

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, November 18, 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. **Swearing in Newly Elected Supervisor – Trudy Evans**
- 2. **Consideration of the Minutes of the August 19, 2025, Board of Supervisors' Meeting**
(provided under separate cover)
- 3. **Consideration of Resolution 2026-01, Election of Officers**

Business Matters

4. **Review and Acceptance of Annual Arbitrage Report for the Period September 14, 2024 to September 14, 2025**
5. **Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report**
6. **Consideration of Resolution 2026-02, Adopting an Amended Budget for FY 2025**
7. **Consideration of OUC Lighting Installation Upgrade and Service Agreement for Performance Drive PH3**
8. **Presentation and Review of District Infrastructure Assessment Report**
9. **Ratification of Non-Ad Valorem Assessment Administration Agreement for FY 2026**
10. **Ratification of Egis Insurance Package for FY 2026**
11. **Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$44,867.75**
12. **Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$141,393.01**
13. **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$12,416.05**
14. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
15. **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

Oath of Office

**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 August 19, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Myrtle Creek Improvement District

**Resolution 2026-01,
Election of Officers**

RESOLUTION 2026-01

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.

Section 5. _____ is elected Treasurer.

Section 6. _____ 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 18th DAY of November 2025.

ATTEST: **MYRTLE CREEK IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair



Myrtle Creek Improvement District

**Annual Arbitrage Report for the Period
September 14, 2024 to September 14, 2025**

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 9, 2025

Board of Supervisors
Myrtle Creek Improvement District
c/o Jennifer Walden, Senior District Mgr.
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Re: \$19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A
Annual Arbitrage Report for the period September 14, 2024 to September 14, 2025

Dear Myrtle Creek Improvement District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Myrtle Creek Improvement District (City of Orlando, Florida), Special Assessment Revenue Refunding Bonds, Series of 2016A (the "2016A Bonds") for the period September 14, 2024 to September 14, 2025.

As calculated in the Annual Arbitrage Report, **an arbitrage liability of \$1,538.32 was incurred** on the 2016A Bonds during the one-year period from September 14, 2024 to September 14, 2025; however, such liability was offset by prior arbitrage credits accumulated in prior years and an annual computation credit; therefore, as of September 14, 2025, **no arbitrage was due** and there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that **additional arbitrage reporting will be required** for the 2016A Bonds on September 14, 2026.

Sincerely,



John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 9, 2025

Board of Supervisors
Myrtle Creek Improvement District
c/o Jennifer Walden, Senior District Mgr.
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Re: \$19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A
Annual Arbitrage Report for the period September 14, 2024 to September 14, 2025

Dear Myrtle Creek Improvement District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$19,810,000 Myrtle Creek Improvement District, City of Orlando, Florida (the "District"), Special Assessment Revenue Refunding Bonds, Series of 2016A (the "2016A Bonds") for the period September 14, 2024 to September 14, 2025 (the "Annual Arbitrage Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for the 2016A Bonds, based upon the following information from the referenced sources:

Trust Fund statements for the 2016A Bonds for the period September 14, 2025 to September 14, 2025

Source: US Bank, Orlando, Florida

Closing Documents for the 2016A Bonds, including Official Statement, Federal Tax Certificate, C.P.A Verification Report and I.R.S. Form "8038-G"

Source: PFM Group Consulting LLC, Orlando, Florida

Annual Arbitrage Report for 2016A Bonds, dated October 1, 2024, for the period September 14, 2023 to September 14, 2024 (the "Prior Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Arbitrage Report.

Our Understanding of the Financing

According to the Federal Tax Certificate, proceeds of the 2016A Bonds, together with other available funds, were used to (1) defease for retirement on October 18, 2016 and November 1, 2016 the District's Special Assessment Revenue Bonds, Series 2006A (the "2006A Bonds"), (2) fund the 2016A Reserve Fund, (3) pay costs associated with the issuance of the 2016A Bonds including a municipal bond insurance premium, and (4) acquire and construct certain stormwater improvements.

Factors Entering Our Computations

- a) Our examination of the Trust Funds established with respect to the 2016A Bonds included the 2016A Acquisition and Construction Fund, the 2016A Interest Account, the 2016A Principal Account and the 2016A Reserve Fund.
- b) According to the Federal Tax Certificate, proceeds of the 2016A Bonds deposited to the 2016A Acquisition and Construction Fund could not be invested at a yield in excess of the yield on the 2016A Bonds for the period September 14, 2016 to September 14, 2019 (the "3-Year Period"), but were subject to arbitrage rebate.

According to the Code, proceeds remaining in the 2016A Acquisition and Construction Fund after the expiration of the 3-Year Period were restricted to the yield on the 2016A Bonds.

- c) As shown in the C.P.A. Verification Report, proceeds of the 2016A Bonds and other available funds deposited to escrow to refund the 2006A Bonds on October 18, 2016 and November 1, 2016 were not invested above the yield on the 2016A Bonds.
- d) The 2016A Interest Account and the 2016A Principal Account constituted a "bona fide debt service fund" as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on the 2016A Bonds, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph "f" below), except for a reasonable carryover amount not to exceed the greater of one year's earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a "bona fide debt service fund" is "unrestricted" as to yield, and not subject to arbitrage rebate.

- e) According to the Code, proceeds of the 2016A Bonds deposited to the Debt Service Reserve Fund could be invested at an unrestricted yield in perpetuity, but were subject to arbitrage rebate.
- f) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on September 14, 2024 and ending on September 14, 2025.
- g) According to the Federal Tax Certificate, none of the proceeds of the 2016A Bonds will be used as a substitute for other funds (i) which were otherwise to be used to refinance the costs of refunding the 2006A Bonds or pay the costs of the 2016A Bonds; (ii) which will not be so used and (iii) which have been or will be used, directly or indirectly, to acquire investment property producing a yield in excess of the yield on the 2016A Bonds.
- h) According to the Federal Tax Certificate, the District did not expect to enter into any “hedging transaction” in respect of the 2016A Bonds.
- i) All amounts withdrawn from the Trust Funds were assumed to be spent on the day they were withdrawn.
- j) Computations of yield are based on a 360-day year and semiannual compounding.
- k) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- l) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of September 14, 2024 (the “Annual Computation Date”).

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of the 2016A Bonds are shown on Page A-1.
2. The Yield on the 2016A Bonds is 3.08222200% (the “2016A Bond Yield”), as calculated on Pages B-1, B-2(A), B-2 (B) and B-3.

3. The District earned \$199.38 more on its investments of proceeds of the 2016A Bonds in the Acquisition and Construction Fund during the Annual Computation Period than it would have earned had such proceeds been invested at the 2016A Bond Yield, as shown on Page C-1 and therefore **incurred an arbitrage liability on the 2016A Bonds** during the Annual Computation Period; however, the \$199.38 arbitrage liability was offset by the \$8,532.60 arbitrage credit earned during the prior Annual Computation Period, as also shown on Page C-1.
4. The District earned \$1,338.94 more on its investments of proceeds of the 2016A Bonds in the Debt Service Reserve Fund during the Annual Computation Period than it would have earned had such proceeds been invested at the 2016A Bond Yield, as shown on Page C-1 and therefore **incurred an arbitrage liability on the 2016A Bonds** during the Annual Computation Period; however, the \$1,338.94 arbitrage liability was offset by the \$1,448.45 arbitrage credit earned during the prior Annual Computation Period, as also shown on Page C-1.
5. Our examination of the 2016A Interest Fund and the 2016A Principal Fund showed that such funds constituted a “bona fide debt service fund” in each Bond Year of the Annual Computation Period and therefore was not subject to arbitrage rebate during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A

Annual Arbitrage Report
For the Period September 14, 2024 to September 14, 2025

October 9, 2025

\$19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A

Sources and Uses of Funds Upon Issuance of the 2016A Bonds

Sources of Funds:

Par Amount of 2016A Bonds	\$19,810,000.00
Plus: Net Original Issue Premium	644,804.60
Other Moneys	<u>8,417,434.92</u>
	<u>\$28,872,239.52</u>

Uses of Funds:

Deposit to Escrow Fund	\$27,893,840.17
Deposit to 2016A Reserve Fund	333,500.00
Underwriter's Discount	135,219.90
Deposit to 2016A Costs of Issuance Account	163,863.54
Premium for Bond Insurance Policy	<u>345,815.91</u>
	<u>\$28,872,239.52</u>

Note:

(1) Source: Official Statement for the 2016A Bonds, dated September 9, 2016.

\$19,810,000
 Myrtle Creek Improvement District
 (City of Orlando, Florida)
 Special Assessment Revenue Refunding Bonds, Series 2016A

Pricing Report - 2016A Bonds

Dated Date: 9/14/2016
 Issuance Date: 9/14/2016

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Production
5/1/2017	\$410,000.00	4.000%	1.250%	101.720%	258.53	\$7,052.000
5/1/2018	670,000.00	4.000%	1.360%	104.241%	1,092.47	28,414.700
5/1/2019	695,000.00	4.000%	1.480%	106.476%	1,828.24	45,008.200
5/1/2020	725,000.00	4.000%	1.610%	108.393%	2,632.15	60,849.250
5/1/2021	755,000.00	4.000%	1.750%	109.964%	3,496.07	75,228.200
5/1/2022	785,000.00	4.000%	2.560%	112.219%	4,419.99	95,919.150
5/1/2023	815,000.00	4.000%	2.560%	112.219%	5,403.90	99,584.850
5/1/2024	845,000.00	4.000%	2.560%	112.219%	6,447.82	103,250.550
5/1/2025	880,000.00	4.000%	2.560%	112.219%	7,594.89	107,527.200
5/1/2026	915,000.00	4.000%	2.560%	112.219%	8,811.96	111,803.850
5/1/2027	955,000.00	4.000%	2.560%	112.219%	10,152.18	116,691.450
5/1/2028	990,000.00	3.000%	3.120%	98.182%	11,514.25	(17,998.200)
5/1/2029	1,020,000.00	3.000%	3.120%	98.182%	12,883.17	(18,543.600)
5/1/2030	1,050,000.00	3.000%	3.120%	98.182%	14,312.08	(19,089.000)
5/1/2031	1,080,000.00	3.000%	3.120%	98.182%	15,801.00	(19,634.400)
5/1/2032	1,115,000.00	3.000%	3.120%	98.182%	17,428.07	(20,270.700)
5/1/2033	1,150,000.00	3.000%	3.120%	98.182%	19,125.14	(20,907.000)
5/1/2034	1,185,000.00	3.000%	3.120%	98.182%	20,892.21	(21,543.300)
5/1/2035	1,220,000.00	3.000%	3.120%	98.182%	22,729.28	(22,179.600)
5/1/2036	1,255,000.00	3.000%	3.120%	98.182%	24,636.35	(22,815.900)
5/1/2037	<u>1,295,000.00</u>	3.000%	3.120%	98.182%	26,716.57	(23,543.100)
	<u>\$19,810,000.00</u>				<u>238,176.31</u>	<u>\$644,804.60</u>
Principal Amount	\$19,810,000.00					
Plus: Net Original Issue Premium	<u>644,804.60</u>					
	<u>\$20,454,804.60</u>					
Gross Interest Cost	\$7,666,671.11					
Less: Net Original Issue Premium	<u>(644,804.60)</u>					
	<u>\$7,021,866.51</u>					
NIC %	2.9482%					
Bond Years	238,176.31					
Average Coupon	3.2189%					
Average Life (Years)	12.02					

Note: (1) Source: Official Statement for the 2016A Bonds, dated September 9, 2016.

