

Myrtle Creek Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 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, August 19, 2025, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of Nominations for Seat 3 Vacancy**
- 2. **Consideration of the Minutes of the July 15, 2025, Board of Supervisors' Meeting**
(provided under separate cover)
- 3. **Consideration of Resolution 2025-05, Approving an Annual Meeting Schedule for Fiscal Year 2026**
- 4. **Consideration of Resolution 2025-06, Election of Officers**

Business Matters

- 5. **Discussion Regarding Award of Landscape and Irrigation Maintenance Services – Lake Nona Central – Boulevard and Roadways**
- 6. **Public Hearing on the Adoption of the District's Annual Budget**
 - a) **Public Comments and Testimony**
 - b) **Board Comments**
 - c) **Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
- 7. **Consideration of Resolution 2025-08, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection** *(Exhibit B provided under separate cover)*
- 8. **Consideration of Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards**
- 9. **Consideration of Resolution 2025-10, Designating a Public Depository**
- 10. **Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$99,452.61**
- 11. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 12. **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

Nominations for Seat 3 Vacancy



Myrtle Creek Improvement District

**Minutes of the July 15, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Myrtle Creek Improvement District

**Resolution 2025-05,
Approving an Annual Meeting Schedule for
Fiscal Year 2026**

RESOLUTION 2025-05

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

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

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

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

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

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

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

Adopted this 19th day of August, 2025.

ATTEST:

Myrtle Creek Improvement District

Secretary/Assistant Secretary

Chairman/ Vice Chairman

EXHIBIT A

Myrtle Creek Improvement District Fiscal Year 2025-2026

The Board of Supervisors of the Myrtle Creek Improvement District will hold its meetings for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL at 5:00 p.m. on the third Tuesday of each month unless otherwise noted below:

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

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

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

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



Myrtle Creek Improvement District

**Resolution 2025-06,
Election of Officers**

RESOLUTION 2025-06

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

WHEREAS, the **MYRTLE 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 MYRTLE CREEK IMPROVEMENT DISTRICT:

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 4. _____ is elected Secretary.

Section 5. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

_____ 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 19th DAY of August 2025.

ATTEST:

**MYRTLE CREEK
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair



Myrtle Creek Improvement District

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



Myrtle Creek Improvement District

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



Myrtle Creek Improvement District

**Resolution 2025-07,
Adopting the Fiscal Year 2026 Budget and
Appropriating Funds**

RESOLUTION 2025-07

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

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

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

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT A



Myrtle Creek Improvement District

July 2025 Budget Package

July 31, 2025

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



Myrtle Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 882,034.36	\$ 45,517.44	\$ 927,551.80	\$ 858,801.80	\$ 858,801.80
Wellspring Assessments	-	-	-	68,750.00	68,750.00
Other Income & Other Financing Sources	15,127.80	-	15,127.80	-	-
Carryforward Revenue	77,958.32	15,591.66	93,549.98	93,549.98	96,820.02
Net Revenues	\$ 975,120.48	\$ 61,109.10	\$ 1,036,229.58	\$ 1,021,101.78	\$ 1,024,371.83
<u>General & Administrative Expenses</u>					
<u>Legislative</u>					
Supervisor Fees	\$ 7,400.00	\$ 2,000.00	\$ 9,400.00	\$ 12,000.00	\$ 12,000.00
<u>Financial & Administrative</u>					
Public Officials' Liability Insurance	4,210.00	-	4,210.00	4,655.20	4,841.50
Trustee Services	5,822.81	-	5,822.81	7,000.00	7,000.00
Management	38,958.30	7,791.70	46,750.00	46,750.00	46,750.00
Engineering	22,701.21	4,853.22	27,554.43	19,500.00	10,000.00
Disclosure	2,000.00	-	2,000.00	1,800.00	1,500.00
Property Appraiser	-	2,500.00	2,500.00	2,500.00	3,500.00
District Counsel	13,525.01	11,474.99	25,000.00	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	3,765.00	-	3,765.00	3,765.00	4,000.00
Arbitrage Calculation	-	900.00	900.00	900.00	900.00
Tax Preparation	-	-	-	-	42.00
Travel and Per Diem	131.86	168.14	300.00	300.00	300.00
Telephone	-	25.00	25.00	25.00	25.00
Postage & Shipping	31.33	968.67	1,000.00	1,000.00	500.00
Copies	-	2,000.00	2,000.00	2,000.00	2,000.00
Legal Advertising	3,888.73	2,611.27	6,500.00	6,500.00	6,500.00
Bank Fees	15.00	345.00	360.00	360.00	48.00
Miscellaneous	232.40	9,147.60	9,380.00	9,380.00	5,000.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	100.00	100.00	100.00	100.00
Web Site Maintenance	2,250.00	570.00	2,820.00	3,000.00	2,940.00
Holiday Decorations	1,000.00	-	1,000.00	1,250.00	1,250.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 113,606.65	\$ 45,955.59	\$ 159,562.24	\$ 155,960.20	\$ 142,371.50



Myrtle Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations					
Electric Utility Services					
Electric	\$ 1,165.60	\$ 233.12	\$ 1,398.72	\$ 1,500.00	\$ 1,500.00
Entry Lighting	240.01	48.00	288.01	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	21,738.71	4,347.74	26,086.45	32,500.00	38,000.00
Stormwater Control					
Aquatic Contract	3,250.00	650.00	3,900.00	3,900.00	3,900.00
Other Physical Environment					
General Liability Insurance	4,821.00	-	4,821.00	5,331.40	5,544.15
Property & Casualty Insurance	-	-	-	1,700.00	1,700.00
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	12,696.86	2,539.38	15,236.24	45,000.00	45,000.00
Landscaping Maintenance & Material					
District Landscaping	131,128.10	26,225.62	157,353.72	263,577.12	275,000.00
Gateway Road Landscaping	394.90	78.98	473.88	473.88	473.88
Tree Trimming	77,500.00	-	77,500.00	40,000.00	42,000.00
Flower & Plant Replacement	5,069.78	1,013.96	6,083.74	50,000.00	50,000.00
Contingency	306.11	61.22	367.33	75,915.18	75,915.18
Pest Control	2,510.00	-	2,510.00	2,810.00	1,300.00
Hurricane Cleanup	2,275.00	8,333.34	10,608.34	50,000.00	50,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,630.30	526.06	3,156.36	3,339.00	3,339.00
IME - Irrigation Repairs	2,569.63	513.92	3,083.55	3,150.00	3,150.00
IME - Landscaping	75,631.80	15,126.36	90,758.16	94,500.00	92,333.12
IME - Lighting	477.74	95.54	573.28	1,260.00	1,260.00
IME - Miscellaneous	96.08	19.22	115.30	6,300.00	6,300.00
IME - Water Reclaimed	564.29	112.86	677.15	1,575.00	1,575.00
IME - Landscape Improvements	4,143.36	828.68	4,972.04	12,600.00	12,600.00
New Operational Field Expenses					
Trail Repair	20,300.00	-	20,300.00	15,000.00	15,000.00
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	370.00	2,220.00	10,000.00	10,000.00
Streetlights	9,928.58	1,985.72	11,914.30	15,000.00	15,000.00
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	2,666.60	16,000.00	16,000.00	16,000.00
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	3,333.30	20,000.00	20,000.00	20,000.00
Reserves					
Infrastructure Capital Reserve	-	20,000.00	20,000.00	20,000.00	20,000.00
Interchange Maintenance Reserve	-	2,360.00	2,360.00	2,360.00	2,360.00
Lake/Pond Repair Reserve	-	5,000.00	5,000.00	5,000.00	5,000.00
Total Field Operations Expenses	\$ 411,287.95	\$ 96,469.62	\$ 507,757.57	\$ 799,391.58	\$ 816,250.33



