

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: pfmccd.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**
- 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. **Consideration of Trail Maintenance Phase 2 Repairs**
- 7. **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**
- 8. **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*)**
- 9. **Consideration of Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards**
- 10. **Consideration of Resolution 2025-10, Designating a Public Depository**
- 11. **Consideration of Disclosure Filing Assistance Services Agreement with PFM**
- 12. **Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$99,452.61**
- 13. **Recommendation of Work Authorizations/Proposed Services (*if applicable*)**
- 14. **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

Strategic Operations & Technology Leader with over 20 years of experience in driving growth, optimizing processes, and leading technology initiatives. A results-driven professional with a proven track record of enhancing operations, controlling costs, and delivering scalable solutions in both strategic and hands-on roles. My strength is aligning technology with business objectives to optimize operational efficiencies.

As a graduate of Appalachian State University (Boone, NC) with a degree in Community and Regional Planning, I have maintained a passion for the planning profession. Working as a Planner for the Town of Mint Hill only continued to foster the desire to better the communities in which I reside. This experience even played into a long professional career with The Walt Disney Company.

Core competencies include:

• Risk Management	• Automated Reporting	• Project Management
• Software Delivery	• Product Lifecycle	• Team Leadership
• Relationship Building	• Documentation	• Training
• Process Improvement	• Planning	• Policies & Procedures

CAREER SUMMARY

DISNEY EXPERIENCES 2004 to Present

Manager-Technology, US Parks Technology, 2019 to Present.

Seasoned Technology Manager, experienced with defining and driving strategic roadmaps as well as ensuring the day-to-day delivery and sustainment of a portfolio of workforce management applications. With a consistent background in aligning technology initiatives with business objectives, I leverage my expertise to drive innovation, optimize operational efficiencies, and deliver stable solutions. My leadership experience spans securing funding, orchestrating cross-functional project teams, overseeing product lifecycles, and implementing scalable solutions that propel organizational growth. Skilled in balancing technical acumen with business/stakeholder engagement, I am committed to delivering impactful results in dynamic environments.

Lead Business Analyst, Walt Disney Attraction Technology, 2017 to 2019.

Managed technology project lifecycle from ideation through funding approval. Influence project prioritization, align resources, and provide project updates to executive leadership.

- Facilitated collection of technology needs from multiple business and internal technology partners, evaluated value and determined justification to bring needs forward for funding consideration.
- Prepared formal business value story for capital funding requests to illustrate the need for project.

Area Manager (Opening Task Force), Shanghai Disney Resort, 2015 to 2016.

Led a group of frontline managers and Cast Members in preparation of opening Shanghai Disneyland. Provided leadership and expertise in program delivery and business practice implementations.

- Built lasting relationships and strong teamwork between a diverse group of new leaders.
- Led the operational preparations for governmental attraction certification process.
- Developed processes and business practices in alignment with company and in support of local requirements.
- Leveraged a continuous review and improvement approach for attraction testing and training initiatives.

Project Manager, Worldwide Safety, 2013 to 2017.

Managed domestic projects, international Tier-III auditing expenses, and seven professionals comprising the international auditing team, bi-costal project team, and an industrial engineering intern.

- Developed formal requirements gathering process for electronic auditing solution. Partnered with various areas to develop user stories and define functional requirements.
- Led a domestic project team to increase overall safety, managed the communication strategy for executive leadership and line of business stakeholders to encourage proactive involvement and gain consensus.
- Presented educational sessions at IAAPA and AIMS regarding Attraction Operations processes and safety.

Lead Auditor, Worldwide Standards and Auditing, 2010 to 2013.

Led a group of certified Tier-III operational auditors in planning and conducting 15 domestic and global audits annually across all Disney Parks and Resorts locations.

- Leveraged established relationships with site leadership to drive audit findings to closure for all Attraction Operations business units worldwide.
- Developed master planning budget and timeline for Tier-III audit program to identify cost savings and balance activity calendar.
- Designed and delivered auditor certification class that improved certification rate from 60% to >80%.

Safety Analyst, Worldwide Standards and Auditing, 2008 to 2010.

Trained group to become certified Tier-III operational auditors with the ability to plan, perform, and enforce Tier-III audits and associated findings. Led initiative to improve the Tier-II audit process for Park Operations, aligning criteria with Tier-III and enabling increased correlation of findings.

- Partnered with key stakeholders to develop more than 45 standards, gaining consistency and increasing safety of attraction operations worldwide.
- Streamlined operational audit processes to facilitate growth of the audit program from five Tier-III audits annually to more than 13 while increasing site visitation and expanding audit scope.
- Implemented electronic handheld auditing solution at Walt Disney World and Disneyland, providing user training, reporting, and support.
- Developed documentation auditing process to reduce liability risk while increasing Cast / Guest safety.

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Statement of Interest and Qualifications

***Trudy Jean Evans – Candidate for Myrtle Creek Improvement District Board
August 12, 2025***

As a homeowner in Lake Nona since 2019, I'm interested in serving on the Myrtle Creek Improvement District Board because I care deeply about the integrity and future of our community. Having served on a South Florida HOA board for 21 years and a Lake Nona HOA for two years, I've seen firsthand how thoughtful leadership, consistency, and objectivity can positively impact residents' quality of life.

My professional background in leadership development and cultural change equips me with a collaborative mindset and a commitment to transparency and long-term vision. I believe that strong communities are built through inclusive dialogue, balanced decision-making and, a shared obligation to progress—and I would be honored to contribute those values in service to Myrtle Creek and its residents.

Attached you will find a summary of my board and professional experience for your consideration.

Myrtle Creek Improvement District - BOD Candidate Information
TRUDY JEAN EVANS – 12022 Lorenza Lane – 954.263.4960
Lake Nona – Resident since 2019

Experienced Leader and Professional with years of experience in Administration, Organizational Development, Performance Management, Strategic Planning, Training, Selling, Negotiating, Meeting Facilitation, Corporate Retreats, Executive Coaching, and Client Management and Development with small businesses and corporate clients. Author of two Leadership books: The Pied Piper Principle; Lead, and They Will Follow and The Kaleidoscope Leader.