\$19,810,000
 Myrtle Creek Improvement District
 (City of Orlando, Florida)
 Special Assessment Revenue Refunding Bonds, Series 2016A

2016A Bonds - Debt Service Payable

Dated Date: 9/14/2016
 First Interest Payment Date: 12/15/2017

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Semiannual Debt Service</u>	<u>Annual Debt Service</u>
11/1/2016			\$88,621.11	\$88,621.11	
5/1/2017	\$410,000.00	4.00%	339,400.00	749,400.00	\$838,021.11
11/1/2017			331,200.00	331,200.00	
5/1/2018	670,000.00	4.00%	331,200.00	1,001,200.00	1,332,400.00
11/1/2018			317,800.00	317,800.00	
5/1/2019	695,000.00	4.00%	317,800.00	1,012,800.00	1,330,600.00
11/1/2019			303,900.00	303,900.00	
5/1/2020	725,000.00	4.00%	303,900.00	1,028,900.00	1,332,800.00
11/1/2020			289,400.00	289,400.00	
5/1/2021	755,000.00	4.00%	289,400.00	1,044,400.00	1,333,800.00
11/1/2021			274,300.00	274,300.00	
5/1/2022	785,000.00	4.00%	274,300.00	1,059,300.00	1,333,600.00
11/1/2022			258,600.00	258,600.00	
5/1/2023	815,000.00	4.00%	258,600.00	1,073,600.00	1,332,200.00
11/1/2023			242,300.00	242,300.00	
5/1/2024	845,000.00	4.00%	242,300.00	1,087,300.00	1,329,600.00
11/1/2024			225,400.00	225,400.00	
5/1/2025	880,000.00	4.00%	225,400.00	1,105,400.00	1,330,800.00
11/1/2025			207,800.00	207,800.00	
5/1/2026	915,000.00	4.00%	207,800.00	1,122,800.00	1,330,600.00
11/1/2026			189,500.00	189,500.00	
5/1/2027	955,000.00	4.00%	189,500.00	1,144,500.00	1,334,000.00
11/1/2027			170,400.00	170,400.00	
5/1/2028	990,000.00	3.00%	170,400.00	1,160,400.00	1,330,800.00
11/1/2028			155,550.00	155,550.00	
5/1/2029	1,020,000.00	3.00%	155,550.00	1,175,550.00	1,331,100.00
11/1/2029			140,250.00	140,250.00	
5/1/2030	1,050,000.00	3.00%	140,250.00	1,190,250.00	1,330,500.00
11/1/2030			124,500.00	124,500.00	
5/1/2031	1,080,000.00	3.00%	124,500.00	1,204,500.00	1,329,000.00
11/1/2031			108,300.00	108,300.00	
5/1/2032	1,115,000.00	3.00%	108,300.00	1,223,300.00	1,331,600.00
11/1/2032			91,575.00	91,575.00	
5/1/2033	1,150,000.00	3.00%	91,575.00	1,241,575.00	1,333,150.00
11/1/2033			74,325.00	74,325.00	
5/1/2034	1,185,000.00	3.00%	74,325.00	1,259,325.00	1,333,650.00
11/1/2034			56,550.00	56,550.00	
5/1/2035	1,220,000.00	3.00%	56,550.00	1,276,550.00	1,333,100.00
11/1/2035			38,250.00	38,250.00	
5/1/2036	1,255,000.00	3.00%	38,250.00	1,293,250.00	1,331,500.00
11/1/2036			19,425.00	19,425.00	
5/1/2037	<u>1,295,000.00</u>	3.00%	<u>19,425.00</u>	<u>1,314,425.00</u>	<u>1,333,850.00</u>
	<u>\$19,810,000.00</u>		<u>\$7,666,671.11</u>	<u>\$27,476,671.11</u>	<u>\$27,476,671.11</u>

Note: (1) Source: Official Statement for the 2016A Bonds, dated September 9, 2016.

\$19,810,000
 Myrtle Creek Improvement District
 (City of Orlando, Florida)
 Special Assessment Revenue Refunding Bonds, Series 2016A

2016A Bonds - Debt Service Payable - Yield To Call

Dated Date: 9/14/2016
 First Interest Payment Date: 12/15/2017

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2016			\$88,621.11	\$88,621.11	
5/1/2017	\$410,000.00	4.00%	339,400.00	749,400.00	\$838,021.11
11/1/2017			331,200.00	331,200.00	
5/1/2018	670,000.00	4.00%	331,200.00	1,001,200.00	1,332,400.00
11/1/2018			317,800.00	317,800.00	
5/1/2019	695,000.00	4.00%	317,800.00	1,012,800.00	1,330,600.00
11/1/2019			303,900.00	303,900.00	
5/1/2020	725,000.00	4.00%	303,900.00	1,028,900.00	1,332,800.00
11/1/2020			289,400.00	289,400.00	
5/1/2021	755,000.00	4.00%	289,400.00	1,044,400.00	1,333,800.00
11/1/2021			274,300.00	274,300.00	
5/1/2022	785,000.00	4.00%	274,300.00	1,059,300.00	1,333,600.00
11/1/2022			258,600.00	258,600.00	
5/1/2023	815,000.00	4.00%	258,600.00	1,073,600.00	1,332,200.00
11/1/2023			242,300.00	242,300.00	
5/1/2024	845,000.00	4.00%	242,300.00	1,087,300.00	1,329,600.00
11/1/2024			225,400.00	225,400.00	
5/1/2025	880,000.00	4.00%	225,400.00	1,105,400.00	1,330,800.00
11/1/2025			207,800.00	207,800.00	
5/1/2026	1,870,000.00	4.00%	207,800.00	2,077,800.00	2,285,600.00
11/1/2026			170,400.00	170,400.00	
5/1/2027	0.00	4.00%	170,400.00	170,400.00	340,800.00
11/1/2027			170,400.00	170,400.00	
5/1/2028	990,000.00	3.00%	170,400.00	1,160,400.00	1,330,800.00
11/1/2028			155,550.00	155,550.00	
5/1/2029	1,020,000.00	3.00%	155,550.00	1,175,550.00	1,331,100.00
11/1/2029			140,250.00	140,250.00	
5/1/2030	1,050,000.00	3.00%	140,250.00	1,190,250.00	1,330,500.00
11/1/2030			124,500.00	124,500.00	
5/1/2031	1,080,000.00	3.00%	124,500.00	1,204,500.00	1,329,000.00
11/1/2031			108,300.00	108,300.00	
5/1/2032	1,115,000.00	3.00%	108,300.00	1,223,300.00	1,331,600.00
11/1/2032			91,575.00	91,575.00	
5/1/2033	1,150,000.00	3.00%	91,575.00	1,241,575.00	1,333,150.00
11/1/2033			74,325.00	74,325.00	
5/1/2034	1,185,000.00	3.00%	74,325.00	1,259,325.00	1,333,650.00
11/1/2034			56,550.00	56,550.00	
5/1/2035	1,220,000.00	3.00%	56,550.00	1,276,550.00	1,333,100.00
11/1/2035			38,250.00	38,250.00	
5/1/2036	1,255,000.00	3.00%	38,250.00	1,293,250.00	1,331,500.00
11/1/2036			19,425.00	19,425.00	
5/1/2037	<u>1,295,000.00</u>	3.00%	<u>19,425.00</u>	<u>1,314,425.00</u>	<u>1,333,850.00</u>
	<u>\$19,810,000.00</u>		<u>\$7,628,471.11</u>	<u>\$27,438,471.11</u>	<u>\$27,438,471.11</u>

Note: (1) Source: Official Statement for the 2016A Bonds, dated September 9, 2016.

\$19,810,000
 Myrtle Creek Improvement District
 (City of Orlando, Florida)
 Special Assessment Revenue Refunding Bonds, Series 2016A

Proof of Yield - 2016A Bonds

P.V. Date: 9/14/2016
 2016A Bond Yield: 3.08222200%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2016	\$88,621.11	47	0.99601464	\$88,267.92
5/1/2017	749,400.00	227	0.98089792	735,084.90
11/1/2017	331,200.00	407	0.96601062	319,942.72
5/1/2018	1,001,200.00	587	0.95134927	952,490.89
11/1/2018	317,800.00	767	0.93691044	297,750.14
5/1/2019	1,012,800.00	947	0.92269075	934,501.20
11/1/2019	303,900.00	1127	0.90868688	276,149.94
5/1/2020	1,028,900.00	1307	0.89489555	920,758.03
11/1/2020	289,400.00	1487	0.88131353	255,052.13
5/1/2021	1,044,400.00	1667	0.86793765	906,474.08
11/1/2021	274,300.00	1847	0.85476477	234,461.98
5/1/2022	1,059,300.00	2027	0.84179182	891,710.08
11/1/2022	258,600.00	2207	0.82901577	214,383.48
5/1/2023	1,073,600.00	2387	0.81643362	876,523.14
11/1/2023	242,300.00	2567	0.80404244	194,819.48
5/1/2024	1,087,300.00	2747	0.79183931	860,966.89
11/1/2024	225,400.00	2927	0.77982140	175,771.74
5/1/2025	1,105,400.00	3107	0.76798589	848,931.60
11/1/2025	207,800.00	3287	0.75633000	157,165.37
5/1/2026	2,077,800.00	3467	0.74485102	1,547,651.45
11/1/2026	170,400.00	3647	0.73354626	124,996.28
5/1/2027	170,400.00	3827	0.72241307	123,099.19
11/1/2027	170,400.00	4007	0.71144885	121,230.88
5/1/2028	1,160,400.00	4187	0.70065104	813,035.47
11/1/2028	155,550.00	4367	0.69001711	107,332.16
5/1/2029	1,175,550.00	4547	0.67954458	798,838.63
11/1/2029	140,250.00	4727	0.66923099	93,859.65
5/1/2030	1,190,250.00	4907	0.65907392	784,462.74
11/1/2030	124,500.00	5087	0.64907102	80,809.34
5/1/2031	1,204,500.00	5267	0.63921993	769,940.41
11/1/2031	108,300.00	5447	0.62951835	68,176.84
5/1/2032	1,223,300.00	5627	0.61996402	758,401.99
11/1/2032	91,575.00	5807	0.61055470	55,911.55
5/1/2033	1,241,575.00	5987	0.60128818	746,544.37
11/1/2033	74,325.00	6167	0.59216230	44,012.46
5/1/2034	1,259,325.00	6347	0.58317493	734,406.76
11/1/2034	56,550.00	6527	0.57432396	32,478.02
5/1/2035	1,276,550.00	6707	0.56560732	722,026.02
11/1/2035	38,250.00	6887	0.55702298	21,306.13
5/1/2036	1,293,250.00	7067	0.54856892	709,436.76
11/1/2036	19,425.00	7247	0.54024317	10,494.22
5/1/2037	<u>1,314,425.00</u>	7427	0.53204379	<u>699,331.66</u>
	<u>\$27,438,471.11</u>			<u>\$20,108,988.69 (2)</u>

Notes: (1) See Page B-2 (B).

(2) \$20,108,988.69 = \$19,810,000.00 [Principal Amount of 2016A Bonds] + \$644,804.60 [Net Original Issue Premium on 2016A Bonds] - \$345,815.91 [Bond Insurance Policy].

\$19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A

Arbitrage Credit - 2016A Bonds - Annual Computation Period

Annual Computation Date:	2016A Bond Yield (1):	Transaction Description (2)	Acquisition & Construction Fund		Debt Service Reserve Fund		Muni Days To Computation Date	2016A Bond Yield		Investment Yield:	@ Investment Yield Future Value
			Invested (-) / Disbursed (+) (2)	Interest (2)	Future Value	Invested (-) / Disbursed (+) (2)		Interest (2)	Future Value		
9/14/2024	3.08222200%	Prior Arbitrage Credit (3)	(\$9,275.56)	---	(\$8,532.60)	---	360	1.03106972	(\$9,981.05)	3.50529500%	---
9/14/2024		Balance	(\$37,619.75)	50.00	(\$38,788.21)	50.00	360	1.03106972	(\$376,656.64)		(\$376,227.63)
10/1/2024		Int. Earn. (+) / Reinvst. (-)	(146.55)	146.55	0.00	1,276.56	343	1.02957154	0.00		0.00
11/1/2024		Trf Out - DSR Excess	(143.66)	143.66	0.00	1,251.40	313	1.02650558	0.00		0.00
12/2/2024		Int. Earn. (+) / Reinvst. (-)	(134.12)	134.12	0.00	1,168.26	282	1.02424926	0.00		0.00
12/19/2024		ST Capital Gain	(0.17)	0.17	0.00	1.49	265	1.02277091	0.00		0.00
1/2/2025		Int. Earn. (+) / Reinvst. (-)	(134.83)	134.83	0.00	1,174.45	252	1.02164185	0.00		0.00
2/9/2025		Int. Earn. (+) / Reinvst. (-)	(130.04)	130.04	0.00	1,132.70	221	1.01895450	0.00		0.00
3/3/2025		Int. Earn. (+) / Reinvst. (-)	(117.10)	117.10	0.00	1,019.98	191	1.01636056	0.00		0.00
4/1/2025		Trf Out - DSR Excess	0.00	0.00	0.00	0.00	191	1.01636056	0.00		0.00
5/1/2025		Int. Earn. (+) / Reinvst. (-)	(129.13)	129.13	0.00	1,114.89	163	1.01394552	0.00		0.00
5/13/2025		Int. Earn. (+) / Reinvst. (-)	(125.17)	125.17	0.00	1,057.53	133	1.01136433	0.00		0.00
6/1/2025		Trf Out - DSR Excess	(45.76)	45.76	0.00	15,127.80	121	1.01033370	15,284.13		15,305.52
7/1/2025		Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	1,089.80	103	1.00878972	0.00		0.00
8/1/2025		Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	1,037.23	73	1.00622166	0.00		0.00
8/19/2025		Int. Earn. (+) / Reinvst. (-)	(103.67)	103.67	0.00	1,076.55	43	1.00366014	0.00		0.00
8/19/2025		Int. Earn. (+) / Reinvst. (-)	(74.91)	74.91	0.00	0.00	25	1.00212636	0.00		0.00
8/19/2025		Disbursement	38,904.86	0.00	38,987.59	0.00	25	1.00212636	38,987.59		38,998.86
9/2/2025		Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	1,079.75	12	1.00102009	0.00		0.00
9/14/2025		Annual Comput. Credit	0.00	0.00	0.00	0.00	0	1.00000000	(2,120.00)		(2,120.00)
9/14/2025		Balance	0.00	0.00	0.00	326,043.25	0	1.00000000	326,043.25		326,043.25
		Total	(\$0.00)	\$1,285.11	\$189.38	\$13,480.52			\$12,645.70		\$0.00
		Cumulative Arbitrage Credit						Arbitrage Liability			\$1,538.32
								Cumulative Arbitrage Credit			(\$8,492.73)

Notes: (1) See Page B-3.
(2) Source: Trust Fund statements of US Bank, Orlando, Florida.
(3) See Page C-1 of Prior Arbitrage Report.



