00	$50.00	$50.00
Dump Fees - General Debris	EA	1.00	$50.00	$50.00
Natural Hardwood Mulch - Bulk Installed	YD	12.00	$60.00	$720.00
General Enhancement Labor	HR	20.00	$60.00	$1,200.00
Jack Frost Ligustrum - 7 gal.	EA	8.00	$50.50	$404.00
Dwarf FireBush - 3 gal.	EA	30.00	$17.00	$510.00
Copperleaf 'Dwarf' - 3 gal.	EA	100.00	$19.00	$1,900.00
Liriope 'Emerald Goddess' - 1 gal.	EA	175.00	$7.00	$1,225.00

Total **$6,059.00**

DRAFT

Terms and Conditions

1. **Scope of Work**. The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.

2. **Insurance, Licenses and Permits**. Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.

3. **Subcontractors**. Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.

4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.

5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.

6. **Compensation**. In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.

7. **Termination**. This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination

8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.

9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.

10. **Warranty**. All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.

11. **Complete Agreement**. This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

DRAFT

_____ _____ _____

Customer Printed Name **Customer Signature** **Date**

Job ID: 61252

Blank Page


SP-16

CEPRA LANDSCAPE

Proposal

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

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

PROPOSAL #	DATE
61257 (v. 0)	10/14/2026

DESCRIPTION	
Asian Jasmine BCID Proposal to replace damaged Asian Jasmine from various construction projects.	$3,310.00

				$3,310.00
Description	**Type**	**Qty**	**Unit $**	**Total $**
Asiatic Jasmine - 1 gal.	EA	400.00	$7.00	$2,800.00
General Enhancement Labor	HR	5.00	$60.00	$300.00
Pine Bark Mulch (Fines) - 3cf Bag Installed	BAG	15.00	$14.00	$210.00

Total **$3,310.00**

DRAFT

Terms and Conditions

1. **Scope of Work**. The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.

2. **Insurance, Licenses and Permits**. Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.

3. **Subcontractors**. Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.

4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.

5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.

6. **Compensation**. In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.

7. **Termination**. This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination

8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.

9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.

10. **Warranty**. All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.

11. **Complete Agreement**. This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

DRAFT

_____ _____ _____

Customer Printed Name **Customer Signature** **Date**

Job ID: 61257

Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD

Boggy Creek Improvement District

September 2026 Financial Package

September 30, 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 9/30/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
		Assets			
Current Assets					
General Checking Account	$ 693,081.36				$ 693,081.36
State Board of Administration	1,583.31				1,583.31
Infrastructure Capital Reserve	167,206.22				167,206.22
Interchange Maintenance Reserve	19,564.86				19,564.86
Due From Other Governmental Units	28,366.70				28,366.70
Prepaid Expenses	6,554.62				6,554.62
Deposits	5,000.00				5,000.00
Debt Service Reserve Series 2013		$ 3,945,385.79			3,945,385.79
Debt Service Reserve Series 2023		582,509.37			582,509.37
Revenue Series 2013		1,427,955.32			1,427,955.32
Revenue Series 2023		654,866.59			654,866.59
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.39			3,806.39
Construction Checking Account			$ 3,811.82		3,811.82
Due From Other Governmental Units			340.60		340.60
Acquisition/Construction Series 2013			2,475.44		2,475.44
Total Current Assets	$ 921,357.07	$ 6,619,092.21	$ 6,627.86	$ -	$ 7,547,077.14
Investments					
Amount Available in Debt Service Funds				$ 6,619,092.21	$ 6,619,092.21
Amount To Be Provided				47,740,907.79	47,740,907.79
Total Investments	$ -	$ -	$ -	$ 54,360,000.00	$ 54,360,000.00
Total Assets	$ 921,357.07	$ 6,619,092.21	$ 6,627.86	$ 54,360,000.00	$ 61,907,077.14

Boggy Creek Improvement District

Statement of Financial Position

As of 9/30/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
		Liabilities and Net Assets			
Current Liabilities					
Accounts Payable	$ 29,299.00				$ 29,299.00
Accounts Payable			$ 3,019.00		3,019.00
Total Current Liabilities	$ 29,299.00	$ -	$ 3,019.00	$ -	$ 32,318.00
Long Term Liabilities					
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	$ 29,299.00	$ -	$ 3,019.00	$ 54,360,000.00	$ 54,392,318.00
Net Assets					
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	126,541.12				126,541.12
Net Assets, Unrestricted		$ (1,465,642.46)			(1,465,642.46)
Current Year Net Assets, Unrestricted		10,700.64			10,700.64
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			(155,321.66)		(155,321.66)
Net Assets - General Government			26,696,976.16		26,696,976.16
Total Net Assets	$ 892,058.07	$ 6,619,092.21	$ 3,608.86	$ -	$ 7,514,759.14
Total Liabilities and Net Assets	$ 921,357.07	$ 6,619,092.21	$ 6,627.86	$ 54,360,000.00	$ 61,907,077.14

