

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, February 17, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of Nominations for Vacant Seat 4**
- 2. **Consideration of the Minutes of the January 20, 2026, Board of Supervisors' Meeting**
- 3. **Discussion of Construction Committee Member Vacancy**

Business Matters

- 4. **Consideration of Proposals for Trail Repairs** *(provided under separate cover)*
- 5. **Ratification of Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$53,797.95**
- 6. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 7. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer
 - 4. Construction Supervisor
 - 5. Landscape Supervisor
 - 6. Irrigation Supervisor
- B. Supervisor Requests

Adjournment



Myrtle Creek Improvement District

Nominations for Vacant Seat 4

PATRICK GILL

EDUCATION

MASTER OF ARTS IN LEADERSHIP STUDIES

UNIVERSITY OF SAN DIEGO, SAN DIEGO, CALIFORNIA (2001)

BACHELOR OF ARTS IN COMMUNICATION STUDIES

UNIVERSITY OF SAN DIEGO, SAN DIEGO, CALIFORNIA (1999)

EXPERIENCE

- **25 years** of Real Estate & Property Management Experience
- **Licensed Real Estate Broker** in two State (Florida & California)
- **12+ YEARS** of volunteer service to VillageWalk at Lake Nona committees and task forces.
- **PRESIDENT** - VillageWalk at Lake Nona Homeowners Association, Inc. (2024 to Present)
- **TREASURER** - VillageWalk at Lake Nona Homeowners Association, Inc. (2023 to 2024)
- **COMMITTEE MEMBER** - Architectural Control Committee, VillageWalk at Lake Nona (2022 to 2023)
- **CHAIR** - Architectural Review Committee, VillageWalk at Lake Nona (June 2016 to June 2022)
- **COMMITTEE MEMBER** - Architectural Review Committee, VillageWalk at Lake Nona (2013 to 2016)
- **CHAIR** - Recreation Committee, VillageWalk at Lake Nona (2016 to 2017)
- **COMMITTEE MEMBER** - Compliance Committee, VillageWalk at Lake Nona (2019)
- **TASK FORCE MEMBER** - Property & Grounds Task Force for Pulte Turnover, VillageWalk at Lake Nona

ABOUT ME

I have been a resident of VillageWalk at Lake Nona for 13 years. For the better part of those 13 years, I have volunteered my service to committees, task forces, and the Board of Directors with the goal of making our community a better place to place to live. I have been the President of VillageWalk at Lake Nona Homeowners Association, Inc. since February of 2024 and have extensive knowledge of the day to day operations of a gated community with an annual budget of over \$8,000,000 that has contracts with vendors including landscaping, gate access control, pool maintenance, lake maintenance, irrigation monitoring, storm drain maintenance, a community management company, and leases with four vendors in retail space within the community town center. As a leader, I believe in creating a shared vision to accomplish a mutual goal. I believe in building relationships, teamwork, and treating all people with dignity and respect.

11883 AURELIO LANE, ORLANDO FL 32827 949-701-7796 patgill96@yahoo.com

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

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

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of 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 January 20, 2026,
Board of Supervisors' Meeting**

MYRTLE CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Myrtle Creek Improvement District was called to order on Tuesday, January 20, 2026, at 5:00 p.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Present:

Kam Shenai	Chair
Bob da Silva	Assistant Secretary
Marsha Leed	Vice Chair
Trudy Evans	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Bob Schanck	Donald W. McIntosh Associates	
Jeffrey Newton	Donald W. McIntosh Associates	
DJ Batten	Berman	
Carlos Negron	Berman	
Edgard Morales	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Chris Wilson	Tavistock	
Patrick Gill	Resident	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden asked if there were any public comments. She noted there were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of Kyle Scholl's
Resignation and Nominations for Seat
4**

Ms. Walden noted Mr. Scholl has moved out of the District and has therefore resigned.

On motion by Ms. Leed, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District accepted Kyle Scholl's Resignation from Seat 4.

There were no nominations at this time. The position will be posted on the District's website to obtain resumes. This item was tabled.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the November 18, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes of the November 18, 2025, Board of Supervisors' Meeting.