Myrtle Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Wellspring Blvd./Performance Drive Expenses</u>					
Irrigation Repairs	\$ 7,155.93	\$ 1,431.18	\$ 8,587.11	\$ 5,230.50	\$ 5,230.50
Landscaping	30,951.90	6,190.38	37,142.28	37,142.33	40,000.00
Flower & Plant Replacement	7,600.00	1,520.00	9,120.00	10,000.00	7,142.33
Lighting	431.92	86.38	518.30	9,377.17	7,877.17
Miscellaneous	-	583.34	583.34	3,500.00	3,500.00
Water Reclaimed	4,033.82	806.76	4,840.58	3,500.00	5,000.00
Total Wellspring Blvd./Performance Drive Expenses	\$ 50,173.57	\$ 10,618.04	\$ 60,791.61	\$ 68,750.00	\$ 68,750.00
Total Expenses	\$ 575,068.17	\$ 153,043.25	\$ 728,111.42	\$ 1,024,101.78	\$ 1,027,371.83
Income (Loss) from Operations	\$ 400,052.31	\$ (91,934.15)	\$ 308,118.16	\$ (3,000.00)	\$ (3,000.00)
Other Income (Expense)					
Interest Income	\$ 13,551.27	\$ 131.16	\$ 13,682.43	\$ 3,000.00	\$ 3,000.00
Total Other Income (Expense)	\$ 13,551.27	\$ 131.16	\$ 13,682.43	\$ 3,000.00	\$ 3,000.00
Net Income (Loss)	\$ 413,603.58	\$ (91,802.99)	\$ 321,800.59	\$ -	\$ -



Myrtle Creek Improvement District
FY 2026 Proposed Debt Service Budget
Series 2016A Special Assessment Bonds

	FY 2026 Proposed Budget
REVENUES:	
Special Assessments Series 2016A	\$ 1,459,250.00
TOTAL REVENUES	<u>\$ 1,459,250.00</u>
EXPENDITURES:	
Series 2016A - Interest 11/01/2025	\$ 198,950.00
Series 2016A - Principal 05/01/2026	880,000.00
Series 2016A - Interest 05/01/2026	198,950.00
TOTAL EXPENDITURES	<u>\$ 1,277,900.00</u>
EXCESS REVENUES	<u>\$ 181,350.00</u>
Series 2016A - Interest 11/01/2026	\$ 181,350.00



Myrtle Creek Improvement District Budget Item Descriptions FY 2025 – 2026

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.”

Wellspring Assessments

On-Roll Assessments collected from properties listed in the Wellspring portion of the District.

Carryforward Revenue

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

General & Administrative Expenses

Legislative

Supervisor Fees

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

Financial & Administration

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 2025 – 2026

Engineering

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

Disclosure

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

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.

Tax Preparation

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

Travel and Per Diem

Travel to and from meetings as related to the District.



Myrtle Creek Improvement District Budget Item Descriptions FY 2025 – 2026

Telephone

Telephone and fax machine services as related to the District.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

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

Legal Advertising

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

Bank Fees

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

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Meeting Room

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

Office Supplies

General office supplies associated with the District.

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 2025 – 2026

Field Operations Expenses

Electric Utility Services

Electric

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

Entry Lighting

Lighting charges for District entryways.

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Stormwater Control

Aquatic Contract

Contracted services for maintenance of aquatic areas within the District.

Other Physical Environment

General Liability Insurance

General liability insurance.

Property & Casualty Insurance

Insurance to protect property and cover casualty.

Other Insurance

Insurance for crime, District board members, and volunteer works.

Irrigation Repairs

Inspection and repair of irrigation systems.

District Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.



Myrtle Creek Improvement District Budget Item Descriptions FY 2025 – 2026

Gateway Road Landscaping Maintenance & Material

Contracted landscaping on Gateway Road.

Tree Trimming

Trimming of trees on District property.

Flower & Plant Replacement

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

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.

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, Greenway Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Irrigation Repairs

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

IME – Lighting

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



Myrtle Creek Improvement District Budget Item Descriptions FY 2025 – 2026

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, Greenway Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Water Reclaimed

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

IME – Landscape Improvements

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

Parks & Recreation

Personnel Leasing Agreement – Administrator

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

Personnel Leasing Agreement – Irrigation Specialist

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

Reserves

Infrastructure Capital Reserve

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



Myrtle Creek Improvement District Budget Item Descriptions FY 2025 – 2026

Interchange Maintenance Reserve

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

Lake/Pond Repair Reserve

Funds reserved for lake and pond repairs.

Wellspring Blvd./Performance Drive Expenses

Irrigation Repairs

Inspection and repair of irrigation systems within Wellspring Boulevard or Performance Drive.

Landscaping

Landscaping services within Wellspring Boulevard or Performance Drive.

Flower & Plant Replacement

Flower or plant replacement expenses within Wellspring Boulevard or Performance Drive.

Lighting

Lighting expenses within Wellspring Boulevard or Performance Drive.

Miscellaneous

Miscellaneous expenses within Wellspring Boulevard or Performance Drive.

Water Reclaimed

Reclaimed water expenses within Wellspring Boulevard or Performance Drive.

Other Income (Expense)

Interest Income

Income from interest earnings.



Myrtle Creek Improvement District

**Resolution 2025-08,
Adopting an Assessment Roll for Fiscal Year 2026
Budget and Appropriating Funds**
(Exhibit B provided under separate cover)

RESOLUTION 2025-08

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

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

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

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

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

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

hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

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

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

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

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

PASSED AND ADOPTED this 19th day of August 2025.