Myrtle Creek Improvement District

**Fiscal Year 2025 Goals, Objectives,
and Performance Measures and Standards Report**

Myrtle Creek Improvement District
Goals, Objectives and Annual Reporting Form

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

October 1, 2024 – September 30, 2025

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 2026-02,
Adopting an Amended Budget for FY 2025**

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MYRTLE CREEK IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 20, 2024, the Board of Supervisors of Myrtle Creek Improvement District (“**Board**”), adopted Resolution 2024-07 providing for the adoption of the District’s Fiscal Year 2024/2025 annual budget (“**Budget**”); and

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

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-07 authorize the Board to amend the Budget during Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

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

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

1. BUDGET AMENDMENT.

- a.** The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b.** The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Myrtle Creek Improvement District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 19, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Myrtle Creek Improvement District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-07, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-07 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect as of November 18, 2025.

Introduced, considered favorably, and adopted this 18th day of November 2025.

ATTEST:

**MYRTLE CREEK IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2024/2025 Budget



Myrtle Creek Improvement District
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
<u>Revenues</u>			
On-Roll Assessments	\$ 928,111.56	\$ 927,551.80	\$ 927,551.80
Other Income & Other Financing Sources	15,127.80	-	15,127.80
Carryforward Revenue	93,549.98	93,549.98	93,549.98
Net Revenues	\$ 1,036,789.34	\$ 1,021,101.78	\$ 1,036,229.58
<u>General & Administrative Expenses</u>			
Legislative			
Supervisor Fees	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00
Financial & Administrative			
Public Officials' Liability Insurance	4,210.00	4,655.20	4,655.20
Trustee Services	5,822.81	7,000.00	7,000.00
Management	46,750.00	46,750.00	46,750.00
Engineering	24,790.44	19,500.00	24,790.44
Disclosure	2,000.00	1,800.00	2,000.00
Property Appraiser	-	2,500.00	2,500.00
District Counsel	19,650.24	25,000.00	25,000.00
Assessment Administration	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00
Audit	3,765.00	3,765.00	3,765.00
Arbitrage Calculation	350.00	900.00	900.00
Travel and Per Diem	157.62	300.00	300.00
Telephone	-	25.00	25.00
Postage & Shipping	78.44	1,000.00	1,000.00
Copies	-	2,000.00	2,000.00
Legal Advertising	4,656.18	6,500.00	6,500.00
Bank Fees	15.00	360.00	360.00
Miscellaneous	412.41	9,380.00	9,380.00
Meeting Room	-	250.00	250.00
Office Supplies	-	100.00	100.00
Web Site Maintenance	2,820.00	3,000.00	3,000.00
Holiday Decorations	1,000.00	1,250.00	1,250.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 132,153.14	\$ 155,960.20	\$ 161,450.64



Myrtle Creek Improvement District
 FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
Field Operations			
Electric Utility Services			
Electric	\$ 1,553.69	\$ 1,500.00	\$ 1,553.69
Entry Lighting	320.51	500.00	320.51
Water-Sewer Combination Services			
Water Reclaimed	30,098.50	32,500.00	30,098.50
Stormwater Control			
Aquatic Contract	3,900.00	3,900.00	3,900.00
Other Physical Environment			
General Liability Insurance	4,821.00	5,331.40	4,821.00
Property & Casualty Insurance	-	1,700.00	1,700.00
Auto Insurance	-	100.00	100.00
Irrigation Repairs	15,223.82	45,000.00	15,223.82
Landscaping Maintenance & Material			
District Landscaping	157,353.72	263,577.12	263,577.12
Gateway Road Landscaping	473.88	473.88	473.88
Tree Trimming	77,500.00	40,000.00	77,500.00
Flower & Plant Replacement	5,069.78	50,000.00	50,000.00
Contingency	306.11	75,915.18	75,915.18
Pest Control	2,510.00	2,810.00	2,510.00
Hurricane Cleanup	2,275.00	50,000.00	17,632.52
Interchange Maintenance Expenses			
IME - Aquatics Maintenance	3,156.36	3,339.00	3,156.36
IME - Irrigation Repairs	2,569.63	3,150.00	2,569.63
IME - Landscaping	90,758.16	94,500.00	90,758.16
IME - Lighting	619.56	1,260.00	619.56
IME - Miscellaneous	96.08	6,300.00	96.08
IME - Water Reclaimed	681.58	1,575.00	681.58
IME - Landscape Improvements	4,143.36	12,600.00	4,143.36
New Operational Field Expenses			
Trail Repair	101,500.00	15,000.00	101,500.00
Road & Street Facilities			
Entry and Wall Maintenance	1,850.00	10,000.00	1,850.00
Streetlights	13,249.40	15,000.00	13,249.40
Parks & Recreation			
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	20,000.04
Reserves			
Infrastructure Capital Reserve	20,000.00	20,000.00	20,000.00
Interchange Maintenance Reserve	2,360.00	2,360.00	2,360.00
Lake/Pond Repair Reserve	5,000.00	5,000.00	5,000.00
Total Field Operations Expenses	\$ 583,390.26	\$ 799,391.58	\$ 827,310.47



Myrtle Creek Improvement District
FY 2025 Proposed Revised Budget

	YTD Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
<u>Wellspring Blvd./Performance Drive Expense</u>			
Irrigation Repairs	\$ 7,155.93	\$ 5,230.50	\$ 7,155.93
Landscaping	37,142.28	37,142.33	37,142.28
Flower & Plant Replacement	7,600.00	10,000.00	10,000.00
Lighting	575.65	9,377.17	9,377.17
Miscellaneous	-	3,500.00	3,500.00
Water Reclaimed	6,123.80	3,500.00	6,123.80
Total Wellspring Blvd./Performance Drive Expenses	\$ 58,597.66	\$ 68,750.00	\$ 73,299.18
Total Expenses	\$ 774,141.06	\$ 1,024,101.78	\$ 1,062,060.29
Income (Loss) from Operations	\$ 262,648.28	\$ (3,000.00)	\$ (25,830.71)
Other Income (Expense)			
Interest Income	\$ 25,830.71	\$ 3,000.00	\$ 25,830.71
Total Other Income (Expense)	\$ 25,830.71	\$ 3,000.00	\$ 25,830.71
Net Income (Loss)	\$ 288,478.99	\$ -	\$ -



Myrtle Creek Improvement District

OUC Lighting Installation Upgrade and Service Agreement for Performance Drive PH3

Prepared by and return to:
Wayne Morris, Deputy General Counsel
Orlando Utilities Commission
100 W. Anderson Street, Orlando, Florida 32801



**LIGHTING INSTALLATION,
UPGRADE AND SERVICE AGREEMENT
PERFORMANCE DRIVE PH3**

THIS LIGHTING INSTALLATION, UPGRADE AND SERVICE AGREEMENT (“**Agreement**”) is made effective as of this _____ day of _____, 20__, by and between the ORLANDO UTILITIES COMMISSION, a statutory commission organized and existing under the laws of the State of Florida, whose address is 100 West Anderson St., Orlando, Florida 32801 (“**OUC**”), and MYRTLE CREEK IMPROVEMENT DISTRICT a not-for-profit Florida corporation, address is 3501 Quadrangle Blvd Ste 270, Orlando Florida 32817, or its assigns (the “**Customer**”).

RECITALS

A. The Customer is an individual, business entity, association or governmental entity with the authority to enter into binding agreements for services on certain property which is located in central Florida and more specifically defined in **Schedule 1** attached hereto and incorporated herein by this reference (the “**Property**”).

B. The Customer desires to enter into this Agreement with OUC for the purpose of sharing with OUC and the **City of Orlando** (the “**City**”) certain costs associated with lighting service for portions of the Property that have been or will be dedicated public roadways (the “**Dedicated Roadways**”) and to be provided by OUC on behalf of the City by means of non-standard, upgraded lighting facilities.

C. The parties desire to enter into this Agreement so that costs to OUC associated with providing lighting services within Dedicated Roadways by means of upgraded lighting facilities can be allocated to the Customer over the term of the Agreement.

NOW THEREFORE, in consideration of the sums to be paid by the Customer to OUC, the mutual covenants and benefits contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both the Customer and OUC, the Customer and OUC agree as follows:

1. **RECITALS.**

The above Recitals are true and correct, and form a material part of this Agreement.

2. OUC DUTIES.

2.1. OUC shall provide lighting for Dedicated Roadways within the Property as more specifically indicated in this Agreement. In order to provide such service, OUC shall do the following:

2.1.1. To the extent not specified in this Agreement as Customer's responsibility, OUC shall provide and install standard lighting facilities, or, where agreed by Customer herein to share the increased procurement and operating costs, lighting facilities which are of a higher quality and better appearance than the type of public lighting facilities approved for funding by the City and installed by OUC (the "**Upgraded Lighting Facilities**"), all in accordance with this Agreement, the Initial Lighting Plan (as defined below in Subsection 2.3) and OUC specifications. Such installation by OUC shall include: poles, wires, fixtures and other associated parts and materials; all necessary wiring within conduits installed by Customer or its agents; and, the interconnection of such lighting facilities to electrical service required to provide lighting output for Dedicated Roadways within the Property. All such facilities, poles, wires, fixtures, associated parts and Upgraded Lighting Facilities (where agreed) shall be referred to together as the "**Lighting Facilities**".

2.1.2. OUC shall maintain and operate the Lighting Facilities within Dedicated Roadways (the "**Maintenance Service**") at no cost to Customer except for the Upgrade Costs (as defined in Section 3); and

2.1.3. OUC shall, to the extent permissible under applicable laws and regulations, provide electric service as necessary to operate the Lighting Facilities (the "**Electrical Service**") in accordance with OUC's published electric service tariffs.

2.2. The procurement and installation by OUC of the Lighting Facilities, the ongoing Maintenance Service and the Electrical Service are necessary to allow OUC to provide the lighting required by Customer within the Dedicated Roadways and shall all be provided by OUC as elements of a single service to Customer and shall be collectively referred to herein as the "**Lighting Service**".

2.3. The Customer and OUC hereby acknowledge that the Property is part of an overall residential subdivision known as **Performance Drive** which will be platted and developed in more than one phase (each referenced individually as a "**Phase**" and collectively as the "**Phases**"). The Lighting Facilities to be initially provided and installed by OUC under this Agreement are to allow OUC to provide Lighting Service for Dedicated Roadways within the Phase covered by this Agreement (the "**Current Phase**"). Lighting Facilities for the Current Phase shall be located and installed as more particularly depicted in the lighting construction plans set forth in **Schedule 2** attached hereto and incorporated herein by this reference (the "**Lighting Plan**").

2.4 A condition precedent to OUC's obligation to provide the Lighting Service under this Agreement with respect to the Current Phase is that all of the following shall have occurred (i) Customer must complete installation of Customer Lighting Facilities in compliance with the applicable Lighting Plan and OUC's required specification concerning the integrity and location of the Customer Lighting Facilities; and (ii) Customer must convey to OUC, or arrange for the conveyance by the party with authority to do so, any easements or right-of-way (which are not otherwise included in the dedicated public roadway property) necessary to allow OUC to install, operate and maintain the Lighting Facilities (the "**Service Conditions**").

3. CUSTOMER DUTIES.

3.1. The Customer shall, at its sole cost and expense, provide and install the conduits and junction boxes which may be required for the provision of the Lighting Service (collectively, the “**Customer Lighting Facilities**”), in such locations as more particularly set forth in the Lighting Plan for the Current Phase. For purposes of the ongoing duties and rights of the parties during the Term of this Agreement, after the initial installation of Customer Lighting Facilities by Customer for the Current Phase and acceptance by OUC, the Customer Lighting Facilities shall be treated as if included within the definition of Lighting Facilities for the Current Phase.

