

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, March 10, 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: 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 – Patrick Gill**
- 2. **Consideration of the Minutes of the February 17, 2026, Board of Supervisors' Meeting**
- 3. **Consideration of Resolution 2026-04, Election of Officers**

Business Matters

4. **Consideration of Acquisition of Performance Drive Phase 3 Real Property**
5. **Consideration of Proposals for Trail Repairs *(provided under separate cover)***
6. **Ratification of Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$51,087.60**
7. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
8. **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

**Swearing in Newly Elected Supervisor
- Patrick Gill**

**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 February 17, 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, February 17, 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	(via phone)
Marsha Leed	Vice Chair	
Trudy Evans	Assistant Secretary	

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Dan Young	Tavistock	
Ary Rosa	Resident	(joined 5:00 – 5:07 p.m.)

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 Nominations for Vacant Seat 4

Ms. Walden noted there were two submissions for the vacant seat. Mr. da Silva asked for the two candidates to give their background and why they want to be a part of the Board. Mr. Shenai noted that Mr. Gill could not be in attendance today. Mr. Rosa gave a brief introduction and overview of his qualifications.

There was brief discussion regarding the nomination process. Mr. Rosa left the meeting at 5:07 p.m.

There was discussion regarding the nominees, their qualifications and who would be the best fit.

On motion by Mr. Shenai, seconded by Ms. Leed, with Ms. Evans opposed, and all others in favor, the Board of Supervisors for the Myrtle Creek Improvement District appointed Mr. Patrick Gill to Vacant Seat 4.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
January 20, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the January 20, 2026, Board of Supervisors' Meeting.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of the January 20, 2026, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden stated there was a recommendation to nominate Mr. Howard Williams to fill the vacancy.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District appointed Mr. Howard Williams to the Construction Committee.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Trail
Repairs**

Mr. Padua gave an update that the request for proposals was sent to five vendors but none were able to submit their proposal in time for today's meeting. These items will be brought to the Board at the March meeting. He noted there are no current outstanding safety issues.

SEVENTH ORDER OF BUSINESS

**Consideration of District Engineer Fee
Schedule Increase Letter**

Mr. Newton gave an overview of the letter and fee schedule. He noted the last fee schedule increase was in 2018 and the increase is approximately 15%.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the District Engineer Fee Schedule Increase Letter.

EIGHTH ORDER OF BUSINESS

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

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 January 2026 in an amount totaling \$53,797.95.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there were no Work Authorizations at this time.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through January 2026. The District has spent approximately 24% of the budget so far. No action was required.

There was brief discussion regarding the frost affecting the landscaping. This will be addressed at the April or May meeting to give the landscaping time to bounce back.

There was also brief discussion regarding the budget process. It was asked where carry forward funds are kept. Ms. Walden responded that any carry forward funds are kept in the checking account.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden stated the next Board Meeting is scheduled for Tuesday, March 10, 2026. It was noted the UCF Lake Nona Hospital has announced three new Board of Trustees, and Mr. Shenai is one of those.

District Engineer – It was noted Mr. Newton is retiring and Mr. Schanck will be taking over as District Engineer.

Construction Supervisor – Mr. Young noted the Performance Drive project is ahead of schedule and the Village Walk Community has agreed to shut down the James Bay Drive gate down fully which will allow the contractor to make up some time. The gate will be closed for approximately a month starting in the next couple of weeks.

There was brief discussion regarding the area renderings. Mr. Young will send those plans to the Board.

There was also brief discussion regarding the planting of the Pine Trees.

Landscape Supervisor – It was noted that the curb pressure washing project will be completed by the end of the week.

Irrigation Supervisor – No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Evans asked how the candidates will be notified. Ms. Walden replied that she will notify them via email.

There were no further Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Shenai, seconded by Ms. Evans, with all in favor, the February 17, 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

**Resolution 2026-04,
Election of Officers**

RESOLUTION 2026-04

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. Kam Shenai is elected Chair.
- Section 2. Marsha Leed is elected Vice Chair.
- Section 3. Jennifer Walden is elected Secretary.
- Section 4. Lynne Mullins is elected Assistant Secretary.
Trudy Evans is elected Assistant Secretary.
Patrick Gill is elected Assistant Secretary.
Bob da Silva is elected Assistant Secretary.
- Section 5. Jennifer Glasgow is elected Treasurer.
- Section 6. Amanda Lane is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith 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 10th DAY of March 2026.