Boggy Creek Improvement District

Statement of Activities

As of 9/30/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Revenues					
On-Roll Assessments	$ 303,572.28				$ 303,572.28
Off-Roll Assessments	620,848.13				620,848.13
Developer Contributions	86,095.42				86,095.42
Other Income & Other Financing Sources	10,055.01				10,055.01
On-Roll Assessments		$ 735,725.17			735,725.17
Off-Roll Assessments		4,336,189.48			4,336,189.48
Inter-Fund Transfers In			$ 133,899.70		133,899.70
Total Revenues	$ 1,020,570.84	$ 5,071,914.65	$ 133,899.70	$ -	$ 6,226,385.19
Expenses					
Supervisor Fees	$ 3,200.00				$ 3,200.00
Public Officials' Liability Insurance	4,569.00				4,569.00
Trustee Services	8,837.62				8,837.62
Management	42,500.00				42,500.00
Engineering	18,071.86				18,071.86
Disclosure	2,000.00				2,000.00
District Counsel	24,596.62				24,596.62
Assessment Administration	15,000.00				15,000.00
Audit	4,800.00				4,800.00
Arbitrage Calculation	1,500.00				1,500.00
Tax Preparation	25.20				25.20
Travel and Per Diem	146.15				146.15
Postage & Shipping	259.08				259.08
Legal Advertising	4,003.98				4,003.98
Bank Fees	7.60				7.60
Miscellaneous	406.33				406.33
Web Site Maintenance	3,120.00				3,120.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	17,200.45				17,200.45
Water Reclaimed	22,659.61				22,659.61
General Insurance	5,183.00				5,183.00

Boggy Creek Improvement District

Statement of Activities

As of 9/30/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Property & Casualty	$ 6,455.00				$ 6,455.00
Other Insurance	500.00				500.00
Irrigation Parts	40,452.54				40,452.54
Landscaping Maintenance & Material	330,792.12				330,792.12
Landscape Improvements	42,124.00				42,124.00
Contingency	1,770.53				1,770.53
IME - Aquatics Maintenance	3,256.56				3,256.56
IME - Irrigation	932.92				932.92
IME - Landscaping	93,639.36				93,639.36
IME - Lighting	681.62				681.62
IME - Miscellaneous	198.26				198.26
IME - Water Reclaimed	953.52				953.52
Pest Control	3,020.00				3,020.00
Entry and Wall Maintenance	29,900.00				29,900.00
Shuttle Financing - Maintenance	13,599.92				13,599.92
Shuttle Financing - BEEP Operating Costs	72,495.50				72,495.50
IME - Landscape Improvements	2,112.50				2,112.50
Streetlights	84,587.16				84,587.16
Personnel Leasing Agreement	36,000.12				36,000.12
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
Inter-Fund Transfers Out		133,385.15			133,385.15
Engineering			$ 50,400.24		50,400.24
District Counsel			23,098.15		23,098.15
Legal Advertising			661.21		661.21
Developer Advance Repayment			219,470.72		219,470.72
Contingency			522.45		522.45
Inter-Fund Transfers Out			514.55		514.55
Total Expenses	$ 942,233.13	$ 5,289,491.41	$ 294,667.32	$ -	$ 6,526,391.86

Boggy Creek Improvement District

Statement of Activities

As of 9/30/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 48,203.41				$ 48,203.41
Dividend Income		$ 228,277.40			228,277.40
Interest Income			$ 369.94		369.94
Dividend Income			5,076.02		5,076.02
Total Other Revenues (Expenses) & Gains (Losses)	$ 48,203.41	$ 228,277.40	$ 5,445.96	$ -	$ 281,926.77
Change In Net Assets	$ 126,541.12	$ 10,700.64	$ (155,321.66)	$ -	$ (18,079.90)
Net Assets At Beginning Of Year	$ 765,516.95	$ 6,608,391.57	$ 158,930.52	$ -	$ 7,532,839.04
Net Assets At End Of Year	$ 892,058.07	$ 6,619,092.21	$ 3,608.86	$ -	$ 7,514,759.14

