Boggy Creek Improvement District

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

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Boggy Creek Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, November 17, 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. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the October 20, 2026, Board of Supervisors' Meeting**
3. **Consideration of the Minutes of the November 3, 2026, Landowners' Election Meeting**
4. **Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
5. **Consideration of Resolution 2027-02, Election of Officers**

Business Matters

6. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**
7. **Consideration of Resolution 2027-03, Adopting an Amended Budget for Fiscal Year 2026**
8. **Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report**
9. **Ratification of Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $122,022.88**
10. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
11. **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 – Monthly Landscape Report
   5. Irrigation Supervisor
   6. Construction Supervisor

pfm

B. Supervisor Requests

Adjournment

Boggy Creek Improvement District

Oath of Office

BOGGY CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BOGGY CREEK IMPROVEMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Boggy Creek Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Boggy Creek Improvement District

Minutes of the October 20, 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, October 20, 2026, at 3:00 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(via phone)
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the August 18, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes of the August 18, 2026, Board of Supervisors' Meeting.

> On motion by Mr. Tinetti, seconded by Mr. Czapka, with all in favor, the Board of Supervisors for the Boggy Creek Improvement District approved the Minutes of the August 18, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**

Ms. Walden noted that this item needs to be tabled until the next Board Meeting.

FIFTH ORDER OF BUSINESS **Ratification of Egis Insurance Package for FY 2027**

Ms. Walden explained that the Egis Insurance Package for FY 2027 was executed by the Chair outside of a meeting so that coverage would not lapse. She added that the total cost was $18,651.00, which was under the budgeted amount of $19,213.05.

> 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 Egis Insurance Package for FY 2027.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $73,786.45**

The Board reviewed O&M Expenditures paid in August 2026. Ms. Walden 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 August 2026 in an amount totaling $73,786.45.

SEVENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $103,748.33**

The Board reviewed O&M Expenditures paid in September 2026. Ms. Walden 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 September 2026 in an amount totaling $103,748.33.

EIGHTH ORDER OF BUSINESS **Ratification of Series 2013 Requisition Nos. 522 – 523 Paid in September 2026 in an amount totaling $9,228.00**

The Board reviewed Series 2013 Requisition Nos. 522 – 523 paid in September 2026.

> 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 Nos. 522 – 523 Paid in September 2026 in an amount totaling $9,228.00.

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

Ms. Walden reviewed the Work Authorization from Berman for holiday decorations. She confirmed with Berman that the amount is $500.00, which is consistent with last year's cost, as there were no changes in scope.

> 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 Berman in the amount of $500.00 for holiday decorations.

Ms. Walden explained the next Work Authorization is from Cepra to replace plants in pots in the amount of $875.00. Mr. Fussell clarified that the work is to replace plants in the pots that sustained freeze damage.

> 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 to replace plants in pots, in an amount totaling $875.00.

Ms. Walden explained the next Work Authorization is from Cepra to install missing plant material in the Loop/Helios Road beds in the amount of $8,625.00. Mr. Fussell added that this is the last area in the District that should need attention.

> 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 Loop/Helios Beds, in an amount totaling $8,625.00.

Ms. Walden explained the next Work Authorization is from Cepra to replace two beds between the sidewalk and road near the intersection of Lake Nona Boulevard and Nemours Parkway in the amount of $6,059.00. Mr. Fussell added that the plant material in the beds declined due to freeze damage.

> 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 Work Authorization from Cepra for Beds at Intersection of Lake Nona Boulevard and Nemours Parkway, in an amount totaling $6,059.00.

Ms. Walden explained the next Work Authorization is from Cepra to replace damaged Asian Jasmine in the amount of $3,310.00. Mr. Fussell noted that some of the damage was caused by subcontractors, but there is no documentation to support seeking compensation. Brief discussion ensued.

> 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 Asian Jasmine, in an amount totaling $3,310.00.

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

Ms. Walden noted the financials are updated through September 30, 2026, the end of Fiscal Year 2026. The District has spent approximately 54% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

District Counsel –	No report.
District Manager –	Ms. Walden noted the next meeting is scheduled for November 17, 2026.
District Engineer –	Not present.
Landscape Supervisor –	Mr. Fussell noted the monthly landscape report was included in the agenda, the vendor is providing services as required, and there are no major issues to report.
Irrigation Supervisor –	No report.
Construction Supervisor –	No report.

TWELFTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Czapka, with all in favor, the October 20, 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

Minutes of the November 3, 2026, Landowners' Election Meeting

BOGGY CREEK IMPROVEMENT DISTRICT
LANDOWNERS' ELECTION MEETING MINUTES

The Landowners' Election of the Boggy Creek Improvement District was held on Tuesday, November 3, 2026, at 10:00 a.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Blake Firth	PFM	
Jennifer Walden	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Drew Dawson	Proxy Holder	

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Firth called the Landowners' Election to order at 10:00 a.m.

SECOND ORDER OF BUSINESS **Appointment of Meeting Chairman**

Mr. Firth, an employee of the District Management's office, served as Chairman of the meeting.

THIRD ORDER OF BUSINESS **Identification of Landowners and/or Landowners' Proxy Holder(s)**

Mr. Firth stated Kenneth Drew Dawson is the proxy holder for Lake Nona Land Co. LLC which owns 446.23 acres total and allows for 449 votes.

FOURTH ORDER OF BUSINESS **Call for Nominations and Casting of Votes**

Mr. Dawson cast his votes as per the Official Ballot:

- Seat 3 – Chad Tinetti – 449 votes
- Seat 4 – Damon Ventura – 449 votes
- Seat 5 – Thad Czapka – 448 votes

Mr. Firth stated Mr. Tinetti and Mr. Ventura will each serve a four-year term and Mr. Czapka will serve a two-year term.

FIFTH ORDER OF BUSINESS **Adjournment**

The Boggy Creek Improvement District Landowners' Election was adjourned.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

Boggy Creek Improvement District

Resolution 2027-01,
Canvassing and Certifying the Results of the Landowners' Election

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Boggy Creek Improvement District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes,* being situated entirely within the City of Orlando, Orange County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes,* a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 3, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Chad Tinetti	Seat 3	Votes 449
Damon Ventura	Seat 4	Votes 449
Thad Czapka	Seat 5	Votes 448

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Chad Tinetti	(4) Year Term
Damon Ventura	(4) Year Term
Thad Czapka	(2) Year Term

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER 2026.

BOGGY CREEK IMPROVEMENT DISTRICT

Attest:

Secretary/Assistant Secretary	Chair/Vice Chair

EXHIBIT A

Boggy Creek Improvement District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY CREEK IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **BOGGY CREEK IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

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

Section 1. Richard Levey is elected Chair.

Section 2. Damon Ventura is elected Vice Chair.

Section 3. Jennifer Walden is elected Secretary.

Section 4. Lynne Mullins is elected Assistant Secretary.

Chad Tinetti is elected Assistant Secretary.

Thad Czapka is elected Assistant Secretary.

Ron Domingue is elected Assistant Secretary.

Section 5. Jennifer Glasgow is elected Treasurer.

Section 6. Amanda Lane is elected Assistant Treasurer.

Amy Champagne is elected Assistant Treasurer.

Rick Montejano is elected Assistant Treasurer.

Verona Griffith is elected Assistant Treasurer.