ATTEST: **MYRTLE CREEK
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary _____
Chair/Vice-Chair



Myrtle Creek Improvement District

Acquisition of Performance Drive Phase 3 Real Property

LAKE NONA CENTRAL
PERFORMANCE DRIVE PHASE 3
TRACT R

DESCRIPTION:

TRACT R, LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3, according to the plat thereof, as recorded in Plat Book 114, Pages 91 through 94, of the Public Records of Orange County, Florida.

Containing 6.100 acres more or less when calculated in ground dimensions and being subject to any rights-of-way, restrictions and easements of record.

Parcel Report for: 23-24-30-4990-18-000

Orange County Property Appraiser



Created: Wed Mar 04 2026 10:55:49 GMT-0500 (Eastern Standard Time)

This map is for reference only and is not a survey

OCA Web Map		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course			
	Florida Turnpike		Public Road		Brick Road		Lot Line		Governmental/Institutional/Misc		Waste Land		Lakes and Rivers
	Interstate 4		Gated Road		Rail Road		Residential		County Boundary		Building		Hospital
	Toll Road		Road Under Construction		Proposed SunRail		Agriculture		Agricultural Curtilage		Parke		

Info as of Wed Mar 04 2026 10:55

RECORD CARD	2026 Property Record Card	NBHD COOD	90000002
PARCEL ID	23-24-30-4990-18-000	FEAT COOD	0
STREET ADDRESS	PERFORMANCE DR	NC FLAG	0
NAME(1)	LAKE NONA LAND CO LLC	CONDO FLAG	0
NAME(2)		ST PLANE X-COORD	566616.63
MAILING ADDRESS	6900 TAVISTOCK LAKES BLVD STE 200	ST PLANE Y-COORD	1474846.09
CITY	ORLANDO	ACREAGE	6.097
STATE	FL	ACRE CODE	System Generated
ZIP CODE	32827	LOT AREA (SQFT)	265608.824538
CITY CODE	ORL	PARCEL	302423499018000
MILLAGE CODE	26	PARENT ID	
PROPERTY USE CODE	8098		

Values as of Wed Mar 04 2026 10:55

LAND (MKT) VALUE	working...	PREVIOUS YEAR ASSESSED VALUE	\$100.00
BUILDING VALUE	working...	PREVIOUS YEAR MARKET (JUST)	\$100.00
EXTRA FEATURE VALUE	working...	PREVIOUS YEAR TAXABLE VALUE	\$100.00
MARKET (JUST) VALUE	working...	MARKET (JUST) VALUE CHANGE PCT	working...
ACCESSED VALUE	working...		

Land as of Wed Mar 04 2026 10:55

LAND LINE ORDER #	1	MKT VALUE	\$100.00
LAND ID	787743	UNIT PRICE	\$100.00
LAND DOR CODE	8098	UNIT CODE	U
ZONING	ORL-PD/AN	LAND QTY	1

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LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3
A PORTION OF SECTIONS 14, 23 AND 24, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK **114** PAGE **91**

DESCRIPTION:

That part of Sections 14, 23 and 24, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at the Southwest corner of Tract R (Performance Drive), LAKE NONA CENTRAL PARCEL 9 PHASE 2A, according to the plat thereof, as recorded in Plat Book 90, Pages 79 through 83, of the Public Records of Orange County, Florida; thence N90°00'00"E along the South line of said Tract R (Performance Drive), 99.00 feet to the Southeast corner of said Tract R (Performance Drive); thence departing said South line run S00°00'00"E, 1205.89 feet to the point of curvature of a curve concave Northeasterly having a radius of 403.00 feet and a chord bearing of S24°38'48"E; thence Southeasterly along the arc of said curve through a central angle of 49°17'36" for a distance of 346.72 feet to the point of tangency; thence S49°17'36"E, 395.32 feet to the point of curvature of a curve concave Northerly having a radius of 353.00 feet and a chord bearing of S68°07'27"E; thence Easterly along the arc of said curve through a central angle of 37°39'42" for a distance of 232.03 feet to a non-tangent line; thence N89°59'43"E, 35.31 feet; thence N84°37'34"E, 46.37 feet to the point of curvature of a curve concave Northwesterly having a radius of 82.50 feet and a chord bearing of N57°45'07"E; thence Northeasterly along the arc of said curve through a central angle of 53°44'55" for a distance of 77.39 feet to the point of tangency; thence N30°52'39"E, 15.30 feet to the point of curvature of a curve concave Westerly having a radius of 77.50 feet and a chord bearing of N09°59'37"E; thence Northerly along the arc of said curve through a central angle of 41°46'05" for a distance of 56.50 feet to the point of tangency; thence N10°53'26"W, 86.27 feet to a non-tangent curve concave Easterly having a radius of 426.50 feet and a chord bearing of N01°18'35"E; thence Northerly along the arc of said curve through a central angle of 08°41'38" for a distance of 64.72 feet to the point of tangency; thence N05°39'24"E, 217.06 feet to the point of curvature of a curve concave Easterly having a radius of 1522.50 feet and a chord bearing of N07°25'04"E; thence Northerly along the arc of said curve through a central angle of 03°31'21" for a distance of 93.60 feet to the West right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida, and a non-tangent curve concave Easterly having a radius of 1519.92 feet and a chord bearing of S01°36'30"W; thence Southerly along said West right-of-way line and the arc of said curve through a central angle of 11°48'12" for a distance of 313.11 feet to the point of tangency; thence S04°17'36"E along said West right-of-way line, 539.80 feet to a non-tangent curve concave Southwesterly having a radius of 377.50 feet and a chord bearing of N21°39'17"W; thence departing said West right-of-way line run Northwesterly along the arc of said curve through a central angle of 19°08'34" for a distance of 126.12 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 59.50 feet and a chord bearing of N55°57'04"W; thence Northwesterly along the arc of said curve through a central angle of 49°26'59" for a distance of 51.35 feet to the point of tangency; thence N80°40'34"W, 39.20 feet; thence N79°33'14"W, 144.67 feet to the point of curvature of a curve concave Northeasterly having a radius of 420.00 feet and a chord bearing of N64°25'25"W; thence Northwesterly along the arc of said curve through a central angle of 30°15'38" for a distance of 221.82 feet to the point of tangency; thence N49°17'36"W, 424.38 feet to the point of curvature of a curve concave Northeasterly having a radius of 502.00 feet and a chord bearing of N24°38'48"W; thence Northwesterly along the arc of said curve through a central angle of 49°17'36" for a distance of 431.88 feet to the point of tangency; thence N00°00'00"E, 1205.89 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average combined scale factor of 0.99994883912, and all distances are grid dimensions.

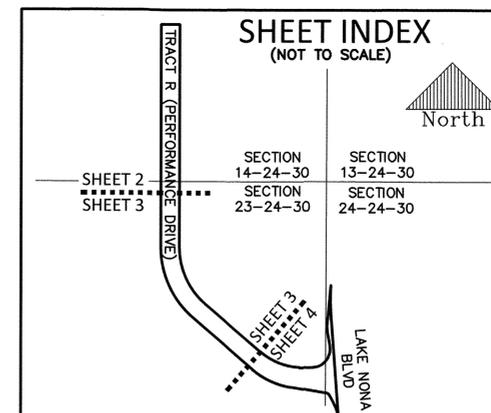
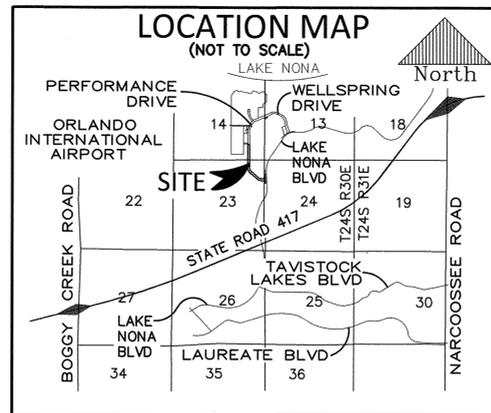
The above described parcel of land contains 6.100 acres more or less when calculated in ground dimensions.