BOARD EXPERIENCE

Broward County Florida Small Business Economic Development Advisory Board

<i>Board Member</i>	<i>2008-2009</i>
<i>Vice-Chair</i>	<i>2009-2010</i>

Broward Alliance

<i>Board Member</i>	<i>2010-2011</i>
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The Woodlands at Carolina – HOA Community Neighborhood Board

<i>Board Member</i>	<i>1998-2011</i>
<i>Secretary</i>	<i>2011-2012</i>
<i>Treasurer</i>	<i>2012-2013</i>
<i>Vice President</i>	<i>2013-2014</i>
<i>President</i>	<i>2014-2019</i>

VillageWalk at Lake Nona – HOA Community Neighborhood Board

<i>Vice President</i>	<i>2022-2023</i>
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PROFESSIONAL EXPERIENCE

The Raven Group, Inc. – Lake Nona, Florida

<i>President</i>	www.TheRavenGroupInc.com	<i>Sept. 1998-Present</i>
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Co-owner of an international consulting company that helps individuals reach their desired potential through customized training, organizational development and executive coaching.

Spherion Corporation – Ft. Lauderdale, Florida

<i>VP Corporate Services</i>	<i>March 1997 – September 1998</i>
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Responsible for the corporate facility, vendor relationships, internal administrative functions, internal/external meetings and the travel function.

<i>VP Training, Organizational Development</i>	<i>April 1993 - March 1997</i>
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Responsible for design, development, implementation and delivery of all training programs based on company operations and expectations for corporate and field-based employees. Also responsible for all internal marketing and communication efforts, which included artistic design, packaging and a tiered communication approach

<i>Senior Director – National Accounts</i>	<i>April 1991 – April 1993</i>
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Responsible for all national account activity for United States field offices.

<i>Area Director – Branch Operations</i>	<i>July 1987 – April 1991</i>
<i>Regional Director – Franchise Operations</i>	<i>July 1984 – June 1987</i>
<i>Branch Manager – Ft. Lauderdale Office</i>	<i>August 1983 – June 1984</i>

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**MYRTLE CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

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

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Myrtle Creek Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____



Myrtle Creek Improvement District

Minutes of the July 15, 2025, Board of Supervisors' Meeting

MYRTLE CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Myrtle Creek Improvement District was called to order on Tuesday, July 15, 2025, at 5:00 p.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Present:

Bob da Silva	Assistant Secretary
Marsha Leed	Assistant Secretary
Kyle Scholl	Assistant Secretary

Also attending:

Lynne Mullins	PFM
Jeffrey Newton	Donald W. McIntosh Associates
Bob Schanck	Donald W. McIntosh Associates
Tucker Mackie	Kutak Rock (via phone)
DJ Batten	Berman
Carlos Negron	Berman
Samantha Sharenow	Berman
Will Stafford	Tavistock

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Mullins asked if there were any public comments. She noted there were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of Nominations for
Seat 3 Vacancy**

There were no nominations at this time. This item was tabled.

Ms. Mullins reviewed the procedure for nominations. She noted that the Seat 3 term expires in November 2026.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
June 17, 2025, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the June 17, 2025, Board of Supervisors' Meeting.

On motion by Mr. da Silva, seconded by Mr. Scholl, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of the June 17, 2025, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
May 20, 2025, RFP Meeting to Open
Responses for Landscape and
Irrigation Maintenance Services**

The Board reviewed the minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

On motion by Ms. Leed, seconded by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Election of Officers

Ms. Mullins reviewed the current slate of Officers. She recommended moving an officer to the Vice Chair position.

On motion by Mr. da Silva, seconded by Mr. Scholl, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2025-04, Election of Officers, with Mr. Kam Shenai as Chair, Ms. Marsha Leed as Vice Chair, Ms. Jennifer Walden as Secretary, Ms. Lynne Mullins, Mr. Bob da Silva, and Mr. Kyle Scholl as Assistant Secretaries, Ms. Jennifer Glasgow as Treasurer, and Ms. Amanda Lane, Ms. Amy Champagne, Mr. Rick Montejano and Ms. Verona Griffith as Assistant Treasurers.

SEVENTH ORDER OF BUSINESS

Consideration of Responses Received in Response to Request for Qualifications for Construction Services a) **Construction Committee Recommendation Regarding Prequalification**

Mr. Newton explained that the District received 13 responses to the Request for Qualifications for Construction Services, and the Construction Committee found them all to be qualified.

On motion by Mr. da Silva, seconded by Mr. Scholl, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Construction Committee Recommendation to list all 13 Proposers, which include Carr & Collier, Inc., Cathcart Construction Company, Garney Companies, Inc., Gibbs and Register, Granite Construction Company, Hubbard Construction Company, JMHC, Inc., Jon M Hall Company, Jr. Davis Construction Company, Inc., Prime Construction Group, Inc., Southern Development & Construction, The Middlesex Corporation and Watson Civil Construction, Inc., as Pre-Qualified Contractors.

EIGHTH ORDER OF BUSINESS

Consideration of Award of Landscape and Irrigation Maintenance Services – Lake Nona Central – Boulevard and Roadways a) **Construction Committee Recommendation**

Ms. Mullins explained the District received eight bids in response to the Landscape and Irrigation Maintenance Services RFP. District staff and the Construction Committee reviewed the proposals and ranked them based on the evaluation criteria. She did note that two bids were disqualified as they did not

provide the required bid bond. The Committee recommends moving forward with the highest ranked proposer for each section.

The Committee ranked the proposers as follows:

Section 1 – Prince & Sons as #1, Cepra as #2, Juniper as #3, Helping Hand and LS Workshop as #4, and Yellowstone as #6.