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY of November 2026.

ATTEST: **BOGGY CREEK IMPROVEMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Boggy Creek Improvement District

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

ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT BY AND AMONG BOGGY CREEK IMPROVEMENT DISTRICT, DONALD W. McINTOSH ASSOCIATES, INC., AND LJA, INC.

THIS ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT (this "**Assignment**") is made and entered into as of the ____ day of _____, 2026 (the "**Effective Date**"), by and among:

BOGGY CREEK IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Orlando, Orange County, Florida, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (the "**District**");

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation, whose mailing address is 101 Southall Lane, Suite 100, Maitland, Florida 32751 ("**DWMA**" or "**Assignor**"), by and through **LJA, INC.**, as its successor by merger; and

LJA, INC., a Texas corporation registered to conduct business in the State of Florida as **LJA SERVICES, INC.**, whose local address is 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810 ("**LJA**" or "**Assignee**").

The District, Assignor, and Assignee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and is authorized to plan, finance, construct, acquire, operate, and/or maintain improvements, facilities, and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms to provide professional engineering services to the District on a continuing basis, and the District's Board of Supervisors (the "**Board**") selected DWMA as the most qualified firm to provide such services; and

WHEREAS, the District and DWMA entered into that certain Agreement for Engineering Services, dated September 8, 2003, as amended (together with all work authorizations issued and outstanding thereunder, the "**Agreement**"), under which DWMA serves as District Engineer; and

WHEREAS, LJA acquired DWMA as a wholly-owned subsidiary on or about August 24, 2023, and, effective as of June 27, 2026 (the "**Merger Effective Date**"), DWMA merged with and into LJA, with LJA being the surviving entity (the "**Merger**") and DWMA thereafter conducting business under the name LJA, Inc.; and

WHEREAS, as a result of the Merger, the personnel, assets, records, and engineering practice of DWMA, including the professional staff who provide services to the District, are now part of LJA; and

WHEREAS, Article 16 of the Agreement provides that neither party shall assign, sublet, or transfer any rights under or interest in the Agreement without the express written consent of the other party, and that any purported assignment without such consent is void; and

WHEREAS, Assignor and Assignee have requested that the District consent to the assignment of the Agreement to Assignee, and Assignee desires to assume all of Assignor's rights, duties, obligations, and liabilities under the Agreement; and

WHEREAS, the Board has determined that consenting to the assignment of the Agreement on the terms set forth herein is in the best interests of the District, will provide continuity of engineering services, and is consistent with the District's prior selection of DWMA.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals stated above are true and correct and are incorporated herein by reference as a material part of this Assignment.

2. **Assignment.** Assignor hereby assigns, transfers, and conveys to Assignee all of Assignor's rights, title, interest, duties, obligations, and liabilities in, to, and under the Agreement, effective as of the Effective Date. To the extent any rights or obligations under the Agreement vested in Assignee by operation of law as of the Merger Effective Date, this Assignment confirms such vesting.

3. **Assumption.** Assignee hereby accepts the foregoing assignment and expressly assumes, and agrees to timely pay, perform, and discharge, all duties, obligations, and liabilities of Assignor under the Agreement, whether arising or accruing before, on, or after the Effective Date, including, without limitation, all obligations relating to (a) services performed by Assignor prior to the Merger Effective Date; (b) the standard of care, correction of errors, conflicts, and omissions, indemnification, and insurance; (c) the ownership and delivery of Work Product (as defined in the Agreement), plans, drawings, specifications, and certifications; and (d) the maintenance, retention, and production of books, records, and public records. Assignee shall be bound by all terms and conditions of the Agreement as though Assignee were the original contracting party.

4. **District Consent and Acknowledgment.** Subject to the terms and conditions of this Assignment, the District hereby consents to the assignment of the Agreement from Assignor to Assignee and acknowledges Assignee as the "Engineer" and District Engineer under the Agreement. The District's consent is expressly limited to the assignment described herein and shall not be deemed (a) a consent to any further assignment, subcontracting, or transfer of the Agreement, each of which shall remain subject to the District's prior written consent; (b) a waiver, release, or discharge of any claim, right, or remedy of the District arising under the Agreement or applicable law, whether known or unknown, including any claim relating to services performed before the Effective Date; (c) an acknowledgment by the District that Assignor is not in default under the Agreement; or (d) an amendment of any term of the Agreement except as expressly provided in Section 6.

5. **Ratification of Interim Services.** The District ratifies the services rendered by Assignee under the Agreement from the Merger Effective Date through the Effective Date, provided that

such services were rendered and invoiced in accordance with the terms of the Agreement and applicable work authorizations. Any payments made by the District to Assignor or Assignee for services under the Agreement prior to the Effective Date shall be credited against amounts owed under the Agreement, and Assignee shall not seek duplicate payment for any such services.

6. **Notice Address; No Other Amendment.** The notice provision of the Agreement is hereby amended to provide that notices to the Engineer shall be delivered to: LJA, Inc., 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810, Attn: Robert A. Schanck, P.E. Except as expressly provided in this Section 6, the terms, conditions, compensation, and hourly rate schedule of the Agreement remain unchanged and in full force and effect. Any adjustment to compensation, rates, or staff classifications shall require a separate written amendment approved by the Board.

7. **Representations and Warranties of Assignor and Assignee.** Assignor and Assignee, jointly and severally, represent and warrant to the District, as of the Effective Date, that:

(a) the Merger was duly authorized and became effective as of the Merger Effective Date in accordance with applicable law, and Assignee is the surviving entity of the Merger and the successor to all rights and liabilities of Assignor;

(b) each of Assignor and Assignee has full power and authority to enter into and perform this Assignment, and the individuals executing this Assignment on their behalf are duly authorized to do so;

(c) Assignee is duly organized, validly existing, and in good standing under the laws of its state of organization, is authorized to transact business in the State of Florida, and holds all licenses, registrations, and certificates of authorization required to provide professional engineering services in the State of Florida, including under Chapter 471, Florida Statutes;

(d) Robert A. Schanck, P.E., or another Florida-licensed professional engineer acceptable to the District, will continue to serve as the District's primary engineering representative, and Assignee shall not change such representative without prior written notice to the District;

(e) to the knowledge of Assignor and Assignee, no event has occurred that constitutes, or with notice or the passage of time would constitute, a default by the Engineer under the Agreement, and there are no claims, demands, or disputes pending or threatened relating to the services performed under the Agreement, except as disclosed in writing to the District prior to the Effective Date; and

(f) all Work Product, records, and public records relating to the Agreement that were in Assignor's possession are in the possession or control of Assignee and will be maintained, retained, and made available to the District in accordance with the Agreement and Florida law.

8. **Insurance.** Within ten (10) days after the Effective Date, and as a condition to payment of any invoice submitted thereafter, Assignee shall deliver to the District certificates of insurance evidencing that Assignee maintains all insurance coverages required by the Agreement, issued in Assignee's name and naming the District and the District's officers, supervisors, agents, staff, and representatives as additional insureds to the extent required by the Agreement. Assignee shall

ensure that professional liability coverage applicable to services performed by Assignor prior to the Merger Effective Date remains in effect, whether through continuation of prior acts coverage, tail coverage, or otherwise, for the period required by the Agreement or applicable law.