On motion by Mr. Shenai, seconded by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of the November 18, 2025, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Amending the Annual Meeting Schedule for Fiscal Year 2026

Ms. Walden explained that District staff would like to move the March Construction Committee Meeting from March 12, 2026, to March 5, 2026, and is the only change to the Annual Meeting Schedule for FY 2026.

On motion by Mr. Shenai, seconded by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2026-03, Amending the Annual Meeting Schedule for Fiscal Year 2026 with moving the March 12, 2026 Construction Committee Meeting to March 5, 2026.

SIXTH ORDER OF BUSINESS

Discussion of Construction Committee Member Vacancy

Ms. Walden noted that Mr. Hudson Larson resigned effective January 15, 2026. There are no current recommendations to fill the vacancy so this item will be tabled.

SEVENTH ORDER OF BUSINESS

Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report

Ms. Walden explained this has been reviewed by the Construction Committee and the District Engineer has noted a few items that need a more immediate repair. The recommendation is to move forward with repair, in the next three to six months, for Photos 15, 23, 24, and 26 as the other photos are mainly aesthetic issues. Mr. Newton noted this report was completed in September and some areas may have already been repaired.

There was discussion regarding the recommended photos, report, and locations. It was noted Berman should create a map of all repairs completed with corresponding location and date to keep a log of repairs and to compare to the Infrastructure Assessment Report.

Ms. Walden noted this report is a part of the District's goals and objectives. Moving forward, this report will be completed in conjunction with the budget cycle so the District can adjust the budget based on the needs. Mr. Da Silva noted the Board has been working on many repairs in small phases.

The Board agreed to move forward with proposals for the recommended photos, tentative of confirmation that the repairs have not already been completed.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$58,635.88

Ms. Walden noted these have been approved and need Board ratification.

On motion by Mr. da Silva, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$58,635.88.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$97,031.95

Ms. Walden noted these have been approved and need Board ratification.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$97,031.95.

TENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden reviewed the Work Authorization from Berman for curb pressure washing, in the amount of \$8,800.00.

There was brief discussion regarding the proposed services. It was noted this is for the curbs from Narcoossee Road up to the construction area and the project will most likely start next week.

On motion by Ms. Leed, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Work Authorization from Berman in the amount of \$8,800.00 for curb pressure washing.

ELEVENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through December 2025. The District has spent approximately 19% of the budget so far. No action was required.

Mr. Shenai gave an overview of some of his observations with the budget and how the District is doing well.

Mr. Shenai asked for the team to review the monument by Narcoossee Road as it seems darker than usual. Mr. Shenai inquired about the trees being removed near the construction area and the irrigation should be less in the next few months. Mr. Batten replied that he doesn't have the plan but there will be some trees removed. Mr. Negron noted that the irrigation should be less for a few months but they are working to get everything back up and running in connection with all the construction. Mr. Batten added that the cost will be less for a few months but once the system is up and running it will be higher for a little as additional irrigation will be needed for the new landscaping material.

TWELFTH ORDER OF BUSINESS

Staff Reports

<u>District Counsel</u> –	Ms. Mackie noted the legislative session is in process and her team is sending out the Capital Conversations Newsletter weekly. She's happy to forward the newsletter to anyone who isn't receiving it. She noted there is a new bill that her team is keeping an eye on which gives the ability for a recall of Supervisors by referendum by the voters of the District's boundaries and she will keep the District updated with any movement on that bill.
<u>District Manager</u> –	Ms. Walden stated the next Board Meeting is scheduled for Tuesday, February 17, 2026.
<u>District Engineer</u> –	No report.
<u>Construction Supervisor</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no further Supervisor Requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. da Silva, seconded by Mr. Shenai, with all in favor, the January 20, 2026, Meeting of the Board of Supervisors for the Myrtle Creek Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Myrtle Creek Improvement District

Construction Committee Member Vacancy



Myrtle Creek Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Myrtle Creek Improvement District