Section 2 – Juniper as #1, Cepra as #2, Helping Hand and LS Workshop as #3, Prince & Sons as #5, and Yellowstone as #6.

Discussion ensued regarding the bids, costs, and feedback on the bidders.

On motion by Ms. Leed, seconded by Mr. Scholl, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the recommended rankings from the Construction Committee for each Section for Landscape and Irrigation Maintenance Services – Lake Nona Central – Boulevard and Roadways and for District staff to finalize an Agreement with the #1 proposer for each of the two Sections.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$79,713.59

Ms. Mullins noted these were previously approved and are for ratification.

On motion by Ms. Leed, seconded by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$79,713.59.

TENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

There were no Work Authorizations at this time.

ELEVENTH ORDER OF BUSINESS

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

The Board reviewed the financial statements. Ms. Walden noted the financials have been updated through June 2025 and the District has spent roughly 47% of the adopted budget. No action was required.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Mullins stated the next Board Meeting is scheduled for Tuesday, August 19, 2025, for the Budget Public Hearing.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

It was noted the ethics training is required to be completed annually by the Board. Ms. Mullins will send out the links to the Board via email.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On motion by Mr. Scholl, seconded by Mr. da Silva with all in favor, the July 15, 2025, Meeting of the Board of Supervisors for the Myrtle Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



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 LANDSCAPING AND IRRIGATION MAINTENANCE RFP

SECTION 1:

Bid/Fee Detail

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years	
Juniper	\$326,209.00	\$335,969.00	\$346,079.00	\$1,008,257.00	
Helping Hand	\$290,000.00	\$290,000.00	\$290,000.00	\$870,000.00	
Cepra	\$231,045.00	\$239,106.00	\$239,106.00	\$709,257.00	
Yellowstone	\$364,512.00	\$364,512.00	\$364,512.00	\$1,093,536.00	
LS Workshop	\$310,032.00	\$310,032.00	\$325,536.00	\$945,600.00	
ULS	\$281,067.70	\$289,499.73	\$298,184.72	\$868,752.15	DISQUALIFIED
DLM	\$310,439.16	\$315,095.75	\$324,548.62	\$950,083.53	DISQUALIFIED
P&S	\$45,264.00	\$45,264.00	\$45,264.00	\$135,792.00	

Proposer Rankings		Technical	Understanding			
	Capability	Experience	of Scope	Price	Point Total	Ranking Based
Contractor	Max. 20 Pts.	Max. 20 Pts.	Max. 10 Pts.	Max. 50 Pts.	Max. 100 Pts.	on Total Points
Juniper	20	15	10	0.00	45.00	3
Helping Hand	15	15	10	0.00	40.00	4
Cepra	20	20	10	0.00	50.00	2
Yellowstone	20	10	2	0.00	32.00	6
LS Workshop	20	15	5	0.00	40.00	4
P&S	20	15	2	50.00	87.00	1

SECTION 2:

Bid/Fee Detail

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years	
Juniper	\$17,591.00	\$18,118.00	\$18,662.00	\$54,371.00	
Helping Hand	\$63,000.00	\$63,000.00	\$63,000.00	\$189,000.00	
Cepra	\$46,821.00	\$48,303.00	\$48,303.00	\$143,427.00	
Yellowstone	\$65,232.00	\$65,232.00	\$65,232.00	\$195,696.00	
LS Workshop	\$69,372.00	\$69,372.00	\$72,840.00	\$211,584.00	
ULS	\$78,365.69	\$80,716.67	\$83,138.17	\$242,220.53	DISQUALIFIED
DLM	\$77,586.58	\$78,750.38	\$81,112.90	\$237,449.86	DISQUALIFIED
P&S	\$215,820.00	\$215,820.00	\$215,820.00	\$647,460.00	

Proposer Rankings		Technical	Understanding			
	Capability	Experience	of Scope	Price	Point Total	Ranking Based
Contractor	Max. 20 Pts.	Max. 20 Pts.	Max. 10 Pts.	Max. 50 Pts.	Max. 100 Pts.	on Total Points
Juniper	20	15	10	50.00	95.00	1
Helping Hand	15	15	10	0.00	40.00	3
Cepra	20	20	10	0.00	50.00	2
Yellowstone	20	10	2	0.00	32.00	6
LS Workshop	20	15	5	0.00	40.00	3
P&S	20	15	2	0.00	37.00	5

COMBINED:

Bid/Fee Detail

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years	
Juniper	\$343,800.00	\$354,087.00	\$364,741.00	\$1,062,628.00	
Helping Hand	\$353,000.00	\$353,000.00	\$353,000.00	\$1,059,000.00	
Cepra	\$277,866.00	\$287,409.00	\$287,409.00	\$852,684.00	
Yellowstone	\$429,744.00	\$429,744.00	\$429,744.00	\$1,289,232.00	
LS Workshop	\$379,404.00	\$379,404.00	\$398,376.00	\$1,157,184.00	
ULS	\$359,433.39	\$370,216.39	\$381,322.88	\$1,110,972.66	DISQUALIFIED
DLM	\$388,025.74	\$393,846.12	\$405,661.51	\$1,187,533.37	DISQUALIFIED
P&S	\$261,084.00	\$261,084.00	\$261,084.00	\$783,252.00	

Proposer Rankings		Technical	Understanding			
	Capability	Experience	of Scope	Price	Point Total	Ranking Based
Contractor	Max. 20 Pts.	Max. 20 Pts.	Max. 10 Pts.	Max. 50 Pts.	Max. 100 Pts.	on Total Points
Juniper	20	15	10	32.17	77.17	3
Helping Hand	15	15	10	32.40	72.40	4
Cepra	20	20	10	45.57	95.57	1
Yellowstone	20	10	2	17.70	49.70	6
LS Workshop	20	15	5	26.13	66.13	5
P&S	20	15	2	50.00	87.00	2