Boggy Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	$ 924,420.41	$ 920,455.44	$ 3,964.97	$ 920,455.44	100.43%
Developer Contributions	86,095.42	725,319.70	(639,224.28)	725,319.70	11.87%
Carryforward Revenue	130,537.49	130,537.49	-	130,537.49	100.00%
Other Income & Other Financing Sources	10,055.01	-	10,055.01	-	
Net Revenues	**$ 1,151,108.33**	**$ 1,776,312.63**	**$ (625,204.30)**	**$ 1,776,312.63**	**64.80%**
General & Administrative Expenses					
Legislative					
Supervisor Fees	$ 3,200.00	$ 12,000.00	$ (8,800.00)	$ 12,000.00	26.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,569.00	4,956.50	(387.50)	4,956.50	92.18%
Trustee Services	8,837.62	9,134.00	(296.38)	9,134.00	96.76%
Management	42,500.00	42,500.00	-	42,500.00	100.00%
Engineering	18,071.86	11,500.00	6,571.86	11,500.00	157.15%
Disclosure	2,000.00	2,000.00	-	2,000.00	100.00%
District Counsel	24,596.62	35,000.00	(10,403.38)	35,000.00	70.28%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	4,800.00	4,000.00	800.00	4,000.00	120.00%
Arbitrage Calculation	1,500.00	1,200.00	300.00	1,200.00	125.00%
Tax Preparation	25.20	30.00	(4.80)	30.00	84.00%
Travel and Per Diem	146.15	300.00	(153.85)	300.00	48.72%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	259.08	500.00	(240.92)	500.00	51.82%
Copies	-	250.00	(250.00)	250.00	0.00%
Legal Advertising	4,003.98	6,000.00	(1,996.02)	6,000.00	66.73%
Bank Fees	7.60	360.00	(352.40)	360.00	2.11%
Miscellaneous	406.33	1,180.00	(773.67)	1,180.00	34.43%
Meeting Room	-	250.00	(250.00)	250.00	0.00%
Office Supplies	-	100.00	(100.00)	100.00	0.00%
Property Taxes	-	150.00	(150.00)	150.00	0.00%
Web Site Maintenance	3,120.00	3,420.00	(300.00)	3,420.00	91.23%
Holiday Decorations	500.00	600.00	(100.00)	600.00	83.33%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	**$ 133,718.44**	**$ 150,880.50**	**$ (17,162.06)**	**$ 150,880.50**	**88.63%**

Boggy Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Field Operations Expenses					
Electric Utility Services					
Electric	$ 17,200.45	$ 9,500.00	$ 7,700.45	$ 9,500.00	181.06%
Entry Lighting	-	500.00	(500.00)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	22,659.61	32,000.00	(9,340.39)	32,000.00	70.81%
Other Physical Environment					
General Insurance	5,183.00	5,623.50	(440.50)	5,623.50	92.17%
Property & Casualty	6,455.00	7,307.10	(852.10)	7,307.10	88.34%
Other Insurance	500.00	1,500.00	(1,000.00)	1,500.00	33.33%
Irrigation Repairs	40,452.54	65,000.00	(24,547.46)	65,000.00	62.23%
Landscaping Maintenance & Material	330,792.12	364,720.00	(33,927.88)	364,720.00	90.70%
Landscape Improvements	42,124.00	65,000.00	(22,876.00)	65,000.00	64.81%
Tree Trimming	-	15,700.00	(15,700.00)	15,700.00	0.00%
Contingency	1,770.53	10,000.00	(8,229.47)	10,000.00	17.71%
Trail Maintenance	-	20,000.00	(20,000.00)	20,000.00	0.00%
Pest Control	3,020.00	3,500.00	(480.00)	3,500.00	86.29%
Shuttle Financing					
Maintenance	13,599.92	216,000.00	(202,400.08)	216,000.00	6.30%
Vehicle Cost (Loan Payment)	-	146,319.70	(146,319.70)	146,319.70	0.00%
BEEP Operating Costs	72,495.50	358,000.00	(285,504.50)	358,000.00	20.25%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	3,256.56	3,445.00	(188.44)	3,445.00	94.53%
IME - Irrigation Repair	932.92	3,250.00	(2,317.08)	3,250.00	28.71%
IME - Landscaping	93,639.36	95,264.33	(1,624.97)	95,264.33	98.29%
IME - Lighting	681.62	1,300.00	(618.38)	1,300.00	52.43%
IME - Miscellaneous	198.26	6,500.00	(6,301.74)	6,500.00	3.05%
IME - Water Reclaimed	953.52	1,625.00	(671.48)	1,625.00	58.68%
IME - Landscape Improvements	2,112.50	13,000.00	(10,887.50)	13,000.00	16.25%
Road & Street Facilities					
Entry and Wall Maintenance	29,900.00	26,000.00	3,900.00	26,000.00	115.00%
Streetlights	84,587.16	97,350.83	(12,763.67)	97,350.83	86.89%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	0.08	16,000.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	0.04	20,000.00	100.00%
Reserves					
Infrastructure Capital Reserve	20,166.67	20,166.67	-	20,166.67	100.00%
Interchange Maintenance Reserve	2,360.00	2,360.00	-	2,360.00	100.00%
Total Field Operations Expenses	**$ 831,041.36**	**$ 1,626,932.13**	**$ (795,890.77)**	**$ 1,626,932.13**	**51.08%**
Total Expenses	**$ 964,759.80**	**$ 1,777,812.63**	**$ (813,052.83)**	**$ 1,777,812.63**	**54.27%**
Income (Loss) from Operations	**$ 186,348.53**	**$ (1,500.00)**	**$ 187,848.53**	**$ (1,500.00)**	
Other Income (Expense)					
Interest Income	$ 48,203.41	$ 1,500.00	$ 46,703.41	$ 1,500.00	3213.56%
Total Other Income (Expense)	**$ 48,203.41**	**$ 1,500.00**	**$ 46,703.41**	**$ 1,500.00**	**3213.56%**
Net Income (Loss)	**$ 234,551.94**	**$ -**	**$ 234,551.94**	**$ -**	