3.2. The Customer shall grant OUC, or shall cause the granting of, all easements or provide for right-of-way dedications (not otherwise included in the Dedicated Roadway property) which are necessary to allow OUC to provide the Lighting Service. The Customer shall ensure that OUC has unobstructed access to the Lighting Facilities that are not located within Dedicated Roadways, including, without limitation, trimming trees that may either obstruct the light output from the Lighting Facilities or that may obstruct or otherwise prevent OUC from providing the Lighting Service. OUC will use reasonable efforts to notify Customer of any obstructions that are preventing maintenance or operation of the Lighting Facilities, but OUC shall not have the right nor the obligation to trim any trees or otherwise remove any objects located outside of the Dedicated Roadways and which are obstructing the light output from the Lighting Facilities or obstructing or otherwise preventing OUC from providing the Lighting Service as contemplated in this Agreement. The Customer and OUC hereby acknowledge that the Lighting Facilities which shall be installed by OUC in accordance with the Lighting Plan and shall be located either (a) in Dedicated Roadways, which have been dedicated to the public pursuant to a plat, or (b) to the extent necessary, in easements granted in favor of OUC lying in areas adjacent to the roadways and streets which are granted pursuant to a separate instrument for the Current Phase.

3.3. The specifications for the Upgraded Lighting Facilities are more particularly described on **Schedule 2** attached hereto and incorporated herein by this reference. The Customer shall pay to OUC the Upgrade Costs associated with the Current Phase in the amount set forth in **Schedule 3** in accordance with Section 4 below. The parties agree that the Upgrade Costs as set forth in **Schedule 3** is comprised of the following costs associated with providing Lighting Service by means of Upgraded Lighting Facilities, during the Term:

3.3.1. The amount by which the cost of the procurement and installation by OUC of the Upgraded Lighting Facilities within the Current Phase exceeds the cost of the procurement and installation by OUC of the customary style and grade of Lighting Facilities which would have otherwise been installed by OUC at the sole cost and expense of the City, absent the Customer’s upgrade request (the “**Facilities Upgrade Cost**”).

3.3.2. The amount by which the cost of the Maintenance Service for the Upgraded Lighting Facilities within the Current Phase exceeds the cost of the Maintenance Service for the customary Lighting Facilities which would have otherwise been installed by OUC, absent the Customer’s upgrade request (the “**Maintenance Upgrade Cost**”).

3.3.3. The amount by which the cost of the Electrical Service for the Upgraded Lighting Facilities within the Current Phase exceeds the cost of the Electrical Service for the customary style and grade of Lighting Facilities which would have otherwise been installed by OUC, absent the Customer’s upgrade request (the “**Electrical Upgrade Cost**”).

3.4. During the Term of this Agreement, the Customer shall promptly notify OUC of any Lighting Facilities in need of service by calling (407) 737-4222.

3.5. The Facility Upgrade Cost, Maintenance Upgrade Cost and Electrical Upgrade Cost

(together, referred to in total as the “Upgrade Costs”).

4. TERMS OF PAYMENT.

4.1. Customer shall make payment of the Upgrade Costs in accordance with the **Schedule 3** to this Agreement. If the Customer fails to pay any installment(s) of the Upgrade Costs by the due date of such payment or otherwise makes payment in a manner inconsistent with the OUC’s Administrative Policy Manual, as amended from time to time (the “Manual”), OUC shall provide the Customer with written notice of such failure, whereupon the Customer shall have ten (10) days within which to remedy such failure by making the required payment. In the event the Customer fails to make any payment within said ten-day period, OUC may suspend the provision of Electrical Service to the Current Phase until such time as the Upgrade Costs have been paid. If Customer’s failure to pay continues for a period of ninety (90) days after the expiration of the ten-day grace period, then OUC may resort to any available remedy at law or equity, including the partial termination of this Agreement.

4.2. OUC shall be entitled to make an annual adjustment to the Maintenance Upgrade Cost of up to three (3%) percent per year. Fuel and energy charges shall be based on the then applicable OUC tariff rates filed with the Florida Public Service Commission, as may be amended from time to time. Any such adjustments made by OUC as contemplated under this subparagraph 4.2 shall be made by written notice to Customer setting forth the new rates and associated revisions to the applicable Upgrade Costs (the “Increase Notice”). The Increase Notice must be received by the Customer thirty (30) days prior to the effective date of said annual adjustment.

4.3. The parties agree that the Customer shall be responsible for the payment of any sales, use, excise and other taxes (to the extent that OUC would otherwise be liable for same) that may apply to, or be imposed upon, the Facilities Upgrade Cost, the Maintenance Upgrade Cost or the Electrical Upgrade Cost or all of them. Furthermore, the parties agree that Facilities Upgrade Cost to be paid by the Customer to OUC pursuant to the terms of this Agreement is exclusive of all sales, use, excise, gross receipts or similar taxes or impositions, now due or as may be hereinafter assessed. Customer recognizes and agrees that it is ultimately responsible for the payment of all sales, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or Diminish Customer’s ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by applicable taxing authority(ies). Notwithstanding anything herein to the contrary, the Customer shall be entitled to any tax exemptions to which it may be entitled to from time to time as provided under the Florida law.

5. MUTUAL AGREEMENTS.

5.1. OUC, while exercising reasonable diligence at all times to furnish the Lighting Service hereunder, does not guarantee continuous Lighting Service and will not be liable for damages for any interruption, deficiency or failure of said Lighting Service, and reserves the right to reasonably interrupt said Lighting Service for necessary repairs to the Lighting Facilities, and to OUC lines and equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to Customer under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective

of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.

5.2. This Agreement may only be amended in writing, and such amendment must be executed with the same degree of formality as this Agreement.

5.3. OUC shall, at the request of the Customer, relocate the Lighting Facilities if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for payment of all reasonable costs and expenses associated with any relocation of the Lighting Facilities requested by the Customer.

5.4. OUC may at any time substitute bulbs in any luminaire/lamp installed hereunder, each such substitute bulb to be the same color and to have at least equal illuminating capacity and energy efficiency as the bulb replaced thereby.

5.5. OUC shall be responsible to repair or replace and assumes all risk of loss for any damage to any Lighting Facilities; provided, however, that notwithstanding the foregoing, the Customer hereby assumes all responsibility and shall indemnify OUC for the costs necessary to repair or replace any Lighting Facilities (i) that have been damaged due to the willful misconduct or negligence of an employee, agent, licensee or contractor of the Customer, and (ii) damaged for any reason by the Customer's employees, agents, licensees or contractors during the time period when active construction by Customer is ongoing. Upon completion of such construction activities by the Customer, risk of loss shall shift back to OUC except as set out in 5.5(i) above. In the event Customer is responsible for any required repair or replacement as described in the preceding sentence for which Customer has failed to cause such repair and replacement within fifteen (15) days after receipt of written notice of such damage from OUC, then OUC shall have the right to cause such repair and/or replacement whereupon Customer shall reimburse OUC for the actual, reasonable expenses incurred thereby within thirty (30) days of receipt of an invoice therefor. Title to the Lighting Facilities, shall remain with OUC at all times. Customer shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC; however, OUC shall not, unless required by applicable laws, regulations or ordinances, permit third parties to install or affix, any telecommunications-related devices, antenna or related equipment on or to the Lighting Facilities for the first ten (10) years of the initial Term as to the Current Phase, unless used for, and limited to, the internal communications of OUC associated with OUC's operations or that of the City of Orlando. Notwithstanding anything herein to the contrary, OUC shall be entitled to any sovereign immunity defenses to which it may be entitled, and OUC does not in any way expand or waive limitations of liability afforded to OUC by virtue of its sovereign immunity.

5.6. Customer's obligations under this Agreement may not be assigned to a third party except with the written consent of OUC. No such permitted assignment shall relieve the Customer of its obligations hereunder until such obligations have been assumed by written agreement reasonably acceptable to OUC by any such permitted assignee and (if required by OUC) appropriate security for the payment obligations of the Customer under this Agreement has been provided by such entity.

5.7. This Agreement shall be governed and construed under the internal laws of the State of Florida. This Agreement supersedes all previous agreements or representations, either written, oral or otherwise between the Customer and OUC with respect to the Lighting Service, and constitutes the entire agreement between the parties relative to the provision by OUC of the Lighting Service. This Agreement does not create any rights or provide any remedies to third

parties or create any additional duty, obligation or undertakings by OUC to third parties.

5.8. The Electrical Service provided by OUC to the Customer in accordance herewith shall be subject to the procedures and policies described in the Manual. The Manual is on file with OUC. Copies of the Manual may be obtained by the Customer upon written request to OUC. Such policies and procedures shall be applied with respect to Electrical Service to the Property by OUC with the same interpretation, force and effect as applied to other customers of OUC from time to time subject to the Manual.

5.9. The parties hereby agree that OUC shall retain title to the Lighting Facilities during the Term and after this Agreement terminates. Upon any default by the Customer hereunder, other than as provided in Section 4.1 above, which shall remain uncured sixty (60) days after receipt by the Customer of OUC's written notice to the Customer of the same, OUC shall have the right to remove the Lighting Facilities in the Current Phase so long as such Lighting Facilities are simultaneously replaced with the City's standard lighting facilities (within Dedicated Roadways). In the event OUC elects to pursue its remedies as described in the preceding sentence, OUC shall be entitled to take possession of any or all items of the Lighting Facilities in the Current Phase and the Customer shall be responsible for the cost of removing such Lighting Facilities, with such work to be done by OUC and billed to the Customer; provided, further, that to the extent other services are being provided by OUC to Customer and are billed along with Lighting Services on a combined service bill, then the payment shortfall may cause such other services to be terminated or suspended as well in accordance with OUC's Administrative Policy Manual.

5.10. The Customer shall keep the Lighting Facilities free and clear of all levies, liens, and encumbrances imposed by or through the Customer. The Customer shall not lease, sublease, mortgage, or otherwise encumber, remove, or suffer to be removed any of the Lighting Facilities and shall not, without OUC's permission, permit any party other than OUC to operate or maintain the Lighting Facilities.

5.11. This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the Customer and OUC.

5.12. The "**Effective Date**" of this Agreement shall be the date on which the last of Customer and OUC have executed this Agreement. This Agreement shall have an initial term of twenty (20) years (the "**Initial Term**"). The Term for the Current Phase shall begin on the date which is the earlier of (a) the date on which Customer elects to have OUC energize earlier Lighting Equipment installed prior to completion of installation of the final Lighting Facilities for the Current Phase, or (b) the date on which the final Lighting Equipment for the Current Phase is energized (the "**Commencement Date**"). The Term for the Current Phase shall end twenty (20) years after the Commencement Date. At Customer's election, upon written notice to OUC prior to the expiration of the Initial Term, may be renewed up to two (2) times for a period not to exceed five (5) years for each renewal period ("Subsequent Terms"). For purposes hereof, the Initial Term and each Subsequent Term, if any, shall be referred herein collectively as the "**Term**". During any Subsequent Term, Customer shall only be required to pay for the Maintenance Upgrade Cost for the Lighting Facilities. OUC agrees that after the Initial Term and any renewal period exercised by Customer, Customer may let the then current term expire in which case OUC may install standard street lighting and Customer shall not be required to pay for the cost of the Electrical Service (including fuel and energy charges) associated with the Lighting Facilities remaining within Dedicated Roadways at the end of the Initial Term or expiration of the Subsequent Term, whichever is applicable. If Customer chooses not to extend the use of the Upgraded Lighting Facilities, the Customer shall be responsible for the cost of removing the Upgraded Lighting Facilities, with such work to be done by OUC and billed to the Customer.

Prior to the installation of a full complement of Lighting Equipment for the Current Phase, the Customer may request in writing to OUC that those Lighting Facilities then installed be energized for operation as completed by OUC rather than waiting for the full complement of Lighting Equipment to be energized. In such case, if OUC agrees that operating those Lighting Facilities does not create a safety issue or impede installation of the remaining Lighting Facilities, then OUC will energize Lighting Facilities as they are completed. OUC shall begin invoicing for Lighting Services as provided under this Agreement based on the Commencement Date. Such billing shall be based on an adjusted Upgrade Cost for each billing period, with such adjusted Upgrade Cost calculated based the proportion of Lighting Facilities in service during that billing period to the total number of Lighting Facilities on which the Upgrade Cost has been calculated by OUC for that Phase (“**Proportional Upgrade Cost**”).