**Operation and Maintenance Expenditures Paid in
January 2026 in an amount totaling \$53,797.95**

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 January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,797.95**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Myrtle Creek Improvement District
AP Check Register (Current by Bank)
Check Dates: 1/1/2026 to 1/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
771	01/05/26	P	CEPRA	Cepra Landscape	\$5,406.50
772	01/05/26	P	PFMGC	PFM Group Consulting	\$1,500.00
773	01/26/26	P	BCID	Boggy Creek Improv. District	\$47.65
774	01/26/26	P	BERMAN	Berman Construction	\$3,000.01
775	01/26/26	P	CEPRA	Cepra Landscape	\$23,155.50
776	01/26/26	P	PFMGC	PFM Group Consulting	\$3,942.63
777	01/28/26	P	BERMAN	Berman Construction	\$3,000.01
778	01/28/26	P	KSHENA	Kamalakar Shenai	\$200.00
779	01/28/26	P	LDASIL	Lionel R. Dasilva	\$200.00
780	01/28/26	P	MLEED	Marsha Leed	\$200.00
781	01/28/26	P	TEVANS	Trudy Evans	\$200.00
782	01/28/26	P	VGLOBA	VGlobalTech	\$300.00
BANK OM1471 REGISTER TOTAL:					\$41,152.30
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70060	01/20/26	M	TRUSTE	US Bank as Trustee for Myrtle	\$173,701.14
70061	01/20/26	M	OUC	Orlando Utilities Commission	\$4,153.78
70062	01/30/26	M	BCID	Boggy Creek Improv. District	\$8,539.52
BANK OM-ACH REGISTER TOTAL:					\$186,394.44
GRAND TOTAL :					\$227,546.74

41,104.65	Checks 4771-4772, 4774-4782
47.65	Check 4773 - Construction Legal Ad
173,701.14	Wire - Debt Service
8,539.52	PA 706 - Dec. ICM due to Boggy Creek
4,153.78	PA 706 - OUC paid online
227,546.74	Total cash spent
53,797.95	O&M cash spent

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

Myrtle Creek Improvement District
January 2026 AP Remittance Report

BANK:	OM1471	CHECK:	4771	AMOUNT:	\$5,406.50	DATE:	01/05/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/30/25	O-S9010	PA 705 - Oct. irrigation valve				\$0.00		\$1,100.00	
10/30/25	O-S9011	PA 705 - Oct. irrigation valve				\$0.00		\$520.00	
10/30/25	O-S9012	PA 705 - Oct. irrigation valve				\$0.00		\$877.50	
10/30/25	O-S9013	PA 705 - Oct. controller 5 irr				\$0.00		\$452.00	
10/30/25	O-S9015	PA 705 - Oct. controller 2 irr				\$0.00		\$1,000.50	
10/30/25	O-S9017	PA 705 - Oct. controller 3 irr				\$0.00		\$983.50	
10/30/25	O-S9018	PA 705 - Oct. Wellspring A irr				\$0.00		\$103.00	
10/30/25	O-S9019	PA 705 - Oct. controller 4 irr				\$0.00		\$370.00	
TOTALS:						\$0.00		\$5,406.50	
BANK:	OM1471	CHECK:	4772	AMOUNT:	\$1,500.00	DATE:	01/05/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/15/25	139780	PA 705 - Series 2016 disclosur				\$0.00		\$1,500.00	
TOTALS:						\$0.00		\$1,500.00	
BANK:	OM-ACH	CHECK:	70060	AMOUNT:	\$173,701.14	DATE:	01/20/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/16/26	2026.01.15	S2016 FY26 DS (239413000) Dist				\$0.00		\$173,701.14	
TOTALS:						\$0.00		\$173,701.14	
BANK:	OM-ACH	CHECK:	70061	AMOUNT:	\$4,153.78	DATE:	01/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$130.58	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$2,488.11	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$1,123.88	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$27.19	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$47.92	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$334.87	
01/02/26	00001-010226	PA 706 - 12/01/2025 - 01/02/20				\$0.00		\$1.23	
TOTALS:						\$0.00		\$4,153.78	
BANK:	OM1471	CHECK:	4773	AMOUNT:	\$47.65	DATE:	01/26/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/31/25	OSC130163081	PA 707 - BCID req 507; legal a				\$0.00		\$47.65	
TOTALS:						\$0.00		\$47.65	
BANK:	OM1471	CHECK:	4774	AMOUNT:	\$3,000.01	DATE:	01/26/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/01/25	93165	PA 702 - Dec. irrigation speci				\$0.00		\$1,666.67	
12/01/25	93165	PA 702 - Dec. administrator ag				\$0.00		\$1,333.34	
TOTALS:						\$0.00		\$3,000.01	
BANK:	OM1471	CHECK:	4775	AMOUNT:	\$23,155.50	DATE:	01/26/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/01/25	O-S9226	PA 702 - Dec. Sec. 1 landscapi				\$0.00		\$19,253.75	
12/01/25	O-S9226	PA 702 - Dec. Wellspring lands				\$0.00		\$3,901.75	
TOTALS:						\$0.00		\$23,155.50	
BANK:	OM1471	CHECK:	4776	AMOUNT:	\$3,942.63	DATE:	01/26/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/05/25	139530	PA 706 - Oct. storage facility				\$0.00		\$40.00	
12/05/25	139530	PA 706 - Nov. mileage, tolls				\$0.00		\$6.80	
01/05/26	DM-01-2026-47	PA 707 - DM fee: Jan. 2026				\$0.00		\$3,895.83	
TOTALS:						\$0.00		\$3,942.63	