Boggy Creek Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Revenues													
Assessments	$ -	$ 310,424.07	$ -	$ 443.57	$ 155,212.03	$ 38,888.47	$ 17,487.30	$ 270,452.15	$ 120,394.30	$ 11,118.52	$ -	$ -	$ 924,420.41
Developer Contributions	-	21,533.33	-	21,365.42	21,042.50	-	22,154.16	-	0.01	-	-	-	86,095.42
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	10,878.13	10,878.12	10,878.13	10,878.12	130,537.49
Other Income & Other Financing Sources	0.01	-	-	-	-	-	-	-	-	-	10,055.00	-	10,055.01
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**	**$ 131,272.44**	**$ 21,996.64**	**$ 20,933.13**	**$ 10,878.12**	**$ 1,151,108.33**
General & Administrative Expenses													
Legislative													
Supervisor Fees	$ 200.00	$ -	$ -	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 200.00	$ 400.00	$ 400.00	$ 400.00	$ -	$ 3,200.00
Financial & Administrative													
Public Officials' Liability Insurance	4,569.00	-	-	-	-	-	-	-	-	-	-	-	4,569.00
Trustee Services	6,446.30	-	-	-	-	-	-	1,490.49	-	-	-	900.83	8,837.62
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	3,541.67	3,541.67	3,541.67	3,541.63	42,500.00
Engineering	-	2,041.25	416.60	-	284.43	386.60	-	11,748.16	1,059.43	994.43	-	1,140.96	18,071.86
Dissemination Agent	-	-	500.00	-	-	-	500.00	-	-	500.00	-	500.00	2,000.00
District Counsel	-	-	3,936.50	-	1,574.50	3,751.04	-	-	4,308.00	-	2,728.50	8,298.08	24,596.62
Assessment Administration	-	-	15,000.00	-	-	-	-	-	-	-	-	-	15,000.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	4,800.00	-	-	-	-	-	-	4,800.00
Arbitrage Calculation	-	-	1,000.00	-	-	-	-	-	-	-	500.00	-	1,500.00
Tax Preparation	-	-	-	-	25.20	-	-	-	-	-	-	-	25.20
Travel and Per Diem	-	34.00	-	6.80	14.00	7.00	14.00	-	22.75	-	26.19	21.41	146.15
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	4.42	9.81	6.68	22.83	109.61	9.18	9.47	19.32	24.09	42.11	1.56	259.08
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	275.68	219.50	-	219.50	504.96	252.48	252.48	252.48	1,025.40	744.66	256.84	4,003.98
Bank Fees	-	-	-	7.60	-	-	-	-	-	-	-	-	7.60
Miscellaneous	-	-	-	80.00	40.00	40.00	40.00	-	120.00	-	86.33	-	406.33
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	185.00	485.00	185.00	185.00	3,120.00
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**	**$ 9,908.65**	**$ 6,970.59**	**$ 8,254.46**	**$ 14,846.31**	**$ 133,718.44**