9. **Statutory Compliance.** Assignee shall comply with all statutory requirements applicable to the Agreement and, by its execution of this Assignment, makes each certification required of the Engineer under the Agreement as of the Effective Date. Without limiting the foregoing, Assignee: (a) shall comply with Section 448.095, *Florida Statutes*, including registration with and use of the E-Verify system, and represents that no public employer has terminated a contract with Assignee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the Effective Date; (b) certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not on any list maintained pursuant to such section; (c) represents that it has not been placed on the convicted vendor list under Section 287.133, *Florida Statutes*; (d) shall comply with Section 20.055(5), *Florida Statutes*; (e) has executed and delivered to the District the affidavit required by Section 787.06(13), *Florida Statutes*; and (f) shall comply with Chapter 119, *Florida Statutes*, including Section 119.0701, *Florida Statutes*, with respect to all public records relating to the Agreement. IF ASSIGNEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE DISTRICT'S PUBLIC RECORDS CUSTODIAN, JENNIFER WALDEN, AT (407) 723-5900, RECORDREQUEST@PFM.COM, 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

10. **Indemnification.** To the fullest extent permitted by law, Assignee shall indemnify, defend, and hold harmless the District and its officers, supervisors, agents, staff, and representatives from and against any and all liabilities, damages, losses, and costs, including reasonable attorneys' fees, arising out of or relating to (a) any inaccuracy or breach of the representations and warranties in Section 7, or (b) any claim by Assignor, its former shareholders, creditors, or any other person relating to the Merger or the assignment of the Agreement. This Section is in addition to, and not in limitation of, the indemnification obligations of the Engineer under the Agreement.

11. **Sovereign Immunity.** Nothing in this Assignment shall be deemed a waiver of the District's sovereign immunity or of the limitations on liability set forth in Section 768.28, *Florida Statutes*, or other applicable law, and nothing herein shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns; provided, however, that neither Assignee nor any successor of Assignee may further assign, sublet, or transfer the Agreement or any interest therein, whether by merger, conversion, sale of assets, change of control, operation of law, or otherwise, without the prior written consent of the District, and any purported assignment in violation of this Section shall be void.

13. **No Third-Party Beneficiaries.** This Assignment is solely for the benefit of the Parties, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party, including any affiliate, shareholder, or creditor of Assignor or Assignee.

14. **Governing Law; Venue.** This Assignment shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising under this Assignment shall be in Orange County, Florida.

15. **Enforcement.** In the event any Party is required to enforce this Assignment by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs at all judicial levels.

16. **Conflict; Agreement in Full Force and Effect.** In the event of any conflict between the terms of this Assignment and the terms of the Agreement, the terms of this Assignment shall control. Except as expressly provided herein, the Agreement remains unmodified and in full force and effect, and the Agreement is hereby ratified and confirmed.

17. **Further Assurances.** Assignor and Assignee shall execute and deliver such further instruments, and take such further actions, as the District may reasonably request to evidence the Merger, the assignment, and the assumption contemplated hereby, including delivery of a copy of the certificate or articles of merger filed with the applicable state authorities.

18. **Severability; Amendments; Arm's Length.** The invalidity or unenforceability of any provision of this Assignment shall not affect the validity or enforceability of the remaining provisions. This Assignment may be amended only by a written instrument executed by all Parties. This Assignment reflects the negotiated agreement of the Parties, each represented by or having the opportunity to consult competent legal counsel, and shall be construed as if all Parties jointly prepared it.

19. **Counterparts; Electronic Signatures.** This Assignment may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and all of which together shall constitute one and the same instrument. Signatures delivered by facsimile, portable document format (PDF), or electronic signature in accordance with Chapter 668, *Florida Statutes*, shall be deemed original signatures for all purposes.

20. **Effectiveness.** This Assignment shall become effective upon the later of (a) approval by the Board and (b) execution by all Parties, and the Effective Date shall be the date first written above.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Assignment to be executed by their duly authorized representatives as of the Effective Date.

ATTEST:

_____
Secretary / Assistant Secretary
Print Name: _____

BOGGY CREEK IMPROVEMENT DISTRICT

_____
Chairperson / Vice Chairperson,
Board of Supervisors
Print Name: _____
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation

By: LJA, Inc., its successor by merger

By: _____
Name: Robert A. Schanck
Its: Representative
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

LJA, INC.,
a Texas corporation

By: _____
Name: Robert A. Schanck
Its: Senior Vice President
Date: _____

Boggy Creek Improvement District

Resolution 2027-03,
Adopting an Amended Budget for Fiscal Year 2026

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOGGY CREEK IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 19, 2025, the Board of Supervisors of Boggy Creek Improvement District ("**Board**"), adopted Resolution 2025-08 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

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

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-08 authorize the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

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

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for the Boggy Creek Improvement District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 17, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Boggy Creek Improvement District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-08, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-08 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17, 2026.

Introduced, considered favorably, and adopted this 17th day of November 2026.

ATTEST:	**BOGGY CREEK IMPROVEMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2025/2026 Budget

Boggy Creek Improvement District

FY 2026 Proposed Revised Budget

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

Boggy Creek Improvement District
FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Revenues			
Assessments	$ 924,420.41	$ 920,455.44	$ 920,455.44
Developer Contributions	86,095.42	725,319.70	86,095.42
Other Income & Other Financing Sources	10,055.01	-	10,055.01
Carryforward Revenue	131,288.44	131,288.44	131,288.44
Net Revenues	**$ 1,151,859.28**	**$ 1,777,063.58**	**$ 1,147,894.31**
General & Administrative Expenses			
Legislative			
Supervisor Fees	$ 3,200.00	$ 12,000.00	$ 3,200.00
Financial & Administrative			
Public Officials' Liability Insurance	4,569.00	5,254.35	4,569.00
Trustee Services	8,837.62	9,134.00	8,837.62
Management	42,500.00	42,500.00	42,500.00
Engineering	19,671.50	11,500.00	19,671.50
Disclosure	2,000.00	2,000.00	2,000.00
District Counsel	25,195.08	35,000.00	25,195.08
Assessment Administration	15,000.00	15,000.00	15,000.00
Reamortization Schedules	-	250.00	250.00
Audit	4,800.00	4,000.00	4,800.00
Arbitrage Calculation	1,500.00	1,200.00	1,500.00
Tax Preparation	25.20	30.00	25.20
Travel and Per Diem	146.15	300.00	146.15
Telephone	-	25.00	25.00
Postage & Shipping	287.45	500.00	287.45
Copies	-	250.00	250.00
Legal Advertising	4,003.98	6,000.00	4,003.98
Bank Fees	7.60	360.00	7.60
Miscellaneous	499.00	1,180.00	499.00
Meeting Room	-	250.00	250.00
Office Supplies	-	100.00	100.00
Property Taxes	-	150.00	150.00
Web Site Maintenance	3,420.00	3,420.00	3,420.00
Holiday Decorations	500.00	600.00	500.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	**$ 136,337.58**	**$ 151,178.35**	**$ 137,362.58**