PLAT NOTES:

- Development of this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of The City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this plat shall not be deemed to provide any vested rights, except as to those matters depicted hereon that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- Bearings based on the South line of Tract R (Performance Drive), according to the plat of Lake Nona Central Parcel 9 Phase 2A, as recorded in Plat Book 90, Pages 79-83, as being N90°00'00"E, per plat.
- The features and linework shown hereon are in grid position relative to National Geodetic Survey control point "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.99994883912 (1.00005116349757). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- Tract R is a roadway tract intended to be owned and maintained by the City of Orlando upon conveyance to the City of Orlando by separate instrument recorded in the Public Records of Orange County, Florida.
- All easements shown herein which are not created by this plat are for informational purposes only and, unless stated otherwise, the depiction of said easements is not intended to reimpose same.
- The approximate location of the Bellsouth Easement and the Ingress - Egress Easement shown herein, recorded in Official Records Book 10991, Page 2881, in the Public Records of Orange County, Florida, is based on the approximate location of the underground utility determined by paint marks and/or flags as provided by a utility locating company and field located by Donald W. McIntosh Associates Inc. on January 18, 2023. Limits of the easement is 2.50 feet on either side of such facilities, less and except any areas in a publicly dedicated right-of-way (per Official Records Book 10991, Page 2881).

LEGEND
(FOR ALL SHEETS)

- C53 = CURVE NUMBER (SEE CURVE TABLE)
- L14 = LINE NUMBER (SEE LINE TABLE)
- BLVD = BOULEVARD
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD BEARING
- CH = CHORD DISTANCE
- ☉ = CENTERLINE
- FND = FOUND
- ID = IDENTIFICATION
- R/W = RIGHT-OF-WAY
- NT = NON-TANGENT
- (R) = RADIAL
- (NR) = NON-RADIAL
- NO# = NO NUMBER
- No. = NUMBER
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- P-C = POINT OF CUSP
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PRC = POINT OF REVERSE CURVATURE
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- CM = CONCRETE MONUMENT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- CCR = CERTIFIED CORNER RECORD
- OUC = ORLANDO UTILITIES COMMISSION
- DOC# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- POL = POINT ONLINE
- SECTION 14-24-30 = SECTION 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST
- (with square symbol) = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT PRM #LB68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- (with circle symbol) = DENOTES PERMANENT REFERENCE MONUMENT (SET NAIL & DISK PRM #LB 68 UNLESS OTHERWISE NOTED)
- (with circle and cross symbol) = DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK PCP LB#68) PER CHAPTER 177, FLORIDA STATUTES.



NOTE:
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NUMBER LB68

LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3 DEDICATION

KNOW ALL BY THESE PRESENTS, Lake Nona Land Company, LLC, a Florida limited liability company, being the owner in fee simple of Tract R described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, Lake Nona Land Company, LLC, a Florida limited liability company, has caused these presents to be signed by the authorized representative named below:

By DATE: 12/21/23

PRINTED NAME: ROBERT ADAMS
 TITLE: VICE PRESIDENT

Signed in the presence of:
 By DATE: 12/21/23

PRINTED NAME: Donald Lambert
 By DATE: 12/21/23

PRINTED NAME: Brandon M. Ward

STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this December 21, 2023 by Robert Adams as Vice President of Lake Nona Land Company, LLC, a Florida limited liability company, on behalf of the Company. Is personally known to me or has produced _____ as identification.