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

EXHIBIT A



Myrtle Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 882,034.36	\$ 45,517.44	\$ 927,551.80	\$ 858,801.80	\$ 858,801.80
Wellspring Assessments	-	-	-	68,750.00	68,750.00
Other Income & Other Financing Sources	15,127.80	-	15,127.80	-	-
Carryforward Revenue	77,958.32	15,591.66	93,549.98	93,549.98	96,820.02
Net Revenues	\$ 975,120.48	\$ 61,109.10	\$ 1,036,229.58	\$ 1,021,101.78	\$ 1,024,371.83
<u>General & Administrative Expenses</u>					
<u>Legislative</u>					
Supervisor Fees	\$ 7,400.00	\$ 2,000.00	\$ 9,400.00	\$ 12,000.00	\$ 12,000.00
<u>Financial & Administrative</u>					
Public Officials' Liability Insurance	4,210.00	-	4,210.00	4,655.20	4,841.50
Trustee Services	5,822.81	-	5,822.81	7,000.00	7,000.00
Management	38,958.30	7,791.70	46,750.00	46,750.00	46,750.00
Engineering	22,701.21	4,853.22	27,554.43	19,500.00	10,000.00
Disclosure	2,000.00	-	2,000.00	1,800.00	1,500.00
Property Appraiser	-	2,500.00	2,500.00	2,500.00	3,500.00
District Counsel	13,525.01	11,474.99	25,000.00	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	3,765.00	-	3,765.00	3,765.00	4,000.00
Arbitrage Calculation	-	900.00	900.00	900.00	900.00
Tax Preparation	-	-	-	-	42.00
Travel and Per Diem	131.86	168.14	300.00	300.00	300.00
Telephone	-	25.00	25.00	25.00	25.00
Postage & Shipping	31.33	968.67	1,000.00	1,000.00	500.00
Copies	-	2,000.00	2,000.00	2,000.00	2,000.00
Legal Advertising	3,888.73	2,611.27	6,500.00	6,500.00	6,500.00
Bank Fees	15.00	345.00	360.00	360.00	48.00
Miscellaneous	232.40	9,147.60	9,380.00	9,380.00	5,000.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	100.00	100.00	100.00	100.00
Web Site Maintenance	2,250.00	570.00	2,820.00	3,000.00	2,940.00
Holiday Decorations	1,000.00	-	1,000.00	1,250.00	1,250.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 113,606.65	\$ 45,955.59	\$ 159,562.24	\$ 155,960.20	\$ 142,371.50



Myrtle Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations					
Electric Utility Services					
Electric	\$ 1,165.60	\$ 233.12	\$ 1,398.72	\$ 1,500.00	\$ 1,500.00
Entry Lighting	240.01	48.00	288.01	500.00	500.00
Water-Sewer Combination Services					
Water Reclaimed	21,738.71	4,347.74	26,086.45	32,500.00	38,000.00
Stormwater Control					
Aquatic Contract	3,250.00	650.00	3,900.00	3,900.00	3,900.00
Other Physical Environment					
General Liability Insurance	4,821.00	-	4,821.00	5,331.40	5,544.15
Property & Casualty Insurance	-	-	-	1,700.00	1,700.00
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	12,696.86	2,539.38	15,236.24	45,000.00	45,000.00
Landscaping Maintenance & Material					
District Landscaping	131,128.10	26,225.62	157,353.72	263,577.12	275,000.00
Gateway Road Landscaping	394.90	78.98	473.88	473.88	473.88
Tree Trimming	77,500.00	-	77,500.00	40,000.00	42,000.00
Flower & Plant Replacement	5,069.78	1,013.96	6,083.74	50,000.00	50,000.00
Contingency	306.11	61.22	367.33	75,915.18	75,915.18
Pest Control	2,510.00	-	2,510.00	2,810.00	1,300.00
Hurricane Cleanup	2,275.00	8,333.34	10,608.34	50,000.00	50,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,630.30	526.06	3,156.36	3,339.00	3,339.00
IME - Irrigation Repairs	2,569.63	513.92	3,083.55	3,150.00	3,150.00
IME - Landscaping	75,631.80	15,126.36	90,758.16	94,500.00	92,333.12
IME - Lighting	477.74	95.54	573.28	1,260.00	1,260.00
IME - Miscellaneous	96.08	19.22	115.30	6,300.00	6,300.00
IME - Water Reclaimed	564.29	112.86	677.15	1,575.00	1,575.00
IME - Landscape Improvements	4,143.36	828.68	4,972.04	12,600.00	12,600.00
New Operational Field Expenses					
Trail Repair	20,300.00	-	20,300.00	15,000.00	15,000.00
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	370.00	2,220.00	10,000.00	10,000.00
Streetlights	9,928.58	1,985.72	11,914.30	15,000.00	15,000.00
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	2,666.60	16,000.00	16,000.00	16,000.00
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	3,333.30	20,000.00	20,000.00	20,000.00
Reserves					
Infrastructure Capital Reserve	-	20,000.00	20,000.00	20,000.00	20,000.00
Interchange Maintenance Reserve	-	2,360.00	2,360.00	2,360.00	2,360.00
Lake/Pond Repair Reserve	-	5,000.00	5,000.00	5,000.00	5,000.00
Total Field Operations Expenses	\$ 411,287.95	\$ 96,469.62	\$ 507,757.57	\$ 799,391.58	\$ 816,250.33



Myrtle Creek Improvement District
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Wellspring Blvd./Performance Drive Expenses</u>					
Irrigation Repairs	\$ 7,155.93	\$ 1,431.18	\$ 8,587.11	\$ 5,230.50	\$ 5,230.50
Landscaping	30,951.90	6,190.38	37,142.28	37,142.33	40,000.00
Flower & Plant Replacement	7,600.00	1,520.00	9,120.00	10,000.00	7,142.33
Lighting	431.92	86.38	518.30	9,377.17	7,877.17
Miscellaneous	-	583.34	583.34	3,500.00	3,500.00
Water Reclaimed	4,033.82	806.76	4,840.58	3,500.00	5,000.00
Total Wellspring Blvd./Performance Drive Expenses	\$ 50,173.57	\$ 10,618.04	\$ 60,791.61	\$ 68,750.00	\$ 68,750.00
Total Expenses	\$ 575,068.17	\$ 153,043.25	\$ 728,111.42	\$ 1,024,101.78	\$ 1,027,371.83
Income (Loss) from Operations	\$ 400,052.31	\$ (91,934.15)	\$ 308,118.16	\$ (3,000.00)	\$ (3,000.00)
Other Income (Expense)					
Interest Income	\$ 13,551.27	\$ 131.16	\$ 13,682.43	\$ 3,000.00	\$ 3,000.00
Total Other Income (Expense)	\$ 13,551.27	\$ 131.16	\$ 13,682.43	\$ 3,000.00	\$ 3,000.00
Net Income (Loss)	\$ 413,603.58	\$ (91,802.99)	\$ 321,800.59	\$ -	\$ -



Myrtle Creek Improvement District
FY 2026 Proposed Debt Service Budget
Series 2016A Special Assessment Bonds

	FY 2026 Proposed Budget
REVENUES:	
Special Assessments Series 2016A	\$ 1,459,250.00
TOTAL REVENUES	<u>\$ 1,459,250.00</u>
EXPENDITURES:	
Series 2016A - Interest 11/01/2025	\$ 198,950.00
Series 2016A - Principal 05/01/2026	880,000.00
Series 2016A - Interest 05/01/2026	198,950.00
TOTAL EXPENDITURES	<u>\$ 1,277,900.00</u>
EXCESS REVENUES	<u>\$ 181,350.00</u>
Series 2016A - Interest 11/01/2026	\$ 181,350.00

EXHIBIT B



Myrtle Creek Improvement District

**Resolution 2025-09,
Adopting Goals, Objectives, and Performance
Measures and Standards**

RESOLUTION 2025-09

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

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: _____



Myrtle Creek Improvement District

**Resolution 2025-10,
Designating a Public Depository**

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MYRTLE CREEK IMPROVEMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE MYRTLE CREEK IMPROVEMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors ("**Board**") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires to designate a public depository for the District funds.