Boggy Creek Improvement District
FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Operations Expenses			
Electric Utility Services			
Electric	$ 18,838.96	$ 9,500.00	$ 18,838.96
Entry Lighting	-	500.00	-
Water-Sewer Combination Services			
Water Reclaimed	24,315.25	32,000.00	24,315.25
Other Physical Environment			
General Insurance	5,183.00	5,960.45	5,183.00
Property & Casualty	6,455.00	7,423.25	6,455.00
Other Insurance	500.00	1,500.00	500.00
Irrigation Repairs	40,452.54	65,000.00	40,452.54
Landscaping Maintenance & Material	330,792.12	364,720.00	330,792.12
Landscape Improvements	46,514.00	65,000.00	46,514.00
Tree Trimming	20,000.00	15,700.00	20,000.00
Contingency	1,770.53	10,000.00	1,770.53
Trail Maintenance	-	20,000.00	-
Pest Control	3,020.00	3,500.00	3,020.00
Shuttle Financing			
Maintenance	13,599.92	216,000.00	59,716.07
Vehicle Cost (Loan Payment)	-	146,319.70	146,319.70
BEEP Operating Costs	72,495.50	358,000.00	72,495.50
Interchange Maintenance Expenses			
IME - Aquatics Maintenance	3,256.56	3,445.00	3,256.56
IME - Irrigation Repair	932.92	3,250.00	932.92
IME - Landscaping	93,639.36	95,264.33	93,639.36
IME - Lighting	745.00	1,300.00	745.00
IME - Miscellaneous	198.26	6,500.00	198.26
IME - Water Reclaimed	1,071.65	1,625.00	1,071.65
IME - Landscape Improvements	2,112.50	13,000.00	2,112.50
Road & Street Facilities			
Entry and Wall Maintenance	29,900.00	26,000.00	29,900.00
Streetlights	92,287.90	97,350.83	92,287.90

Boggy Creek Improvement District

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Parks & Recreation			
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	20,000.04
Reserves			
Infrastructure Capital Reserve	20,166.67	20,166.67	20,166.67
Interchange Maintenance Reserve	2,360.00	2,360.00	2,360.00
Total Field Operations Expenses	**$ 866,607.76**	**$ 1,627,385.23**	**$ 1,059,043.61**
Total Expenses	**$ 1,002,945.34**	**$ 1,778,563.58**	**$ 1,196,406.19**
Income (Loss) from Operations	**$ 148,913.94**	**$ (1,500.00)**	**$ (48,511.88)**
Other Income (Expense)			
Interest Income	$ 48,511.88	$ 1,500.00	$ 48,511.88
Total Other Income (Expense)	**$ 48,511.88**	**$ 1,500.00**	**$ 48,511.88**
Net Income (Loss)	**$ 197,425.82**	**$ -**	**$ -**

Boggy Creek Improvement District

Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report

Boggy Creek Improvement District
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Boggy Creek Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $65,481.08

BOGGY CREEK IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures
For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from October 1, 2026 through October 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$65,481.08**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Boggy Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 10/1/2026 to 10/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					**001-101-0000-00-01**
70076	10/15/26	M	VGLOBA	VGlobalTech	$185.00
70077	10/15/26	M	FLOCOM	FloridaCommerce	$175.00
70078	10/15/26	M	EGIS	Egis Insurance Advisors LLC	$18,651.00
70079	10/22/26	M	VGLOBA	VGlobalTech	$300.00
70080	10/22/26	M	VGLOBA	VGlobalTech	$185.00
70081	10/28/26	M	OUC	Orlando Utilities Commission	$11,553.41
				BANK OM-ACH REGISTER TOTAL:	**$31,049.41**
BANK ID: SUN - CITY NATIONAL BANK					**001-101-0000-00-01**
1	10/02/26	P	BERCON	Berman Construction	$2,969.98
	10/02/26	P	CEPRA	Cepra Landscape	$13,244.50
3	10/02/26	P	KUTAK	Kutak Rock	$6,004.82
	10/02/26	P	ORLSEN	Orlando Sentinel	$256.84
5	10/02/26	P	PFMMS	PFM Management Services	$501.56
	10/16/26	P	AWC	Aquatic Weed Control, Inc.	$835.00
7	10/16/26	P	CEPRA	Cepra Landscape	$280.00
8	10/16/26	P	KUTAK	Kutak Rock	$5,312.26
	10/16/26	P	PFMMS	PFM Management Services	$3,563.04
10	10/23/26	P	CEPRA	Cepra Landscape	$4,390.00
4611	10/23/26	P	LJA	LJA	$195.38
12	10/23/26	P	ORLSEN	Orlando Sentinel	$323.04
13	10/23/26	P	PFMMS	PFM Management Services	$92.67
				BANK SUN REGISTER TOTAL:	**$37,969.09**
				GRAND TOTAL	**$69,018.50**

34,431.67	Checks 4601-4607, 4609-4610, 4613
3,019.00	Construction expense - check 4608
195.38	Construction expense - check 4611
323.04	Construction expense - check 4612
185.00	PA 749 - VGlobalTech invoice paid online
175.00	PA 750 - FloridaCommerce invoice paid online
18,651.00	PA 749 - Egis invoice paid online
300.00	PA 751 - VGlobalTech invoice paid online
185.00	PA 751 - VGlobalTech invoice paid online
11,553.41	PA 751 - OUC invoice paid online
69,018.50	Total Cash Spent
65,481.08	O&M Cash Spent

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

**** Denotes broken check sequence.**

Boggy Creek Improvement District

October 2026 AP Remittance Report

BANK:	SUN	CHECK:	4601	AMOUNT:	$2,969.98	DATE:	10/02/26	VEND ID:	BERCON

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
01/31/26	95004	PA 748 - Broken sign repair	$0.00	$59.99
01/31/26	95005	PA 748 - Broken sign repair	$0.00	$59.99
08/20/26	9628756	PA 748 - Veterans Way pressure	$0.00	$2,850.00
		TOTALS:	**$0.00**	**$2,969.98**

BANK:	SUN	CHECK:	4602	AMOUNT:	$13,244.50	DATE:	10/02/26	VEND ID:	CEPRA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
05/22/26	O-S10150	PA 748 - Dead Medjool Palm rem	$0.00	$1,800.00
06/30/26	O-S10362	PA 748 - Jun. irrigation M.I.	$0.00	$317.50
07/16/26	O-S10481	PA 748 - Jul. controller 64 ir	$0.00	$1,176.00
07/16/26	O-S10483	PA 748 - Jul. controller 63 ir	$0.00	$427.00
08/13/26	O-S10653	PA 748 - Society Garlic and Mu	$0.00	$9,182.00
08/31/26	O-S10735	PA 748 - Aug. controller 30 zo	$0.00	$342.00
		TOTALS:	**$0.00**	**$13,244.50**

BANK:	SUN	CHECK:	4603	AMOUNT:	$6,004.82	DATE:	10/02/26	VEND ID:	KUTAK

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/08/26	3810963	PA 748 - Gen. legal thru 07/31	$0.00	$6,004.82
		TOTALS:	**$0.00**	**$6,004.82**

BANK:	SUN	CHECK:	4604	AMOUNT:	$256.84	DATE:	10/02/26	VEND ID:	ORLSEN

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/14/26	OSA124938	PA 748 - Ad: 113787 ; 09/15/20	$0.00	$256.84
		TOTALS:	**$0.00**	**$256.84**