PRINTED NAME: Maddy Gutierrez-Thompson
 NOTARY PUBLIC
 COMMISSION NUMBER: HH 171596
 MY COMMISSION EXPIRES August 31, 2025

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
 Certificate of Authorization Number 1668
 2200 Park Avenue North, Winter Park, FL 32789

Date: 12/20/2023 BY:
 Donald W. McIntosh
 Florida Professional Surveyor and Mapper
 Certificate No. 5048

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 6-12-23 the _____ approved the foregoing plat.
 MAYOR PRO TEM Bonnie D. Bunn
 ATTEST: CITY CLERK

CERTIFICATE OF APPROVAL CITY PLANNING OFFICIAL

Examined and Approved: 1/5/2024 Date
Eleobth Dang
 City Planning Official

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: 1/5/2024 Date

 City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177, Part I

 City Surveyor Date 1/4/2024

CERTIFICATE OF COUNTY COMPTROLLER

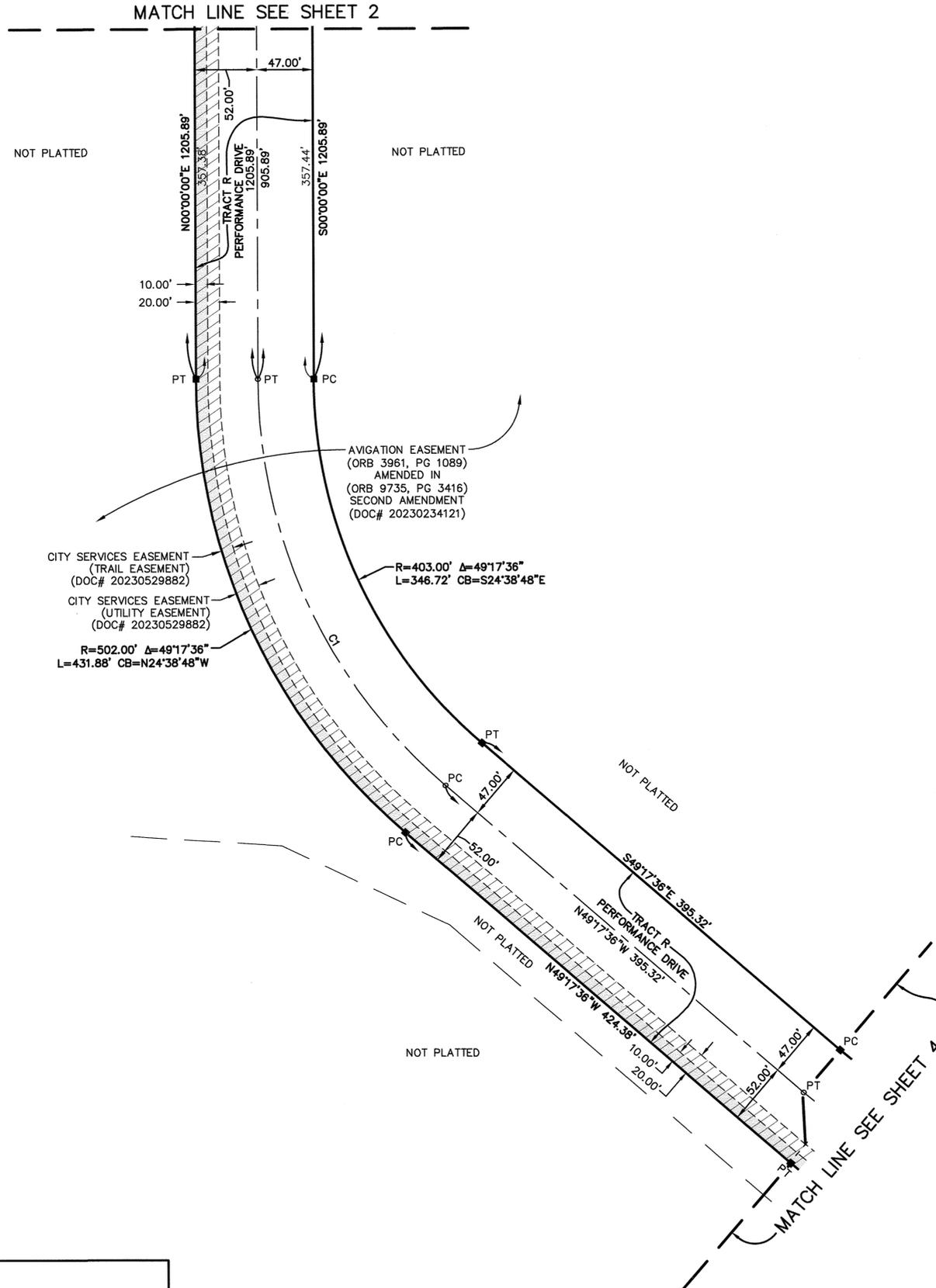
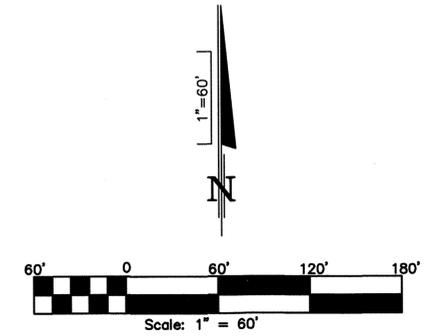
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 1-26-2024 as File No. 20240052333
 County Comptroller in and for Orange County, Florida
 BY:



LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3
 A PORTION OF SECTIONS 14, 23 AND 24, TOWNSHIP 24 SOUTH, RANGE 30 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **93**

SHEET 3 OF 4
 SEE SHEET 1 FOR NOTES, LEGEND AND SHEET INDEX



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	450.00'	49°17'36"	387.15'	375.32'	N24°38'48"W

THE FEATURES AND LINEWORK SHOWN HEREON ARE IN GRID POSITION RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AVERAGE COMBINED FACTOR: 0.99994883912 (1.00005116349757). ALL DIMENSIONS ARE GRID DIMENSIONS IN U.S. SURVEY FEET. SEE NOTES ON SHEET 1 FOR ADDITIONAL INFORMATION.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

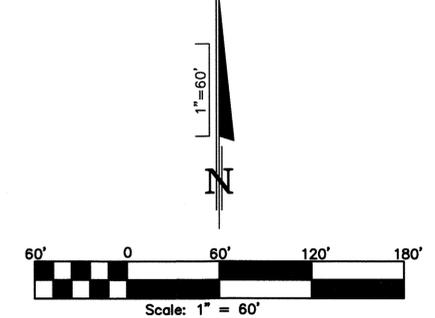
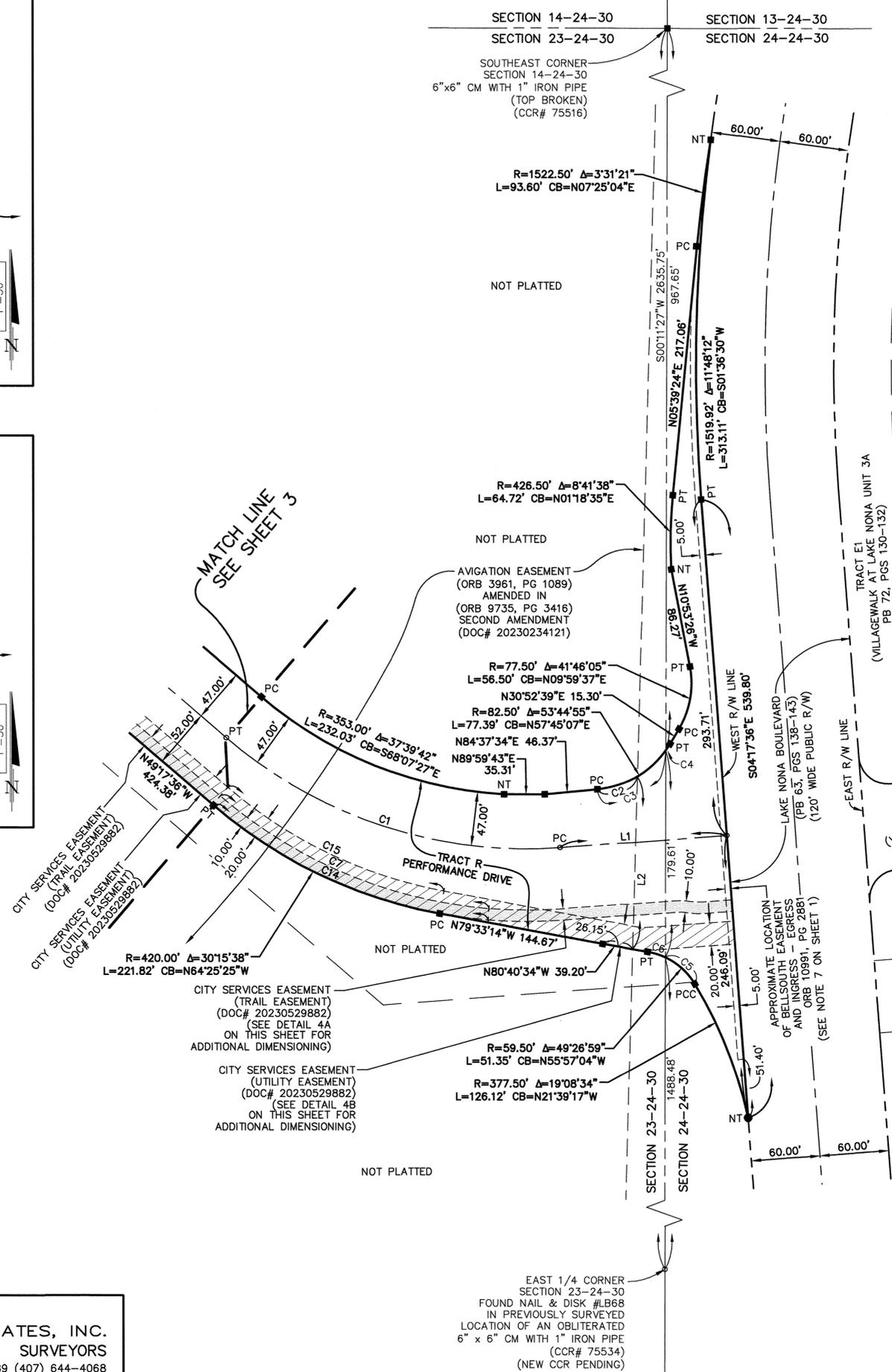
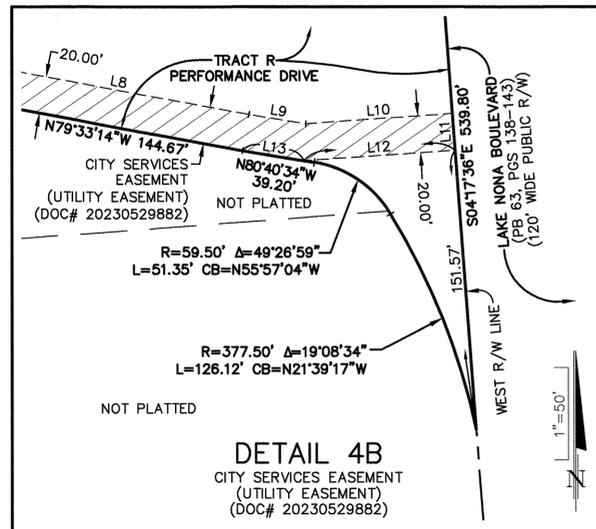
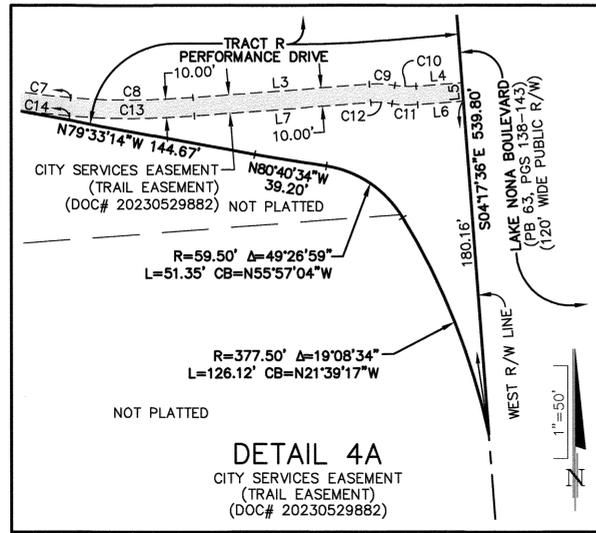
PREPARED BY:
 **DONALD W. McINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NUMBER LB68

LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3

A PORTION OF SECTIONS 14, 23 AND 24, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK **114** PAGE **94**