Boggy Creek Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
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	$ 1,628.73	$ 1,462.60	$ 2,377.67	$ 1,948.69	$ 17,200.45
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	3,288.55	1,049.22	2,309.54	1,568.20	22,659.61
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	2,940.00	10,364.50	4,012.00	2,542.50	40,452.54
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	27,566.01	27,566.01	27,566.01	27,566.01	330,792.12
Landscape Improvements	-	-	-	-	-	-	-	-	4,000.00	27,142.00	-	10,982.00	42,124.00
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	
Contingency	-	-	-	-	-	-	-	-	-	1,650.55	-	119.98	1,770.53
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	271.38	271.38	271.38	271.38	3,256.56
IME - Irrigation	-	-	488.64	-	-	-	-	-	-	304.53	139.75	-	- 932.92
IME - Landscaping	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	7,803.28	93,639.36
IME - Lighting	-	61.32	62.86	69.88	67.91	61.61	61.97	59.67	60.19	55.99	61.85	58.37	681.62
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	89.60	109.34	108.76	83.32	953.52
IME - Landscape Improvements	-	-	-	-	-	-	-	-	-	2,112.50	-	-	2,112.50
Road & Street Facilities													
Entry and Wall Maintenance	-	-	8,700.00	-	15,600.00	2,250.00	-	-	-	500.00	-	2,850.00	29,900.00
Streetlights	-	7,645.33	7,640.23	7,701.77	7,700.74	7,697.68	7,699.73	7,699.73	7,701.77	7,698.70	7,702.78	7,698.70	84,587.16
Parks & Recreation													
Personnel Leasing Agreement - Administration	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04
Reserves													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	20,166.67	20,166.67
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	2,360.00	2,360.00
Total Field Operations Expenses	**$ 52,387.81**	**$ 71,355.92**	**$ 87,983.17**	**$ 71,281.41**	**$ 89,515.98**	**$ 59,894.17**	**$ 53,480.35**	**$ 51,330.28**	**$ 58,349.52**	**$ 91,090.61**	**$ 55,353.03**	**$ 89,019.11**	**$ 831,041.36**
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**	**$ 68,258.17**	**$ 98,061.20**	**$ 63,607.49**	**$ 103,865.42**	**$ 964,759.80**
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**	**$ 63,014.27**	**$ (76,064.56)**	**$ (42,674.36)**	**$ (92,987.30)**	**$ 186,348.53**
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	$ 8,181.70	$ 2,786.06	$ 2,572.66	$ 3,632.75	$ 48,203.41
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**	**$ 8,181.70**	**$ 2,786.06**	**$ 2,572.66**	**$ 3,632.75**	**$ 48,203.41**
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**	**$ 71,195.97**	**$ (73,278.50)**	**$ (40,101.70)**	**$ (89,354.55)**	**$ 234,551.94**

Boggy Creek Improvement District
Cash Flow

	Beg. Cash	FY 2026 Inflows	FY 2026 Outflows	FY 2027 Inflows	FY 2027 Outflows	End. Cash	
9/1/2025	742,366.86	-	(16,707.00)	-	-	648,318.99	
10/1/2025	648,318.99	-	-	-	-	651,938.55	
11/1/2025	651,938.55	347,679.98	(95,223.96)	-	-	831,124.05	
12/1/2025	831,124.05	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	228,918.37	(244,816.00)	-	(2,065.26)	920,256.68	
7/1/2026	920,256.68	34,627.40	(130,859.16)	-	-	824,024.92	
8/1/2026	824,024.92	40,449.26	(76,826.38)	-	-	787,647.80	
9/1/2026	787,647.80	9,467.18	(99,544.26)	-	(4,489.36)	693,081.36	
10/1/2026	693,081.36	28,351.99	(23,162.70)	-	(18,826.00)	679,444.65	as of 10/15/2026
	Totals	2,019,645.85	(1,910,235.15)	-	(25,380.62)		

Boggy Creek Improvement District

Landscape Report

TASK SERVICE REPORT

Boggy Creek Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 76264

Service Date	08/18/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

The Boggy Creek Improvement District continued to receive regularly scheduled landscape maintenance services throughout August 2026. General maintenance activities were completed weekly, with emphasis on maintaining turf quality, managing weed pressure, controlling invasive vegetation, and improving the appearance of established landscape beds throughout the District. Several enhancement and warranty-related activities were completed during the reporting period, including landscape improvements along Boggy Creek Road and replacement plantings along Nemours Parkway. Seasonal fungal activity affecting St. Augustine turfgrass remains an area requiring continued monitoring and follow-up treatment.

OBSERVATIONS / FINDINGS

Turf Maintenance Routine turf maintenance continued throughout the District's maintained common areas, roadway corridors, and associated landscape areas. Maintenance operations focused on preserving a uniform appearance, maintaining turf health, and addressing seasonal conditions associated with Central Florida's summer growing season. Fungal activity was identified within portions of the St. Augustine turfgrass. The landscape contractor reported ongoing efforts to address these conditions, with additional follow-up treatment anticipated in September. Weed Control Weed management activities continued throughout August. The contractor reported maintaining regular herbicide applications across the District to control unwanted vegetation in landscape beds and other designated treatment areas. Continued monitoring is recommended to limit weed competition, preserve planting bed definition, and maintain the District's established appearance standards. Shrub and Ornamental Maintenance Routine ornamental maintenance included trimming and removal of unwanted vine growth developing from within established shrub plantings. Several areas were identified where existing Asian jasmine continues to emerge through shrub canopies. These conditions are associated with older planting beds that were subsequently converted to sod.

AREAS OF CONCERN

Landscape Enhancements Boggy Creek Road – Beds 1 and 2 Landscape enhancement work was completed in planting beds 1 and 2 along Boggy Creek Road during August. The contractor also reported utilizing surplus plant material from these installations to supplement several additional landscape areas requiring infill. These improvements support the District's ongoing efforts to restore planting bed density, improve landscape uniformity, and enhance the appearance of prominent roadway corridors.