Myrtle Creek Improvement District
January 2026 AP Remittance Report

BANK:	OM1471	CHECK:	4777	AMOUNT:	\$3,000.01	DATE:	01/28/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/01/26	93840	PA 707 - Jan. irrigation speci				\$0.00		\$1,666.67	
01/01/26	93840	PA 707 - Jan. administrator ag				\$0.00		\$1,333.34	
TOTALS:						\$0.00		\$3,000.01	
BANK:	OM1471	CHECK:	4778	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	KSHENA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/20/26	2026.01.20	PA 708 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4779	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	LDASIL
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/20/26	2026.01.20	PA 708 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4780	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	MLEED
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/20/26	2026.01.20	PA 708 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4781	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	TEVANS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
01/20/26	2026.01.20	PA 708 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4782	AMOUNT:	\$300.00	DATE:	01/28/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/01/25	7985	PA 708 - Oct. - Dec. ADA audit				\$0.00		\$300.00	
TOTALS:						\$0.00		\$300.00	
BANK:	OM-ACH	CHECK:	70062	AMOUNT:	\$8,539.52	DATE:	01/30/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
12/31/25	ICM2026-03	PA 706 - Dec. ICM aquatics mai				\$0.00		\$263.03	
12/31/25	ICM2026-03	PA 706 - Dec. ICM landscape ma				\$0.00		\$7,563.18	
12/31/25	ICM2026-03	PA 706 - Dec. ICM lighting				\$0.00		\$60.92	
12/31/25	ICM2026-03	PA 706 - Dec. ICM water reclai				\$0.00		\$139.30	
12/31/25	ICM2026-03	PA 706 - Dec. Gateway Rd lands				\$0.00		\$39.49	
12/31/25	ICM2026-03	PA 706 - Dec. ICM irrigation				\$0.00		\$473.60	
TOTALS:						\$0.00		\$8,539.52	



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

January 2026 Financial Package

January 31, 2026

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 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,618,346.61				\$ 1,618,346.61
Money Market Account	70,245.22				70,245.22
State Board of Administration	4,745.85				4,745.85
Pond Reserve	20,282.12				20,282.12
General Reserve	326,911.62				326,911.62
Assessments Receivable	579,534.21				579,534.21
Deposits	4,300.00				4,300.00
Assessments Receivable		\$ 784,017.18			784,017.18
Debt Service Reserve		323,519.03			323,519.03
Revenue		624,829.13			624,829.13
Prepayment		3,637.01			3,637.01
Total Current Assets	<u>\$ 2,624,365.63</u>	<u>\$ 1,736,002.35</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,360,367.98</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 951,985.17	\$ 951,985.17
Amount To Be Provided				11,708,014.83	11,708,014.83
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,660,000.00</u>	<u>\$ 12,660,000.00</u>
Total Assets	<u><u>\$ 2,624,365.63</u></u>	<u><u>\$ 1,736,002.35</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,660,000.00</u></u>	<u><u>\$ 17,020,367.98</u></u>