Myrtle Creek Improvement District

Trail Maintenance Phase 2 Repairs

Proposal: Myrtle Creek CDD Asphalt Phase 2 Repairs

Proposal Date: 8/14/2025

Project Name: Myrtle Creek CDD Asphalt Phase 2 Repairs

Client Contact: PFM

Work Order #: 92521

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope:

- Berman will oversee the project from inception to completion, providing management and support. Responsibilities include administrative oversight, coordination, scheduling, and daily reporting to ensure smooth project execution. Daily reports will be sent to a designated contact. A pre-construction meeting will be scheduled and discussed prior to the project start date

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed at client discretion

Payment Schedule: Upon Completion

Payment Terms

Total: \$3,050.00

Proposal: Myrtle Creek CDD Asphalt Repairs Phase 2

Additional Notes

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. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

PFM

By: Jennifer Walden

Berman

By: Eddie Padua

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

✓ **Property & Facility Management**

✓ **Property Maintenance**

✓ **24/7 Emergency Repairs**

✓ **General Construction**

✓ **Janitorial Services**

✓ **Security**

✓ **Pressure Washing**

✓ **Landscaping**

✓ **Disaster Response**

Image 1



Image 2



Image 3



Image 4



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**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

OPP-25-029987
7675 Lake Nona Blvd
Eddie Padua

Steven Schwartz
steven.schwartz@rosepaving.com



Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 36 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



Completing 20,000+ Jobs Every Year



Providing 80+ Years of Trusted Service



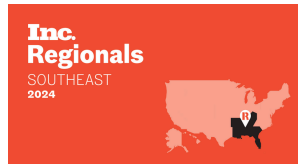
Serving Commercial & Residential HOAs/COAs