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

1. DESIGNATION OF PUBLIC DEPOSITORY. _____
is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District's Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District's official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District's Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

2. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of August 2025.

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



Myrtle Creek Improvement District

**Operation and Maintenance Expenditures Paid in
July 2025 in an amount totaling \$99,452.61**

MYRTLE CREEK IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$99,452.61**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Myrtle Creek Improvement District
AP Check Register (Current by Bank)
Check Dates: 7/1/2025 to 7/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
4697	07/02/25	P	DONMC	Donald W. McIntosh Associates	\$1,171.65
4698	07/02/25	P	KUTAK	Kutak Rock	\$2,566.50
4699	07/02/25	P	ORLSEN	Orlando Sentinel	\$223.25
4700	07/09/25	P	AWC	Aquatic Weed Control, Inc.	\$325.00
4701	07/09/25	P	VGLOBA	VGlobalTech	\$300.00
4702	07/29/25	P	BERMAN	Berman Construction	\$3,000.01
4703	07/29/25	P	BVLS	BrightView Landscape Services	\$16,208.00
4704	07/29/25	P	DWCOH	DWC Outdoors & Hauling LLC	\$37,500.00
4705	07/29/25	P	PFMGC	PFM Group Consulting	\$3,895.83
4706	07/29/25	P	TRUSTE	US Bank as Trustee for Myrtle	\$13,607.28
4707	07/29/25	P	VGLOBA	VGlobalTech	\$135.00
4708	07/30/25	P	BCID	Boggy Creek Improv. District	\$47.65
4709	07/30/25	P	DONMC	Donald W. McIntosh Associates	\$509.80
4710	07/30/25	P	KSCHOL	Kyle Scholl	\$200.00
4711	07/30/25	P	LDASIL	Lionel R. Dasilva	\$200.00
4712	07/30/25	P	MLEED	Marsha Leed	\$200.00
4713	07/30/25	P	ORLSEN	Orlando Sentinel	\$223.25
BANK OM1471 REGISTER TOTAL:					\$80,313.22
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70034	07/09/25	M	BCID	Boggy Creek Improv. District	\$7,958.29
70035	07/09/25	M	ROSEPA	Rose Paving	\$20,300.00
70036	07/14/25	M	OUC	Orlando Utilities Commission	\$4,521.03
BANK OM-ACH REGISTER TOTAL:					\$32,779.32
GRAND TOTAL :					\$113,092.54

66,658.29	Checks 4697-4705, 4707, 4709-4713
47.65	Check 4708 - Construction Legal Ad
13,607.28	Check 4706 - Debt Service
7,958.29	PA 683 - Jun. ICM due to Boggy Creek
4,521.03	PA 683 - OUC paid online
20,300.00	PA 684 - Rose Paving wire
15.00	CNB wire fee
113,107.54	Total cash spent
99,452.61	O&M cash spent

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

Myrtle Creek Improvement District
July 2025 AP Remittance Report

BANK:	OM1471	CHECK:	4697	AMOUNT:	\$1,171.65	DATE:	07/02/25	VEND ID:	DONMC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/20/25	47417	PA 682 - Eng. srvs. thru 05/30				\$0.00		\$1,171.65		
TOTALS:						\$0.00		\$1,171.65		
BANK:	OM1471	CHECK:	4698	AMOUNT:	\$2,566.50	DATE:	07/02/25	VEND ID:	KUTAK	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/23/25	3583041	PA 682 - Gen. legal thru 05/31				\$0.00		\$2,566.50		
TOTALS:						\$0.00		\$2,566.50		
BANK:	OM1471	CHECK:	4699	AMOUNT:	\$223.25	DATE:	07/02/25	VEND ID:	ORLSEN	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/15/25	OSC118591569	PA 682 - Ad: 7813941 ; CU00118				\$0.00		\$223.25		
TOTALS:						\$0.00		\$223.25		
BANK:	OM-ACH	CHECK:	70034	AMOUNT:	\$7,958.29	DATE:	07/09/25	VEND ID:	BCID	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/30/25	ICM2025-09	PA 683 - Jun. ICM aquatics mai				\$0.00		\$263.03		
06/30/25	ICM2025-09	PA 683 - Jun. ICM landscape ma				\$0.00		\$7,563.18		
06/30/25	ICM2025-09	PA 683 - Jun. ICM lighting				\$0.00		\$46.44		
06/30/25	ICM2025-09	PA 683 - Jun. ICM water reclai				\$0.00		\$46.15		
06/30/25	ICM2025-09	PA 683 - Jun. ICM Gateway Rd I				\$0.00		\$39.49		
TOTALS:						\$0.00		\$7,958.29		
BANK:	OM1471	CHECK:	4700	AMOUNT:	\$325.00	DATE:	07/09/25	VEND ID:	AWC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	111302	PA 683 - Jul. waterway service				\$0.00		\$325.00		
TOTALS:						\$0.00		\$325.00		
BANK:	OM1471	CHECK:	4701	AMOUNT:	\$300.00	DATE:	07/09/25	VEND ID:	VGLOBA	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/30/25	7420	PA 683 - Apr. - Jun. ADA audit				\$0.00		\$300.00		
TOTALS:						\$0.00		\$300.00		
BANK:	OM-ACH	CHECK:	70035	AMOUNT:	\$20,300.00	DATE:	07/09/25	VEND ID:	ROSEPA	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/04/25	PS-INV155640	PA 684 - Deposit for asphalt r				\$0.00		\$20,300.00		
TOTALS:						\$0.00		\$20,300.00		
BANK:	OM-ACH	CHECK:	70036	AMOUNT:	\$4,521.03	DATE:	07/14/25	VEND ID:	OUC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$128.30		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$2,584.69		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$1,106.94		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$26.43		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$47.86		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$625.58		
07/01/25	00001-070125	PA 683 - 06/02/2025 - 07/01/20				\$0.00		\$1.23		
TOTALS:						\$0.00		\$4,521.03		
BANK:	OM1471	CHECK:	4702	AMOUNT:	\$3,000.01	DATE:	07/29/25	VEND ID:	BERMAN	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	2081	PA 683 - Jul. irrigation speci				\$0.00		\$1,666.67		
07/01/25	2081	PA 683 - Jul. administrator ag				\$0.00		\$1,333.34		
TOTALS:						\$0.00		\$3,000.01		