Myrtle Creek Improvement District
Statement of Financial Position
As of 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 45,413.00				\$ 45,413.00
Due To Other Governmental Units	8,000.24				8,000.24
Deferred Revenue	579,534.21				579,534.21
Deferred Revenue		\$ 784,017.18			784,017.18
Total Current Liabilities	<u>\$ 632,947.45</u>	<u>\$ 784,017.18</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,416,964.63</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 12,660,000.00	\$ 12,660,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,660,000.00</u>	<u>\$ 12,660,000.00</u>
Total Liabilities	<u>\$ 632,947.45</u>	<u>\$ 784,017.18</u>	<u>\$ -</u>	<u>\$ 12,660,000.00</u>	<u>\$ 14,076,964.63</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 1,310,790.05				\$ 1,310,790.05
Net Assets - General Government	555,494.86				555,494.86
Current Year Net Assets - General Government	125,133.27				125,133.27
Net Assets, Unrestricted		\$ 681,599.44			681,599.44
Current Year Net Assets, Unrestricted		270,385.73			270,385.73
Net Assets, Unrestricted			\$ (417,951.06)		(417,951.06)
Net Assets, Unrestricted			417,951.06		417,951.06
Total Net Assets	<u>\$ 1,991,418.18</u>	<u>\$ 951,985.17</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,943,403.35</u>
Total Liabilities and Net Assets	<u>\$ 2,624,365.63</u>	<u>\$ 1,736,002.35</u>	<u>\$ -</u>	<u>\$ 12,660,000.00</u>	<u>\$ 17,020,367.98</u>



Myrtle Creek Improvement District
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 346,525.63				\$ 346,525.63
On-Roll Assessments		\$ 468,793.77			468,793.77
Total Revenues	<u>\$ 346,525.63</u>	<u>\$ 468,793.77</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 815,319.40</u>
<u>Expenses</u>					
Supervisor Fees	\$ 1,800.00				\$ 1,800.00
Public Officials' Liability Insurance	4,463.00				4,463.00
Trustee Services	5,458.62				5,458.62
Management	15,583.32				15,583.32
Engineering	1,340.35				1,340.35
Disclosure	1,500.00				1,500.00
District Counsel	865.00				865.00
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	6.80				6.80
Postage & Shipping	25.68				25.68
Legal Advertising	868.12				868.12
Miscellaneous	83.69				83.69
Web Site Maintenance	880.00				880.00
Holiday Decorations	1,000.00				1,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	533.76				533.76
Entry Lighting	81.07				81.07
Water Reclaimed	8,686.23				8,686.23
Aquatic Contract	1,300.00				1,300.00
General Liability Insurance	5,110.00				5,110.00
Other Insurance	500.00				500.00
Irrigation	9,007.50				9,007.50
Landscaping Maintenance & Material	92,779.96				92,779.96
Flower & Plant Replacement	4,800.00				4,800.00



Myrtle Creek Improvement District
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
IME - Aquatics Maintenance	\$ 1,052.12				\$ 1,052.12
IME - Irrigation	473.60				473.60
IME - Landscaping	30,252.72				30,252.72
IME - Lighting	188.08				188.08
IME - Miscellaneous	96.08				96.08
IME - Water Reclaimed	296.69				296.69
Trail Repair	30,500.00				30,500.00
Pest Control	1,255.00				1,255.00
Entry and Wall Maintenance	1,850.00				1,850.00
Streetlights	3,337.76				3,337.76
Personnel Leasing Agreement	12,000.04				12,000.04
Principal Payments		\$ 5,000.00			5,000.00
Interest Payments		\$ 198,950.00			198,950.00
Total Expenses	<u>\$ 245,650.19</u>	<u>\$ 203,950.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 449,600.19</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 24,257.83				\$ 24,257.83
Dividends Income		\$ 5,541.96			5,541.96
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 24,257.83</u>	<u>\$ 5,541.96</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,799.79</u>
Change In Net Assets	\$ 125,133.27	\$ 270,385.73	\$ -	\$ -	\$ 395,519.00
Net Assets At Beginning Of Year	<u>\$ 1,866,284.91</u>	<u>\$ 681,599.44</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,547,884.35</u>
Net Assets At End Of Year	<u><u>\$ 1,991,418.18</u></u>	<u><u>\$ 951,985.17</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,943,403.35</u></u>