Same great team



36 Regional Offices



www.PaveWithASP.com (954) 581-5805

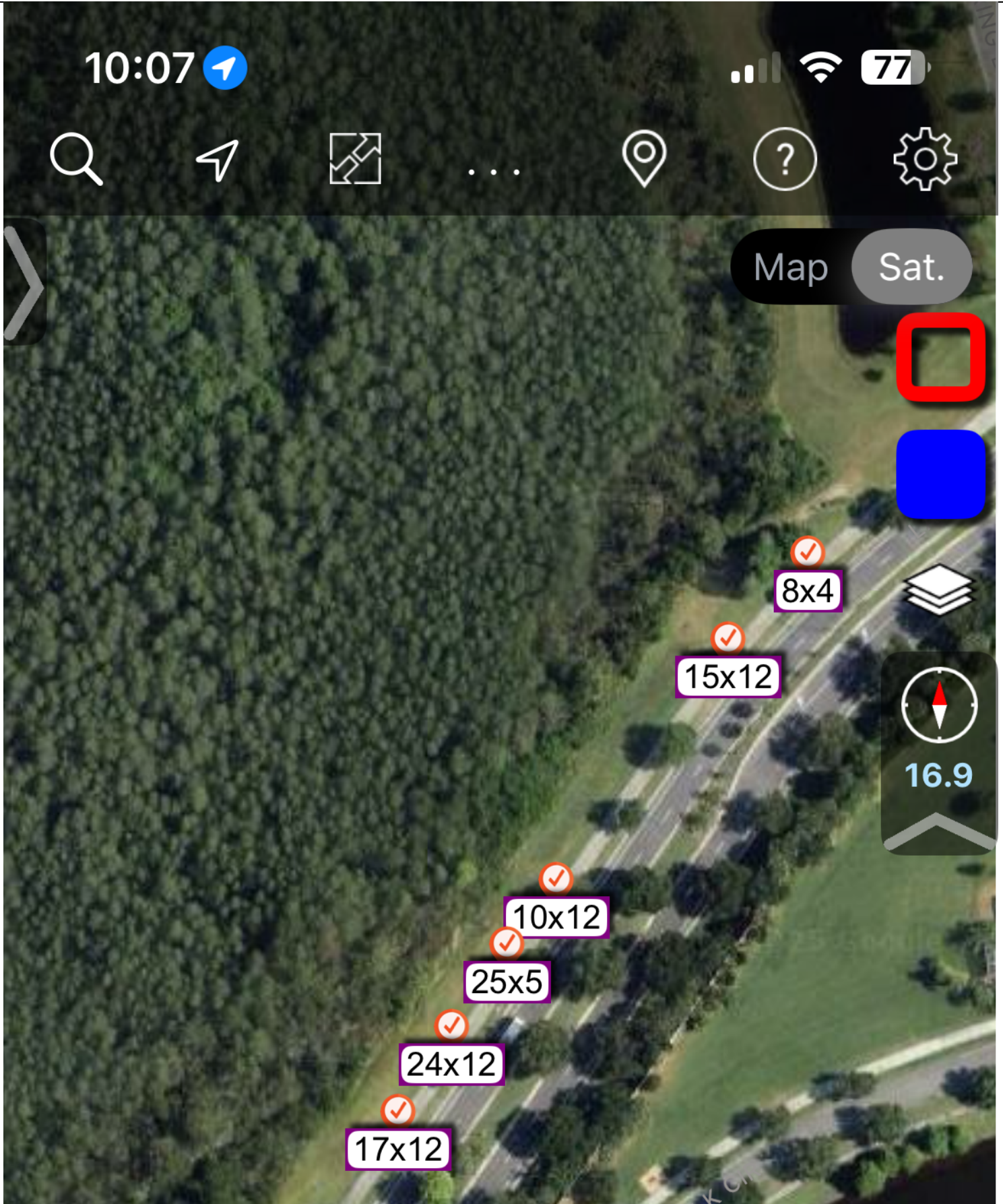


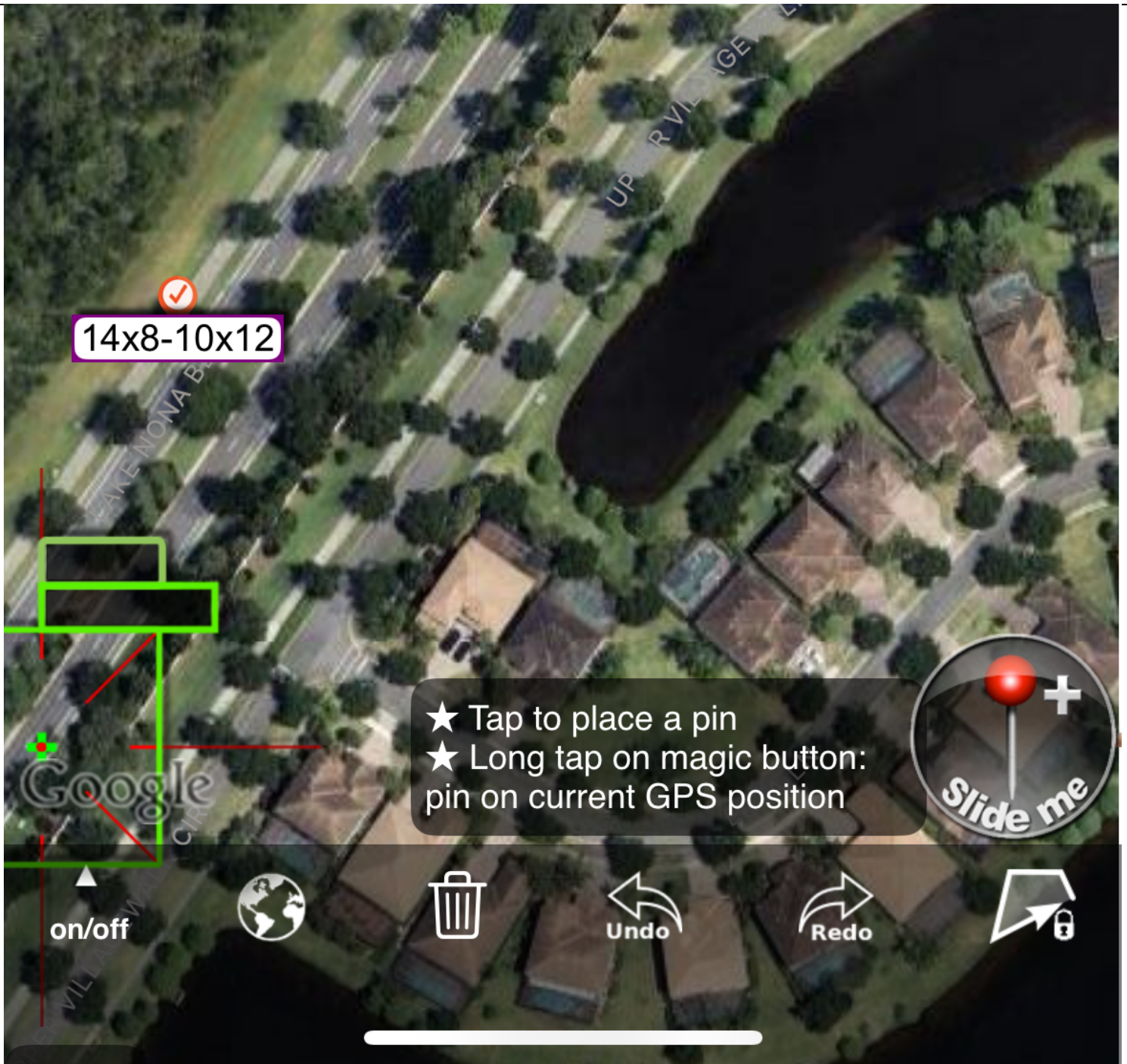
Learn more about **Rose Paving** at www.RosePaving.com