5.13. The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the “**Banners**”) from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the “**Banner Arms**”). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms.

Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from disease or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

NOW, THEREFORE the parties enter into this Agreement as of the dates of execution indicated below.

Signed, sealed and delivered
in the presence of:

Name: _____
Address: _____

Name: _____
Address: _____

**MYRTLE CREEK
IMPROVEMENT DISTRICT.**

a local unit of special-purpose
government established pursuant to
Chapter 190, Florida Statutes

By: _____

Name: _____
Title: _____

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificates are sufficient for an acknowledgment in a representative capacity:

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 20____, by _____ (name of person) as _____ (type of authority, e.g. officer, trustee, attorney in fact) and who acknowledge that she/he executed the foregoing instrument on behalf of _____ (name of party on behalf of whom instrument was executed). She/he is personally known to me or had produced _____ as identification.

(Notary Seal)

Notary Public

Print Name: _____

My Commission Expires: _____

Signed, sealed and delivered
in the presence of:

ORLANDO UTILITIES COMMISSION

Name: _____

Name: _____

By: _____

Clint Bullock
General Manager & CEO

FOR THE USE AND RELIANCE
OF OUC ONLY: APPROVED
AS TO FORM AND LEGALITY

Attest: _____

Name: _____

Title: _____

Attorney for OUC

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this _____ day of _____, 20____, by CLINT BULLOCK, as General Manager, CEO of **ORLANDO UTILITIES COMMISSION**, a Florida statutory commission, on behalf said Commission. He is personally known to me or has produced _____ as identification.

(Notarial Seal)

Notary Public, State of Florida

Print Name: _____

SCHEDULE 1 THE PROPERTY

All private/public roadways and easements within **LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3**, according to the plat thereof, as recorded in **Plat Book 114, Pages 91-94**, of the Public Records of **CITY OF ORLANDO, ORANGE** County, Florida.



SCHEDULE 2

CURRENT PHASE LIGHTING PLAN

(30) 40' (35' MH) Octagonal Spun Concrete Pole DB Aztec Green

OUC Stock# [001-25545]

(32) 8' X 2" Alum Arm Tapered, Black

OUC Stock# [036-24026]

(32) 122w LED Cobrahead, Black

OUC Stock# [036-23412]

The CUSTOMER is responsible for the installation of the conduit, junction boxes, and bases per OUC specifications.

SCHEDULE 3

CURRENT PHASE UPGRADE COST PAYMENT TERMS

MONTHLY INSTALLMENT:

During the Term of the Agreement, the Customer shall pay to OUC the Upgrade Cost for the initial Phase in aggregate monthly installments of **\$2,061.10**. Such aggregate monthly installments shall be exclusive of any and all applicable sales, use, excise, gross receipts or similar taxes or impositions. The monthly due date indicated in OUC's invoice to the Customer for the Upgrade Cost shall be in accordance with billing procedures set out in the Manual.

ADDITIONAL CHARGES:

The Upgrade Cost may be adjusted annually in accordance with Section 4.2 of this Agreement.



Myrtle Creek Improvement District

District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

MYRTLE CREEK IMPROVEMENT DISTRICT

SEPTEMBER 30, 2025

**for:
MYRTLE CREEK IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



**by:
McINTOSH ASSOCIATES, an LJA COMPANY
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Myrtle Creek Improvement District

September 30, 2025

Introduction

In accordance with the Myrtle Creek Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2025 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we observed cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve cover, tree roots damaging asphalt and concrete pavement, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Stormwater Management Facility

The Wellspring Drive Pond SMA-WD, located at northwest corner of the Lake Nona Boulevard/Wellspring Drive intersection, is owned and maintained by the District.

Conclusion

The annual inspection of the Myrtle Creek Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



GREENWAY IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1 – Wellspring Drive Pond SMA-WD in Good Condition



Photo 2 – Water Control Structure in Good Condition



Photo 3 – Outfall Into Spreader Swale in Good Condition



Photo 4 – Water Control Structure in Good Condition



Photo 5 – South Edge of Pond in Good Condition



**Photo 6 – Surficial Concrete Cracking Beginning of Pedestrian Path
(Lake Nona Blvd and Nemours Parkway)**



Photo 7 – Asphalt Raveling and Base Failure



Photo 8 - Asphalt Raveling



Photo 9 - Asphalt Raveling



Photo 10 – Tree Roots Damaging Asphalt



Photo 11 – Surficial Concrete Cracks in Driveway Apron



Photo 12 – Asphalt Damage



Photo 13 – Tree Roots Damaging Asphalt



Photo 14 – Poor Quality Asphalt Patch



Photo 15 – Tree Roots Damaging Concrete



Photo 16 – Asphalt Raveling and Base Failure at Meter Box



Photo 17 - Asphalt Raveling and Base Failure



Photo 18 – Asphalt Raveling and Base Failure



Photo 19 – Asphalt Raveling and Base Failure



Photo 20 – Surficial Concrete Cracks in Driveway Apron



Photo 21 – Alligator Cracking



Photo 22 – Surficial Concrete Cracks in Driveway Apron



Photo 23 – Tree Roots Damaging Asphalt



Photo 24 – Tree Roots Damaging Asphalt



Photo 25 – Surficial Concrete Cracks



Photo 26 – Valve Cover Reveal Approximately 1 inch



Myrtle Creek Improvement District

**Non-Ad Valorem Assessment Administration
Agreement for FY 2026**



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Myrtle Creek CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
 5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
 6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
 7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
 8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Myrtle Creek CDD

Amanda Lane
PFM Group Consulting LLC
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817
lanea@pfm.com
(407) 723-5900

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed *Amy Mercado*
Amy Mercado (Oct 8, 2025 09:16:53 CDT)
AMY MERCADO

Date Oct 8, 2025

MYRTLE CREEK CDD

Name Kamalakar Sheuai

Signed *K.P. Sheuai*

Date 10/7/25

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



Myrtle Creek Improvement District

Egis Insurance Package for FY 2026



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Myrtle Creek Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

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

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

How are FIA Members Protected?

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

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

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125266

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

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

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

DEDUCTIBLES:		
	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

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

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

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

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

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125266

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,110
Public Officials and Employment Practices Liability	\$4,463
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$10,073

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Myrtle Creek Improvement District

(Name of Local Governmental Entity)

By: K. A. Shuck
Signature

KAMALAKAR SHEDA
Print Name

Witness By: Blaise Firth
Signature

Blaise Firth
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



Myrtle Creek Improvement District

**Operation and Maintenance Expenditures Paid in
August 2025 in an amount totaling \$44,867.75**

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 August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,867.75**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Myrtle Creek Improvement District
AP Check Register (Current by Bank)
 Check Dates: 8/1/2025 to 8/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
4714	08/18/25	P	AWC	Aquatic Weed Control, Inc.	\$325.00
4715	08/18/25	P	BERMAN	Berman Construction	\$1,826.96
4716	08/26/25	P	BCID	Boggy Creek Improv. District	\$47.65
4717	08/26/25	P	BERMAN	Berman Construction	\$3,000.01
4718	08/26/25	P	BVLS	BrightView Landscape Services	\$16,208.00
4719	08/26/25	P	DONMC	Donald W. McIntosh Associates	\$1,704.43
4720	08/26/25	P	KSCHOL	Kyle Scholl	\$200.00
4721	08/26/25	P	KUTAK	Kutak Rock	\$971.50
4722	08/26/25	P	LDASIL	Lionel R. Dasilva	\$200.00
4723	08/26/25	P	MLEED	Marsha Leed	\$200.00
4724	08/26/25	P	ORLSEN	Orlando Sentinel	\$624.50
4725	08/26/25	P	PFMGC	PFM Group Consulting	\$3,915.03
4726	08/26/25	P	TRUSTE	US Bank as Trustee for Myrtle	\$54,948.36
BANK OM1471 REGISTER TOTAL:					\$84,171.44
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70037	08/05/25	M	BCID	Boggy Creek Improv. District	\$9,768.15
70038	08/21/25	M	OUC	Orlando Utilities Commission	\$5,924.17
BANK OM-ACH REGISTER TOTAL:					\$15,692.32
GRAND TOTAL :					\$99,863.76

29,175.43	Checks 4714-4715, 4716-4725
47.65	Check 4716 - Construction Legal Ad
54,948.36	Check 4726 - Debt Service
9,768.15	PA 686 - Jul. ICM due to Boggy Creek
5,924.17	PA 687 - OUC paid online
99,863.76	Total cash spent
44,867.75	O&M cash spent

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

Myrtle Creek Improvement District
 August 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70037	AMOUNT:	\$9,768.15	DATE:	08/05/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/31/25	ICM2025-10	PA 686 - Jul. ICM landscape ma				\$0.00	\$7,563.18		
07/31/25	ICM2025-10	PA 686 - Jul. ICM lighting				\$0.00	\$43.50		
07/31/25	ICM2025-10	PA 686 - Jul. ICM water reclai				\$0.00	\$65.33		
07/31/25	ICM2025-10	PA 686 - Jul. Gateway Rd lands				\$0.00	\$39.49		
07/31/25	ICM2025-10	PA 686 - Jul. ICM aquatics mai				\$0.00	\$263.03		
07/31/25	ICM2025-10	PA 686 - Jul. ICM landscape im				\$0.00	\$1,494.05		
07/31/25	ICM2025-10	PA 686 - Jul. ICM irrigation				\$0.00	\$299.57		
TOTALS:						\$0.00	\$9,768.15		
BANK:	OM1471	CHECK:	4714	AMOUNT:	\$325.00	DATE:	08/18/25	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	112453	PA 687 - Aug. waterway service				\$0.00	\$325.00		
TOTALS:						\$0.00	\$325.00		
BANK:	OM1471	CHECK:	4715	AMOUNT:	\$1,826.96	DATE:	08/18/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/11/25	53399	PA 686 - Renewal of IQ subscri				\$0.00	\$1,826.96		
TOTALS:						\$0.00	\$1,826.96		
BANK:	OM-ACH	CHECK:	70038	AMOUNT:	\$5,924.17	DATE:	08/21/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$129.43		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$3,584.82		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$1,106.94		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$26.79		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$47.97		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$1,026.99		
08/02/25	00001-080225	PA 687 - 07/01/2025 - 08/01/20				\$0.00	\$1.23		
TOTALS:						\$0.00	\$5,924.17		
BANK:	OM1471	CHECK:	4716	AMOUNT:	\$47.65	DATE:	08/26/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/31/25	OSC121475249	PA 688 - BCID req 491; legal a				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM1471	CHECK:	4717	AMOUNT:	\$3,000.01	DATE:	08/26/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	90429	PA 687 - Aug. administrator ag				\$0.00	\$1,333.34		
08/01/25	90429	PA 687 - Aug. irrigation speci				\$0.00	\$1,666.67		
TOTALS:						\$0.00	\$3,000.01		
BANK:	OM1471	CHECK:	4718	AMOUNT:	\$16,208.00	DATE:	08/26/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	9437661	PA 686 - Aug. landscape maint.				\$0.00	\$190.00		
08/01/25	9437661	PA 686 - Aug. Wellspring lands				\$0.00	\$3,095.19		
08/01/25	9437661	PA 686 - Aug. landscape maint.				\$0.00	\$12,922.81		
TOTALS:						\$0.00	\$16,208.00		
BANK:	OM1471	CHECK:	4719	AMOUNT:	\$1,704.43	DATE:	08/26/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/22/25	47686	PA 689 - Eng. srvs. thru 08/01				\$0.00	\$1,704.43		
TOTALS:						\$0.00	\$1,704.43		
BANK:	OM1471	CHECK:	4720	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	KSCHOL
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/19/25	2025.08.19	PA 689 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		

Myrtle Creek Improvement District
 August 2025 AP Remittance Report

BANK:	OM1471	CHECK:	4721	AMOUNT:	\$971.50	DATE:	08/26/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/18/25	3611361	PA 689 - Gen. legal thru 06/30				\$0.00	\$971.50		
TOTALS:						\$0.00	\$971.50		
BANK:	OM1471	CHECK:	4722	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	LDASIL
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/19/25	2025.08.19	PA 689 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM1471	CHECK:	4723	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	MLEED
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/19/25	2025.08.19	PA 689 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM1471	CHECK:	4724	AMOUNT:	\$624.50	DATE:	08/26/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/10/25	OSC121877230	PA 689 - Ad: 7832776 ; 08/19/2				\$0.00	\$624.50		
TOTALS:						\$0.00	\$624.50		
BANK:	OM1471	CHECK:	4725	AMOUNT:	\$3,915.03	DATE:	08/26/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/08/25	137257	PA 686 - Jun. mileage, tolls				\$0.00	\$6.76		
08/08/25	DM-08-2025-41	PA 688 - DM fee: Aug. 2025				\$0.00	\$3,895.83		
08/07/25	OE-EXP-08-2025-20	PA 687 - Jul. FedEx				\$0.00	\$12.44		
TOTALS:						\$0.00	\$3,915.03		
BANK:	OM1471	CHECK:	4726	AMOUNT:	\$54,948.36	DATE:	08/26/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/16/25	2025.08.15	S2016 FY25 DS (239413000) Dist				\$0.00	\$54,948.36		
TOTALS:						\$0.00	\$54,948.36		