RECOMMENDED ACTIONS

St. Augustine Turfgrass Seasonal fungal concerns were reported within St. Augustine turf areas. Central Florida's prolonged summer humidity, rainfall, and elevated nighttime temperatures can contribute to increased disease pressure. The contractor indicated that additional treatment would need to be scheduled during September. Continued monitoring will help determine treatment effectiveness and whether further corrective applications are necessary. Invasive and Unwanted Vegetation Persistent Asian jasmine growth within established shrub beds continues to present a maintenance challenge. Because residual growth originates beneath existing plants, repeated selective removal may be necessary to achieve long-term control without damaging desirable ornamental vegetation.

ADDITIONAL NOTES

Regular landscape maintenance activities will continue in accordance with the District's established maintenance specifications. Particular attention will be directed toward monitoring turfgrass health, maintaining effective weed control, and addressing unwanted vegetation within established shrub beds. Follow-up treatment of St. Augustine turfgrass affected by fungal activity should be scheduled and monitored to determine the effectiveness of corrective measures. Recently completed landscape enhancements along Boggy Creek Road and warranty replacements along Nemours Parkway should be evaluated for proper establishment, plant vigor, and irrigation coverage. Additional enhancement opportunities and landscape deficiencies identified during routine inspections will be documented and presented to District Management for review and consideration. Overall Summary The Boggy Creek Improvement District's landscape maintenance program remained active throughout August 2026, with weekly general maintenance activities completed as reported by the landscape contractor.

Boggy Creek ID Monthly Landscape Report – August 2026









Cepra Irrigation Inspection / South Orlando

18439008897

Reference Number:	Form Name:
20260713-18439008897	**Cepra Irrigation Inspection / South Orlando**
Submitter Name:	Date Sent on Device:
Justo Morales | justo.morales	**Jul 13, 2026 6:49:35 AM EDT**
Workflow Status:	
Completed (Processing)	
Location:	

PROPERTY

Property Information

Property Name (Controller Name)	Midtown Improvement District Sec 1 - 3 (18)
Inspection Date	Jul 8, 2026 11:41:00 AM EDT
Technician Name	Benjamin DeLoach
Controller Make and Model	Rainbird ESP -LXME2

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program 1	9:00 PM	100%	Wednesday Saturday
Program 2	5:00 AM	100%	Everyday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIAL WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMENTS	MAINTENANCE CHECK, CLEAN, ADJUST
1	Sprays		20					Detected Short	
2	Sprays		20						
3	Sprays		20						
4	Sprays		20						
5	Sprays		20						
8	Sprays		20						
9	Sprays		20						
10	MP Rotator Sprays		20						
11	Sprays		20						
12	Sprays		20	30					
13	Sprays		20						
15	Sprays		20						
16	Sprays		20						
17	Rotors		40						
19	MP Rotator Sprays		20						
20	Sprays		20						
21	MP Rotator Sprays		20						
22	Sprays		20						
23	Sprays			15					

24	Rotors		20						
25	Sprays		20						
26			20						

REPAIRS / UPGRADES

Repairs and Upgrades

REPAIRS AND UPGRADES 1 OF 15

Repairs and Upgrades

Zone	3
Faults on Zone / Repaired	17
Broken Nozzle / Repaired	17

REPAIRS AND UPGRADES 2 OF 15

Repairs and Upgrades

Zone	4
Faults on Zone / Repaired	15
Broken Nozzle / Repaired	13
Broken 12" Spray Head / Repaired	1
Broken Lateral Line / Repaired	1
Broken Lateral Line Size	3/4"

REPAIRS AND UPGRADES 3 OF 15

Repairs and Upgrades

Zone	5
Faults on Zone / Repaired	9
Broken Nozzle / Repaired	6
Broken 6" Spray Head / Repaired	1

Broken 12" Spray Head / Repaired	2

REPAIRS AND UPGRADES 4 OF 15

Repairs and Upgrades

Zone	8
Faults on Zone / Repaired	1
Broken Nozzle / Repaired	1

REPAIRS AND UPGRADES 5 OF 15

Repairs and Upgrades

Zone	10
Faults on Zone / Repaired	11
Broken Nozzle / Repaired	11

REPAIRS AND UPGRADES 6 OF 15

Repairs and Upgrades

Zone	12
Faults on Zone / Repaired	2
Broken Nozzle / Repaired	2

REPAIRS AND UPGRADES 7 OF 15

Repairs and Upgrades

Zone	13
Faults on Zone / Repaired	7
Broken Nozzle / Repaired	4

Broken 6" Spray Head / Repaired	3

REPAIRS AND UPGRADES 8 OF 15

Repairs and Upgrades

Zone	15
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	4

REPAIRS AND UPGRADES 9 OF 15

Repairs and Upgrades

Zone	17
Faults on Zone / Repaired	1
Straighten Head (Maintenance Item)	1

REPAIRS AND UPGRADES 10 OF 15

Repairs and Upgrades

Zone	19
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	2
Broken MP Rotator / Repaired	1
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES 11 OF 15