Myrtle Creek Improvement District
July 2025 AP Remittance Report

BANK:	OM1471	CHECK:	4703	AMOUNT:	\$16,208.00	DATE:	07/29/25	VEND ID:	BVLS	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/01/25	9401170	PA 683 - Jul. landscape maint.					\$0.00		\$12,922.81	
07/01/25	9401170	PA 683 - Jul. landscape maint.					\$0.00		\$190.00	
07/01/25	9401170	PA 683 - Jul. Wellspring lands					\$0.00		\$3,095.19	
TOTALS:							\$0.00		\$16,208.00	
BANK:	OM1471	CHECK:	4704	AMOUNT:	\$37,500.00	DATE:	07/29/25	VEND ID:	DWCOH	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
06/16/25	3593	PA 684 - Hardwood pruning on N					\$0.00		\$37,500.00	
TOTALS:							\$0.00		\$37,500.00	
BANK:	OM1471	CHECK:	4705	AMOUNT:	\$3,895.83	DATE:	07/29/25	VEND ID:	PFMGC	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/01/25	DM-07-2025-40	PA 684 - DM fee: Jul. 2025					\$0.00		\$3,895.83	
TOTALS:							\$0.00		\$3,895.83	
BANK:	OM1471	CHECK:	4706	AMOUNT:	\$13,607.28	DATE:	07/29/25	VEND ID:	TRUSTE	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/16/25	2025.07.15	S2016 FY25 DS (239413000) Dist					\$0.00		\$13,607.28	
TOTALS:							\$0.00		\$13,607.28	
BANK:	OM1471	CHECK:	4707	AMOUNT:	\$135.00	DATE:	07/29/25	VEND ID:	VGLOBA	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/01/25	7498	PA 684 - Jul. website maint.					\$0.00		\$135.00	
TOTALS:							\$0.00		\$135.00	
BANK:	OM1471	CHECK:	4708	AMOUNT:	\$47.65	DATE:	07/30/25	VEND ID:	BCID	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
06/30/25	OSC119437946	PA 685 - BCID req 490; legal a					\$0.00		\$47.65	
TOTALS:							\$0.00		\$47.65	
BANK:	OM1471	CHECK:	4709	AMOUNT:	\$509.80	DATE:	07/30/25	VEND ID:	DONMC	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/18/25	47548	PA 685 - Eng. srvs. thru 06/27					\$0.00		\$509.80	
TOTALS:							\$0.00		\$509.80	
BANK:	OM1471	CHECK:	4710	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	KSCHOL	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/15/25	2025.07.15	PA 685 - Supervisor fee 2025.0					\$0.00		\$200.00	
TOTALS:							\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4711	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	LDASIL	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/15/25	2025.07.15	PA 685 - Supervisor fee 2025.0					\$0.00		\$200.00	
TOTALS:							\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4712	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	MLEED	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/15/25	2025.07.15	PA 685 - Supervisor fee 2025.0					\$0.00		\$200.00	
TOTALS:							\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4713	AMOUNT:	\$223.25	DATE:	07/30/25	VEND ID:	ORLSEN	
Date	Invoice Number	Invoice Description					Discount Taken		Amount Paid	
07/13/25	OSC120232390	PA 685 - Ad: 7823507 ; CU00118					\$0.00		\$223.25	
TOTALS:							\$0.00		\$223.25	



Myrtle Creek Improvement District

Work Authorizations/Proposed Services *(if applicable)*



Myrtle Creek Improvement District

District's Financial Position and Budget to Actual YTD



Myrtle Creek Improvement District

July 2025 Financial Package

July 31, 2025

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



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

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,604,836.61				\$ 1,604,836.61
Money Market Account	69,054.15				69,054.15
State Board of Administration	4,646.84				4,646.84
Pond Reserve	15,000.00				15,000.00
General Reserve	299,077.60				299,077.60
Assessments Receivable	44,025.46				44,025.46
Deposits	4,300.00				4,300.00
Assessments Receivable		\$ 59,698.03			59,698.03
Due From Other Funds		13,607.28			13,607.28
Debt Service Reserve		323,886.95			323,886.95
Revenue		234,662.42			234,662.42
Prepayment		2,181.26			2,181.26
Acquisition/Construction			\$ 38,726.28		38,726.28
Total Current Assets	<u>\$ 2,040,940.66</u>	<u>\$ 634,035.94</u>	<u>\$ 38,726.28</u>	<u>\$ -</u>	<u>\$ 2,713,702.88</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 560,730.63	\$ 560,730.63
Amount To Be Provided				12,104,269.37	12,104,269.37
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,665,000.00</u>	<u>\$ 12,665,000.00</u>
Total Assets	<u><u>\$ 2,040,940.66</u></u>	<u><u>\$ 634,035.94</u></u>	<u><u>\$ 38,726.28</u></u>	<u><u>\$ 12,665,000.00</u></u>	<u><u>\$ 15,378,702.88</u></u>



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

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Due To Other Governmental Units	\$ 9,768.15				\$ 9,768.15
Deferred Revenue	44,025.46				44,025.46
Deferred Revenue		\$ 59,698.03			59,698.03
Total Current Liabilities	<u>\$ 53,793.61</u>	<u>\$ 59,698.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 113,491.64</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 12,665,000.00	\$ 12,665,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,665,000.00</u>	<u>\$ 12,665,000.00</u>
Total Liabilities	<u>\$ 53,793.61</u>	<u>\$ 59,698.03</u>	<u>\$ -</u>	<u>\$ 12,665,000.00</u>	<u>\$ 12,778,491.64</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 1,310,790.05				\$ 1,310,790.05
Net Assets - General Government	340,711.74				340,711.74
Current Year Net Assets - General Government	335,645.26				335,645.26
Net Assets, Unrestricted		\$ 645,440.15			645,440.15
Current Year Net Assets, Unrestricted		(71,102.24)			(71,102.24)
Net Assets, Unrestricted			\$ (417,951.06)		(417,951.06)
Net Assets, Unrestricted			455,717.36		455,717.36
Current Year Net Assets, Unrestricted			959.98		959.98
Total Net Assets	<u>\$ 1,987,147.05</u>	<u>\$ 574,337.91</u>	<u>\$ 38,726.28</u>	<u>\$ -</u>	<u>\$ 2,600,211.24</u>
Total Liabilities and Net Assets	<u>\$ 2,040,940.66</u>	<u>\$ 634,035.94</u>	<u>\$ 38,726.28</u>	<u>\$ 12,665,000.00</u>	<u>\$ 15,378,702.88</u>