Myrtle Creek Improvement District

**Operation and Maintenance Expenditures Paid in
September 2025 in an amount totaling \$141,393.01**

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 September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$141,393.01**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Myrtle Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 9/1/2025 to 9/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
4727	09/08/25	P	VGLOBA	VGlobalTech	\$135.00
4728	09/16/25	P	AWC	Aquatic Weed Control, Inc.	\$325.00
4729	09/19/25	P	BCID	Boggy Creek Improv. District	\$47.65
4730	09/19/25	P	KUTAK	Kutak Rock	\$2,349.50
4731	09/19/25	P	PFMGC	PFM Group Consulting	\$3,942.53
4732	09/19/25	P	VGLOBA	VGlobalTech	\$135.00
4733	09/26/25	P	BERMAN	Berman Construction	\$3,000.01
4734	09/26/25	P	DONMC	Donald W. McIntosh Associates	\$384.80
BANK OM1471 REGISTER TOTAL:					\$10,319.49
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70039	09/12/25	M	BCID	Boggy Creek Improv. District	\$7,946.09
70040	09/12/25	M	EGIS	Egis Insurance Advisors LLC	\$10,073.00
70041	09/12/25	M	ROSEPA	Rose Paving	\$81,200.00
70042	09/16/25	M	TRUSTE	US Bank as Trustee for Myrtle	\$4,106.67
70043	09/18/25	M	OUC	Orlando Utilities Commission	\$4,494.43
BANK OM-ACH REGISTER TOTAL:					\$107,820.19
GRAND TOTAL :					\$118,139.68

Checks 4727-4734	
10,319.49	Checks 4714-4715, 4716-4725
4,106.67	Wire - Debt Service
7,946.09	PA 691 - Aug. ICM due to Boggy Creek
10,073.00	PA 691 - FY 2026 insurance due to Egis
81,200.00	PA 691 - Trail repair to Rose Paving
4,494.43	PA 691 - OUC paid online
27,360.00	FY 2025 Reserve Transfers
145,499.68	Total cash spent
141,393.01	O&M cash spent

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

Myrtle Creek Improvement District
September 2025 AP Remittance Report

BANK:	OM1471	CHECK:	4727	AMOUNT:	\$135.00	DATE:	09/08/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	7577	PA 690 - Aug. website maint.				\$0.00	\$135.00		
TOTALS:						\$0.00	\$135.00		
BANK:	OM-ACH	CHECK:	70039	AMOUNT:	\$7,946.09	DATE:	09/12/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/31/25	ICM2025-11	PA 691 - Aug. ICM aquatics mai				\$0.00	\$263.03		
08/31/25	ICM2025-11	PA 691 - Aug. ICM landscape ma				\$0.00	\$7,563.18		
08/31/25	ICM2025-11	PA 691 - Aug. ICM lighting				\$0.00	\$45.61		
08/31/25	ICM2025-11	PA 691 - Aug. ICM water reclai				\$0.00	\$34.78		
08/31/25	ICM2025-11	PA 691 - Aug. Gateway Rd lands				\$0.00	\$39.49		
TOTALS:						\$0.00	\$7,946.09		
BANK:	OM-ACH	CHECK:	70040	AMOUNT:	\$10,073.00	DATE:	09/12/25	VEND ID:	EGIS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/04/25	29017	PA 691 - FY 2026 GL insurance				\$0.00	\$5,110.00		
09/04/25	29017	PA 691 - FY 2026 POL insurance				\$0.00	\$4,463.00		
09/04/25	29017	PA 691 - FY 2026 Crime insuran				\$0.00	\$500.00		
TOTALS:						\$0.00	\$10,073.00		
BANK:	OM-ACH	CHECK:	70041	AMOUNT:	\$81,200.00	DATE:	09/12/25	VEND ID:	ROSEPA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/18/25	PS-INV158046	PA 691 - Remainder for asphalt				\$0.00	\$81,200.00		
TOTALS:						\$0.00	\$81,200.00		
BANK:	OM1471	CHECK:	4728	AMOUNT:	\$325.00	DATE:	09/16/25	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	113498	PA 691 - Sep. waterway service				\$0.00	\$325.00		
TOTALS:						\$0.00	\$325.00		
BANK:	OM-ACH	CHECK:	70042	AMOUNT:	\$4,106.67	DATE:	09/16/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/16/25	2025.09.15	S2016 FY25 DS (239413000) Dist				\$0.00	\$4,106.67		
TOTALS:						\$0.00	\$4,106.67		
BANK:	OM-ACH	CHECK:	70043	AMOUNT:	\$4,494.43	DATE:	09/18/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	(\$192.55)		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$129.32		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$2,785.96		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$1,106.94		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$26.90		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$47.97		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$588.66		
09/02/25	00001-090225	PA 691 - 08/01/2025 - 09/02/20				\$0.00	\$1.23		
TOTALS:						\$0.00	\$4,494.43		
BANK:	OM1471	CHECK:	4729	AMOUNT:	\$47.65	DATE:	09/19/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/31/25	OSC123123423	PA 692 - BCID req 495; legal a				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM1471	CHECK:	4730	AMOUNT:	\$2,349.50	DATE:	09/19/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/29/25	3613414	PA 691 - Gen. legal thru 07/31				\$0.00	\$2,349.50		
TOTALS:						\$0.00	\$2,349.50		

BANK:	OM1471	CHECK:	4731	AMOUNT:	\$3,942.53	DATE:	09/19/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/26/25	137847	PA 691 - Jul., Aug. mileage, t				\$0.00	\$19.00		
08/26/25	137847	PA 691 - Jun. storage facility				\$0.00	\$27.66		
09/04/25	DM-09-2025-41	PA 692 - DM fee: Sep. 2025				\$0.00	\$3,895.87		
TOTALS:						\$0.00	\$3,942.53		
BANK:	OM1471	CHECK:	4732	AMOUNT:	\$135.00	DATE:	09/19/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	7659	PA 691 - Sep. website maint.				\$0.00	\$135.00		
TOTALS:						\$0.00	\$135.00		
BANK:	OM1471	CHECK:	4733	AMOUNT:	\$3,000.01	DATE:	09/26/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	91046	PA 691 - Sep. irrigation speci				\$0.00	\$1,666.67		
09/01/25	91046	PA 691 - Sep. administrator ag				\$0.00	\$1,333.34		
TOTALS:						\$0.00	\$3,000.01		
BANK:	OM1471	CHECK:	4734	AMOUNT:	\$384.80	DATE:	09/26/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/19/25	47833	PA 693 - Eng. srvs. thru 08/29				\$0.00	\$384.80		
TOTALS:						\$0.00	\$384.80		



Myrtle Creek Improvement District

**Operation and Maintenance Expenditures Paid in
October 2025 in an amount totaling \$12,416.05**

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 October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,416.05**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Myrtle Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 10/1/2025 to 10/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70044	10/20/25	M	BCID	Boggy Creek Improv. District	\$7,940.61
70045	10/20/25	M	BVLS	BrightView Landscape Services	\$700.00
70046	10/21/25	M	OUC	Orlando Utilities Commission	\$3,775.44
70047	10/21/25	M	TRUSTE	US Bank as Trustee for Myrtle	\$3,425.09
BANK OM-ACH REGISTER TOTAL:					\$15,841.14
GRAND TOTAL :					\$15,841.14

-	No Checks
3,425.09	Wire - Debt Service
7,940.61	PA 694 - Sep. ICM due to Boggy Creek
700.00	PA 694 - BrightView
3,775.44	PA 694 - OUC paid online
15,841.14	Total cash spent
12,416.05	O&M cash spent

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

Myrtle Creek Improvement District
 October 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70044	AMOUNT:	\$7,940.61	DATE:	10/20/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description			Discount Taken	Amount Paid			
09/30/25	ICM2025-12	PA 694 - Sep. ICM landscape ma			\$0.00	\$7,563.18			
09/30/25	ICM2025-12	PA 694 - Sep. ICM lighting			\$0.00	\$48.04			
09/30/25	ICM2025-12	PA 694 - Sep. ICM water reclai			\$0.00	\$26.87			
09/30/25	ICM2025-12	PA 694 - Sep. Gateway Rd lands			\$0.00	\$39.49			
09/30/25	ICM2025-12	PA 694 - Sep. ICM aquatics mai			\$0.00	\$263.03			
TOTALS:					\$0.00	\$7,940.61			

BANK:	OM-ACH	CHECK:	70045	AMOUNT:	\$700.00	DATE:	10/20/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description			Discount Taken	Amount Paid			
09/26/25	9528338	PA 694 - Rainbird PEB (plastic			\$0.00	\$700.00			
TOTALS:					\$0.00	\$700.00			

BANK:	OM-ACH	CHECK:	70046	AMOUNT:	\$3,775.44	DATE:	10/21/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description			Discount Taken	Amount Paid			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$129.34			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$1,989.01			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$1,106.94			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$26.81			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$47.79			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$474.33			
10/01/25	00001-100125	PA 694 - 09/02/2025 - 10/01/20			\$0.00	\$1.22			
TOTALS:					\$0.00	\$3,775.44			

BANK:	OM-ACH	CHECK:	70047	AMOUNT:	\$3,425.09	DATE:	10/21/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description			Discount Taken	Amount Paid			
09/30/25	2025.10.15	S2016 FY25 DS (239413000) Dist			\$0.00	\$3,425.09			
TOTALS:					\$0.00	\$3,425.09			



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

September 2025 Financial Package

September 30, 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 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,472,089.09				\$ 1,472,089.09
Money Market Account	69,419.94				69,419.94
State Board of Administration	4,681.23				4,681.23
Pond Reserve	20,043.84				20,043.84
General Reserve	323,070.88				323,070.88
Accounts Receivable	5,950.99				5,950.99
Prepaid Expenses	10,073.00				10,073.00
Deposits	4,300.00				4,300.00
Due From Other Funds		\$ 3,425.09			3,425.09
Debt Service Reserve		319,587.50			319,587.50
Revenue		347,879.13			347,879.13
Prepayment		8,637.01			8,637.01
Total Current Assets	\$ 1,909,628.97	\$ 679,528.73	\$ -	\$ -	\$ 2,589,157.70
 <u>Investments</u>					
Amount Available in Debt Service Funds				\$ 676,103.64	\$ 676,103.64
Amount To Be Provided				11,988,896.36	11,988,896.36
Total Investments	\$ -	\$ -	\$ -	\$ 12,665,000.00	\$ 12,665,000.00
Total Assets	\$ 1,909,628.97	\$ 679,528.73	\$ -	\$ 12,665,000.00	\$ 15,254,157.70



Myrtle Creek Improvement District
 Statement of Financial Position
 As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 27,793.75				\$ 27,793.75
Due To Other Governmental Units	8,044.42				8,044.42
Total Current Liabilities	\$ 35,838.17	\$ -	\$ -	\$ -	\$ 35,838.17
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 12,665,000.00	\$ 12,665,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 12,665,000.00	\$ 12,665,000.00
Total Liabilities	\$ 35,838.17	\$ -	\$ -	\$ 12,665,000.00	\$ 12,700,838.17
<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	222,289.01				222,289.01
Net Assets, Unrestricted		\$ 645,440.15			645,440.15
Current Year Net Assets, Unrestricted		34,088.58			34,088.58
Net Assets, Unrestricted			\$ (417,951.06)		(417,951.06)
Net Assets, Unrestricted			455,717.36		455,717.36
Current Year Net Assets, Unrestricted			(37,766.30)		(37,766.30)
Total Net Assets	\$ 1,873,790.80	\$ 679,528.73	\$ -	\$ -	\$ 2,553,319.53
Total Liabilities and Net Assets	\$ 1,909,628.97	\$ 679,528.73	\$ -	\$ 12,665,000.00	\$ 15,254,157.70