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 346,525.63	\$ 309,183.93	\$ 37,341.70	\$ 927,551.80	37.36%
Carryforward Revenue	32,273.36	32,273.36	-	96,820.02	33.33%
Net Revenues	\$ 378,798.99	\$ 341,457.29	\$ 37,341.70	\$ 1,024,371.82	36.98%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,800.00	\$ 4,000.00	\$ (2,200.00)	\$ 12,000.00	15.00%
Financial & Administrative					
Public Officials' Liability Insurance	4,463.00	1,613.83	2,849.17	4,841.50	92.18%
Trustee Services	5,458.62	2,333.33	3,125.29	7,000.00	77.98%
Management	15,583.32	15,583.33	(0.01)	46,750.00	33.33%
Engineering	1,340.35	3,333.33	(1,992.98)	10,000.00	13.40%
Disclosure	1,500.00	500.00	1,000.00	1,500.00	100.00%
Property Appraiser	-	1,166.67	(1,166.67)	3,500.00	0.00%
District Counsel	865.00	8,333.33	(7,468.33)	25,000.00	3.46%
Assessment Administration	7,500.00	2,500.00	5,000.00	7,500.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	250.00	0.00%
Audit	-	1,333.33	(1,333.33)	4,000.00	0.00%
Arbitrage Calculation	-	300.00	(300.00)	900.00	0.00%
Tax Preparation	-	14.00	(14.00)	42.00	0.00%
Travel and Per Diem	6.80	100.00	(93.20)	300.00	2.27%
Telephone	-	8.33	(8.33)	25.00	0.00%
Postage & Shipping	25.68	166.67	(140.99)	500.00	5.14%
Copies	-	666.67	(666.67)	2,000.00	0.00%
Legal Advertising	868.12	2,166.67	(1,298.55)	6,500.00	13.36%
Bank Fees	-	16.00	(16.00)	48.00	0.00%
Miscellaneous	83.69	1,666.67	(1,582.98)	5,000.00	1.67%
Meeting Room	-	83.33	(83.33)	250.00	0.00%
Office Supplies	-	33.33	(33.33)	100.00	0.00%
Web Site Maintenance	880.00	980.00	(100.00)	2,940.00	29.93%
Holiday Decorations	1,000.00	416.67	583.33	1,250.00	80.00%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total General & Administrative Expenses	\$ 41,549.58	\$ 47,457.15	\$ (5,907.57)	\$ 142,371.50	29.18%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ 389.88	\$ 500.00	\$ (110.12)	\$ 1,500.00	25.99%
Entry Lighting	81.07	166.67	(85.60)	500.00	16.21%
Water-Sewer Combination Services					
Water Reclaimed	7,596.74	12,666.67	(5,069.93)	38,000.00	19.99%
Stormwater Control					
Aquatic Contract	1,300.00	1,300.00	-	3,900.00	33.33%
Other Physical Environment					
General Liability Insurance	5,110.00	1,848.05	3,261.95	5,544.15	92.17%
Property & Casualty Insurance	-	566.67	(566.67)	1,700.00	0.00%
Other Insurance	500.00	500.00	-	1,500.00	33.33%
Irrigation Repairs	8,178.50	15,000.00	(6,821.50)	45,000.00	18.17%
Landscaping Maintenance & Material					
District Landscaping	77,015.00	91,666.67	(14,651.67)	275,000.00	28.01%
Gateway Road Landscaping	157.96	157.96	-	473.88	33.33%
Tree Trimming	-	14,000.00	(14,000.00)	42,000.00	0.00%
Flower & Plant Replacement	4,800.00	16,666.67	(11,866.67)	50,000.00	9.60%
Contingency	-	25,305.06	(25,305.06)	75,915.18	0.00%
Pest Control	1,255.00	433.33	821.67	1,300.00	96.54%
Hurricane Cleanup	-	16,666.67	(16,666.67)	50,000.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,052.12	1,113.00	(60.88)	3,339.00	31.51%
IME - Irrigation Repairs	473.60	1,050.00	(576.40)	3,150.00	15.03%
IME - Landscaping	30,252.72	30,777.71	(524.99)	92,333.12	32.76%
IME - Lighting	188.08	420.00	(231.92)	1,260.00	14.93%
IME - Miscellaneous	96.08	2,100.00	(2,003.92)	6,300.00	1.53%
IME - Water Reclaimed	296.69	525.00	(228.31)	1,575.00	18.84%
IME - Landscape Improvements	-	4,200.00	(4,200.00)	12,600.00	0.00%
New Operational Field Expenses					
Trail Repair	30,500.00	5,000.00	25,500.00	15,000.00	203.33%
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	3,333.33	(1,483.33)	10,000.00	18.50%
Streetlights	3,337.76	5,000.00	(1,662.24)	15,000.00	22.25%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	5,333.36	5,333.33	0.03	16,000.00	33.33%
Personnel Leasing Agreement - Irrigation Specialist	6,666.68	6,666.67	0.01	20,000.00	33.33%
Reserves					
Infrastructure Capital Reserve	-	6,666.67	(6,666.67)	20,000.00	0.00%
Interchange Maintenance Reserve	-	786.67	(786.67)	2,360.00	0.00%
Lake/Pond Repair Reserve	-	1,666.67	(1,666.67)	5,000.00	0.00%
Total Field Operations Expenses	\$ 186,431.24	\$ 272,083.47	\$ (85,652.23)	\$ 816,250.33	22.84%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Wellspring Blvd./Performance Drive Expense</u>					
Irrigation Repairs	\$ 829.00	\$ 1,743.50	\$ (914.50)	\$ 5,230.50	15.85%
Landscaping	15,607.00	13,333.33	2,273.67	40,000.00	39.02%
Flower & Plant Replacement	-	2,380.78	(2,380.78)	7,142.33	0.00%
Lighting	143.88	2,625.72	(2,481.84)	7,877.17	1.83%
Miscellaneous	-	1,166.67	(1,166.67)	3,500.00	0.00%
Water Reclaimed	1,089.49	1,666.67	(577.18)	5,000.00	21.79%
Total Wellspring Blvd./Performance Drive Expenses	\$ 17,669.37	\$ 22,916.67	\$ (5,247.30)	\$ 68,750.00	25.70%
 Total Expenses	 \$ 245,650.19	 \$ 342,457.29	 \$ (96,807.10)	 \$ 1,027,371.83	 23.91%
 Income (Loss) from Operations	 \$ 133,148.80	 \$ (1,000.00)	 \$ 134,148.80	 \$ (3,000.00)	
 Other Income (Expense)					
Interest Income	\$ 24,257.83	\$ 1,000.00	\$ 23,257.83	\$ 3,000.00	808.59%
Total Other Income (Expense)	\$ 24,257.83	\$ 1,000.00	\$ 23,257.83	\$ 3,000.00	808.59%
 Net Income (Loss)	 \$ 157,406.63	 \$ -	 \$ 157,406.63	 \$ -	