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

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 882,034.36				\$ 882,034.36
Other Income & Other Financing Sources	15,127.80				15,127.80
On-Roll Assessments		\$ 1,196,028.17			1,196,028.17
Developer Contributions			\$ 296.39		296.39
Total Revenues	\$ 897,162.16	\$ 1,196,028.17	\$ 296.39	\$ -	\$ 2,093,486.72
<u>Expenses</u>					
Supervisor Fees	\$ 7,400.00				\$ 7,400.00
Public Officials' Liability Insurance	4,210.00				4,210.00
Trustee Services	5,822.81				5,822.81
Management	38,958.30				38,958.30
Engineering	22,701.21				22,701.21
Disclosure	2,000.00				2,000.00
District Counsel	13,525.01				13,525.01
Assessment Administration	7,500.00				7,500.00
Audit	3,765.00				3,765.00
Travel and Per Diem	131.86				131.86
Postage & Shipping	31.33				31.33
Legal Advertising	3,888.73				3,888.73
Bank Fees	15.00				15.00
Miscellaneous	232.40				232.40
Web Site Maintenance	2,250.00				2,250.00
Holiday Decorations	1,000.00				1,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,597.52				1,597.52
Entry Lighting	240.01				240.01
Water Reclaimed	25,772.53				25,772.53
Aquatic Contract	3,250.00				3,250.00
General Liability Insurance	4,821.00				4,821.00
Irrigation	19,852.79				19,852.79
Landscaping Maintenance & Material	162,474.90				162,474.90
Tree Trimming	77,500.00				77,500.00
Flower & Plant Replacement	12,669.78				12,669.78
Contingency	306.11				306.11



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

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 2,630.30				\$ 2,630.30
IME - Irrigation	2,569.63				2,569.63
IME - Landscaping	75,631.80				75,631.80
IME - Lighting	477.74				477.74
IME - Miscellaneous	96.08				96.08
IME - Water Reclaimed	564.29				564.29
Trail Repair	20,300.00				20,300.00
Pest Control	2,510.00				2,510.00
Entry and Wall Maintenance	1,850.00				1,850.00
Hurricane Cleanup	2,275.00				2,275.00
IME - Landscape Improvements	4,143.36				4,143.36
Streetlights	9,928.58				9,928.58
Personnel Leasing Agreement	30,000.10				30,000.10
Miscellaneous		\$ 15,127.80			15,127.80
Principal Payments		845,000.00			845,000.00
Interest Payments		431,700.00			431,700.00
Legal Advertising			\$ 296.39		296.39
Total Expenses	\$ 575,068.17	\$ 1,291,827.80	\$ 296.39	\$ -	\$ 1,867,192.36
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 13,551.27				\$ 13,551.27
Dividends Income		\$ 24,697.39			24,697.39
Dividends Income			\$ 959.98		959.98
Total Other Revenues (Expenses) & Gains (Losses)	\$ 13,551.27	\$ 24,697.39	\$ 959.98	\$ -	\$ 39,208.64
Change In Net Assets	\$ 335,645.26	\$ (71,102.24)	\$ 959.98	\$ -	\$ 265,503.00
Net Assets At Beginning Of Year	\$ 1,651,501.79	\$ 645,440.15	\$ 37,766.30	\$ -	\$ 2,334,708.24
Net Assets At End Of Year	\$ 1,987,147.05	\$ 574,337.91	\$ 38,726.28	\$ -	\$ 2,600,211.24



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

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 882,034.36	\$ 772,959.83	\$ 109,074.53	\$ 927,551.80	95.09%
Other Income & Other Financing Sources	15,127.80	-	15,127.80	-	
Carryforward Revenue	77,958.32	77,958.32	-	93,549.98	83.33%
Net Revenues	\$ 975,120.48	\$ 850,918.15	\$ 124,202.33	\$ 1,021,101.78	95.50%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 7,400.00	\$ 10,000.00	\$ (2,600.00)	\$ 12,000.00	61.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,210.00	3,879.33	330.67	4,655.20	90.44%
Trustee Services	5,822.81	5,833.33	(10.52)	7,000.00	83.18%
Management	38,958.30	38,958.33	(0.03)	46,750.00	83.33%
Engineering	22,701.21	16,250.00	6,451.21	19,500.00	116.42%
Disclosure	2,000.00	1,500.00	500.00	1,800.00	111.11%
Property Appraiser	-	2,083.33	(2,083.33)	2,500.00	0.00%
District Counsel	13,525.01	20,833.33	(7,308.32)	25,000.00	54.10%
Assessment Administration	7,500.00	6,250.00	1,250.00	7,500.00	100.00%
Reamortization Schedules	-	208.33	(208.33)	250.00	0.00%
Audit	3,765.00	3,137.50	627.50	3,765.00	100.00%
Arbitrage Calculation	-	750.00	(750.00)	900.00	0.00%
Travel and Per Diem	131.86	250.00	(118.14)	300.00	43.95%
Telephone	-	20.83	(20.83)	25.00	0.00%
Postage & Shipping	31.33	833.33	(802.00)	1,000.00	3.13%
Copies	-	1,666.67	(1,666.67)	2,000.00	0.00%
Legal Advertising	3,888.73	5,416.67	(1,527.94)	6,500.00	59.83%
Bank Fees	15.00	300.00	(285.00)	360.00	4.17%
Miscellaneous	232.40	7,816.67	(7,584.27)	9,380.00	2.48%
Meeting Room	-	208.33	(208.33)	250.00	0.00%
Office Supplies	-	83.34	(83.34)	100.00	0.00%
Web Site Maintenance	2,250.00	2,500.00	(250.00)	3,000.00	75.00%
Holiday Decorations	1,000.00	1,041.67	(41.67)	1,250.00	80.00%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Total General & Administrative Expenses	\$ 113,606.65	\$ 129,966.82	\$ (16,360.17)	\$ 155,960.20	72.84%