BANK:	SUN	CHECK:	4605	AMOUNT:	$501.56	DATE:	10/02/26	VEND ID:	PFMMS

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/17/26	143953	PA 748 - Series 2013 - 2026.Q4	$0.00	$250.00
09/17/26	143953	PA 748 - Series 2023 - 2026.Q4	$0.00	$250.00
09/17/26	OE-EXP-09-2026-07	PA 748 - Aug. postage	$0.00	$1.56
		TOTALS:	**$0.00**	**$501.56**

BANK:	OM-ACH	CHECK:	70076	AMOUNT:	$185.00	DATE:	10/15/26	VEND ID:	VGLOBA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/01/26	8856	PA 749 - Sep. website maintena	$0.00	$185.00
		TOTALS:	**$0.00**	**$185.00**

BANK:	OM-ACH	CHECK:	70077	AMOUNT:	$175.00	DATE:	10/15/26	VEND ID:	FLOCOM

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
10/01/26	94820	PA 750 - FY 2027 special distr	$0.00	$175.00
		TOTALS:	**$0.00**	**$175.00**

BANK:	OM-ACH	CHECK:	70078	AMOUNT:	$18,651.00	DATE:	10/15/26	VEND ID:	EGIS

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/30/26	34999	PA 749 - FY 2027 P&C insurance	$0.00	$7,667.00
09/30/26	34999	PA 749 - FY 2027 crime insuran	$0.00	$500.00
09/30/26	34999	PA 749 - FY 2027 GL insurance	$0.00	$5,572.00
09/30/26	34999	PA 749 - FY 2027 POL insurance	$0.00	$4,912.00
		TOTALS:	**$0.00**	**$18,651.00**

Boggy Creek Improvement District

October 2026 AP Remittance Report

BANK:	SUN	CHECK:	4606	AMOUNT:	$835.00	DATE:	10/16/26	VEND ID:	AWC	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	1144930			PA 750 - Oct. waterway service					$0.00	$835.00
				TOTALS:					**$0.00**	**$835.00**
BANK:	**SUN**	**CHECK:**	**4607**	**AMOUNT:**	**$280.00**	**DATE:**	**10/16/26**	**VEND ID:**	**CEPRA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/29/26	O-S10918			PA 750 - Sep. controller 17 zo					$0.00	$280.00
				TOTALS:					**$0.00**	**$280.00**
BANK:	**SUN**	**CHECK:**	**4608**	**AMOUNT:**	**$5,312.26**	**DATE:**	**10/16/26**	**VEND ID:**	**KUTAK**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/23/26	3815211			PA 749 - Gen. legal thru 08/31					$0.00	$2,293.26
09/23/26	3815212			CPA 006 - Proj. constr. thru 0					$0.00	$3,019.00
				TOTALS:					**$0.00**	**$5,312.26**
BANK:	**SUN**	**CHECK:**	**4609**	**AMOUNT:**	**$3,563.04**	**DATE:**	**10/16/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/28/26	144094			PA 750 - Aug., Sep. mileage, t					$0.00	$21.41
09/01/26	DM-09-2026-6			PA 749 - DM fee: Sep. 2026					$0.00	$3,541.63
				TOTALS:					**$0.00**	**$3,563.04**
BANK:	**OM-ACH**	**CHECK:**	**70079**	**AMOUNT:**	**$300.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	8927			PA 751 - Jul. - Sep. ADA audit					$0.00	$300.00
				TOTALS:					**$0.00**	**$300.00**
BANK:	**OM-ACH**	**CHECK:**	**70080**	**AMOUNT:**	**$185.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	8995			PA 751 - Oct. website maintena					$0.00	$185.00
				TOTALS:					**$0.00**	**$185.00**
BANK:	**SUN**	**CHECK:**	**4610**	**AMOUNT:**	**$4,390.00**	**DATE:**	**10/23/26**	**VEND ID:**	**CEPRA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
06/30/26	O-S10357			PA 751 - LNB Variegated Jasmin					$0.00	$1,410.00
06/30/26	O-S10360			PA 751 - Bougainvilla replacem					$0.00	$2,980.00
				TOTALS:					**$0.00**	**$4,390.00**
BANK:	**SUN**	**CHECK:**	**4611**	**AMOUNT:**	**$195.38**	**DATE:**	**10/23/26**	**VEND ID:**	**LJA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/09/26	202650564			CPA 007 - Constr. eng. srvs. t					$0.00	$195.38
				TOTALS:					**$0.00**	**$195.38**
BANK:	**SUN**	**CHECK:**	**4612**	**AMOUNT:**	**$323.04**	**DATE:**	**10/23/26**	**VEND ID:**	**ORLSEN**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/05/26	OSA148527			CPA 007 - Ad: 135665; FY 2027					$0.00	$64.61
10/05/26	OSA148527			CPA 007 - Ad: 135665; FY 2027					$0.00	$64.61
10/05/26	OSA148527			CPA 007 - Ad: 135665; FY 2027					$0.00	$64.61
10/05/26	OSA148527			CPA 007 - Ad: 135665; FY 2027					$0.00	$64.61
10/05/26	OSA148527			CPA 007 - Ad: 135665; FY 2027					$0.00	$64.60
				TOTALS:					**$0.00**	**$323.04**
BANK:	**SUN**	**CHECK:**	**4613**	**AMOUNT:**	**$92.67**	**DATE:**	**10/23/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/13/26	144492			PA 751 - Aug. storage facility					$0.00	$46.34
10/13/26	144492			PA 751 - Sep. storage facility					$0.00	$46.33
				TOTALS:					**$0.00**	**$92.67**

Boggy Creek Improvement District

October 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70081	AMOUNT:	$11,553.41	DATE:	10/28/26	VEND ID:	OUC

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
10/05/26	83178-100526	PA 751 - OUC 2026.10.05 - Elec	$0.00	$1,638.51
10/05/26	83178-100526	PA 751 - OUC 2026.10.05 - Wate	$0.00	$1,655.64
10/05/26	83178-100526	PA 751 - OUC 2026.10.05 - Stre	$0.00	$7,700.74
10/05/26	83178-100526	PA 751 - OUC 2026.10.05 - IME	$0.00	$195.03
10/05/26	83178-100526	PA 751 - OUC 2026.10.05 - IME	$0.00	$363.49
		TOTALS:	**$0.00**	**$11,553.41**

Boggy Creek Improvement District

Work Authorizations/Proposed Services

(if applicable)