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ 61,890.03	\$ 156,238.21	\$ 128,397.39	\$ 346,525.63
Carryforward Revenue	8,068.36	8,068.33	8,068.34	8,068.33	32,273.36
Net Revenues	\$ 8,068.36	\$ 69,958.36	\$ 164,306.55	\$ 136,465.72	\$ 378,798.99
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ -	\$ 1,000.00	\$ -	\$ 800.00	\$ 1,800.00
Financial & Administrative					
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	3,895.83	3,895.83	15,583.32
Engineering	-	911.25	429.10	-	1,340.35
Disclosure	-	-	1,500.00	-	1,500.00
Property Appraiser	-	-	-	-	-
District Counsel	-	-	865.00	-	865.00
Assessment Administration	-	-	7,500.00	-	7,500.00
Reamortization Schedules	-	-	-	-	-
Audit	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-
Tax Preparation	-	-	-	-	-
Travel and Per Diem	-	-	-	6.80	6.80
Telephone	-	-	-	-	-
Postage & Shipping	-	0.74	24.94	-	25.68
Copies	-	-	-	-	-
Legal Advertising	271.93	58.14	270.90	267.15	868.12
Bank Fees	-	-	-	-	-
Miscellaneous	-	1.24	1.22	81.23	83.69
Meeting Room	-	-	-	-	-
Office Supplies	-	-	-	-	-
Web Site Maintenance	145.00	145.00	145.00	445.00	880.00
Holiday Decorations	-	-	1,000.00	-	1,000.00
Dues, Licenses, and Fees	175.00	-	-	-	175.00
Total General & Administrative Expenses	\$ 14,409.38	\$ 6,012.20	\$ 15,631.99	\$ 5,496.01	\$ 41,549.58