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

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ 1,165.60	\$ 1,250.00	\$ (84.40)	\$ 1,500.00	77.71%
Entry Lighting	240.01	416.67	(176.66)	500.00	48.00%
Water-Sewer Combination Services					
Water Reclaimed	21,738.71	27,083.33	(5,344.62)	32,500.00	66.89%
Stormwater Control					
Aquatic Contract	3,250.00	3,250.00	-	3,900.00	83.33%
Other Physical Environment					
General Liability Insurance	4,821.00	4,442.83	378.17	5,331.40	90.43%
Property & Casualty Insurance	-	1,416.67	(1,416.67)	1,700.00	0.00%
Auto Insurance	-	83.33	(83.33)	100.00	0.00%
Irrigation Repairs	12,696.86	37,500.00	(24,803.14)	45,000.00	28.22%
Landscaping Maintenance & Material					
District Landscaping	131,128.10	219,647.60	(88,519.50)	263,577.12	49.75%
Gateway Road Landscaping	394.90	394.90	-	473.88	83.33%
Tree Trimming	77,500.00	33,333.33	44,166.67	40,000.00	193.75%
Flower & Plant Replacement	5,069.78	41,666.67	(36,596.89)	50,000.00	10.14%
Contingency	306.11	63,262.65	(62,956.54)	75,915.18	0.40%
Pest Control	2,510.00	2,341.67	168.33	2,810.00	89.32%
Hurricane Cleanup	2,275.00	41,666.67	(39,391.67)	50,000.00	4.55%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,630.30	2,782.50	(152.20)	3,339.00	78.78%
IME - Irrigation Repairs	2,569.63	2,625.00	(55.37)	3,150.00	81.58%
IME - Landscaping	75,631.80	78,750.00	(3,118.20)	94,500.00	80.03%
IME - Lighting	477.74	1,050.00	(572.26)	1,260.00	37.92%
IME - Miscellaneous	96.08	5,250.00	(5,153.92)	6,300.00	1.53%
IME - Water Reclaimed	564.29	1,312.50	(748.21)	1,575.00	35.83%
IME - Landscape Improvements	4,143.36	10,500.00	(6,356.64)	12,600.00	32.88%
New Operational Field Expenses					
Trail Repair	20,300.00	12,500.00	7,800.00	15,000.00	135.33%
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	8,333.33	(6,483.33)	10,000.00	18.50%
Streetlights	9,928.58	12,500.00	(2,571.42)	15,000.00	66.19%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	13,333.40	13,333.33	0.07	16,000.00	83.33%
Personnel Leasing Agreement - Irrigation Specialist	16,666.70	16,666.67	0.03	20,000.00	83.33%
Reserves					
Infrastructure Capital Reserve	-	16,666.67	(16,666.67)	20,000.00	0.00%
Interchange Maintenance Reserve	-	1,966.67	(1,966.67)	2,360.00	0.00%
Lake/Pond Repair Reserve	-	4,166.67	(4,166.67)	5,000.00	0.00%
Total Field Operations Expenses	\$ 411,287.95	\$ 666,159.66	\$ (254,871.71)	\$ 799,391.58	51.45%



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

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Wellspring Blvd./Performance Drive Expense</u>					
Irrigation Repairs	\$ 7,155.93	\$ 4,358.75	\$ 2,797.18	\$ 5,230.50	136.81%
Landscaping	30,951.90	30,951.94	(0.04)	37,142.33	83.33%
Flower & Plant Replacement	7,600.00	8,333.33	(733.33)	10,000.00	76.00%
Lighting	431.92	7,814.31	(7,382.39)	9,377.17	4.61%
Miscellaneous	-	2,916.67	(2,916.67)	3,500.00	0.00%
Water Reclaimed	4,033.82	2,916.67	1,117.15	3,500.00	115.25%
Total Wellspring Blvd./Performance Drive Expenses	\$ 50,173.57	\$ 57,291.67	\$ (7,118.10)	\$ 68,750.00	72.98%
Total Expenses	\$ 575,068.17	\$ 853,418.15	\$ (278,349.98)	\$ 1,024,101.78	56.15%
Income (Loss) from Operations	\$ 400,052.31	\$ (2,500.00)	\$ 402,552.31	\$ (3,000.00)	
Other Income (Expense)					
Interest Income	\$ 13,551.27	\$ 2,500.00	\$ 11,051.27	\$ 3,000.00	451.71%
Total Other Income (Expense)	\$ 13,551.27	\$ 2,500.00	\$ 11,051.27	\$ 3,000.00	451.71%
Net Income (Loss)	\$ 413,603.58	\$ -	\$ 413,603.58	\$ -	



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

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Revenues											
On-Roll Assessments	\$ -	\$ 69,965.75	\$ 249,914.25	\$ 78,062.58	\$ 265,697.15	\$ 148,364.36	\$ 15,099.63	\$ 32,783.47	\$ 12,112.21	\$ 10,034.96	\$ 882,034.36
Other Income & Other Financing Sources	-	-	-	-	-	-	-	15,127.80	-	-	15,127.80
Carryforward Revenue	7,795.83	7,795.83	7,795.84	7,795.83	7,795.83	7,795.83	7,795.83	7,795.83	7,795.84	7,795.83	77,958.32
Net Revenues	\$ 7,795.83	\$ 77,761.58	\$ 257,710.09	\$ 85,858.41	\$ 273,492.98	\$ 156,160.19	\$ 22,895.46	\$ 55,707.10	\$ 19,908.05	\$ 17,830.79	\$ 975,120.48
General & Administrative Expenses											
Legislative											
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 1,000.00	\$ 800.00	\$ 1,000.00	\$ 1,000.00	\$ 800.00	\$ 600.00	\$ 600.00	\$ 7,400.00
Financial & Administrative											
Public Officials' Liability Insurance	4,210.00	-	-	-	-	-	-	-	-	-	4,210.00
Trustee Services	-	5,822.81	-	-	-	-	-	-	-	-	5,822.81
Management	3,895.83	3,895.83	3,895.83	-	7,791.66	3,895.83	-	7,791.66	3,895.83	3,895.83	38,958.30
Engineering	-	4,075.25	2,658.71	7,625.00	3,125.85	2,015.35	625.00	894.60	1,171.65	509.80	22,701.21
Disclosure	-	-	-	-	-	-	-	-	2,000.00	-	2,000.00
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	2,204.35	1,944.00	-	1,656.00	1,094.00	1,476.00	5,150.66	-	13,525.01
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	-	3,765.00	-	3,765.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	32.62	-	11.89	-	60.87	-	-	26.48	-	131.86
Telephone	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	-	0.69	-	-	-	28.57	2.07	-	-	31.33
Copies	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	271.93	814.01	-	257.00	219.50	547.75	888.94	47.65	571.05	270.90	3,888.73
Bank Fees	-	-	-	-	-	-	-	-	-	15.00	15.00
Miscellaneous	-	28.92	1.24	28.90	1.24	84.22	1.23	1.21	84.21	1.23	232.40
Meeting Room	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-
Web Site Maintenance	135.00	135.00	-	570.00	135.00	135.00	435.00	135.00	135.00	435.00	2,250.00
Holiday Decorations	-	-	-	1,000.00	-	-	-	-	-	-	1,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 16,987.76	\$ 15,604.44	\$ 8,760.82	\$ 12,436.79	\$ 12,073.25	\$ 9,395.02	\$ 4,072.74	\$ 11,148.19	\$ 17,399.88	\$ 5,727.76	\$ 113,606.65