Repairs and Upgrades

Zone	20
Faults on Zone / Repaired	3

Broken Nozzle / Repaired	3

REPAIRS AND UPGRADES 12 OF 15

Repairs and Upgrades

Zone	21
Faults on Zone / Repaired	6
Broken Nozzle / Repaired	3
Broken 6" Spray Head / Repaired	1
Broken 12" Spray Head / Repaired	1
Broken Lateral Line / Repaired	1
Broken Lateral Line Size	1"

REPAIRS AND UPGRADES 13 OF 15

Repairs and Upgrades

Zone	22
Faults on Zone / Repaired	3
Broken Nozzle / Not Repaired	2
Broken 12" Spray Head / Repaired	1

REPAIRS AND UPGRADES 14 OF 15

Repairs and Upgrades

Zone	23
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	3
Broken 12" Spray Head / Repaired	1

REPAIRS AND UPGRADES 15 OF 15

Repairs and Upgrades

Zone	25
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	2
Broken 6" Spray Head / Repaired	1

COMMENTS / SIGNATURE

Additional Comments

Additional Comments	Dino did inspection and repairs for zones 1-11 and I finished the clock the next day
Signature	

Blank Page

TASK SERVICE REPORT

Boggy Creek Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 83783

Service Date	09/15/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape maintenance operations throughout the Boggy Creek Improvement District continued during September, with an emphasis on maintaining established turf, ornamental plantings, trees, palms, roadway corridors, and district-maintained common areas. Based on contractor correspondence and management communications from the third quarter, routine maintenance activities continued while additional attention was directed toward irrigation water consumption, landscape bed renovations, plant replacement, and outstanding enhancements. The district's primary landscape concerns during the quarter centered on correcting irrigation deficiencies, addressing landscape material affected by previous freeze conditions, and coordinating improvement proposals for highly visible roadway and common-area locations. Routine landscape maintenance remained active throughout the reporting period. Proposed enhancements and corrective actions require continued management oversight to confirm approvals, scheduling, and completion.

OBSERVATIONS / FINDINGS

General landscape maintenance: August contractor reporting confirmed that weekly general maintenance activities were being performed throughout the district. Vegetation control along hardscape areas and ongoing pruning operations were also identified as active maintenance priorities. Turf management: Continued monitoring of turf density, uniformity, and irrigation response is recommended, particularly within high-visibility roadway corridors and areas experiencing variable soil moisture. Shrub and ornamental plantings: Landscape bed improvements and ornamental plant replacements remained significant areas of focus. Proposed improvements included Bougainvillea replacements, jasmine plantings, and landscape enhancements near roadway intersections. Irrigation: Elevated water consumption became a documented concern during the quarter. September correspondence identified irrigation controllers BCID 8, 12, 17, 19, and 23 for further review. Repairs associated with controllers 12 and 23 were identified as potential contributors to increased consumption. The increase here was due to new planting beds and trees that were installed.

AREAS OF CONCERN

Landscape replacement: Previous freeze damage resulted in declining ornamental material, including Bougainvillea plantings. Replacements should be coordinated with irrigation inspections to improve establishment success. Landscape bed conditions: Additional planting beds require renovation, supplemental plant material, or improvements to restore consistent landscape coverage and presentation. Enhancement coordination: Multiple proposals were circulated during the quarter. Management should reconcile proposal approvals against completed installations and outstanding work.

RECOMMENDED ACTIONS

Irrigation audits: Review water consumption by meter and controller, verify completed repairs, and adjust irrigation scheduling based on actual landscape requirements, seasonal rainfall, and soil moisture conditions. Landscape enhancements: Prioritize improvements to high-visibility locations, including Veterans Way, Helios, Nemours-area plantings, and roadway entrance corridors. Contractor accountability: Maintain a consolidated enhancement log identifying proposal number, approved amount, authorization date, scheduled installation, and completion status. Maintenance quality: Continue scheduled turf maintenance, ornamental pruning, weed control, and detail work, with particular attention to landscape beds and roadway visibility.

ADDITIONAL NOTES

Quarter Review — July through September 2026 July - Continued routine maintenance and coordination of landscape enhancement proposals. Irrigation inspections and repair documentation formed part of ongoing district management. August - Weekly general maintenance, weed control, pruning, and landscape improvement coordination continued. Bed renovation proposals and approval documentation remained under review. September - Focus increased on irrigation water consumption, controller deficiencies, enhancement approvals, and replacement plantings. Revised landscape proposals were circulated for management review. Quarterly performance assessment The third quarter reflected continued execution of routine maintenance activities alongside a growing emphasis on corrective maintenance and capital landscape improvements. Contractor communications indicate that routine maintenance operations remained active, while irrigation consumption concerns and outstanding enhancement projects required additional coordination between district management, the landscape contractor, and irrigation personnel. During October, management will continue working with Cepra Landscape and irrigation personnel to review outstanding improvements, confirm authorized repairs, and address irrigation consumption concerns. A September irrigation water consumption breakdown was provided by the irrigation manager on October 14, 2026. This information should be reviewed alongside July and August usage to establish quarterly trends and identify abnormal consumption. Overall quarterly summary The Boggy Creek Improvement District continued routine landscape maintenance operations during the quarter. The primary operational priorities involved irrigation management, replacement of freeze-damaged ornamental material, landscape bed renovations, and enhancement planning. As the district enters the new quarter, continued contractor coordination and verification of completed work will be essential to maintaining landscape quality, improving irrigation efficiency, and addressing outstanding improvement needs.