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 130.33	\$ 128.97	\$ 130.58	\$ 389.88
Entry Lighting	-	27.19	26.69	27.19	81.07
Water-Sewer Combination Services					
Water Reclaimed	-	3,043.28	2,065.35	2,488.11	7,596.74
Stormwater Control					
Aquatic Contract	325.00	325.00	325.00	325.00	1,300.00
Other Physical Environment					
General Liability Insurance	5,110.00	-	-	-	5,110.00
Property & Casualty Insurance	-	-	-	-	-
Other Insurance	500.00	-	-	-	500.00
Irrigation	-	-	7,658.50	520.00	8,178.50
Landscaping Maintenance & Material					
District Landscaping	19,253.75	19,253.75	19,253.75	19,253.75	77,015.00
Gateway Road Landscaping	39.49	39.49	39.49	39.49	157.96
Tree Trimming	-	-	-	-	-
Flower & Plant Replacement	-	-	-	4,800.00	4,800.00
Contingency	-	-	-	-	-
Pest Control	1,255.00	-	-	-	1,255.00
Hurricane Cleanup	-	-	-	-	-
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	263.03	263.03	263.03	263.03	1,052.12
IME - Irrigation	-	-	473.60	-	473.60
IME - Landscaping	7,563.18	7,563.18	7,563.18	7,563.18	30,252.72
IME - Lighting	-	59.43	60.92	67.73	188.08
IME - Miscellaneous	96.08	-	-	-	96.08
IME - Water Reclaimed	-	90.58	139.30	66.81	296.69
IME - Landscape Improvements	-	-	-	-	-
New Operational Field Expenses					
Trail Repair	-	-	30,500.00	-	30,500.00
Road & Street Facilities					
Entry and Wall Maintenance	-	-	1,850.00	-	1,850.00
Streetlights	-	1,106.94	1,106.94	1,123.88	3,337.76
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,333.34	1,333.34	1,333.34	1,333.34	5,333.36
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	6,666.68
Contingency					
Infrastructure Capital Reserve	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-
Lake/Pond Repair Reserve	-	-	-	-	-
Total Field Operations Expenses	\$ 37,405.54	\$ 34,902.21	\$ 74,454.73	\$ 39,668.76	\$ 186,431.24



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
<u>Wellspring Blvd./Performance Drive Expenses</u>					
Irrigation Repairs	\$ -	\$ -	\$ 829.00	\$ -	\$ 829.00
Landscaping	3,901.75	3,901.75	3,901.75	3,901.75	15,607.00
Flower & Plant Replacement	-	-	-	-	-
Lighting	-	48.29	47.67	47.92	143.88
Miscellaneous	-	-	-	-	-
Water Reclaimed	-	507.67	246.95	334.87	1,089.49
Total Wellspring Blvd./Performance Drive Expenses	\$ 3,901.75	\$ 4,457.71	\$ 5,025.37	\$ 4,284.54	\$ 17,669.37
Total Expenses	\$ 55,716.67	\$ 45,372.12	\$ 95,112.09	\$ 49,449.31	\$ 245,650.19
Income (Loss) from Operations	\$ (47,648.31)	\$ 24,586.24	\$ 69,194.46	\$ 87,016.41	\$ 133,148.80
<u>Other Income (Expense)</u>					
Interest Income	\$ 6,011.89	\$ 5,445.70	\$ 7,096.89	\$ 5,703.35	\$ 24,257.83
Total Other Income (Expense)	\$ 6,011.89	\$ 5,445.70	\$ 7,096.89	\$ 5,703.35	\$ 24,257.83
Net Income (Loss)	\$ (41,636.42)	\$ 30,031.94	\$ 76,291.35	\$ 92,719.76	\$ 157,406.63



Myrtle Creek Improvement District
Cash Flow

Beg. Cash		FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
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	-	(7,354.92)	149,850.83	(58,098.15)	1,551,277.66
12/1/2025	1,551,277.66	-	-	373,450.69	(385,460.83)	1,539,267.52
1/1/2026	1,539,267.52	-	-	306,625.83	(227,546.74)	1,618,346.61
2/1/2026	1,618,346.61	-	-	-	(29,020.00)	1,589,326.61 as of 02/09/2026
Totals		18,019.07	(158,622.74)	834,608.31	(710,198.72)	