Myrtle Creek Improvement District
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 928,111.56				\$ 928,111.56
Other Income & Other Financing Sources	15,127.80				15,127.80
On-Roll Assessments		\$ 1,258,508.29			1,258,508.29
Inter-Fund Group Transfers In		38,904.86			38,904.86
Developer Contributions			\$ 296.39		296.39
Inter-Fund Transfers In			(38,904.86)		(38,904.86)
Total Revenues	<u>\$ 943,239.36</u>	<u>\$ 1,297,413.15</u>	<u>\$ (38,608.47)</u>	<u>\$ -</u>	<u>\$ 2,202,044.04</u>
<u>Expenses</u>					
Supervisor Fees	\$ 8,000.00				\$ 8,000.00
Public Officials' Liability Insurance	4,210.00				4,210.00
Trustee Services	5,822.81				5,822.81
Management	46,750.00				46,750.00
Engineering	24,790.44				24,790.44
Disclosure	2,000.00				2,000.00
District Counsel	19,650.24				19,650.24
Assessment Administration	7,500.00				7,500.00
Audit	3,765.00				3,765.00
Arbitrage Calculation	350.00				350.00
Travel and Per Diem	157.62				157.62
Postage & Shipping	78.44				78.44
Legal Advertising	4,656.18				4,656.18
Bank Fees	15.00				15.00
Miscellaneous	412.41				412.41
Web Site Maintenance	2,820.00				2,820.00
Holiday Decorations	1,000.00				1,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,129.34				2,129.34
Entry Lighting	320.51				320.51
Water Reclaimed	36,222.30				36,222.30
Aquatic Contract	3,900.00				3,900.00
General Liability Insurance	4,821.00				4,821.00



Myrtle Creek Improvement District
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
Irrigation	\$ 22,379.75				\$ 22,379.75
Landscaping Maintenance & Material	194,969.88				194,969.88
Tree Trimming	77,500.00				77,500.00
Flower & Plant Replacement	12,669.78				12,669.78
Contingency	306.11				306.11
IME - Aquatics Maintenance	3,156.36				3,156.36
IME - Irrigation	2,569.63				2,569.63
IME - Landscaping	90,758.16				90,758.16
IME - Lighting	619.56				619.56
IME - Miscellaneous	96.08				96.08
IME - Water Reclaimed	681.58				681.58
Trail Repair	101,500.00				101,500.00
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	13,249.40				13,249.40
Personnel Leasing Agreement	36,000.12				36,000.12
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	<u>\$ 746,781.06</u>	<u>\$ 1,291,827.80</u>	<u>\$ 296.39</u>	<u>\$ -</u>	<u>\$ 2,038,905.25</u>



Myrtle Creek Improvement District
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 25,830.71				\$ 25,830.71
Dividends Income		\$ 28,503.23			28,503.23
Dividends Income			\$ 1,138.56		1,138.56
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 25,830.71</u>	<u>\$ 28,503.23</u>	<u>\$ 1,138.56</u>	<u>\$ -</u>	<u>\$ 55,472.50</u>
Change In Net Assets	\$ 222,289.01	\$ 34,088.58	\$ (37,766.30)	\$ -	\$ 218,611.29
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	<u><u>\$ 1,873,790.80</u></u>	<u><u>\$ 679,528.73</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,553,319.53</u></u>



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 928,111.56	\$ 927,551.80	\$ 559.76	\$ 927,551.80	100.06%
Other Income & Other Financing Sources	15,127.80	-	15,127.80	-	
Carryforward Revenue	93,549.98	93,549.98	-	93,549.98	100.00%
Net Revenues	\$ 1,036,789.34	\$ 1,021,101.78	\$ 15,687.56	\$ 1,021,101.78	101.54%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 8,000.00	\$ 12,000.00	\$ (4,000.00)	\$ 12,000.00	66.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,210.00	4,655.20	(445.20)	4,655.20	90.44%
Trustee Services	5,822.81	7,000.00	(1,177.19)	7,000.00	83.18%
Management	46,750.00	46,750.00	-	46,750.00	100.00%
Engineering	24,790.44	19,500.00	5,290.44	19,500.00	127.13%
Disclosure	2,000.00	1,800.00	200.00	1,800.00	111.11%
Property Appraiser	-	2,500.00	(2,500.00)	2,500.00	0.00%
District Counsel	19,650.24	25,000.00	(5,349.76)	25,000.00	78.60%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	3,765.00	3,765.00	-	3,765.00	100.00%
Arbitrage Calculation	350.00	900.00	(550.00)	900.00	38.89%
Travel and Per Diem	157.62	300.00	(142.38)	300.00	52.54%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	78.44	1,000.00	(921.56)	1,000.00	7.84%
Copies	-	2,000.00	(2,000.00)	2,000.00	0.00%
Legal Advertising	4,656.18	6,500.00	(1,843.82)	6,500.00	71.63%
Bank Fees	15.00	360.00	(345.00)	360.00	4.17%
Miscellaneous	412.41	9,380.00	(8,967.59)	9,380.00	4.40%
Meeting Room	-	250.00	(250.00)	250.00	0.00%
Office Supplies	-	100.00	(100.00)	100.00	0.00%
Web Site Maintenance	2,820.00	3,000.00	(180.00)	3,000.00	94.00%
Holiday Decorations	1,000.00	1,250.00	(250.00)	1,250.00	80.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	\$ 132,153.14	\$ 155,960.20	\$ (23,807.06)	\$ 155,960.20	84.74%



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ 1,553.69	\$ 1,500.00	\$ 53.69	\$ 1,500.00	103.58%
Entry Lighting	320.51	500.00	(179.49)	500.00	64.10%
Water-Sewer Combination Services					
Water Reclaimed	30,098.50	32,500.00	(2,401.50)	32,500.00	92.61%
Stormwater Control					
Aquatic Contract	3,900.00	3,900.00	-	3,900.00	100.00%
Other Physical Environment					
General Liability Insurance	4,821.00	5,331.40	(510.40)	5,331.40	90.43%
Property & Casualty Insurance	-	1,700.00	(1,700.00)	1,700.00	0.00%
Auto Insurance	-	100.00	(100.00)	100.00	0.00%
Irrigation Repairs	15,223.82	45,000.00	(29,776.18)	45,000.00	33.83%
Landscaping Maintenance & Material					
District Landscaping	157,353.72	263,577.12	(106,223.40)	263,577.12	59.70%
Gateway Road Landscaping	473.88	473.88	-	473.88	100.00%
Tree Trimming	77,500.00	40,000.00	37,500.00	40,000.00	193.75%
Flower & Plant Replacement	5,069.78	50,000.00	(44,930.22)	50,000.00	10.14%
Contingency	306.11	75,915.18	(75,609.07)	75,915.18	0.40%
Pest Control	2,510.00	2,810.00	(300.00)	2,810.00	89.32%
Hurricane Cleanup	2,275.00	50,000.00	(47,725.00)	50,000.00	4.55%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	3,156.36	3,339.00	(182.64)	3,339.00	94.53%
IME - Irrigation Repairs	2,569.63	3,150.00	(580.37)	3,150.00	81.58%
IME - Landscaping	90,758.16	94,500.00	(3,741.84)	94,500.00	96.04%
IME - Lighting	619.56	1,260.00	(640.44)	1,260.00	49.17%
IME - Miscellaneous	96.08	6,300.00	(6,203.92)	6,300.00	1.53%
IME - Water Reclaimed	681.58	1,575.00	(893.42)	1,575.00	43.27%
IME - Landscape Improvements	4,143.36	12,600.00	(8,456.64)	12,600.00	32.88%
New Operational Field Expenses					
Trail Repair	101,500.00	15,000.00	86,500.00	15,000.00	676.67%
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	10,000.00	(8,150.00)	10,000.00	18.50%
Streetlights	13,249.40	15,000.00	(1,750.60)	15,000.00	88.33%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	0.08	16,000.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	0.04	20,000.00	100.00%
Reserves					
Infrastructure Capital Reserve	20,000.00	20,000.00	-	20,000.00	100.00%
Interchange Maintenance Reserve	2,360.00	2,360.00	-	2,360.00	100.00%
Lake/Pond Repair Reserve	5,000.00	5,000.00	-	5,000.00	100.00%
Total Field Operations Expenses	\$ 583,390.26	\$ 799,391.58	\$ (216,001.32)	\$ 799,391.58	72.98%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Wellspring Blvd./Performance Drive Expense</u>					
Irrigation Repairs	\$ 7,155.93	\$ 5,230.50	\$ 1,925.43	\$ 5,230.50	136.81%
Landscaping	37,142.28	37,142.33	(0.05)	37,142.33	100.00%
Flower & Plant Replacement	7,600.00	10,000.00	(2,400.00)	10,000.00	76.00%
Lighting	575.65	9,377.17	(8,801.52)	9,377.17	6.14%
Miscellaneous	-	3,500.00	(3,500.00)	3,500.00	0.00%
Water Reclaimed	6,123.80	3,500.00	2,623.80	3,500.00	174.97%
Total Wellspring Blvd./Performance Drive Expenses	\$ 58,597.66	\$ 68,750.00	\$ (10,152.34)	\$ 68,750.00	85.23%
Total Expenses	\$ 774,141.06	\$ 1,024,101.78	\$ (249,960.72)	\$ 1,024,101.78	75.59%
Income (Loss) from Operations	\$ 262,648.28	\$ (3,000.00)	\$ 265,648.28	\$ (3,000.00)	
Other Income (Expense)					
Interest Income	\$ 25,830.71	\$ 3,000.00	\$ 22,830.71	\$ 3,000.00	861.02%
Total Other Income (Expense)	\$ 25,830.71	\$ 3,000.00	\$ 22,830.71	\$ 3,000.00	861.02%
Net Income (Loss)	\$ 288,478.99	\$ -	\$ 288,478.99	\$ -	



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-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	\$ 40,522.75	\$ 5,554.45	\$ 928,111.56
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	7,795.83	7,795.83	93,549.98
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	\$ 48,318.58	\$ 13,350.28	\$ 1,036,789.34
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	\$ 600.00	\$ -	\$ 8,000.00
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	3,895.83	3,895.87	46,750.00
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	1,704.43	384.80	24,790.44
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	-	971.50	5,153.73	19,650.24
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	-	3,765.00	-	-	-	3,765.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	350.00	350.00
Travel and Per Diem	-	32.62	-	11.89	-	60.87	-	-	26.48	-	6.76	19.00	157.62
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	-	0.69	-	-	-	28.57	2.07	-	-	12.44	34.67	78.44
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	271.93	814.01	-	257.00	219.50	547.75	888.94	47.65	571.05	270.90	672.15	95.30	4,656.18
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	1.23	178.78	412.41
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	135.00	435.00	2,820.00
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	\$ 7,999.34	\$ 10,547.15	\$ 132,153.14



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 9/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-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	\$ 129.43	\$ 258.66	\$ 1,553.69
Entry Lighting	-	26.67	26.79	26.79	26.90	26.43	26.67	26.43	26.90	26.43	26.79	53.71	320.51
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	3,584.82	4,774.97	30,098.50
Stormwater Control													
Aquatic Contract	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
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	-	1,826.96	700.00	15,223.82
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	13,112.81	13,112.81	157,353.72
Gateway Road Landscaping	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	473.88
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	263.03	263.03	3,156.36
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	7,563.18	7,563.18	90,758.16
IME - Lighting	96.08	36.66	36.55	43.47	43.76	41.51	46.26	43.51	46.44	43.50	45.61	96.21	619.56
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	34.78	82.51	681.58
IME - Landscape Improvements	-	-	-	561.49	2,087.82	-	-	-	-	1,494.05	-	-	4,143.36
New Operational Field Expenses													
Trail Repair	-	-	-	-	-	-	-	-	-	20,300.00	-	81,200.00	101,500.00
Road & Street Facilities													
Entry and Wall Maintenance	-	-	-	1,850.00	-	-	-	-	-	-	-	-	1,850.00
Streetslights	-	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	1,106.94	2,213.88	13,249.40
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	1,333.34	1,333.34	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04
Contingency													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	20,000.00	20,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	2,360.00	2,360.00
Lake/Pond Repair Reserve	-	-	-	-	-	-	-	-	-	-	-	5,000.00	5,000.00
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	\$ 31,058.85	\$ 141,043.46	\$ 583,390.26
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	3,095.19	3,095.19	37,142.28
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	47.97	95.76	575.65
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Reclaimed	-	465.63	391.29	448.27	494.26	276.32	709.88	(716.28)	1,338.87	625.58	1,026.99	1,062.99	6,123.80
Total Wellspring Blvd./Performance Drive Expenses	\$ 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	\$ 4,170.15	\$ 4,253.94	\$ 58,597.66
Total Expenses	\$ 53,139.66	\$ 46,497.49	\$ 48,485.47	\$ 47,153.90	\$ 87,078.32	\$ 44,293.95	\$ 50,347.43	\$ 42,176.17	\$ 58,547.06	\$ 97,348.72	\$ 43,228.34	\$ 155,844.55	\$ 774,141.06
Income (Loss) from Operations	\$ (45,343.83)	\$ 31,264.09	\$ 209,224.62	\$ 38,704.51	\$ 186,414.66	\$ 111,866.24	\$ (27,451.97)	\$ 13,530.93	\$ (38,639.01)	\$ (79,517.93)	\$ 5,090.24	\$ (142,494.27)	\$ 262,648.28
Other Income (Expense)													
Interest Income	\$ 63.82	\$ 59.66	\$ 1,265.21	\$ 65.24	\$ 60.98	\$ 69.00	\$ 66.27	\$ 66.98	\$ 11,765.54	\$ 68.57	\$ 6,234.97	\$ 6,044.47	\$ 25,830.71
Total Other Income (Expense)	\$ 63.82	\$ 59.66	\$ 1,265.21	\$ 65.24	\$ 60.98	\$ 69.00	\$ 66.27	\$ 66.98	\$ 11,765.54	\$ 68.57	\$ 6,234.97	\$ 6,044.47	\$ 25,830.71
Net Income (Loss)	\$ (45,280.01)	\$ 31,323.75	\$ 210,489.83	\$ 38,769.75	\$ 186,475.64	\$ 111,935.24	\$ (27,385.70)	\$ 13,597.91	\$ (26,873.47)	\$ (79,449.36)	\$ 11,325.21	\$ (136,449.80)	\$ 288,478.99