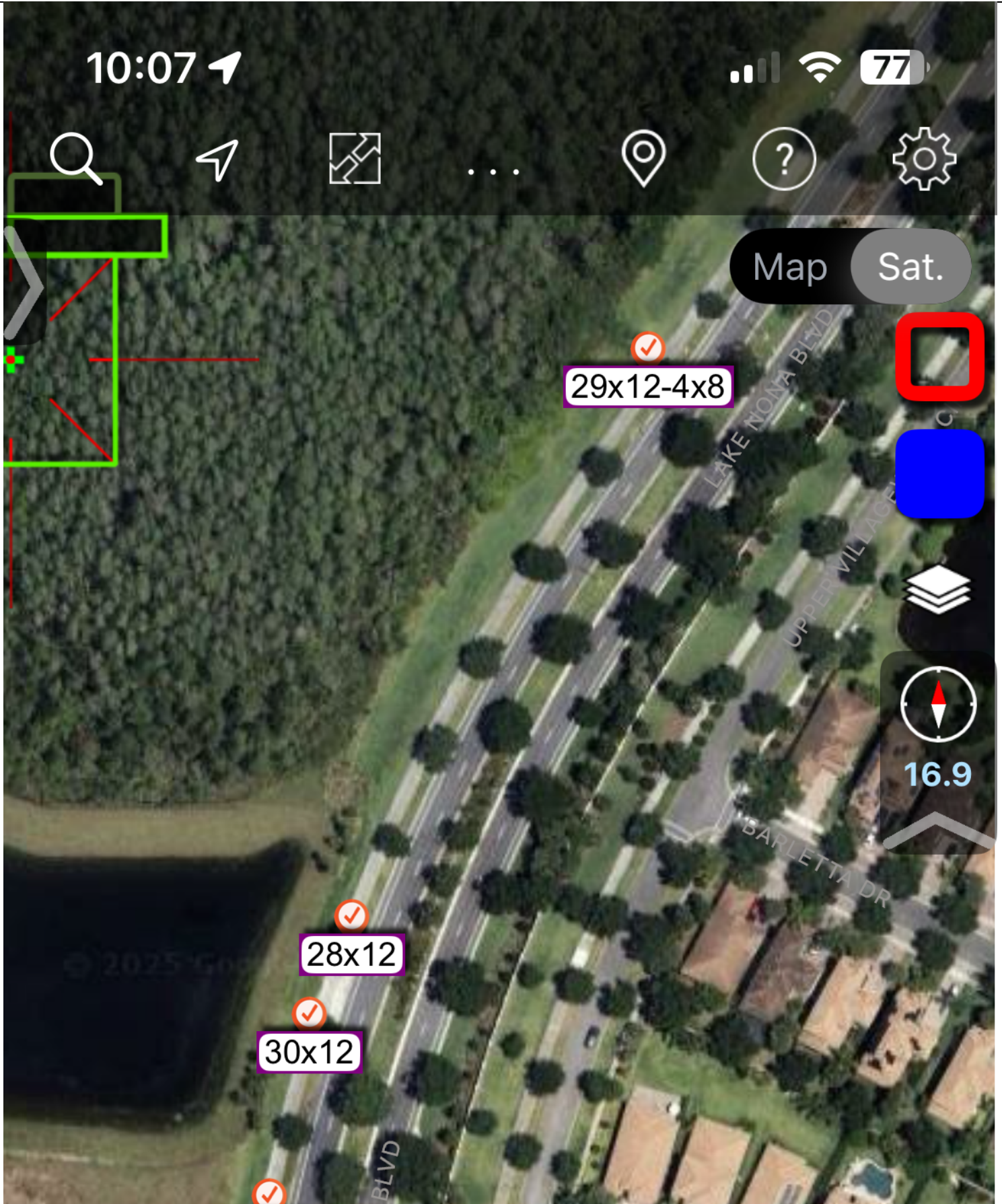
Account Information	Contact Information	Rose Paving Information
Account Name: Myrtle Creek Trail Phase 2	Contact Name: Eddie Padua	Account Executive: Steven Schwartz
Street Address: 7675 Lake Nona Blvd	Contact Email: Epadua@bermancorp.com	Email: steven.schwartz@rosepaving.com
City State Zip: Orlando FL 32827-7142	Contact Phone: 407-784-0601	Cell: 914.224.9901

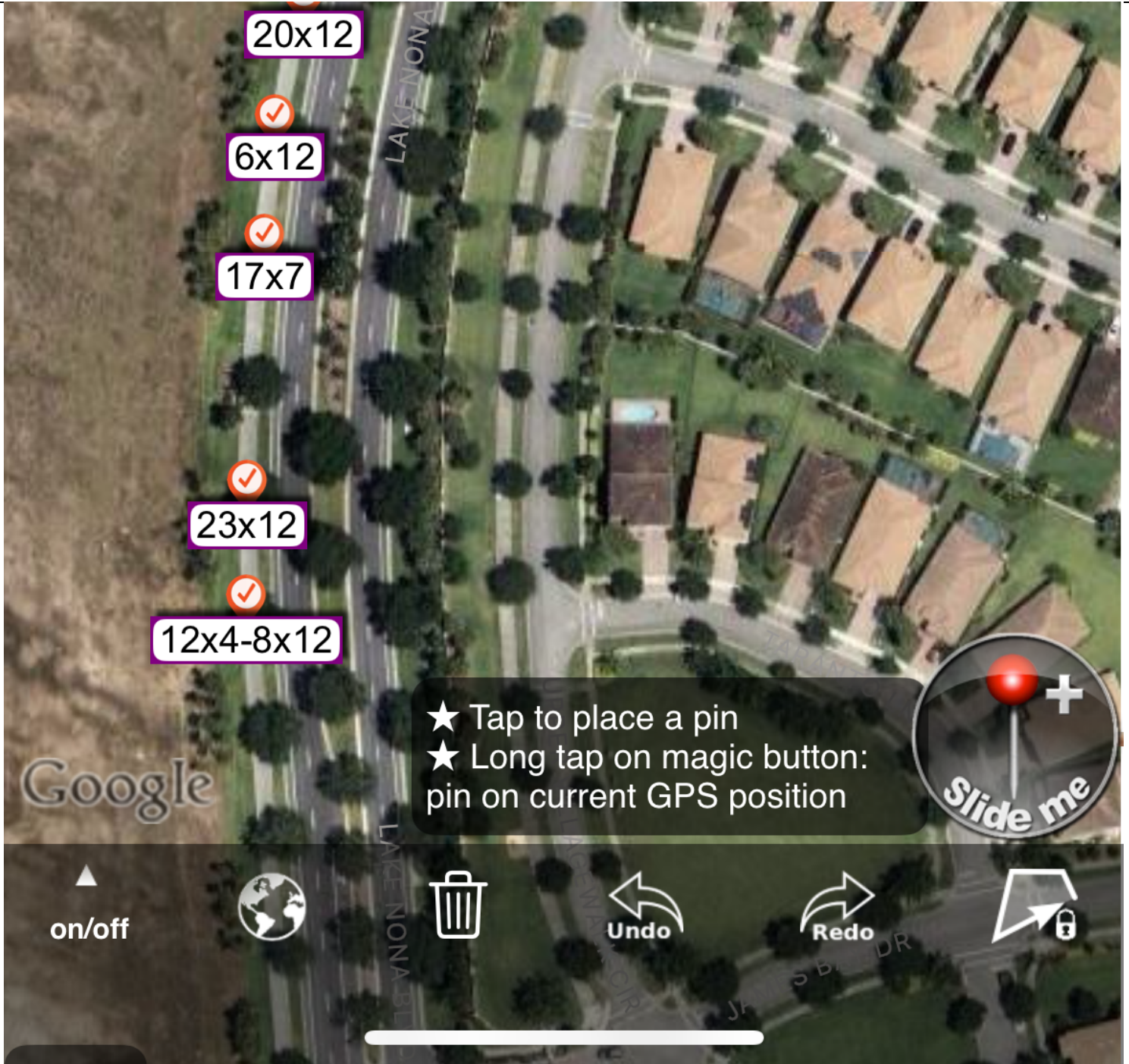
Notes/Exclusions
up to 4,900 sq ft, 46 tons ,21 locations. Mot Setup, ROW site plan & ROW Permitting included in price.