Boggy Creek Improvement District

District's Financial Position and Budget to Actual YTD

Boggy Creek Improvement District

October 2026 Financial Package

October 31, 2026

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

Boggy Creek Improvement District

Statement of Financial Position

As of 10/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
		Assets			
Current Assets					
General Checking Account	$ 658,061.00				$ 658,061.00
State Board of Administration	1,588.75				1,588.75
Infrastructure Capital Reserve	167,646.00				167,646.00
Interchange Maintenance Reserve	19,616.32				19,616.32
On-Roll Assessments Receivable	316,484.49				316,484.49
Off-Roll Assessments Receivable	603,970.95				603,970.95
Due From Other Governmental Units	17,468.18				17,468.18
Deposits	5,000.00				5,000.00
On-Roll Assessments Receivable		$ 726,772.35			726,772.35
Off-Roll Assessments Receivable		4,341,399.34			4,341,399.34
Debt Service Reserve Series 2013		3,933,696.88			3,933,696.88
Debt Service Reserve Series 2023		582,509.37			582,509.37
Revenue Series 2013		1,432,071.57			1,432,071.57
Revenue Series 2023		658,433.03			658,433.03
Prepayment Series 2013		4,568.75			4,568.75
Prepayment Series 2023		3,806.39			3,806.39
Construction Checking Account			$ 336.88		336.88
Due From Other Governmental Units			315.49		315.49
Acquisition/Construction Series 2013			25,752.40		25,752.40
Total Current Assets	$ 1,789,835.69	$ 11,683,257.68	$ 26,404.77	$ -	$ 13,499,498.14
Investments					
Amount Available in Debt Service Funds				$ 6,615,085.99	$ 6,615,085.99
Amount To Be Provided				47,744,914.01	47,744,914.01
Total Investments	$ -	$ -	$ -	$ 54,360,000.00	$ 54,360,000.00
Total Assets	$ 1,789,835.69	$ 11,683,257.68	$ 26,404.77	$ 54,360,000.00	$ 67,859,498.14

Boggy Creek Improvement District

Statement of Financial Position

As of 10/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
		Liabilities and Net Assets			
Current Liabilities					
Accounts Payable	$ 80,117.96				$ 80,117.96
On-Roll Deferred Revenue	316,484.49				316,484.49
Off-Roll Deferred Revenue	603,970.95				603,970.95
On-Roll Deferred Revenue		$ 726,772.35			726,772.35
Off-Roll Deferred Revenue		4,341,399.34			4,341,399.34
Total Current Liabilities	$ 1,000,573.40	$ 5,068,171.69	$ -	$ -	$ 6,068,745.09
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	$ 1,000,573.40	$ 5,068,171.69	$ -	$ 54,360,000.00	$ 60,428,745.09
Net Assets					
Net Assets, Unrestricted	$ 854,181.00				$ 854,181.00
Current Year Net Assets - General Government	(64,918.71)				(64,918.71)
Net Assets, Unrestricted		$ 6,638,111.68			6,638,111.68
Current Year Net Assets, Unrestricted		(23,025.69)			(23,025.69)
Net Assets, Unrestricted			$ 3,438.27		3,438.27
Current Year Net Assets, Unrestricted			22,966.50		22,966.50
Total Net Assets	$ 789,262.29	$ 6,615,085.99	$ 26,404.77	$ -	$ 7,430,753.05
Total Liabilities and Net Assets	$ 1,789,835.69	$ 11,683,257.68	$ 26,404.77	$ 54,360,000.00	$ 67,859,498.14

Boggy Creek Improvement District

Statement of Activities

As of 10/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Revenues					
Inter-Fund Transfers In			$ 23,025.69		$ 23,025.69
Total Revenues	$ -	$ -	$ 23,025.69	$ -	$ 23,025.69
Expenses					
Supervisor Fees	$ 200.00				$ 200.00
Public Officials' Liability Insurance	4,912.00				4,912.00
Trustee Services	6,554.62				6,554.62
Legal Advertising	327.40				327.40
Web Site Maintenance	185.00				185.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	5,572.00				5,572.00
Property & Casualty	7,667.00				7,667.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	28,267.85				28,267.85
IME - Aquatics Maintenance	271.38				271.38
IME - Landscaping	7,938.69				7,938.69
Pest Control	1,510.00				1,510.00
Personnel Leasing Agreement	3,120.00				3,120.00
Inter-Fund Transfers Out		$ 23,025.69			23,025.69
Legal Advertising			$ 64.61		64.61
Total Expenses	$ 67,200.94	$ 23,025.69	$ 64.61	$ -	$ 90,291.24

Boggy Creek Improvement District

Statement of Activities

As of 10/31/2026

	General	Debt Service	Capital Projects	General Long-Term Debt	Total
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 2,282.23				$ 2,282.23
Interest Income			$ 5.42		5.42
Total Other Revenues (Expenses) & Gains (Losses)	$ 2,282.23	$ -	$ 5.42	$ -	$ 2,287.65
Change In Net Assets	$ (64,918.71)	$ (23,025.69)	$ 22,966.50	$ -	$ (64,977.90)
Net Assets At Beginning Of Year	$ 854,181.00	$ 6,638,111.68	$ 3,438.27	$ -	$ 7,495,730.95
Net Assets At End Of Year	$ 789,262.29	$ 6,615,085.99	$ 26,404.77	$ -	$ 7,430,753.05

Boggy Creek Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage Utilized
Revenues					
Assessments	$ -	$ 76,704.62	$ (76,704.62)	$ 920,455.44	0.00%
Carryforward Revenue	-	10,617.72	(10,617.72)	127,412.61	0.00%
Net Revenues	**$ -**	**$ 87,322.34**	**$ (87,322.34)**	**$ 1,047,868.05**	**0.00%**
General & Administrative Expenses					
Legislative					
Supervisor Fees	$ 200.00	$ 1,000.00	$ (800.00)	$ 12,000.00	1.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,912.00	437.86	4,474.14	5,254.35	93.48%
Trustee Services	6,554.62	761.17	5,793.45	9,134.00	71.76%
Management	-	3,895.83	(3,895.83)	46,750.00	0.00%
Engineering	-	1,750.00	(1,750.00)	21,000.00	0.00%
Disclosure	-	166.67	(166.67)	2,000.00	0.00%
District Counsel	-	2,916.67	(2,916.67)	35,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	15,000.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	408.34	(408.34)	4,900.00	0.00%
Arbitrage Calculation	-	100.00	(100.00)	1,200.00	0.00%
Tax Preparation	-	2.92	(2.92)	35.00	0.00%
Travel and Per Diem	-	25.00	(25.00)	300.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	20.83	(20.83)	250.00	0.00%
Legal Advertising	327.40	500.00	(172.60)	6,000.00	5.46%
Bank Fees	-	30.00	(30.00)	360.00	0.00%
Miscellaneous	-	98.33	(98.33)	1,180.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	8.33	(8.33)	100.00	0.00%
Property Taxes	-	14.58	(14.58)	175.00	0.00%
Web Site Maintenance	185.00	285.00	(100.00)	3,420.00	5.41%
Holiday Decorations	-	50.00	(50.00)	600.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	**$ 12,354.02**	**$ 13,821.52**	**$ (1,467.50)**	**$ 165,858.35**	**7.45%**