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

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Field Operations											
Electric Utility Services											
Electric	\$ -	\$ 130.35	\$ 130.23	\$ 130.13	\$ 130.68	\$ 128.63	\$ 129.32	\$ 128.29	\$ 129.67	\$ 128.30	\$ 1,165.60
Entry Lighting	-	26.67	26.79	26.79	26.90	26.43	26.67	26.43	26.90	26.43	240.01
Water-Sewer Combination Services											
Water Reclaimed	-	1,565.16	1,794.66	2,522.19	2,435.70	2,309.84	2,449.95	2,664.25	3,412.27	2,584.69	21,738.71
Stormwater Control											
Aquatic Contract	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,250.00
Other Physical Environment											
General Liability Insurance	4,821.00	-	-	-	-	-	-	-	-	-	4,821.00
Property & Casualty Insurance	-	-	-	-	-	-	-	-	-	-	-
Auto Insurance	-	-	-	-	-	-	-	-	-	-	-
Irrigation	-	-	8,428.12	-	-	2,641.34	568.40	-	1,059.00	-	12,696.86
Landscaping Maintenance & Material											
District Landscaping	13,112.81	13,112.81	13,112.81	13,112.81	13,112.81	13,112.81	13,112.81	13,112.81	13,112.81	13,112.81	131,128.10
Gateway Road Landscaping	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	394.90
Tree Trimming	-	-	-	-	40,000.00	-	-	-	-	37,500.00	77,500.00
Flower & Plant Replacement	-	-	-	-	538.65	871.88	3,659.25	-	-	-	5,069.78
Contingency	306.11	-	-	-	-	-	-	-	-	-	306.11
Pest Control	1,255.00	-	-	-	-	-	1,255.00	-	-	-	2,510.00
Hurricane Cleanup	2,275.00	-	-	-	-	-	-	-	-	-	2,275.00
Interchange Maintenance Expenses											
IME - Aquatics Maintenance	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	2,630.30
IME - Irrigation	-	84.26	305.87	509.99	626.54	-	521.48	221.92	-	299.57	2,569.63
IME - Landscaping	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	75,631.80
IME - Lighting	96.08	36.66	36.55	43.47	43.76	41.51	46.26	43.51	46.44	43.50	477.74
IME - Miscellaneous	-	-	-	-	-	-	96.08	-	-	-	96.08
IME - Water Reclaimed	-	47.09	74.13	70.95	66.69	49.35	37.67	106.93	46.15	65.33	564.29
IME - Landscape Improvements	-	-	-	561.49	2,087.82	-	-	-	-	1,494.05	4,143.36
New Operational Field Expenses											
Trail Repair	-	-	-	-	-	-	-	-	-	20,300.00	20,300.00
Road & Street Facilities											
Entry and Wall Maintenance	-	-	-	1,850.00	-	-	-	-	-	-	1,850.00
Streetlights	-	1,090.00	1,090.00	1,106.94	1,106.94	1,106.94	1,106.94	1,106.94	1,106.94	1,106.94	9,928.58
Parks & Recreation											
Personnel Leasing Agreement - Administrator	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	13,333.40
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	16,666.70
Contingency											
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-
Lake/Pond Repair Reserve	-	-	-	-	-	-	-	-	-	-	-
Total Field Operations Expenses	\$ 33,056.71	\$ 27,283.71	\$ 36,189.87	\$ 31,125.47	\$ 71,367.20	\$ 31,479.44	\$ 34,200.54	\$ 28,601.79	\$ 30,130.89	\$ 87,852.33	\$ 411,287.95
Wellspring Blvd./Performance Drive Expenses											
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.00	\$ -	\$ 6,534.93	\$ -	\$ 7,155.93
Landscaping	3,095.19	3,095.19	3,095.19	3,095.19	3,095.19	3,095.19	3,095.19	3,095.19	3,095.19	3,095.19	30,951.90
Flower & Plant Replacement	-	-	-	-	-	-	7,600.00	-	-	-	7,600.00
Lighting	-	48.52	48.30	48.18	48.42	47.98	48.08	47.28	47.30	47.86	431.92
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-
Water Reclaimed	-	465.63	391.29	448.27	494.26	276.32	709.88	(716.28)	1,338.87	625.58	4,033.82
Total Wellspring Blvd./Performance Drive	\$ 3,095.19	\$ 3,609.34	\$ 3,534.78	\$ 3,591.64	\$ 3,637.87	\$ 3,419.49	\$ 12,074.15	\$ 2,426.19	\$ 11,016.29	\$ 3,768.63	\$ 50,173.57



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

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Actual
Expenses											
Total Expenses	\$ 53,139.66	\$ 46,497.49	\$ 48,485.47	\$ 47,153.90	\$ 87,078.32	\$ 44,293.95	\$ 50,347.43	\$ 42,176.17	\$ 58,547.06	\$ 97,348.72	\$ 575,068.17
Income (Loss) from Operations	\$ (45,343.83)	\$ 31,264.09	\$ 209,224.62	\$ 38,704.51	\$ 186,414.66	\$ 111,866.24	\$ (27,451.97)	\$ 13,530.93	\$ (38,639.01)	\$ (79,517.93)	\$ 400,052.31
Other Income (Expense)											
Interest Income	\$ 63.82	\$ 59.66	\$ 1,265.21	\$ 65.24	\$ 60.98	\$ 69.00	\$ 66.27	\$ 66.98	\$ 11,765.54	\$ 68.57	\$ 13,551.27
Total Other Income (Expense)	\$ 63.82	\$ 59.66	\$ 1,265.21	\$ 65.24	\$ 60.98	\$ 69.00	\$ 66.27	\$ 66.98	\$ 11,765.54	\$ 68.57	\$ 13,551.27
Net Income (Loss)	\$ (45,280.01)	\$ 31,323.75	\$ 210,489.83	\$ 38,769.75	\$ 186,475.64	\$ 111,935.24	\$ (27,385.70)	\$ 13,597.91	\$ (26,873.47)	\$ (79,449.36)	\$ 413,603.58



Myrtle Creek Improvement District
Cash Flow

	Beg. Cash	FY24 Inflows	FY24 Outflows	FY25 Inflows	FY25 Outflows	End. Cash
9/1/2024	1,415,816.11	5,242.47	(118,296.77)	-	(9,633.00)	1,293,128.81
10/1/2024	1,293,128.81	47.65	(25,913.72)	16.21	(36,496.88)	1,230,782.07
11/1/2024	1,230,782.07	-	(89.40)	164,853.55	(116,931.50)	1,278,614.72
12/1/2024	1,278,614.72	-	(350.00)	590,166.26	(381,744.33)	1,486,686.65
1/1/2025	1,486,686.65	-	-	183,933.72	(170,998.58)	1,499,621.79
2/1/2025	1,499,621.79	-	-	626,046.46	(429,609.48)	1,696,058.77
3/1/2025	1,696,058.77	-	-	349,615.40	(275,899.84)	1,769,774.33
4/1/2025	1,769,774.33	-	-	35,644.05	(68,893.31)	1,736,525.07
5/1/2025	1,736,525.07	-	-	92,386.83	(78,748.87)	1,750,163.03
6/1/2025	1,750,163.03	-	-	40,255.13	(96,137.60)	1,694,280.56
7/1/2025	1,694,280.56	-	-	23,663.59	(113,107.54)	1,604,836.61
8/1/2025	1,604,836.61	-	-	-	(9,768.15)	1,595,068.46 as of 08/06/2025
Totals		2,225,612.86	(1,838,514.61)	2,106,581.20	(1,787,969.08)	