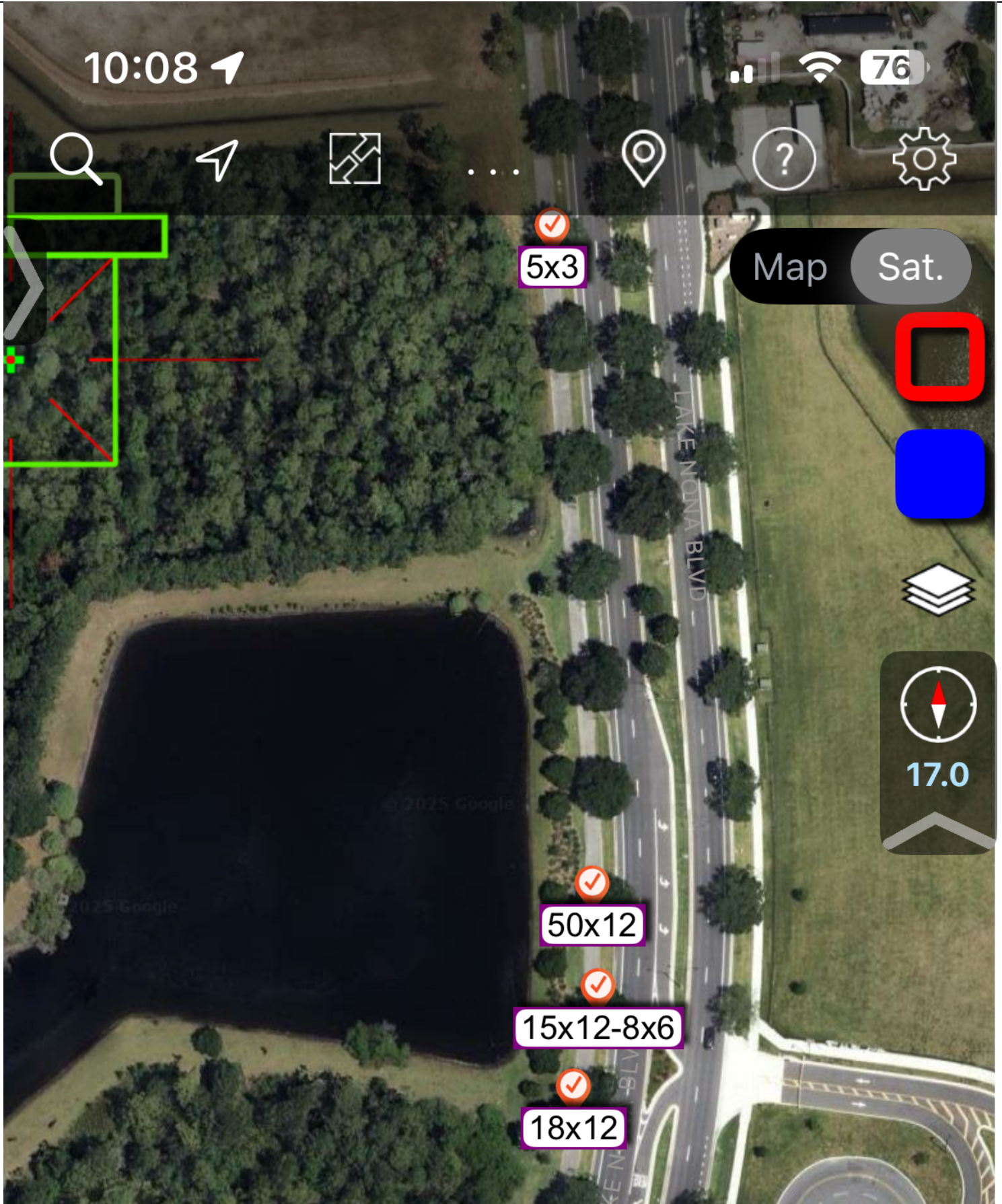
PRICING TABLE			
Service Line Name	QTY	U of M	Subtotal
Asphalt - Remove and Replace	4900	SF	\$30,500.00
Total			\$30,500.00











CUSTOMER APPROVAL

Total Dollars Approved: **\$30,500.00**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Asphalt - Remove and Replace	Saw cut and excavate damaged asphalt to specified depth Haul debris off-site to approved facility Mechanically compact sub-grade to an unyielding condition Apply tack coat to all vertical edges to ensure adhesion Install Hot Mix Asphalt in separate lifts and compact to specified depth.

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, door, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warranted against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

**As a duly authorized representative of Myrtle Creek Trail
Phase 2, I agree to these Terms & Conditions**



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)					
	<u>\$ 413,603.58</u>	<u>\$ (91,802.99)</u>	<u>\$ 321,800.59</u>	<u>\$ -</u>	<u>\$ -</u>



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

**Disclosure Filing Assistance Services
Agreement with PFM**



August 19, 2025

AGREEMENT FOR FILING ASSISTANCE SERVICES

This agreement provides information regarding the services of PFM Group Consulting LLC ("PFM") for filing assistance with respect to the Securities and Exchange Commission Rule 15c2-12 relating to continuing disclosure of financial information, operating data, and material events as they pertain to bonds the Myrtle Creek Improvement District (the "Client") has issued.

The Securities and Exchange Commission ("SEC") modified Rule 15c2-12 such that as of July 2009, all filings are required to be made electronically through the Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal Market Access ("EMMA") system.