Boggy Creek Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage Utilized
Field Operations Expenses					
Electric Utility Services					
Electric	$ -	$ 1,666.67	$ (1,666.67)	$ 20,000.00	0.00%
Entry Lighting	-	41.67	(41.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	2,666.67	(2,666.67)	32,000.00	0.00%
Other Physical Environment					
General Insurance	5,572.00	496.70	5,075.30	5,960.45	93.48%
Property & Casualty	7,667.00	618.60	7,048.40	7,423.25	103.28%
Other Insurance	500.00	47.92	452.08	575.00	86.96%
Irrigation Repairs	-	4,750.00	(4,750.00)	57,000.00	0.00%
Landscaping Maintenance & Material	28,267.85	28,333.33	(65.48)	340,000.00	8.31%
Landscape Improvements	-	5,416.67	(5,416.67)	65,000.00	0.00%
Tree Trimming	-	1,308.33	(1,308.33)	15,700.00	0.00%
Contingency	-	833.33	(833.33)	10,000.00	0.00%
Trail Maintenance	-	1,666.67	(1,666.67)	20,000.00	0.00%
Pest Control	1,510.00	291.67	1,218.33	3,500.00	43.14%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	271.38	287.08	(15.70)	3,445.00	7.88%
IME - Irrigation Repair	-	270.83	(270.83)	3,250.00	0.00%
IME - Landscaping	7,938.69	7,938.69	-	95,264.33	8.33%
IME - Lighting	-	108.33	(108.33)	1,300.00	0.00%
IME - Miscellaneous	-	541.67	(541.67)	6,500.00	0.00%
IME - Water Reclaimed	-	135.42	(135.42)	1,625.00	0.00%
IME - Landscape Improvements	-	1,083.33	(1,083.33)	13,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	2,166.67	(2,166.67)	26,000.00	0.00%
Streetlights	-	8,666.67	(8,666.67)	104,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,386.67	1,386.67	-	16,640.00	8.33%
Personnel Leasing Agreement - Irrigation Specialist	1,733.33	1,733.33	-	20,800.00	8.33%
Reserves					
Infrastructure Capital Reserve	-	1,680.56	(1,680.56)	20,166.67	0.00%
Interchange Maintenance Reserve	-	196.67	(196.67)	2,360.00	0.00%
Total Field Operations Expenses	**$ 54,846.92**	**$ 74,334.15**	**$ (19,487.23)**	**$ 892,009.70**	**6.15%**
Total Expenses	**$ 67,200.94**	**$ 88,155.67**	**$ (20,954.73)**	**$ 1,057,868.05**	**6.35%**
Income (Loss) from Operations	**$ (67,200.94)**	**$ (833.33)**	**$ (66,367.61)**	**$ (10,000.00)**	
Other Income (Expense)					
Interest Income	$ 2,282.23	$ 833.33	$ 1,448.90	$ 10,000.00	22.82%
Total Other Income (Expense)	**$ 2,282.23**	**$ 833.33**	**$ 1,448.90**	**$ 10,000.00**	**22.82%**
Net Income (Loss)	**$ (64,918.71)**	**$ -**	**$ (64,918.71)**	**$ -**	

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	31,889.55	(48,849.46)	2,108.59	(20,169.04)	658,061.00	
11/1/2026	658,061.00	-	(20,028.37)	-	(57,891.49)	580,141.14	as of 11/11/2026
Totals		2,023,183.41	(1,955,950.28)	2,108.59	(84,615.15)		

Boggy Creek Improvement District

Monthly Landscape Report

BERMAN

TASK SERVICE REPORT

Boggy Creek Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 95806

Service Date	10/20/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape management activities throughout the Boggy Creek Improvement District focused on routine maintenance oversight, irrigation system performance, landscape enhancement planning, and coordination of tree maintenance responsibilities along Lake Nona Boulevard. The district's primary landscape management priorities included maintaining roadway corridor aesthetics, addressing previously identified landscape deficiencies, and advancing proposed improvements within high-visibility areas. The district continued to coordinate with contractors, district management, and other stakeholders to address these matters and establish appropriate actions.

OBSERVATIONS / FINDINGS

Turfgrass and routine landscape maintenance - Routine landscape management continues to emphasize appropriate mowing practices for irrigated turf, seasonal adjustments for Bahia grass, edging along sidewalks and curbing, ornamental shrub maintenance, and control of weeds within planting beds. Particular attention is directed toward roadway medians, entrance features, roundabouts, and other highly visible landscape areas. Ornamental plant replacements and freeze recovery - The district continued addressing ornamental landscape damage associated with previous winter freezing temperatures. October correspondence identified landscape containers and ornamental plant material requiring replacement. These deficiencies were included in proposals submitted for district consideration and approved.

AREAS OF CONCERN

Tree maintenance - On October 21, 2026, unauthorized oak tree pruning by Davey Tree was reported along Lake Nona Boulevard, east of Target. The district had not authorized this work and requested that the activity stop pending clarification of maintenance jurisdiction and authorization. Additional correspondence was initiated with the City of Orlando, including Parks and Recreation representatives. On October 22, Parks and Recreation Division Manager Tyrone Walker acknowledged the concern and indicated that his team would work toward resolving the matter. This issue warrants continued monitoring to ensure that future tree maintenance is coordinated with the appropriate district representatives before work begins. Irrigation management - Irrigation management remained an important component of district oversight during October. Correspondence referenced previously identified irrigation controllers requiring additional evaluation, including controllers BCID 8, 12, 17, 19, and 23. Repairs associated with controllers 12 and 23 had been identified for further consideration. A September irrigation water consumption breakdown was circulated on October 14, providing additional information for evaluating district water usage and system performance. Landscape Enhancements and Board Approvals At the October 20, 2026 Board meeting, four Cepra Landscape proposals were approved. District management subsequently requested scheduling information so implementation could proceed. The proposal correspondence identifies replacement of freeze-damaged landscape pots as one of the improvement items. The complete scopes of the remaining proposals will be verified against their attachments before being assigned to specific locations or work categories.

RECOMMENDED ACTIONS

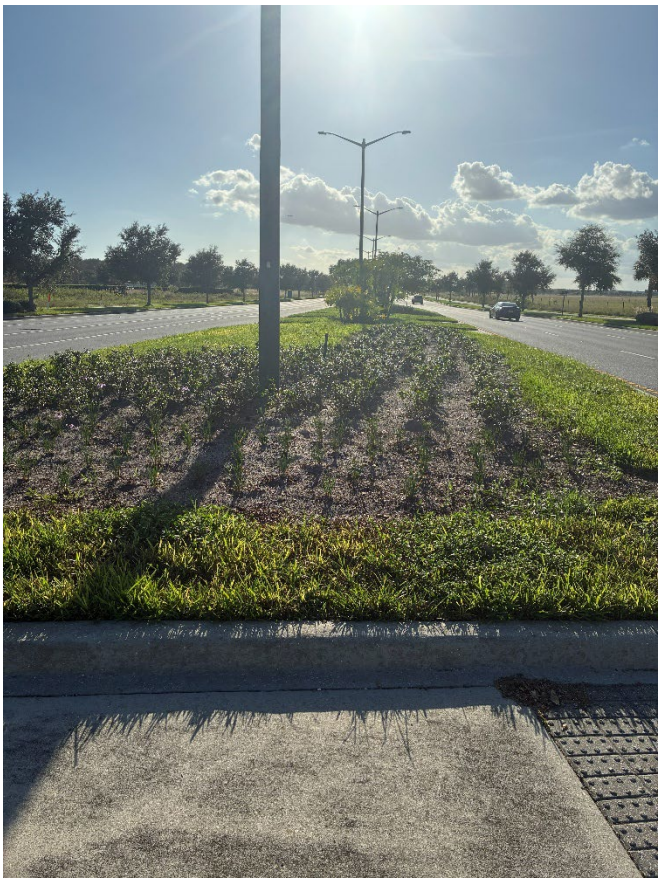
Unauthorized tree pruning: Continue communication with the City of Orlando to clarify maintenance jurisdiction and establish authorization requirements for future oak tree pruning. Evaluate affected trees for excessive canopy reduction, structural damage, and improper pruning cuts. Irrigation deficiencies: Review the previously identified controller issues, confirm repair status, and evaluate water consumption trends. Prioritize irrigation deficiencies that may affect turf and ornamental plant establishment. Schedule approved replacements and verify that proposed plant material is appropriate for the locations, available irrigation, soil conditions, and anticipated maintenance requirements. Enhancement scheduling: Establish anticipated start dates, completion milestones, and final inspection requirements. Roadway appearance: Continue monitoring turf coverage, planting-bed conditions, shrub uniformity, and ornamental tree clearance along Lake Nona Boulevard and district-maintained corridors.