Myrtle Creek Improvement District
Cash Flow

	Beg. Cash	FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
9/1/2024	1,415,816.11	-	(9,633.00)	-	-	1,293,128.81
10/1/2024	1,293,128.81	16.21	(36,496.88)	-	-	1,230,782.07
11/1/2024	1,230,782.07	164,853.55	(116,931.50)	-	-	1,278,614.72
12/1/2024	1,278,614.72	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	100,547.84	(99,863.76)	-	-	1,605,520.69
9/1/2025	1,605,520.69	12,068.08	(135,426.68)	-	(10,073.00)	1,472,089.09
10/1/2025	1,472,089.09	5,950.99	(15,841.14)	-	-	1,462,198.94 as of 10/31/2025
Totals		2,225,148.11	(2,029,332.51)	-	(10,073.00)	

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Myrtle Creek Improvement District

October 2025 Financial Package

October 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 10/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,466,879.90				\$ 1,466,879.90
Money Market Account	69,641.04				69,641.04
State Board of Administration	4,698.27				4,698.27
Pond Reserve	20,107.67				20,107.67
General Reserve	324,099.84				324,099.84
Assessments Receivable	927,551.80				927,551.80
Deposits	4,300.00				4,300.00
Assessments Receivable		\$ 1,252,810.95			1,252,810.95
Debt Service Reserve		320,616.59			320,616.59
Revenue		352,345.84			352,345.84
Prepayment		8,637.01			8,637.01
Total Current Assets	\$ 2,817,278.52	\$ 1,934,410.39	\$ -	\$ -	\$ 4,751,688.91
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 681,599.44	\$ 681,599.44
Amount To Be Provided				11,983,400.56	11,983,400.56
Total Investments	\$ -	\$ -	\$ -	\$ 12,665,000.00	\$ 12,665,000.00
Total Assets	\$ 2,817,278.52	\$ 1,934,410.39	\$ -	\$ 12,665,000.00	\$ 17,416,688.91



Myrtle Creek Improvement District
 Statement of Financial Position
 As of 10/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 57,575.11				\$ 57,575.11
Due To Other Governmental Units	8,065.59				8,065.59
Deferred Revenue	927,551.80				927,551.80
Deferred Revenue		\$ 1,252,810.95			1,252,810.95
Total Current Liabilities	<u>\$ 993,192.50</u>	<u>\$ 1,252,810.95</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,246,003.45</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>\$ 993,192.50</u></u>	<u><u>\$ 1,252,810.95</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,665,000.00</u></u>	<u><u>\$ 14,911,003.45</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 1,873,790.80				\$ 1,873,790.80
Current Year Net Assets - General Government	(49,704.78)				(49,704.78)
Net Assets, Unrestricted		\$ 681,599.44			681,599.44
Current Year Net Assets, Unrestricted		-			-
Net Assets, Unrestricted			\$ -		-
Current Year Net Assets, Unrestricted			-		-
Total Net Assets	<u><u>\$ 1,824,086.02</u></u>	<u><u>\$ 681,599.44</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,505,685.46</u></u>
Total Liabilities and Net Assets	<u><u>\$ 2,817,278.52</u></u>	<u><u>\$ 1,934,410.39</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,665,000.00</u></u>	<u><u>\$ 17,416,688.91</u></u>



Myrtle Creek Improvement District
Statement of Activities
 As of 10/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenses</u>					
Public Officials' Liability Insurance	\$ 4,463.00				\$ 4,463.00
Trustee Services	5,458.62				5,458.62
Management	3,895.83				3,895.83
Legal Advertising	271.93				271.93
Web Site Maintenance	145.00				145.00
Dues, Licenses, and Fees	175.00				175.00
Aquatic Contract	325.00				325.00
General Liability Insurance	5,110.00				5,110.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	23,194.99				23,194.99
IME - Aquatics Maintenance	263.03				263.03
IME - Landscaping	7,563.18				7,563.18
IME - Miscellaneous	96.08				96.08
Pest Control	1,255.00				1,255.00
Personnel Leasing Agreement	3,000.01				3,000.01
Total Expenses	\$ 55,716.67	\$ -	\$ -	\$ -	\$ 55,716.67
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 6,011.89				\$ 6,011.89
Total Other Revenues (Expenses) & Gains (Losses)	\$ 6,011.89	\$ -	\$ -	\$ -	\$ 6,011.89
Change In Net Assets	\$ (49,704.78)	\$ -	\$ -	\$ -	\$ (49,704.78)
Net Assets At Beginning Of Year	\$ 1,873,790.80	\$ 681,599.44	\$ -	\$ -	\$ 2,555,390.24
Net Assets At End Of Year	\$ 1,824,086.02	\$ 681,599.44	\$ -	\$ -	\$ 2,505,685.46



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ -	\$ 77,295.98	\$ (77,295.98)	\$ 927,551.80	0.00%
Carryforward Revenue	8,068.36	8,068.36	-	96,820.02	8.33%
Net Revenues	\$ 8,068.36	\$ 85,364.34	\$ (77,295.98)	\$ 1,024,371.82	0.79%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ -	\$ 1,000.00	\$ (1,000.00)	\$ 12,000.00	0.00%
Financial & Administrative					
Public Officials' Liability Insurance	4,463.00	403.46	4,059.54	4,841.50	92.18%
Trustee Services	5,458.62	583.33	4,875.29	7,000.00	77.98%
Management	3,895.83	3,895.83	-	46,750.00	8.33%
Engineering	-	833.33	(833.33)	10,000.00	0.00%
Disclosure	-	125.00	(125.00)	1,500.00	0.00%
Property Appraiser	-	291.67	(291.67)	3,500.00	0.00%
District Counsel	-	2,083.33	(2,083.33)	25,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	333.33	(333.33)	4,000.00	0.00%
Arbitrage Calculation	-	75.00	(75.00)	900.00	0.00%
Tax Preparation	-	3.50	(3.50)	42.00	0.00%
Travel and Per Diem	-	25.00	(25.00)	300.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	166.67	(166.67)	2,000.00	0.00%
Legal Advertising	271.93	541.67	(269.74)	6,500.00	4.18%
Bank Fees	-	4.00	(4.00)	48.00	0.00%
Miscellaneous	-	416.67	(416.67)	5,000.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	8.33	(8.33)	100.00	0.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Holiday Decorations	-	104.17	(104.17)	1,250.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	\$ 14,409.38	\$ 11,864.28	\$ 2,545.10	\$ 142,371.50	10.12%



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 125.00	\$ (125.00)	\$ 1,500.00	0.00%
Entry Lighting	-	41.67	(41.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	3,166.67	(3,166.67)	38,000.00	0.00%
Stormwater Control					
Aquatic Contract	325.00	325.00	-	3,900.00	8.33%
Other Physical Environment					
General Liability Insurance	5,110.00	462.01	4,647.99	5,544.15	92.17%
Property & Casualty Insurance	-	141.67	(141.67)	1,700.00	0.00%
Other Insurance	500.00	125.00	375.00	1,500.00	33.33%
Irrigation Repairs	-	3,750.00	(3,750.00)	45,000.00	0.00%
Landscaping Maintenance & Material					
District Landscaping	19,253.75	22,916.67	(3,662.92)	275,000.00	7.00%
Gateway Road Landscaping	39.49	39.49	-	473.88	8.33%
Tree Trimming	-	3,500.00	(3,500.00)	42,000.00	0.00%
Flower & Plant Replacement	-	4,166.67	(4,166.67)	50,000.00	0.00%
Contingency	-	6,326.27	(6,326.27)	75,915.18	0.00%
Pest Control	1,255.00	108.33	1,146.67	1,300.00	96.54%
Hurricane Cleanup	-	4,166.67	(4,166.67)	50,000.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	263.03	278.25	(15.22)	3,339.00	7.88%
IME - Irrigation Repairs	-	262.50	(262.50)	3,150.00	0.00%
IME - Landscaping	7,563.18	7,694.43	(131.25)	92,333.12	8.19%
IME - Lighting	-	105.00	(105.00)	1,260.00	0.00%
IME - Miscellaneous	96.08	525.00	(428.92)	6,300.00	1.53%
IME - Water Reclaimed	-	131.25	(131.25)	1,575.00	0.00%
IME - Landscape Improvements	-	1,050.00	(1,050.00)	12,600.00	0.00%
New Operational Field Expenses					
Trail Repair	-	1,250.00	(1,250.00)	15,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	833.33	(833.33)	10,000.00	0.00%
Streetlights	-	1,250.00	(1,250.00)	15,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,333.34	1,333.33	0.01	16,000.00	8.33%
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	-	20,000.00	8.33%
Reserves					
Infrastructure Capital Reserve	-	1,666.67	(1,666.67)	20,000.00	0.00%
Interchange Maintenance Reserve	-	196.67	(196.67)	2,360.00	0.00%
Lake/Pond Repair Reserve	-	416.67	(416.67)	5,000.00	0.00%
Total Field Operations Expenses	\$ 37,405.54	\$ 68,020.89	\$ (30,615.35)	\$ 816,250.33	4.58%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Wellspring Blvd./Performance Drive Expense</u>					
Irrigation Repairs	\$ -	\$ 435.88	\$ (435.88)	\$ 5,230.50	0.00%
Landscaping	3,901.75	3,333.33	568.42	40,000.00	9.75%
Flower & Plant Replacement	-	595.19	(595.19)	7,142.33	0.00%
Lighting	-	656.43	(656.43)	7,877.17	0.00%
Miscellaneous	-	291.67	(291.67)	3,500.00	0.00%
Water Reclaimed	-	416.67	(416.67)	5,000.00	0.00%
Total Wellspring Blvd./Performance Drive Expenses	\$ 3,901.75	\$ 5,729.17	\$ (1,827.42)	\$ 68,750.00	5.68%
Total Expenses	\$ 55,716.67	\$ 85,614.34	\$ (29,897.67)	\$ 1,027,371.83	5.42%
Income (Loss) from Operations	\$ (47,648.31)	\$ (250.00)	\$ (47,398.31)	\$ (3,000.00)	
Other Income (Expense)					
Interest Income	\$ 6,011.89	\$ 250.00	\$ 5,761.89	\$ 3,000.00	200.40%
Total Other Income (Expense)	\$ 6,011.89	\$ 250.00	\$ 5,761.89	\$ 3,000.00	200.40%
Net Income (Loss)	\$ (41,636.42)	\$ -	\$ (41,636.42)	\$ -	



Myrtle Creek Improvement District
Cash Flow

	Beg. Cash	FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
9/1/2024	1,415,816.11	-	(9,633.00)	-	-	1,293,128.81
10/1/2024	1,293,128.81	16.21	(36,496.88)	-	-	1,230,782.07
11/1/2024	1,230,782.07	164,853.55	(116,931.50)	-	-	1,278,614.72
12/1/2024	1,278,614.72	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	100,547.84	(99,863.76)	-	-	1,605,520.69
9/1/2025	1,605,520.69	12,068.08	(135,426.68)	-	(10,073.00)	1,472,089.09
10/1/2025	1,472,089.09	5,950.99	(15,841.14)	4,680.96	-	1,466,879.90
11/1/2025	1,466,879.90	-	(3,335.22)	-	(38,031.89)	1,425,512.79 as of 11/10/2025
	Totals	2,225,148.11	(2,032,667.73)	4,680.96	(48,104.89)	