The Client has entered into continuing disclosure undertakings in connection with the issuance of past bond issues in which the Client covenanted to file annual disclosure reports each March 28th after the close of its fiscal year and to provide notice of material events if any should occur. The annual disclosure report shall include information identified in the applicable continuing disclosure agreement, and/or the official statements for the bonds (the "Annual Disclosure Report").

In the case of any Material Events, it is the responsibility of the Client to inform PFM of the occurrence of the event as soon as it becomes known and to review the content of the Notice that PFM will file on EMMA.

PFM will rely on the information provided by the Client in the preparation of the Annual Disclosure Report and will rely on the Client to review the Annual Disclosure Report and we assume no responsibility for the timely availability or completeness and accuracy of such information. Our sole duty is to assist the Client with preparing the Annual Disclosure Report and submitting the Annual Disclosure Report to the MSRB EMMA site as required. We assume no responsibility for the determination of whether any Notices other than the Annual Disclosure Report are required to be filed. All such further Notices, if any, which may be supplied to us by the Client are warranted by the Client to be complete and accurate. Subject to the Client's written assurance of the completeness and accuracy of any such Notice given to us for filing by the Client, we will file any other required notices (Material Events) via the EMMA system.

If you would like for PFM to provide filing assistance for ongoing Annual Disclosure Reporting as outlined in this agreement, please review the following and return an executed copy of this letter to our offices.

Our services and related fees are as follows:

<u>One-time Acceptance Fee for New Series</u>	\$1,500
<u>Annual Filing Fee:</u>	\$1,500

PFM reserves the right to request reimbursement for any out-of-pocket costs that we may incur in filing an Annual Disclosure Report or Material Event Notices.

Bonds issued prior to the date of this agreement shall not be subject to the One-time Acceptance Fee.



In exchange for the annual fee, PFM shall perform the following services:

1. Notice to the Client that Annual Disclosure Report will be coming due.
2. List of information required in the Annual Disclosure Report which will need to be supplied by the Client.
3. Documentation or citation of information that will come from parties outside of the Client (e.g., local units, counties, Municipal Advisory Council of Florida, the State of Florida, etc.).
4. Compilation or Draft of Annual Disclosure Report, based on information provided by the Client and other entities.
5. Submission of Annual Disclosure Report.
6. Copies and confirmation delivered to the Client indicating Annual Report and audited financial statements have been filed; and
7. Filing of Material Events Notices provided or reviewed by the Client.
8. PFM will undertake reasonable efforts to monitor the credit ratings of the State of Florida and bond insurance companies and notify the Client when it becomes aware of any changes. If PFM becomes aware of any such rating change we will prepare and file notice on EMMA when required.



3501 Quadrangle BLVD
Suite 270
Orlando, FL 32817

407-723-5900
407-723-5901 fax
www.pfm.com

Contract Term

This contract covers all outstanding and future bond issues of the Client that are subject to continuing disclosure requirements and will be in effect for the life of those bond issues, unless earlier terminated.

Termination of Contract

This contract may be terminated by either party with 30 days' notice.

If this engagement letter is satisfactory, please have an authorized official acknowledge below and return one copy to the undersigned.

ACCEPTED THIS _____ DAY OF _____, 2025:

Myrtle Creek Improvement District

PFM Group Consulting LLC

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____



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><u>\$ 53,793.61</u></u>	<u><u>\$ 59,698.03</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,665,000.00</u></u>	<u><u>\$ 12,778,491.64</u></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><u>\$ 1,987,147.05</u></u>	<u><u>\$ 574,337.91</u></u>	<u><u>\$ 38,726.28</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,600,211.24</u></u>
Total Liabilities and Net 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 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	<u>\$ 53,139.66</u>	<u>\$ 46,497.49</u>	<u>\$ 48,485.47</u>	<u>\$ 47,153.90</u>	<u>\$ 87,078.32</u>	<u>\$ 44,293.95</u>	<u>\$ 50,347.43</u>	<u>\$ 42,176.17</u>	<u>\$ 58,547.06</u>	<u>\$ 97,348.72</u>	<u>\$ 575,068.17</u>
Income (Loss) from Operations	<u>\$ (45,343.83)</u>	<u>\$ 31,264.09</u>	<u>\$ 209,224.62</u>	<u>\$ 38,704.51</u>	<u>\$ 186,414.66</u>	<u>\$ 111,866.24</u>	<u>\$ (27,451.97)</u>	<u>\$ 13,530.93</u>	<u>\$ (38,639.01)</u>	<u>\$ (79,517.93)</u>	<u>\$ 400,052.31</u>
<u>Other Income (Expense)</u>											
Interest Income	<u>\$ 63.82</u>	<u>\$ 59.66</u>	<u>\$ 1,265.21</u>	<u>\$ 65.24</u>	<u>\$ 60.98</u>	<u>\$ 69.00</u>	<u>\$ 66.27</u>	<u>\$ 66.98</u>	<u>\$ 11,765.54</u>	<u>\$ 68.57</u>	<u>\$ 13,551.27</u>
Total Other Income (Expense)	<u>\$ 63.82</u>	<u>\$ 59.66</u>	<u>\$ 1,265.21</u>	<u>\$ 65.24</u>	<u>\$ 60.98</u>	<u>\$ 69.00</u>	<u>\$ 66.27</u>	<u>\$ 66.98</u>	<u>\$ 11,765.54</u>	<u>\$ 68.57</u>	<u>\$ 13,551.27</u>
Net Income (Loss)	<u><u>\$ (45,280.01)</u></u>	<u><u>\$ 31,323.75</u></u>	<u><u>\$ 210,489.83</u></u>	<u><u>\$ 38,769.75</u></u>	<u><u>\$ 186,475.64</u></u>	<u><u>\$ 111,935.24</u></u>	<u><u>\$ (27,385.70)</u></u>	<u><u>\$ 13,597.91</u></u>	<u><u>\$ (26,873.47)</u></u>	<u><u>\$ (79,449.36)</u></u>	<u><u>\$ 413,603.58</u></u>



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)	