Boggy Creek ID Monthly Landscape Report – September 2026









Cepra Irrigation Inspection / South Orlando

18440094558

Reference Number:	Form Name:
20260726-18440094558	**Cepra Irrigation Inspection / South Orlando**
Submitter Name:	Date Sent on Device:
Justo Morales | justo.morales	**Jul 26, 2026 11:15:15 AM EDT**
Workflow Status:	
Completed (Processing)	
Location:	

PROPERTY

Property Information

Property Name (Controller Name)	Boggy Creek Improvement District (12)
Inspection Date	Jul 22, 2026 9:34:00 AM EDT
Technician Name	Benjamin DeLoach
Controller Make and Model	Rainbird ESP -LXME2
Clock Status	Operational Door is Missing or Damaged
Weather Sensor	Rain Sensor is OFF
POC Information	Reclaimed Water
Pump Type	Pump Start

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program 1	8:00 PM	100%	Wednesday Saturday
Program 3	2:00 AM	100%	Everyday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIAL WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMENTS	MAINTENANCE CHECK, CLEAN, ADJUST
1	Sprays		15		15				
3	Sprays		15						
5	Sprays		15						
6	Sprays		15						
9	Sprays		15		15				
12	Sprays		15						
13	Sprays		15						
14	Sprays		15						
16	Sprays		15						
18	Sprays								
19	Rotors		15						
21	Sprays		15						
22	Sprays		15						
23	Sprays		15		30				
24	Sprays		15						
27	Sprays		15						
28	Sprays		15						
31	Sprays		15						

REPAIRS / UPGRADES

Repairs and Upgrades

REPAIRS AND UPGRADES 1 OF 14

Repairs and Upgrades

Zone	1
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	3
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES 2 OF 14

Repairs and Upgrades

Zone	3
Faults on Zone / Repaired	5
Broken Nozzle / Repaired	5

REPAIRS AND UPGRADES 3 OF 14

Repairs and Upgrades

Zone	5
Faults on Zone / Repaired	5
Broken Nozzle / Repaired	3
Broken 6" Spray Head / Repaired	1
Broken 12" Spray Head / Repaired	1

REPAIRS AND UPGRADES 4 OF 14

Repairs and Upgrades

Zone	6
Faults on Zone / Repaired	2
Broken Nozzle / Repaired	2

REPAIRS AND UPGRADES 5 OF 14

Repairs and Upgrades

Zone	9
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	2
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES 6 OF 14

Repairs and Upgrades

Zone	12

REPAIRS AND UPGRADES 7 OF 14

Repairs and Upgrades

Zone	13
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	2
Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES 8 OF 14

Repairs and Upgrades

Zone	16
Faults on Zone / Repaired	3

Broken Nozzle / Repaired	3

REPAIRS AND UPGRADES 9 OF 14

Repairs and Upgrades

Zone	19
Faults on Zone / Repaired	2
Raise Head in Turf / Repaired	1
Broken Riser / Repaired	1

REPAIRS AND UPGRADES 10 OF 14

Repairs and Upgrades

Zone	21
Faults on Zone / Repaired	6
Broken Nozzle / Repaired	4
Broken 12" Spray Head / Repaired	2

REPAIRS AND UPGRADES 11 OF 14

Repairs and Upgrades

Zone	23
Faults on Zone / Repaired	9
Broken Nozzle / Repaired	6
Broken 6" Spray Head / Repaired	3

REPAIRS AND UPGRADES 12 OF 14

Repairs and Upgrades

Zone	24
Faults on Zone / Repaired	2
Broken Nozzle / Repaired	1

Broken 6" Spray Head / Repaired	1

REPAIRS AND UPGRADES 13 OF 14

Repairs and Upgrades

Zone	27
Faults on Zone / Repaired	5
Broken Nozzle / Repaired	3
Broken 12" Spray Head / Repaired	2

REPAIRS AND UPGRADES 14 OF 14

Repairs and Upgrades

Zone	28
Faults on Zone / Repaired	11
Broken Nozzle / Repaired	8
Broken 6" Spray Head / Repaired	3

COMMENTS / SIGNATURE

Additional Comments

Signature