ADDITIONAL NOTES

Regular landscape maintenance activities should continue in accordance with district specifications and seasonal growth conditions. As Central Florida transitions into cooler and typically drier weather, mowing frequency and irrigation schedules should be evaluated based on actual turf growth, soil moisture, and plant requirements. Management priorities for November include implementing the approved landscape enhancement proposals, monitoring corrective actions associated with irrigation deficiencies, and confirming the resolution of unauthorized tree maintenance activities. Special attention should be directed toward completing outstanding landscape replacements, improving visual consistency throughout roadway corridors, and documenting contractor performance through routine inspections.

Boggy Creek ID Monthly Landscape Report – October 2026









CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek - Interchange (10)	Oct 7, 2026 3:31:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

SYSTEM STATUS

CLOCK STATUS

■ Operational
☐ Not Operational
☐ Screen is Bad
☐ Turn Dials Not Operational
☐ Buttons Not Operational
☐ Bug Infestation
☐ Door Does Not Lock
☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

■ Operational
☐ Not Operational
☐ Weather Station Controlled
☐ Installation is in an Incorrect Location
☐ Needs Wireless Rain Sensor Device
☐ Rain Sensor is ON
☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

■ Pressurized
☐ Pump Start
☐ Centrifugal
☐ Submersible
☐ VFD Drive

PUMP STATUS

■ Operational
☐ Not Operational
☐ Pressure Gauge Not Operational
☐ Bug Infestation of Control Box
☐ Bug Infestation of Pressure Switch
☐ Leaks or Drips in System
☐ Control Box is in Poor Condition
☐ Exposed Electrical Parts
☐ Pressure Tank Will Not Maintain Correct Pressure
☐ Bladder is Waterlogged
☐ Ohms are Not in Proper Range
☐ Amperage of Motor is Not in Range
☐ Pressure Relief Valve is Not Operational
☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	9:00 PM					
Seasonal Adjust						
Run Days	Monday, Wednesday, Saturday					

ADDITIONAL COMMENTS

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION — ZONES 1–27 AND 28

Item / Zone →	1	2	3	4	5	6	8 to 9	11 to 14	16 and 17	19 to 24	27 and 28	NaN
Zone Type	Rotors	Sprays	Sprays	Sprays	Rotors	Sprays	Sprays	Sprays	Sprays	Rotors	Sprays	
Prog A Run Time	15 min	15 min	20 min	15 min	30 nin	15 min	15 min	15 min	15 min	15 min	15 min	
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	
Primary Plant Material	–	–	–	–	Trees	–	–	–	–	–	–	
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Broken Nozzle	–	1 | 0	–	–	–	2 | 0	–	–	–	–	–	
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Broken 6" Spray Head	–	1 | 0	–	–	–	1 | 0	–	–	–	–	–	
Broken 12" Spray Head	–	–	–	1 | 0	–	–	–	–	–	–	–	
Broken 6" Rotor	1 | 0	–	–	–	–	–	–	–	–	–	–	
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	
Broken Lateral Line	–	–	–	1 | 0	–	–	–	–	–	–	–	
• Lateral Line Size	–	–	–	1/2"	–	–	–	–	–	–	–	
Solenoid	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	
Other	–	–	–	–	–	–	–	–	–	–	–	
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	–	

Left = repaired on-site **Right** = not repaired – = none in that zone ● = comment, see Zone Comments below

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek - Interchange (10)	Oct 7, 2026 3:31:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

38
TOTAL BROKEN ITEMS

38
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	18	18	
Broken Riser	1	1	
Broken 6" Spray Head	7	7	
Broken 12" Spray Head	8	8	
Broken 6" Rotor	2	2	
Leaking 6" Rotor	1	1	
Broken Lateral Line	1	1	

MAINTENANCE PERFORMED

No maintenance items recorded.

UPGRADES RECOMMENDED

No upgrades recommended.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek Improvement District (30)	Oct 16, 2026 6:27:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

SYSTEM STATUS

CLOCK STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Screen is Bad
- ☐ Turn Dials Not Operational
- ☐ Buttons Not Operational
- ☐ Bug Infestation
- ☐ Door Does Not Lock
- ☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

- ☐ Operational
- ☐ Not Operational
- ☐ Weather Station Controlled
- ☐ Installation is in an Incorrect Location
- ☐ Needs Wireless Rain Sensor Device
- ☐ Rain Sensor is ON
- ☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

- ■ Pressurized
- ☐ Pump Start
- ☐ Centrifugal
- ☐ Submersible
- ☐ VFD Drive

PUMP STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Pressure Gauge Not Operational
- ☐ Bug Infestation of Control Box
- ☐ Bug Infestation of Pressure Switch
- ☐ Leaks or Drips in System
- ☐ Control Box is in Poor Condition
- ☐ Exposed Electrical Parts
- ☐ Pressure Tank Will Not Maintain Correct Pressure
- ☐ Bladder is Waterlogged
- ☐ Ohms are Not in Proper Range
- ☐ Amperage of Motor is Not in Range
- ☐ Pressure Relief Valve is Not Operational
- ☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	10:00 PM					
Seasonal Adjust						
Run Days	Monday, Wednesday, Friday					

ADDITIONAL COMMENTS

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION — ZONES 1–11

Item / Zone →	1	2	3	4	5	6	7	8	9	10	11	12
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	
Prog A Run Time	30 m	10 m	30 m	30 m	25 m	30 m	30 m	30 m	30 m	30 m	30 m	
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	
Primary Plant Material	–	–	–	–	–	–	–	–	–	–	–	
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Broken Nozzle	7 | 0	–	1 | 0	4 | 0	2 | 0	3 | 0	5 | 0	3 | 0	8 | 0	6 | 0	–	
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Broken 6" Spray Head	1 | 0	1 | 0	1 | 0	–	–	–	–	–	–	–	–	
Broken 12" Spray Head	–	–	–	–	–	1 | 0	–	–	–	–	–	
Broken 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	
Broken Lateral Line	1 | 0	1 | 0	–	–	–	–	–	–	–	–	–	
• Lateral Line Size	1/2"	1/2"	–	–	–	–	–	–	–	–	–	
Solenoid	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	
Other	–	–	–	–	–	–	–	–	–	–	–	
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	–	

Left = repaired on-site **Right** = not repaired – = none in that zone ● = comment, see Zone Comments below

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Boggy Creek Improvement District (30)	Oct 16, 2026 6:27:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

45
TOTAL BROKEN ITEMS

45
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	39	39	
Broken 6" Spray Head	3	3	
Broken 12" Spray Head	1	1	
Broken Lateral Line	2	2	

MAINTENANCE PERFORMED

No maintenance items recorded.

UPGRADES RECOMMENDED

No upgrades recommended.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature