

Myrtle Creek Improvement District

12051 Corporate Boulevard Orlando, FL 32817; 407-723-5900

www.myrtlecreekid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Myrtle Creek Improvement District ("District"), scheduled to be held at **5:00 p.m. on Tuesday, May 18, 2021 at Courtyard Orlando Lake Nona, 6955 Tavistock Lakes Blvd, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

Please use the following information to join via the computer or the conference line:

Phone: 1-844-621-3956

Computer: pfmgroup.webex.com

Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the April 20, 2021 Board of Supervisors' Meeting**
- 2. **Letter from Supervisor of Elections – Orange County**

Business Matters

3. **Consideration of District Management Fee Increase Letter for Fiscal Year 2021 & 2022**
4. **Consideration of Resolution 2021-04, Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing Date [suggested date of August 17, 2021 at 5:00 p.m.]**
5. **Ratification of Operation and Maintenance Expenditures Paid in April 2021 in an amount totaling \$16,823.02**
6. **Recommendation of Work Authorization/Proposed Services (if applicable)**
7. **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. Construction Supervisor
 5. Landscape Supervisor
 6. Irrigation Supervisor
- B. Supervisor Requests

Adjournment



MYRTLE CREEK IMPROVEMENT DISTRICT

**Minutes of the April 20, 2021
Board of Supervisors' Meeting**

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

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Myrtle Creek Improvement District was called to order on Tuesday, April 20, 2021, at 5:01 p.m. at Courtyard Orlando Lake Nona, 6955 Tavistock Lakes Blvd, Orlando, FL 32827.

Present:

Bob da Silva	Chairman	
Kam Shenai	Vice Chairman	
John Lynaugh	Assistant Secretary	
Marsha Leed	Assistant Secretary	
Kyle Scholl	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Tucker Mackie	Hopping Green & Sams	(via phone)
Deborah Sier	Hopping Green & Sams	(via phone)
Jeff Newton	Donald W. McIntosh Associates, Inc.	
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone)
Matt McDermott	Construction Committee Member	
Scott Thacker	District Landscape Supervisor	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden noted there were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes
of the March 16, 2021 Board
of Supervisors' Meeting**

Board Members reviewed the minutes from the March 16, 2021 Board of Supervisors' Meeting.

On Motion by Mr. Shenai, second by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of March 16, 2021 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Review of Fiscal Year 2022 Operations and Maintenance Budget

Ms. Walden explained the proposed budget was brought before the Board again this month for further input. The preliminary budget is slated for approval at the May meeting, with the final budget adoption at a public hearing in August. No action is required today other than to see if the Board had any additional input.

Ms. Walden noted that once the preliminary budget is approved, the Board may reduce the budget but may not increase it. She directed the Board's attention to the budget item description, which was included this year. The Board discussed various line items in terms of what has been spent in prior years, what has been spent so far this year, and what has been budgeted for the upcoming year.

Mr. Thacker explained that since the last Board meeting, District staff took a closer look at what the District will spend between now and the end of the Fiscal Year, which is September 30, 2021. Historically, the District has spent roughly \$75,000.00 per year on plant replacement. Because of the Orange County construction project along Lake Nona Boulevard, the Board decided not to budget for the plant replacement over the last few years. Now that the construction is completing, plant replacement is again included in the budget. When looking at the anticipated 2021 total expenditures, the two items that changed dramatically from last month's presentation are the plant replacement increasing and the contingency decreasing. Overall, anticipated expenditures are still coming in under budget. Mr. Lynaugh asked what is happening with the contingency line item. Mr. da Silva stated that it was revenue that was unspent. Mr. Lynaugh asked if it is a floating number that moves between years. Mr. da Silva said yes. Ms. Walden clarified that at the end of Fiscal Year 2020, while the District did not expend all the funds budgeted as contingency, there were other line items where the District was over budget. The contingency funds were used to prevent a budget shortfall. Mr. Lynaugh asked if the District anticipated spending \$128,000.00 between now and September 30, 2021 on flowers and plants. Mr. Thacker stated that Mr. McDermott has a presentation on the landscape enhancements for the Board's consideration today. Staff recommends about \$250,000.00 in enhancements over the next two years, with \$125,000.00 allocated to this year and \$125,000.00 for next year.

Mr. Scholl thanked District staff for their efforts to keep costs down. He wanted to note that there are two ways the District can add value to the community. First, by offering the homeowner a lesser fee by reducing the budget and second, by beautifying the neighborhood with landscaping enhancements. He thinks the District should spend some money on flower and plant enhancement since Lake Nona Boulevard has been under construction for quite some time.

A question was raised about the planting plan. Mr. McDermott stated he spoke with Cepra and told them what the District wants to do. They gave a plan to him and Mr. Thacker, who reviewed it yesterday. The plan is not complete, but it allowed Mr. Thacker to estimate \$250,000.00 over the next two years for flower and plant replacement in the District.

Mr. McDermott presented a landscape enhancement plan (Minutes Exhibit A) to take place over the next two years. There are 40 proposed enhancements, some of which still need to be refined in consultation with Cepra, so he selected 10 or so of those for the meeting today. Proposal No. 1 is enhancing the entrance as individuals come off the bridge on the south side of Lake Nona. The three main points he and Mr. Thacker looked at were safety, color, and maintenance. Over the next month, he and Mr. Thacker will seek approval from the Board to spend the money they are requesting from the Board today. Ms. Leed asked if included in each proposal were irrigation items. Mr. McDermott replied that in each proposal, there is an irrigation modification number. So, if areas are going from plants to sod, they will need to change out irrigation heads and visa-versa. The proposals are inclusive of installing the landscape and making any necessary changes

to keep it healthy. These landscape enhancements all fall under the plant and flower replacement budgeted line item and will not affect the irrigation repair line item. A discussion ensued regarding specific plant and tree types that would be best in the community.

Mr. Shenai discussed the contingency line item. He stated the Board may want to decide on what amount should be in the District's reserve. For example, replacement of the trail may be needed. He suggested that a set amount be put in the reserve for various enhancements every year. Discussion ensued.

Mr. McDermott will refine the landscape enhancement proposals over the next five months. He will present a complete package with the locations and maps. Mr. Lynaugh liked the Cepra plan and wants District staff to move forward.

On Motion by Mr. Lynaugh, second by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Mr. McDermott to move ahead and refine the details of the Cepra Flower and Plant Replacement Enhancement plan.

Mr. da Silva asked Mr. McDermott to review the plants proposed in light of their survival rates. Mr. McDermott agreed to address survival rates while refining the enhancement plans.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in March 2021 in an amount totaling \$42,109.99

The Board reviewed Operation and Maintenance Expenditures Paid in March 2021 in an amount totaling \$42,109.99. These have already been approved and need to be ratified by the Board.

On Motion by Mr. Lynaugh, second by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Operation and Maintenance Expenditures Paid in March 2021 in an amount totaling \$42,109.99.

SIXTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

This item was brought back before the Board after having been tabled at the last meeting. A discussion took place about installing six new deer crossing signs.

On Motion by Mr. da Silva, second by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District chose not to authorize the work for the deer crossing signs.

SEVENTH ORDER OF BUSINESS

**Review of District’s Financial
Position and Budget to Actual
YTD**

Ms. Walden noted through March 31, 2021, the District has total expenses of \$296,500.00 versus a budget of \$919,000.00. No action is required by the Board.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, May 18, 2021, at the Courtyard Orlando Lake Nona. The proposed budget will be considered at that meeting, so at least three Board Members are needed to be present in person. The public hearing date will be set at that meeting.

Discussion ensued regarding how to communicate with the residents about the budget. Mr. Lynaugh stated the HOA is starting a monthly newsletter to be published around May 1, 2021 which does include a link to the website. Information about the CDD can be put in that newsletter to keep the residents informed.

Mr. Shenai asked Ms. Walden about the website traffic study. Ms. Walden sent a follow-up to the website vendor to see where the District stands with that request. She is hopeful to hear something soon.

District Engineer – No Report

Construction Supervisor – No Report

District Landscape Supervisor – No Report

Irrigation Supervisor – No Report

NINTH ORDER OF BUSINESS

**Supervisor Requests &
Adjournment**

There were no Supervisor requests. Ms. Walden requested a motion to adjourn.

On Motion by Mr. Shenai, second by Mr. Lynaugh, with all in favor, the April 20, 2021 meeting of the Board of Supervisors for the Myrtle Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

Lake Nona Boulevard and Wellspring Drive Landscape Enhancements

April 15th, 2021

CEPRA Landscape



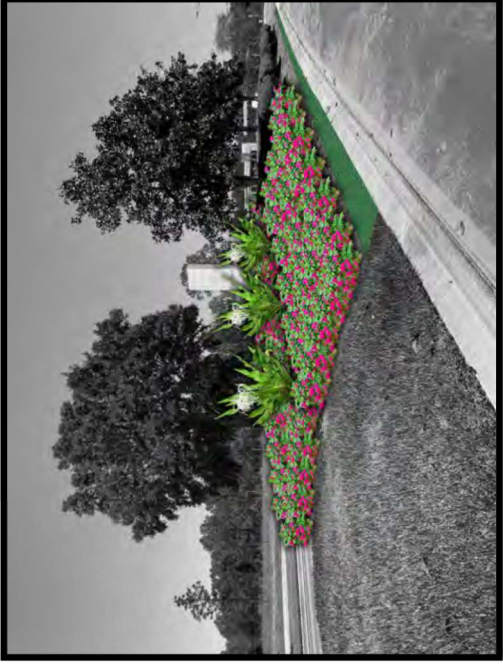
*Entrance median near
overpass - add color*

Proposal 1

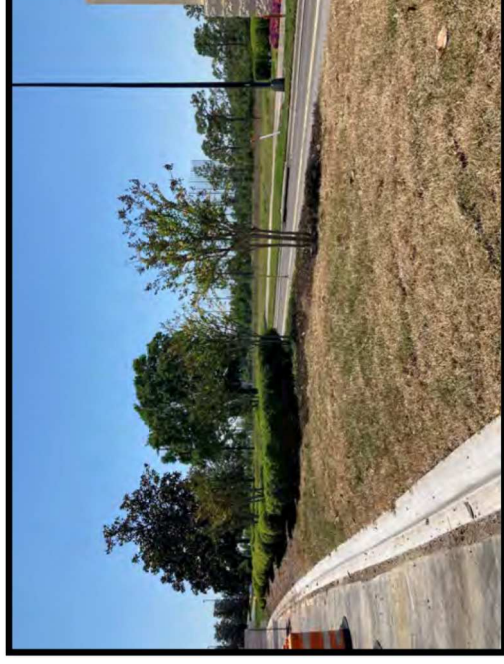
(Top Left)
Existing Schilling and
Magnolias



(Top Right)
Remove existing
Schilling and install
Bougainvillea 'Helen
Johnson', Crinum
Lilies, and St.
Augustine sod



(Bottom Middle)
No rendering provided -
photo is for location
reference only



Create rounded plant
bed and install
Bougainvillea 'Helen
Johnson'

*Remove fast growing plants,
install turf collar and color*

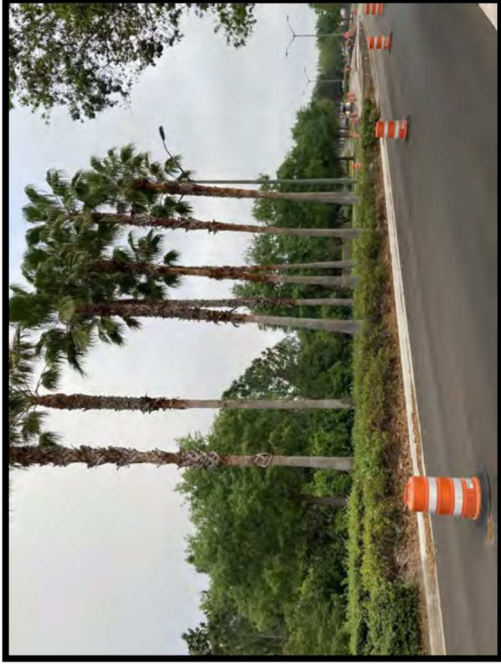


Proposal 5

(Top Middle)
No rendering provided -
photo is for location
reference only; remove
existing Jasmine
beneath Magnolias and
install St. Augustine sod
between plant bed and
curb

(Bottom Left)
Existing Plumbago
beneath Washingtonia
Palms

(Bottom Right)
Remove existing
Plumbago beneath
Washingtonia Palms and
install Schefflera
'Trinette' and St.
Augustine sod



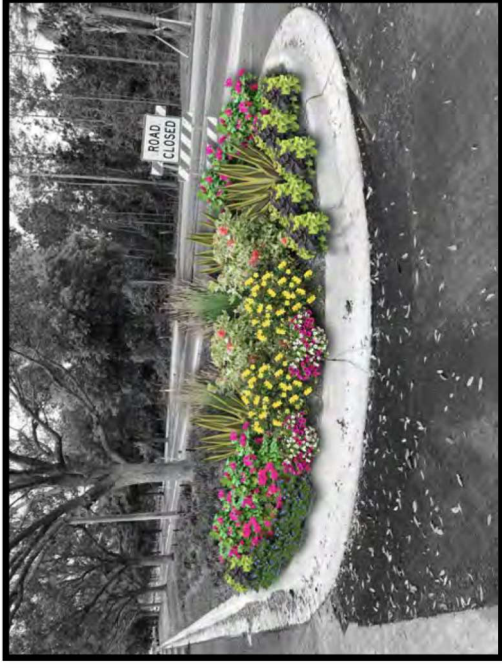
This is a good median tip planting location

Proposal 9

(Top Left)
Existing Liriope in
bullnose



(Top Right)
Remove existing Liriope
and install perennial
planting in bullnose



(Bottom Left)
Existing Liriope in
bullnose



(Bottom Right)
Remove existing Liriope
and install perennial
planting in bullnose

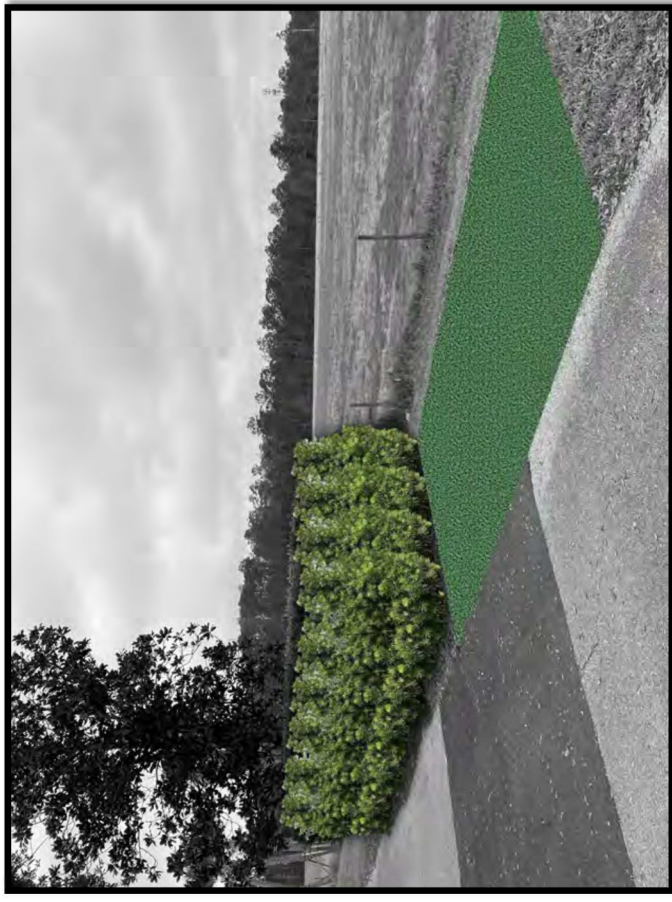


Proposal 11

Add screening to all utilities along roadway



(Left) Existing utility to be screened



(Right) Install Podocarpus to screen utility; install St. Augustine sod to cover empty mulched area

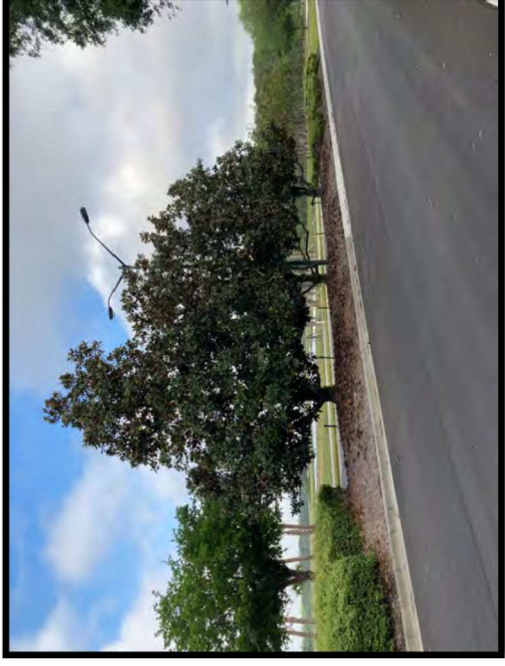
Proposal 12

(Top Middle)
No rendering provided -
photo is for location
reference only; install
St. Augustine sod
beneath Magnolias

(Bottom Left)
Existing Crape Myrtles
and Jasmine in
boulevard

(Bottom Right)
Remove existing
Jasmine and install
Panama Rose and St.
Augustine sod

*Decrease mulch areas
and add turf*



*Remove fast growing
plants, and add turf
collar and color*

Proposal 14

Pops of color and interest along road



(Left) Existing Oleander and Crape Myrtles

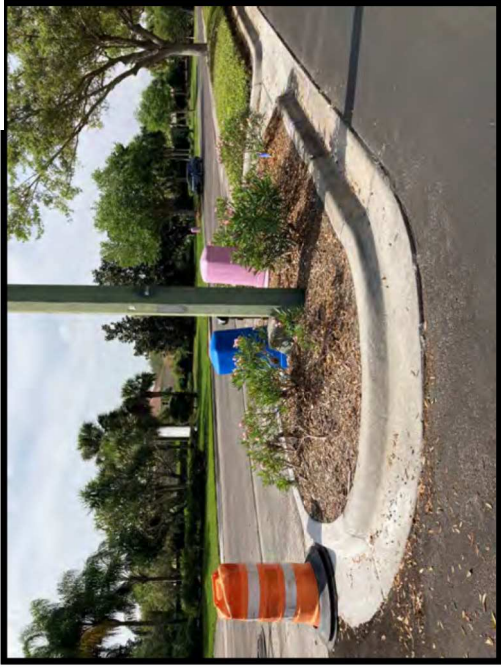


(Right) Remove existing Oleander and install perennial planting

Proposal 17

Remove

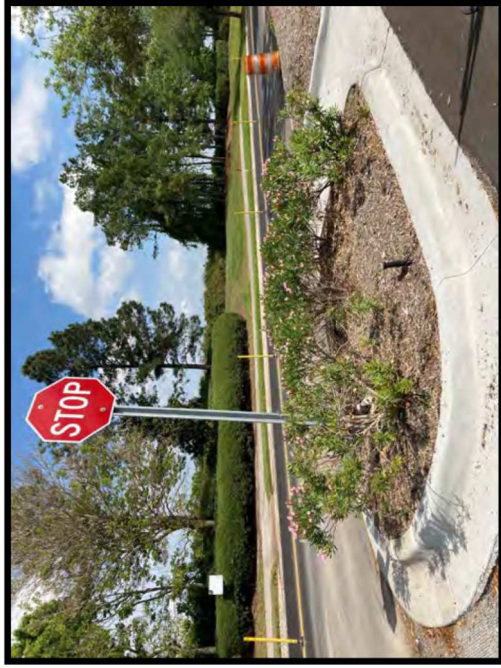
(Top Left)
Existing bullnose



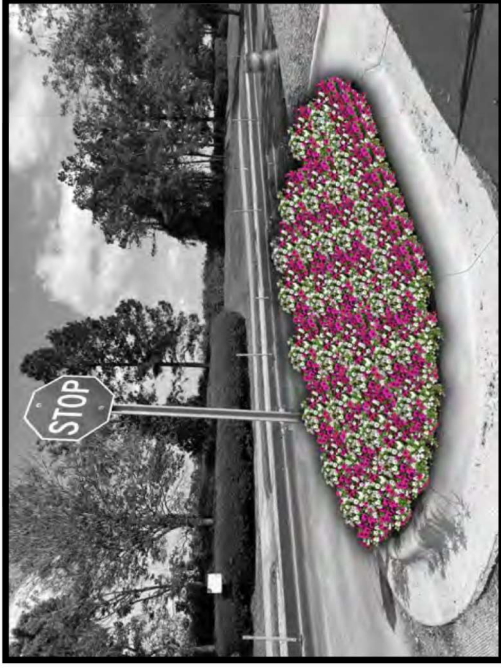
(Top Right)
Remove Oleander and
install annuals in
bullnose



(Bottom Left)
Existing bullnose



(Bottom Right)
Remove Oleander and
install annuals in
bullnose



Proposal 18

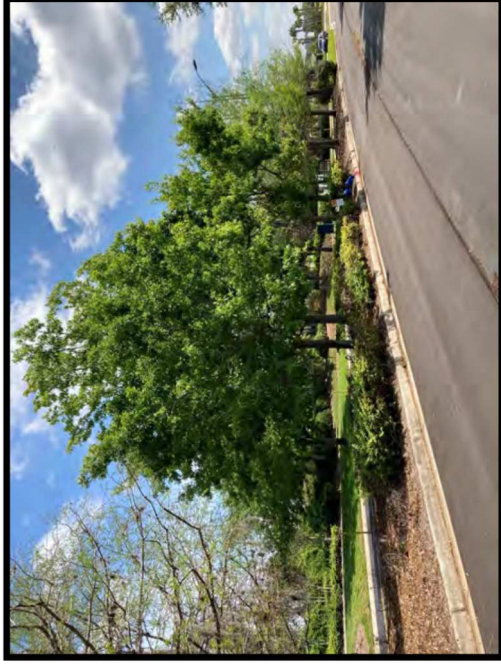
(Top Left)
Existing Bald Cypress



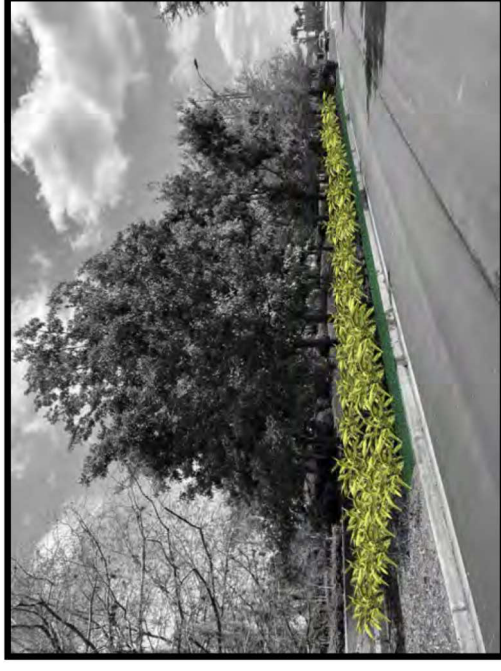
(Top Right)
Install Xanadu and St.
Augustine sod



(Bottom Left)
Existing Shumard Oaks
and Jasmine



(Bottom Right)
Remove existing
Jasmine and install
Variegated Shell
Jasmine and St.
Augustine sod

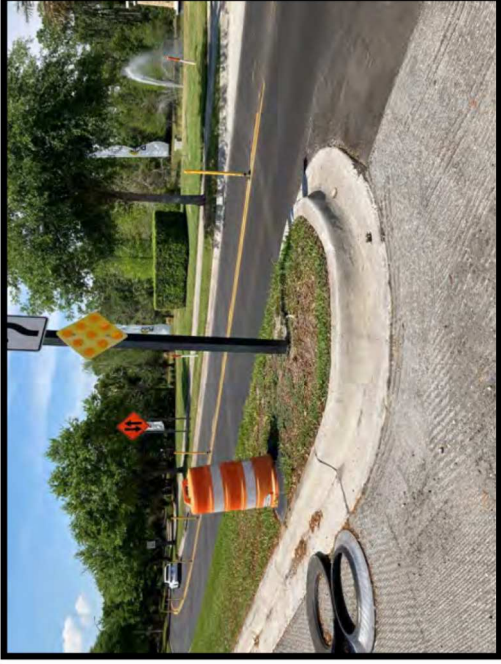


*Add plants to empty
beds, add color*

*Annuals at Village
Walk/Enclave Main
Entry*

Proposal 25

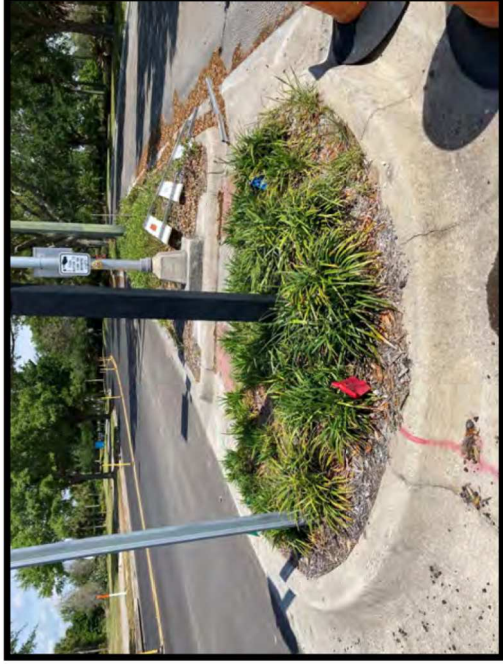
(Top Left)
Existing bullnose



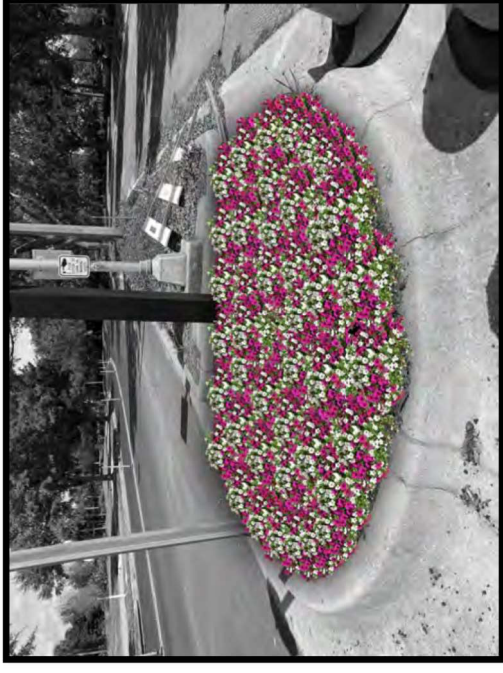
(Top Right)
Install annuals in
bullnose



(Bottom Left)
Existing bullnose



(Bottom Right)
Install annuals in
bullnose



Proposal 28

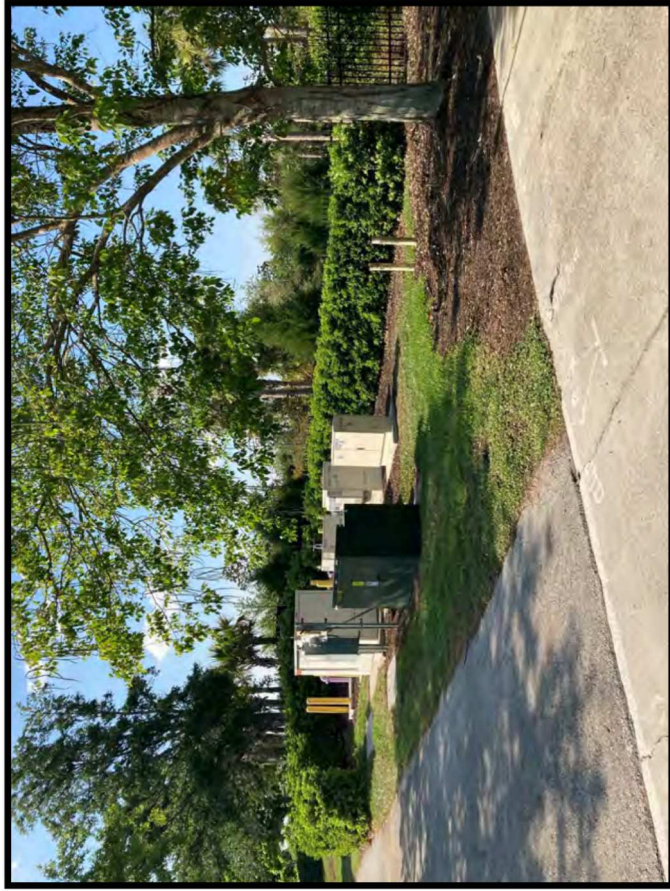
*Add palms to areas
without any canopy*



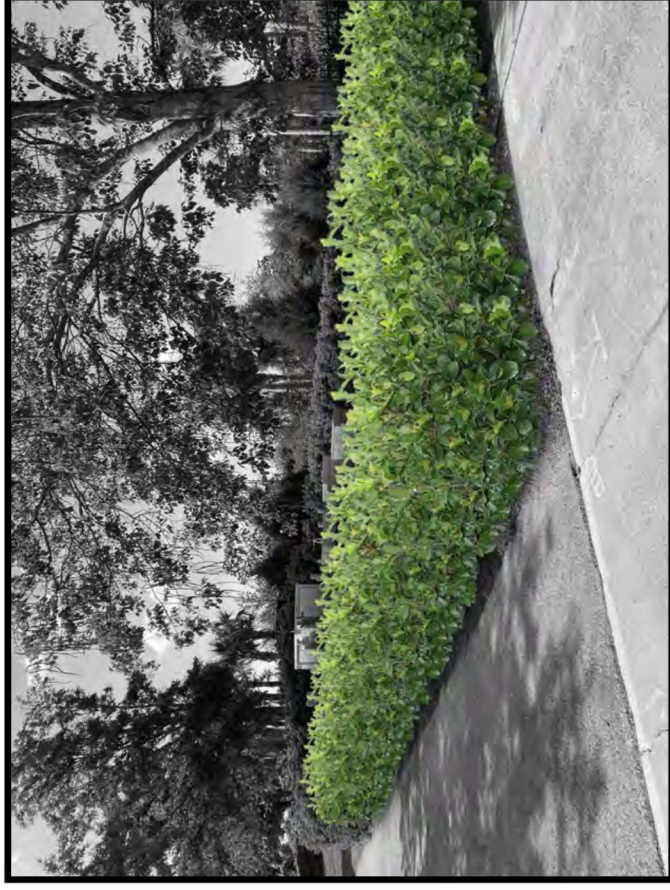
No rendering provided - photo is for location reference only; install Cabbage Palms on both sides of Light Post

Proposal 34

Remove



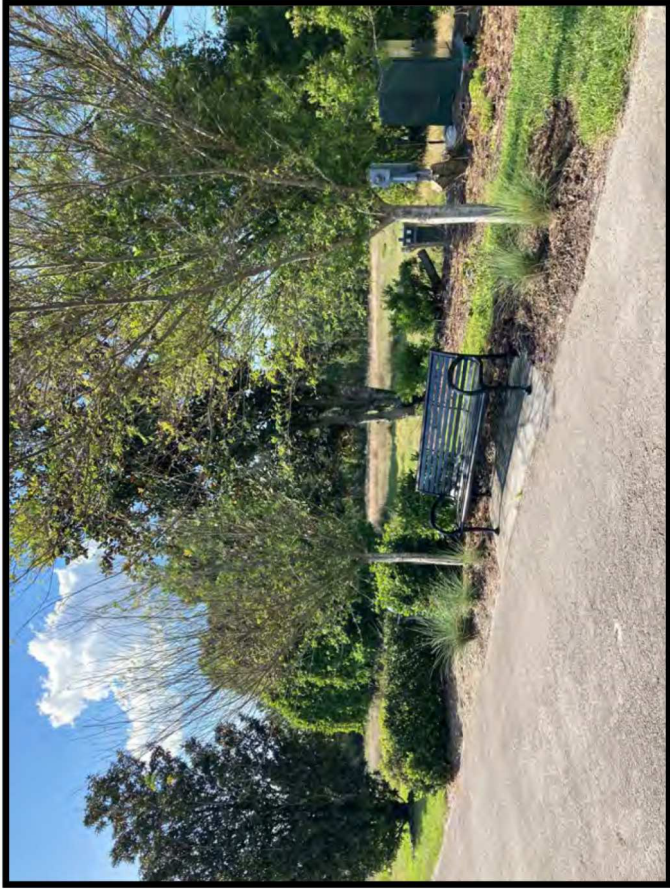
(Left) Existing utilities



(Right) Screen utilities with Sweet Viburnum

Proposal 36

*Rehab seating areas.
add color and fragrance*



(Left) Existing bench areas (three total)



(Right) Remove existing Muhly Grass, Anise, and Viburnum and install Tea Olive and Panama Rose (three total bench areas)

Add color and importance to Wellspring Intersection

Proposal 37

(Top Left) Existing bullnose



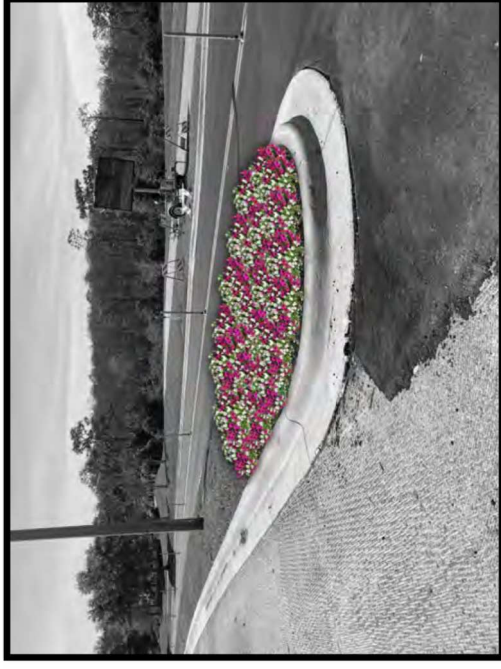
(Top Right) Install annuals in bullnose



(Bottom Left) Existing bullnose

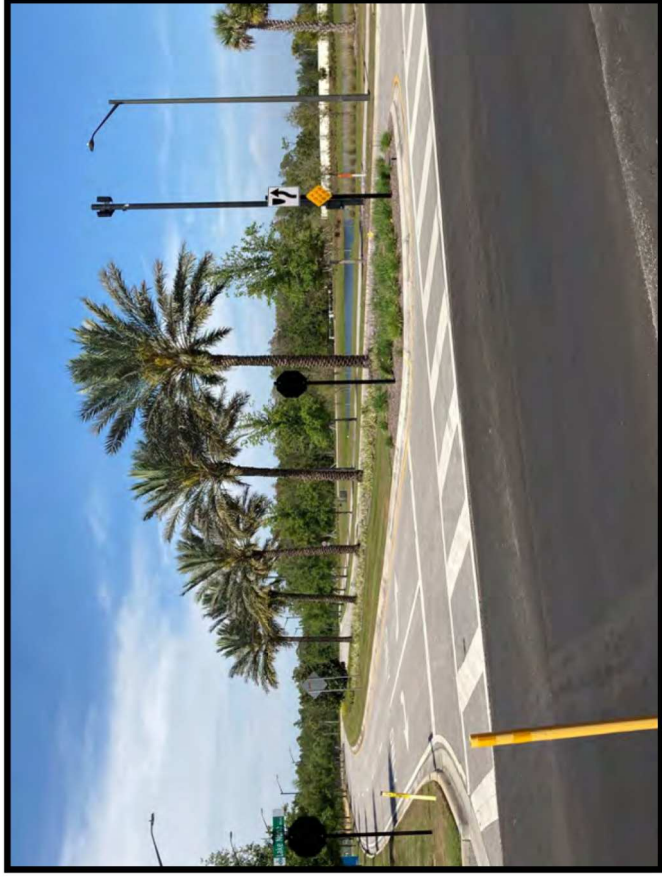


(Bottom Right) Install annuals in bullnose



Proposal 37, CONT.

*Improvements to
Wellspring - Color and
interest*



(Left) Existing bullnose and boulevard



(Right) Remove existing Society Garlic and Flax Lily and install annuals, Schefflera 'Trinette', Bougainvillea 'TRL', and Zoysia sod

Proposal 39

*Wellspring - rehab
failing beds with color,
low maintenance*



(Left) Existing Flax Lily



(Right) Remove Flax Lily and install
Bottlebrush 'Little John'

MYRTLE CREEK IMPROVEMENT DISTRICT

**Letter from Supervisor of Elections
-Orange County**

Date 4/15/2021

Bill Cowles
Supervisor of Elections

Time 12:39 PM

District List Report

<u>District</u>	<u>Nbr</u>	<u>DistrictType</u>	<u>Description</u>	<u>Registered Voters</u>					
				<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>
ALL	1	ALL OF COUNTY		880,897	380,117	222,684	263,402	14,694	45,305
				880,897	380,117	222,684	263,402	14,694	45,305
SPC	9	BOGGY CREEK		0	0	0	0	0	0
SPC	10	GREENEWAY		4,529	1,563	1,309	1,546	111	112
SPC	11	MYRTLE CREEK		2,342	782	679	829	52	129
SPC	25	POITRAS EAST		10	5	2	3	0	0

MYRTLE CREEK IMPROVEMENT DISTRICT

**District Management Fee Increase
Letter for Fiscal Year 2021 & 2022**



May 17, 2021

Mr. Bob da Silva
Chairman of the Board of Supervisors
Myrtle Creek Improvement District
12051 Corporate Boulevard
Orlando, FL 32817

Dear Mr. da Silva:

pfm

12051 Corporate Blvd.
Orlando, FL 32817
407.723.5900

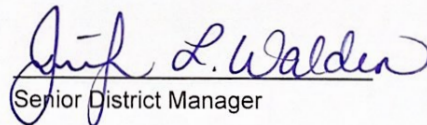
pfm.com

Thank you for the opportunity to continue serving as District Manager to the Myrtle Creek Improvement District (the "District"). The agreement in place between our firm and the District dated January 15, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. As discussed at the August 18, 2020 Board Meeting, the fee increase from \$40,000 to \$42,500 was put on hold and the amount was shifted to the administrative miscellaneous expense line item for future consideration later in the Fiscal Year. We are respectfully requesting for a proportionate amount of the annual fee increase become effective as of June 1, 2021. We propose the same \$42,500 annual fee for Fiscal Year 2022 as well.

Please note this change would not impact fees paid year to date and would be reflected on the June billing statement. For the avoidance of doubt, the District Management fees will be in the revised amount of \$3,541.67 each month.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,
PFM GROUP CONSULTING LLC


Senior District Manager

Accepted by:

(Signature)

(Print Name)

(Date)

MYRTLE CREEK IMPROVEMENT DISTRICT

**Resolution 2021-04,
Approving a Preliminary Budget for Fiscal Year
2022 and Setting a Public Hearing Date**

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MYRTLE CREEK IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Myrtle Creek Improvement District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 17, 2021

HOUR: 5:00 p.m.

LOCATION: Courtyard by Marriott Orlando Lake Nona
6955 Tavistock Lakes Blvd.
Orlando, Florida 32827

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Orlando and Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF MAY, 2021.

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

EXHIBIT A

Myrtle Creek Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
Revenues						
On-Roll Assessments	\$ 812,216.14	\$ 46,585.66	\$ 858,801.80	\$ 858,801.80	\$ 858,801.80	\$ -
Developer Contributions	21,415.43	24,976.67	46,392.10	52,496.00	60,319.50	\$ 7,823.50
Carryforward Revenue	-	-	-	-	84,565.28	\$ 84,565.28
Net Revenues	\$ 833,631.57	\$ 71,562.33	\$ 905,193.90	\$ 911,297.80	\$ 1,003,686.58	\$ 92,388.78
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ 5,800.00	\$ 5,000.00	\$ 10,800.00	\$ 12,000.00	\$ 12,000.00	\$ -
Financial & Administrative						
Public Officials' Liability Insurance	3,498.00	-	3,498.00	4,000.00	4,000.00	\$ -
Trustee Services	7,436.91	-	7,436.91	10,000.00	10,000.00	\$ -
Management	23,333.31	16,666.69	40,000.00	40,000.00	42,500.00	\$ 2,500.00
District Engineering	3,848.00	2,748.57	6,596.57	10,000.00	10,000.00	\$ -
Dissemination Agent	-	7,000.00	7,000.00	7,000.00	7,000.00	\$ -
Property Appraiser	1,443.00	-	1,443.00	2,000.00	2,000.00	\$ -
District Counsel	9,536.26	6,811.61	16,347.87	25,000.00	25,000.00	\$ -
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00	\$ -
Reamortization Schedules	-	250.00	250.00	250.00	250.00	\$ -
Audit	-	3,625.00	3,625.00	4,000.00	4,000.00	\$ -
Arbitrage Calculation	-	900.00	900.00	900.00	900.00	\$ -
Travel and Per Diem	31.11	22.22	53.33	300.00	300.00	\$ -
Telephone	-	20.83	20.83	50.00	50.00	\$ -
Postage & Shipping	96.27	68.76	165.03	1,000.00	1,000.00	\$ -
Copies	-	833.33	833.33	2,000.00	2,000.00	\$ -
Legal Advertising	1,738.76	1,241.97	2,980.73	6,500.00	6,500.00	\$ -
Bank Fees	-	-	-	-	360.00	\$ 360.00
Miscellaneous	142.55	101.82	244.37	12,000.00	9,500.00	\$ (2,500.00)
Office Supplies	-	-	-	-	250.00	\$ 250.00
Property Taxes	2,147.39	-	2,147.39	150.00	2,500.00	\$ 2,350.00
Web Site Maintenance	1,475.00	1,225.00	2,700.00	2,700.00	2,700.00	\$ -
Holiday Decorations	500.00	-	500.00	1,250.00	1,250.00	\$ -
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00	\$ -
Total General & Administrative Expenses	\$ 68,701.56	\$ 46,515.82	\$ 115,217.38	\$ 148,775.00	\$ 151,735.00	\$ 2,960.00

Myrtle Creek Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
Field Operations						
Electric Utility Services						
Electric	\$ 544.36	\$ 388.83	\$ 933.19	\$ 1,500.00	\$ 1,500.00	\$ -
Entry Lighting	131.82	94.16	225.98	500.00	500.00	\$ -
Water-Sewer Combination Services						
Water Reclaimed	10,503.70	9,502.64	20,006.34	25,000.00	20,000.00	\$ (5,000.00)
Stormwater Control						
Aquatic Contract	2,275.00	1,625.00	3,900.00	4,000.00	4,000.00	\$ -
Lake/Pond Repair Reserve	-	5,000.00	5,000.00	5,000.00	5,000.00	\$ -
Other Physical Environment						
General Liability Insurance	4,007.00	-	4,007.00	4,500.00	4,500.00	\$ -
Property & Casualty Insurance	-	-	-	1,700.00	1,700.00	\$ -
Auto Insurance	-	-	-	500.00	500.00	\$ -
Irrigation Repairs						\$ -
District Irrigation Repairs	27,957.14	19,969.39	47,926.53	30,000.00	45,000.00	\$ 15,000.00
Wellspring Irrigation Repairs	3,443.71	2,459.79	5,903.50	5,000.00	10,000.00	\$ 5,000.00
Landscaping Maintenance & Material						\$ -
District Landscaping	102,825.00	102,825.00	205,650.00	205,650.00	214,025.50	\$ 8,375.50
Gateway Road Landscaping	276.43	197.45	473.88	473.88	473.88	\$ -
Wellspring Landscaping	16,248.00	16,248.00	32,496.00	32,496.00	33,819.50	\$ 1,323.50
Tree Trimming	-	40,000.00	40,000.00	40,000.00	40,000.00	\$ -
Flower & Plant Replacement						\$ -
District Flower & Plant Replacement	3,150.00	125,000.00	128,150.00	50,000.00	125,000.00	\$ 75,000.00
Wellspring Flower & Plant Replacement	-	4,166.67	4,166.67	10,000.00	10,000.00	\$ -
Contingency	4,899.99	3,499.99	8,399.98	103,372.90	85,665.18	\$ (17,707.72)
Pest Control	1,405.00	1,170.83	2,575.83	2,810.00	2,810.00	\$ -
Hurricane Cleanup	-	50,000.00	50,000.00	50,000.00	50,000.00	\$ -
Wellspring Blvd./Performance Drive Expenses						
WSPD - Lighting	197.16	140.83	337.99	500.00	500.00	\$ -
WSPD - Miscellaneous	694.44	496.03	1,190.47	3,500.00	3,500.00	\$ -
WSPD - Water Reclaimed	1,340.19	957.28	2,297.47	1,000.00	2,500.00	\$ 1,500.00

Myrtle Creek Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
Interchange Maintenance Expenses						
IME - Aquatics Maintenance	1,841.21	1,315.15	3,156.36	3,339.00	3,339.00	\$ -
IME - Irrigation Repairs	1,245.85	889.89	2,135.74	9,450.00	3,150.00	\$ (6,300.00)
IME - Landscaping	46,227.61	33,019.72	79,247.33	76,358.52	85,651.02	\$ 9,292.50
IME - Lighting	392.29	280.21	672.50	1,575.00	787.50	\$ (787.50)
IME - Miscellaneous	3,632.18	2,594.41	6,226.59	1,575.00	4,095.00	\$ 2,520.00
IME - Water Reclaimed	201.69	144.06	345.75	2,362.50	1,575.00	\$ (787.50)
New Operational Field Expenses						
Trail Repair	1,257.00	15,000.00	16,257.00	15,000.00	15,000.00	\$ -
Road & Street Facilities						
Entry and Wall Maintenance	-	10,000.00	10,000.00	10,000.00	10,000.00	\$ -
Streetlights	6,444.62	4,603.30	11,047.92	15,000.00	15,000.00	\$ -
Parks & Recreation						
Personnel Leasing Agreement	21,000.07	14,999.93	36,000.00	36,000.00	36,000.00	\$ -
Reserves						
Infrastructure Capital Reserve	-	20,000.00	20,000.00	20,000.00	20,000.00	\$ -
Interchange Maintenance Reserve	-	2,360.00	2,360.00	2,360.00	2,360.00	\$ -
Total Field Operations Expenses	\$ 262,141.46	\$ 488,948.57	\$ 751,090.03	\$ 770,522.80	\$ 857,951.58	\$ 87,428.78
Total Expenses	\$ 330,843.02	\$ 535,464.39	\$ 866,307.41	\$ 919,297.80	\$ 1,009,686.58	\$ 90,388.78
Income (Loss) from Operations	\$ 502,788.55	\$ (463,902.06)	\$ 38,886.49	\$ (8,000.00)	\$ (6,000.00)	\$ 2,000.00
Other Income (Expense)						
Interest Income	\$ 441.93	\$ 7,558.07	\$ 8,000.00	\$ 8,000.00	\$ 6,000.00	\$ (2,000.00)
Total Other Income (Expense)	\$ 441.93	\$ 7,558.07	\$ 8,000.00	\$ 8,000.00	\$ 6,000.00	\$ (2,000.00)
Net Income (Loss)	\$ 503,230.48	\$ (456,343.99)	\$ 46,886.49	\$ -	\$ -	\$ -

Myrtle Creek Improvement District
FY 2022 Proposed Debt Service Budget
Series 2016A Special Assessment Bonds

	FY 2022 Proposed Budget
REVENUES:	
Special Assessments Series 2016A	\$ 1,584,900.00
TOTAL REVENUES	<u>\$ 1,584,900.00</u>
EXPENDITURES:	
Series 2016A - Interest 11/01/2021	273,500.00
Series 2016A - Principal 05/01/2022	780,000.00
Series 2016A - Interest 05/01/2022	273,500.00
TOTAL EXPENDITURES	<u>\$ 1,327,000.00</u>
EXCESS REVENUES	<u>\$ 257,900.00</u>
Series 2016A - Interest 11/01/2022	\$ 257,900.00

Myrtle Creek Improvement District
Budget Item Descriptions
FY 2021 – 2022

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Developer Contribution

Funding from the Developer.

Carryforward Revenue

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

General & Administrative Expenses

Supervisor Fees

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

Public Officials’ Liability Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

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

Management

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

Myrtle Creek Improvement District Budget Item Descriptions FY 2021 – 2022

District Engineering

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

Dissemination Agent

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

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

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

Assessment Administration

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

Reamortization Schedules

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

Audit

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

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services as related to the District.

Myrtle Creek Improvement District
Budget Item Descriptions
FY 2021 – 2022

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

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

Legal Advertising

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

Bank Fees

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

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Office Supplies

General office supplies associated with the District.

Property Taxes

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

Web Site Maintenance

Website maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

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

Myrtle Creek Improvement District
Budget Item Descriptions
FY 2021 – 2022

Field Operations Expenses

Electric Utility Services

Electric

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

Entry Lighting

Lighting charges for District entryways.

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Stormwater Control

Aquatic Contract

Contracted services for maintenance of aquatic areas within the District.

Lake/Pond Repair Reserve

Funds reserved for lake and pond repairs.

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty Insurance

Insurance to protect property and cover casualty.

Auto Insurance

Insurance to protect the automobiles owned by the District.

District Irrigation Repairs

Inspection and repair of irrigation systems.

Myrtle Creek Improvement District
Budget Item Descriptions
FY 2021 – 2022

Wellspring Irrigation Repairs

Inspection and repair of irrigation systems within Wellspring. These are funded by the Developer.

District Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Gateway Road Landscaping Maintenance & Material

Contracted landscaping on Gateway Road.

Wellspring Landscaping Maintenance & Material

Contracted landscaping within Wellspring. These are funded by the Developer.

Tree Trimming

Trimming of trees on District property.

District Flower & Plant Replacement

Purchase of materials and labor to replace flowers and plants within the District.

Wellspring Flower & Plant Replacement

Purchase of materials and labor to replace flowers and plants within Wellspring. These are funded by the Developer.

Contingency

Other Field Operations expenses incurred throughout the year.

Pest Control

Pest control services.

Hurricane Cleanup

Funds set aside to assist with any cleanup needed from a hurricane or funds needed to pay a hurricane-related insurance deductible.

Wellspring Blvd./Performance Drive Expenses

WSPD - Lighting

Lighting expenses as related to Wellspring Boulevard or Performance Drive. These are funded by the Developer.

WSPD - Miscellaneous

Miscellaneous expenses as related to Wellspring Boulevard or Performance Drive. These are funded by the Developer.

Myrtle Creek Improvement District
Budget Item Descriptions
FY 2021 – 2022

WSPD – Water Reclaimed

Reclaimed water expenses as related to Wellspring Boulevard or Performance Drive. These are funded by the Developer.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

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

IME – Irrigation Repair

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

IME – Landscaping

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

IME – Lighting

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

IME – Miscellaneous

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

IME – Water Reclaimed

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

New Operational Field Expenses

Trail Repair

Expenses related to repairing the trail within the District.

Road & Street Facilities

Entry and Wall Maintenance

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

Streetlights

Streetlighting expenses within the District.

Myrtle Creek Improvement District
Budget Item Descriptions
FY 2021 – 2022

Parks & Recreation

Personnel Leasing Agreement

The lease of outside personnel per signed agreement.

Reserves

Infrastructure Capital Reserve

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

Interchange Maintenance Reserve

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

Other Income (Expense)

Interest Income

Income from interest earnings.

MYRTLE CREEK IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
March 2021 in an amount totaling \$16,823.02**

MYRTLE CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • 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 April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,823.02**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Myrtle Creek Improvement District
AP Check Register (Current by Bank)
 Check Dates: 4/1/2021 to 4/30/2021

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3925	04/12/21	P	AWC	Aquatic Weed Control, Inc.	\$325.00
3926	04/12/21	P	CEPRA	Cepra Landscape	\$1,453.00
3927	04/12/21	P	ORLSEN	Orlando Sentinel	\$350.00
3928	04/12/21	P	PFMGC	PFM Group Consulting	\$47.05
3929	04/12/21	P	VGLOBA	VGlobalTech	\$425.00
3930	04/22/21	P	BCID	Boggy Creek Improv. District	\$67.81
3931	04/22/21	P	DONMC	Donald W. McIntosh Associates	\$625.00
3932	04/22/21	P	HGS	Hopping Green & Sams	\$1,502.96
3933	04/22/21	P	PFMGC	PFM Group Consulting	\$14.96
3934	04/22/21	P	TRUSTE	US Bank as Trustee for Myrtle	\$179,436.90
3935	04/26/21	P	BERMAN	Berman Construction	\$4,257.01
3936	04/26/21	P	JLYNAU	John Peter Lynaugh	\$200.00
3937	04/26/21	P	KSHENA	Kamalakar Shenai	\$200.00
3938	04/26/21	P	KSCHOL	Kyle Scholl	\$200.00
3939	04/26/21	P	LDASIL	Lionel R. Dasilva	\$200.00
3940	04/26/21	P	MLEED	Marsha Leed	\$200.00
3941	04/26/21	P	PFMGC	PFM Group Consulting	\$3,333.33
BANK SUN REGISTER TOTAL:					\$192,838.02
GRAND TOTAL :					\$192,838.02

13,401.12	Checks 3925-3933, 3935-3941
179,436.90	Check 3934 - Debt Service
2,938.88	PA 486 - OUC paid online
483.02	PA 487 - March ICM paid to Boggy Creek
196,259.92	Total cash spent
16,823.02	O&M cash spent

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

MYRTLE CREEK IMPROVEMENT DISTRICT

Funding Request #084

3/19/2021

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District Reimbursement for Construction-Related Legal Advertising on Req 190	OSC33338262	\$ 67.81
TOTAL			\$ 67.81

MYRTLE CREEK IMPROVEMENT DISTRICT

Payment Authorization #485

4/2/2021

Item No.	Payee	Invoice Number	General Fund
1	Aquatic Weed Control April Waterway Service	57622	\$ 325.00
2	Berman Construction April Administrator & Irrigation Specialist Services	11881	\$ 3,000.01
3	Orlando Sentinel Legal Advertising on 03/09/2021 (Ad: 6898932)	OSC33645418	\$ 350.00
4	PFM Group Consulting February Reimbursables	114107	\$ 47.05
5	VGlobalTech April Website Maintenance	2595	\$ 125.00
		TOTAL	\$ 3,847.06

Lynne Mellis

Secretary/Assistant Secretary

Chairperson

Jay Klo
4/3/21

RECEIVED

By Amanda Lane at 8:49 am, Apr 06, 2021

MYRTLE CREEK IMPROVEMENT DISTRICT

Payment Authorization #486

4/9/2021

Item No.	Payee	Invoice Number	General Fund
1	Cepra Landscape March MI and Repairs	23952	\$ 1,453.00
2	OUC Acct: 4782400001 ; Service 03/02/2021 - 04/02/2021	--	\$ 2,938.88
3	VGlobalTech Quarter 1 ADA Audit	2534	\$ 300.00
TOTAL			\$ 4,691.88

Jennifer L. Walden

Secretary/Assistant Secretary

Chairperson

Jayda
4/10/21

RECEIVED

By Amanda Lane at 1:45 pm, Apr 12, 2021

MYRTLE CREEK IMPROVEMENT DISTRICT

Payment Authorization #487

4/16/2021

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District March ICM Expenses	ICM2021-06	\$ 483.02
2	Donald W McIntosh Associates Engineering Services Through 03/26/2021	40964	\$ 625.00
3	Hopping Green & Sams General Counsel Through 02/28/2021	121487	\$ 1,502.96
4	PFM Group Consulting March Reimbursables	OE-EXP-04-26	\$ 14.96
TOTAL			\$ 2,625.94

Glynnie Medina

Secretary/Assistant Secretary

Chairperson

J. Lane
4/17/21

RECEIVED

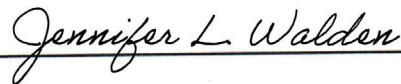
By Amanda Lane at 2:50 pm, Apr 20, 2021

MYRTLE CREEK IMPROVEMENT DISTRICT

Payment Authorization #488

4/23/2021

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction Asphalt Damage - Trail Repair	12003	\$ 1,257.00
2	PFM Group Consulting DM Fee: April 2021	DM-04-2021-0031	\$ 3,333.33
3	Supervisor Fees - 04/20/2021 Meeting		
	Marsha Leed	--	\$ 200.00
	Kam Shenai	--	\$ 200.00
	John Lynaugh	--	\$ 200.00
	Kyle Scholl	--	\$ 200.00
	Bob da Silva	--	\$ 200.00
TOTAL			\$ 5,590.33



Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 10:53 am, Apr 26, 2021



MYRTLE CREEK IMPROVEMENT DISTRICT

**Work Authorization/Proposed Services
*(if applicable)***

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “**Work Authorization**”), dated February 9, 2021 , authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE MYRTLE CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated August, 2020, by and between:

Myrtle 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 12051 Corporate Boulevard, 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 hardscape 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.

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Witness

By: _____
Its: _____

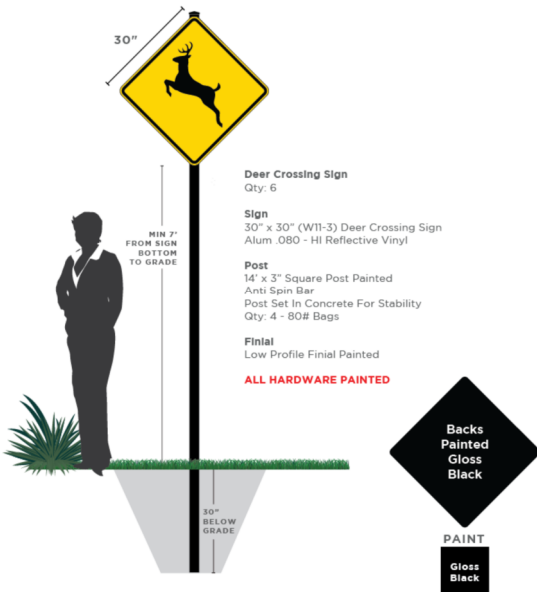
Exhibit A: Proposal/Scope of Services

Date: January 20, 2021

Client: PFM, agent for Myrtle Creek Improvement District

Project: Deer Crossing Signs

Berman proposes to furnish and install six (6) ‘deer crossing’ signs along Lake Nona Blvd. in the Myrtle Creek Improvement District.



Total Cost: \$4,939.39

Additional Notes:

Berman Construction State of Florida CGC # 1518721

Revision and Approval Policy: Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return. We can then schedule your services at that time.

Agent for Owner

Date

Berman Construction LLC

Date

By: Samantha Sharenow, Senior VP

MYRTLE CREEK IMPROVEMENT DISTRICT

**District's Financial Position and
Budget to Actual YTD**

Myrtle Creek Improvement District
Statement of Financial Position
As of 4/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$793,426.64				\$793,426.64
Money Market Account	68,775.60				68,775.60
State Board of Administration	3,997.12				3,997.12
Accounts Receivable - Due from Developer	578.21				578.21
Assessments Receivable	45,061.44				45,061.44
Deposits	4,300.00				4,300.00
General Reserve	168,494.28				168,494.28
Assessments Receivable		\$70,244.98			70,244.98
Due From Other Funds		179,436.90			179,436.90
Debt Service Reserve		335,039.03			335,039.03
Revenue		623,837.96			623,837.96
Interest A2 Bond		288,500.00			288,500.00
Prepayment		33.82			33.82
Sinking Fund A2 Bond		770,000.03			770,000.03
Accounts Receivable - Due from Developer Acquisition/Construction			\$67.81 401,915.58		67.81 401,915.58
Total Current Assets	\$1,084,633.29	\$2,267,092.72	\$401,983.39	\$0.00	\$3,753,709.40
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,017,410.84	\$2,017,410.84
Amount To Be Provided				15,237,589.16	15,237,589.16
Total Investments	\$0.00	\$0.00	\$0.00	\$17,255,000.00	\$17,255,000.00
Total Assets	\$1,084,633.29	\$2,267,092.72	\$401,983.39	\$17,255,000.00	\$21,008,709.40
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$2,456.56				\$2,456.56
Due To Other Governmental Units	15,548.19				15,548.19
Deferred Revenue	45,639.65				45,639.65
Deferred Revenue		\$70,244.98			70,244.98
Accounts Payable			\$67.81		67.81
Deferred Revenue			67.81		67.81
Total Current Liabilities	\$63,644.40	\$70,244.98	\$135.62	\$0.00	\$134,025.00
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$17,255,000.00	\$17,255,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$17,255,000.00	\$17,255,000.00
Total Liabilities	\$63,644.40	\$70,244.98	\$135.62	\$17,255,000.00	\$17,389,025.00
<u>Net Assets</u>					
Net Assets, Unrestricted	\$1,283,864.48				\$1,283,864.48
Net Assets - General Government	(766,106.07)				(766,106.07)
Current Year Net Assets - General Government	503,230.48				503,230.48
Net Assets, Unrestricted		\$1,219,165.38			1,219,165.38
Current Year Net Assets, Unrestricted		977,682.36			977,682.36
Net Assets, Unrestricted			(\$417,951.06)		(417,951.06)
Net Assets, Unrestricted			819,854.15		819,854.15
Current Year Net Assets, Unrestricted			(55.32)		(55.32)
Total Net Assets	\$1,020,988.89	\$2,196,847.74	\$401,847.77	\$0.00	\$3,619,684.40
Total Liabilities and Net Assets	\$1,084,633.29	\$2,267,092.72	\$401,983.39	\$17,255,000.00	\$21,008,709.40

Myrtle Creek Improvement District
Statement of Activities
As of 4/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$812,216.14				\$812,216.14
Developer Contributions	21,415.43				21,415.43
On-Roll Assessments		\$1,266,140.93			1,266,140.93
Contributions and Donations from PS			\$67.81		67.81
Developer Contributions			509.07		509.07
Total Revenues	\$833,631.57	\$1,266,140.93	\$576.88	\$0.00	\$2,100,349.38
<u>Expenses</u>					
Supervisor Fees	\$5,800.00				\$5,800.00
Public Officials' Liability Insurance	3,498.00				3,498.00
Trustee Services	7,436.91				7,436.91
Management	23,333.31				23,333.31
Engineering	3,848.00				3,848.00
Property Appraiser	1,443.00				1,443.00
District Counsel	9,536.26				9,536.26
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	31.11				31.11
Postage & Shipping	96.27				96.27
Legal Advertising	1,738.76				1,738.76
Miscellaneous	142.55				142.55
Property Taxes	2,147.39				2,147.39
Web Site Maintenance	1,475.00				1,475.00
Holiday Decorations	500.00				500.00
Dues, Licenses, and Fees	175.00				175.00
Electric	741.52				741.52
Entry Lighting	131.82				131.82
Water Reclaimed	11,843.89				11,843.89
Aquatic Contract	2,275.00				2,275.00
General Liability Insurance	4,007.00				4,007.00
Irrigation	31,400.85				31,400.85
Landscaping Maintenance & Material	119,349.43				119,349.43
Flower & Plant Replacement	3,150.00				3,150.00
Contingency	5,594.43				5,594.43
IME - Aquatics Maintenance	1,841.21				1,841.21
IME - Irrigation	1,245.85				1,245.85
IME - Landscaping	46,227.61				46,227.61
IME - Lighting	392.29				392.29
IME - Miscellaneous	3,632.18				3,632.18
IME - Water Reclaimed	201.69				201.69

Myrtle Creek Improvement District
Statement of Activities
As of 4/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
Equipment Repair & Maintenance	1,257.00				1,257.00
Pest Control	1,405.00				1,405.00
Streetlights	6,444.62				6,444.62
Personnel Leasing Agreement	21,000.07				21,000.07
Interest Payments		\$288,500.00			288,500.00
Legal Advertising			\$644.69		644.69
Total Expenses	\$330,843.02	\$288,500.00	\$644.69	\$0.00	\$619,987.71
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$441.93				\$441.93
Interest Income		\$40.23			40.23
Dividends Income		1.20			1.20
Interest Income			\$12.02		12.02
Dividends Income			0.47		0.47
Total Other Revenues (Expenses) & Gains (Losses)	\$441.93	\$41.43	\$12.49	\$0.00	\$495.85
Change In Net Assets	\$503,230.48	\$977,682.36	(\$55.32)	\$0.00	\$1,480,857.52
Net Assets At Beginning Of Year	\$517,758.41	\$1,219,165.38	\$401,903.09	\$0.00	\$2,138,826.88
Net Assets At End Of Year	\$1,020,988.89	\$2,196,847.74	\$401,847.77	\$0.00	\$3,619,684.40

Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 04/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 812,216.14	\$ 500,967.72	\$ 311,248.42	\$ 858,801.80
Developer Contributions	21,415.43	30,622.67	(9,207.24)	52,496.00
Net Revenues	\$ 833,631.57	\$ 531,590.39	\$ 302,041.18	\$ 911,297.80
<u>General & Administrative Expenses</u>				
Legislative				
Supervisor Fees	\$ 5,800.00	\$ 7,000.00	\$ (1,200.00)	\$ 12,000.00
Financial & Administrative				
Public Officials' Liability Insurance	3,498.00	2,333.33	1,164.67	4,000.00
Trustee Services	7,436.91	5,833.33	1,603.58	10,000.00
Management	23,333.31	23,333.33	(0.02)	40,000.00
District Engineering	3,848.00	5,833.33	(1,985.33)	10,000.00
Dissemination Agent	-	4,083.33	(4,083.33)	7,000.00
Property Appraiser	1,443.00	1,166.67	276.33	2,000.00
District Counsel	9,536.26	14,583.33	(5,047.07)	25,000.00
Assessment Administration	7,500.00	4,375.00	3,125.00	7,500.00
Reamortization Schedules	-	145.83	(145.83)	250.00
Audit	-	2,333.33	(2,333.33)	4,000.00
Arbitrage Calculation	-	525.00	(525.00)	900.00
Travel and Per Diem	31.11	175.00	(143.89)	300.00
Telephone	-	29.17	(29.17)	50.00
Postage & Shipping	96.27	583.33	(487.06)	1,000.00
Copies	-	1,166.67	(1,166.67)	2,000.00
Legal Advertising	1,738.76	3,791.67	(2,052.91)	6,500.00
Miscellaneous	142.55	7,000.00	(6,857.45)	12,000.00
Property Taxes	2,147.39	87.50	2,059.89	150.00
Web Site Maintenance	1,475.00	1,575.00	(100.00)	2,700.00
Holiday Decorations	500.00	729.17	(229.17)	1,250.00
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00
Total General & Administrative Expenses	\$ 68,701.56	\$ 86,785.40	\$ (18,083.84)	\$ 148,775.00

Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 04/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Field Operations</u>				
Electric Utility Services				
Electric	\$ 544.36	\$ 875.00	\$ (330.64)	\$ 1,500.00
Entry Lighting	131.82	291.67	(159.85)	500.00
Water-Sewer Combination Services				
Water Reclaimed	10,503.70	14,583.33	(4,079.63)	25,000.00
Stormwater Control				
Aquatic Contract	2,275.00	2,333.33	(58.33)	4,000.00
Lake/Pond Repair Reserve	-	2,916.67	(2,916.67)	5,000.00
Other Physical Environment				
General Liability Insurance	4,007.00	2,625.00	1,382.00	4,500.00
Property & Casualty Insurance	-	991.67	(991.67)	1,700.00
Auto Insurance	-	291.67	(291.67)	500.00
Irrigation Repairs				
District Irrigation Repairs	27,957.14	17,500.00	10,457.14	30,000.00
Wellspring Irrigation Repairs	3,443.71	2,916.67	527.04	5,000.00
Landscaping Maintenance & Material				
District Landscaping	102,825.00	119,962.50	(17,137.50)	205,650.00
Gateway Road Landscaping	276.43	276.43	-	473.88
Wellspring Landscaping	16,248.00	18,956.00	(2,708.00)	32,496.00
Tree Trimming	-	23,333.33	(23,333.33)	40,000.00
Flower & Plant Replacement				
District Flower & Plant Replacement	3,150.00	29,166.67	(26,016.67)	50,000.00
Wellspring Flower & Plant Replacement	-	5,833.33	(5,833.33)	10,000.00
Contingency	4,899.99	60,300.86	(55,400.87)	103,372.90
Pest Control	1,405.00	1,639.17	(234.17)	2,810.00
Hurricane Cleanup	-	29,166.67	(29,166.67)	50,000.00
Wellspring Blvd./Performance Drive Expenses				
WSPD - Lighting	197.16	291.67	(94.51)	500.00
WSPD - Miscellaneous	694.44	2,041.67	(1,347.23)	3,500.00
WSPD - Water Reclaimed	1,340.19	583.33	756.86	1,000.00

Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 04/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	1,841.21	1,947.75	(106.54)	3,339.00
IME - Irrigation Repairs	1,245.85	5,512.50	(4,266.65)	9,450.00
IME - Landscaping	46,227.61	44,542.47	1,685.14	76,358.52
IME - Lighting	392.29	918.75	(526.46)	1,575.00
IME - Miscellaneous	3,632.18	918.75	2,713.43	1,575.00
IME - Water Reclaimed	201.69	1,378.13	(1,176.44)	2,362.50
New Operational Field Expenses				
Trail Repair	1,257.00	8,750.00	(7,493.00)	15,000.00
Road & Street Facilities				
Entry and Wall Maintenance	-	5,833.33	(5,833.33)	10,000.00
Streetlights	6,444.62	8,750.00	(2,305.38)	15,000.00
Parks & Recreation				
Personnel Leasing Agreement	21,000.07	21,000.00	0.07	36,000.00
Reserves				
Infrastructure Capital Reserve	-	11,666.67	(11,666.67)	20,000.00
Interchange Maintenance Reserve	-	1,376.67	(1,376.67)	2,360.00
Total Field Operations Expenses	\$ 262,141.46	\$ 449,471.66	\$ (187,330.20)	\$ 770,522.80
Total Expenses	\$ 330,843.02	\$ 536,257.06	\$ (205,414.04)	\$ 919,297.80
Income (Loss) from Operations	\$ 502,788.55	\$ (4,666.67)	\$ 507,455.22	\$ (8,000.00)
Other Income (Expense)				
Interest Income	\$ 441.93	\$ 4,666.67	\$ (4,224.74)	\$ 8,000.00
Total Other Income (Expense)	\$ 441.93	\$ 4,666.67	\$ (4,224.74)	\$ 8,000.00
Net Income (Loss)	\$ 503,230.48	\$ -	\$ 503,230.48	\$ -

Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 04/30/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	YTD Actual
Revenues								
On-Roll Assessments	\$ -	\$ 57,604.37	\$ 204,538.37	\$ 242,119.20	\$ 56,728.51	\$ 136,118.80	\$ 115,106.89	\$ 812,216.14
Developer Contributions	2,708.00	685.71	6,419.44	3,318.00	4,132.99	4,151.29	-	21,415.43
Net Revenues	\$ 2,708.00	\$ 58,290.08	\$ 210,957.81	\$ 245,437.20	\$ 60,861.50	\$ 140,270.09	\$ 115,106.89	\$ 833,631.57
General & Administrative Expenses								
Legislative								
Supervisor Fees	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 800.00	\$ 1,000.00	\$ 1,000.00	\$ 5,800.00
Financial & Administrative								
Public Officials' Liability Insurance	3,498.00	-	-	-	-	-	-	3,498.00
Trustee Services	-	7,436.91	-	-	-	-	-	7,436.91
Management	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	23,333.31
Engineering	-	1,723.00	250.00	250.00	687.50	312.50	625.00	3,848.00
Dissemination Agent	-	-	-	-	-	-	-	-
Property Appraiser	-	-	1,443.00	-	-	-	-	1,443.00
District Counsel	-	-	2,690.00	2,187.50	826.80	2,329.00	1,502.96	9,536.26
Assessment Administration	7,500.00	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	7.04	-	6.90	-	17.17	31.11
Telephone	-	-	-	-	-	-	-	-
Postage & Shipping	-	18.77	7.00	7.99	24.03	23.52	14.96	96.27
Copies	-	-	-	-	-	-	-	-
Legal Advertising	327.50	365.01	-	346.25	350.00	-	350.00	1,738.76
Miscellaneous	-	-	46.71	3.28	3.23	3.25	86.08	142.55
Property Taxes	-	-	-	-	2,147.39	-	-	2,147.39
Web Site Maintenance	125.00	125.00	125.00	425.00	125.00	125.00	425.00	1,475.00
Holiday Decorations	500.00	-	-	-	-	-	-	500.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 16,458.83	\$ 14,002.02	\$ 7,902.08	\$ 7,553.35	\$ 8,304.18	\$ 7,126.60	\$ 7,354.50	\$ 68,701.56
Field Operations								
Electric Utility Services								
Electric	\$ -	\$ 88.94	\$ 88.21	\$ 89.46	\$ 87.47	\$ 87.69	\$ 102.59	\$ 544.36
Entry Lighting	-	21.26	21.26	21.50	21.02	21.63	25.15	131.82
Water-Sewer Combination Services								
Water Reclaimed	-	1,463.23	1,036.86	1,398.48	4,115.75	1,107.70	1,381.68	10,503.70
Stormwater Control								
Aquatic Contract	325.00	325.00	325.00	325.00	325.00	325.00	325.00	2,275.00
Lake/Pond Repair Reserve	-	-	-	-	-	-	-	-
Other Physical Environment								
General Liability Insurance	4,007.00	-	-	-	-	-	-	4,007.00
Property & Casualty Insurance	-	-	-	-	-	-	-	-
Auto Insurance	-	-	-	-	-	-	-	-
Irrigation								
District Irrigation	839.24	2,918.20	9,296.90	5,709.40	5,564.20	-	3,629.20	27,957.14
Wellspring Irrigation	685.71	-	309.00	1,985.00	-	236.00	228.00	3,443.71

Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 04/30/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	YTD Actual
Landscaping Maintenance & Material								
District Landscaping	17,137.50	17,137.50	17,137.50	17,137.50	17,137.50	17,137.50	-	102,825.00
Gateway Road Landscaping	39.49	39.49	39.49	39.49	39.49	39.49	39.49	276.43
Wellspring Landscaping	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	-	16,248.00
Tree Trimming	-	-	-	-	-	-	-	-
Flower & Plant Replacement								
District Flower & Plant Replacement	-	-	-	-	3,150.00	-	-	3,150.00
Wellspring Flower & Plant Replacement	-	-	-	-	-	-	-	-
Contingency	-	-	4,850.00	-	49.99	-	-	4,899.99
Pest Control	-	-	-	-	-	1,405.00	-	1,405.00
Hurricane Cleanup	-	-	-	-	-	-	-	-
Wellspring Blvd./Performance Drive Expenses								
WSPD - Lighting	-	32.05	31.95	32.15	31.64	31.85	37.52	197.16
WSPD - Miscellaneous	-	697.72	(3.28)	-	-	-	-	694.44
WSPD - Water Reclaimed	-	257.17	257.73	241.01	183.49	91.94	308.85	1,340.19
Interchange Maintenance Expenses								
IME - Aquatics Maintenance	263.03	263.03	263.03	263.03	263.03	263.03	263.03	1,841.21
IME - Irrigation	-	94.90	289.55	308.70	207.35	-	345.35	1,245.85
IME - Landscaping	6,363.21	6,363.21	-	12,726.42	6,426.21	-	14,348.56	46,227.61
IME - Lighting	-	57.97	59.35	65.96	57.27	57.47	94.27	392.29
IME - Miscellaneous	1,134.00	-	1,512.00	190.57	297.90	96.08	401.63	3,632.18
IME - Water Reclaimed	-	26.95	34.12	21.95	35.86	26.95	55.86	201.69
New Operational Field Expenses								
Trail Repair	-	-	-	-	-	-	1,257.00	1,257.00
Road & Street Facilities								
Entry and Wall Maintenance	-	-	-	-	-	-	-	-
Streetlights	-	1,063.81	1,063.81	1,079.25	1,079.25	1,079.25	1,079.25	6,444.62
Parks & Recreation								
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	21,000.07
Contingency								
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-
Total Field Operations Expenses	\$ 36,502.19	\$ 36,558.44	\$ 42,320.49	\$ 47,342.88	\$ 44,780.43	\$ 27,714.59	\$ 26,922.44	\$ 262,141.46
Total Expenses	\$ 52,961.02	\$ 50,560.46	\$ 50,222.57	\$ 54,896.23	\$ 53,084.61	\$ 34,841.19	\$ 34,276.94	\$ 330,843.02
Income (Loss) from Operations	\$ (50,253.02)	\$ 7,729.62	\$ 160,735.24	\$ 190,540.97	\$ 7,776.89	\$ 105,428.90	\$ 80,829.95	\$ 502,788.55
Other Income (Expense)								
Interest Income	\$ 22.90	\$ 23.59	\$ 96.66	\$ 28.62	\$ 25.60	\$ 215.57	\$ 28.99	\$ 441.93
Total Other Income (Expense)	\$ 22.90	\$ 23.59	\$ 96.66	\$ 28.62	\$ 25.60	\$ 215.57	\$ 28.99	\$ 441.93
Net Income (Loss)	\$ (50,230.12)	\$ 7,753.21	\$ 160,831.90	\$ 190,569.59	\$ 7,802.49	\$ 105,644.47	\$ 80,858.94	\$ 503,230.48

Myrtle Creek Improvement District
Cash Flow

	Beg. Cash	FY20 Inflows	FY20 Outflows	FY21 Inflows	FY21 Outflows	End. Cash
10/1/2019	2,681.76	27,950.70	(37,128.30)	-	-	169.16
11/1/2019	169.16	208,651.64	(6,696.58)	-	-	202,124.22
12/1/2019	202,124.22	970,566.18	(503,270.11)	-	-	667,658.20
1/1/2020	667,658.20	632,702.33	(689,983.21)	-	-	610,377.32
2/1/2020	610,377.32	83,178.07	(124,798.94)	-	-	568,756.45
3/1/2020	568,756.45	301,145.63	(86,667.64)	-	-	783,234.44
4/1/2020	783,234.44	46,912.16	(255,014.26)	-	-	575,132.34
5/1/2020	575,132.34	22,085.63	(87,262.26)	-	-	509,955.71
6/1/2020	509,955.71	44,952.52	(88,163.16)	-	-	466,745.07
7/1/2020	466,745.07	28,435.00	(56,456.85)	-	-	438,723.22
8/1/2020	438,723.22	14,415.58	(77,498.40)	-	-	375,640.40
9/1/2020	375,640.40	9,759.82	(101,431.07)	-	(15,005.00)	268,964.15
10/1/2020	268,964.15	26,870.86	(35,036.78)	6,033.88	(34,720.04)	232,112.07
11/1/2020	232,112.07	-	(2,285.24)	148,827.20	(71,989.11)	306,664.92
12/1/2020	306,664.92	312.50	(312.50)	529,976.03	(438,634.98)	398,005.97
1/1/2021	398,005.97	-	-	622,973.27	(418,231.22)	602,748.02
2/1/2021	602,748.02	-	-	147,246.64	(153,352.38)	596,642.28
3/1/2021	596,642.28	-	-	352,724.38	(254,301.75)	695,064.91
4/1/2021	695,064.91	-	-	294,621.65	(196,259.92)	793,426.64
5/1/2021	793,426.64	-	-	578.21	(2,456.56)	791,548.29
						as of 05/11/2021
	FY 20 Totals	2,417,938.62	(2,159,152.30)	2,102,981.26	(1,584,950.96)	

**Myrtle Creek Improvement District
Construction Tracking - mid-May**

		Amount
Series 2016 Bond Issue		
Original Construction Fund	\$	513,425.32
Additions (Interest, Transfers from DSR, etc.)		219,879.69
Cumulative Draws Through Prior Month		(331,389.43)
		=====
Construction Funds Available	\$	401,915.58
 Requisitions This Month		
		=====
Total Requisitions This Month	\$	-
		=====
Funds Remaining	\$	401,915.58
 Committed Funding		
Performance Drive Phase 3 - August bid and October NTP	\$	-
		=====
Total Committed	\$	-
		=====
Net Uncommitted		401,915.58