SHEET 4 OF 4
SEE SHEET 1 FOR NOTES, LEGEND AND SHEET INDEX



CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	400.00'	45°00'00"	314.16'	306.15'	N71°47'36"W
C2	82.50'	25°30'01"	36.72'	36.42'	N71°52'34"E
C3	82.50'	49°03'05"	70.63'	68.49'	N60°06'02"E
C4	82.50'	4°41'50"	6.76'	6.76'	N33°13'34"E
C5	59.50'	33°45'00"	35.05'	34.54'	N48°06'05"W
C6	59.50'	15°41'59"	16.30'	16.25'	N72°49'34"W
C7	410.00'	36°03'38"	258.04'	253.81'	S67°19'25"E
C8	453.00'	8°21'02"	66.02'	65.96'	N89°52'54"E
C9	60.00'	13°15'00"	13.87'	13.84'	S87°40'07"E
C10	50.00'	13°15'00"	11.56'	11.54'	S87°40'07"E
C11	60.00'	13°15'00"	13.88'	13.84'	N87°40'07"W
C12	50.00'	13°15'00"	11.56'	11.54'	N87°40'07"W
C13	463.00'	8°21'25"	67.53'	67.47'	S89°53'06"W
C14	420.00'	36°04'03"	264.39'	260.04'	N67°19'37"W
C15	400.00'	30°15'38"	211.26'	208.81'	S64°25'25"E

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S85°42'24"W	145.57'
L2	N01°37'07"E	149.95'
L3	N85°42'24"E	95.58'
L4	N85°42'24"E	24.79'
L5	S04°17'36"E	10.00'
L6	S85°42'24"W	24.79'
L7	S85°42'24"W	95.58'
L8	S79°33'14"E	144.48'
L9	S80°40'34"E	31.12'
L10	N86°00'24"E	79.45'
L11	S04°17'36"E	20.00'
L12	S86°00'24"W	81.89'
L13	N80°40'34"W	33.65'

THE FEATURES AND LINWORK SHOWN HEREON ARE IN GRID POSITION RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AVERAGE COMBINED FACTOR: 0.99994883912 (1.00005116349757). ALL DIMENSIONS ARE GRID DIMENSIONS IN U.S. SURVEY FEET. SEE NOTES ON SHEET 1 FOR ADDITIONAL INFORMATION.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68



Myrtle Creek Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Myrtle Creek Improvement District

**Operation and Maintenance Expenditures Paid in
February 2026 in an amount totaling \$51,087.60**

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 February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,087.60**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Myrtle Creek Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 2/1/2026 to 2/28/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
83	02/02/26	P	CEPRA	Cepra Landscape	\$28,475.50
84	02/06/26	P	AWC	Aquatic Weed Control, Inc.	\$325.00
85	02/06/26	P	ORLSEN	Orlando Sentinel	\$219.50
86	02/11	P	KUTAK	Kutak Rock	\$201.00
87	02/11	P	PFMGC	PFM Group Consulting	\$3,935.83
88	02/20/26	P	AWC	Aquatic Weed Control, Inc.	\$325.00
89	02/20/26	P	BCID	Boggy Creek Improv. District	\$47.65
90	02/20/26	P	CEPRA	Cepra Landscape	\$4,710.00
91	02/26/26	P	DONMC	Donald W. McIntosh Associates	\$504.43
92	02/26/26	P	KSHENA	Kamalakar Shenai	\$200.00
93	02/26/26	P	LDASIL	Lionel R. Dasilva	\$200.00
94	02/26/26	P	MLEED	Marsha Leed	\$200.00
95	02/26/26	P	TEVANS	Trudy Evans	\$200.00
BANK OM1471 REGISTER TOTAL:					\$39,543.91
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
0063	02/11	M	BCID	Boggy Creek Improv. District	\$8,000.24
0064	02/12/26	M	VGLOBA	VGlobalTech	\$145.00
0065	02/17/26	M	TRUSTE	US Bank as Trustee for Myrtle	\$347,176.94
0066	02/19/26	M	OUC	Orlando Utilities Commission	\$3,301.10
0067	02/20/26	M	VGLOBA	VGlobalTech	\$145.00
BANK OM-ACH REGISTER TOTAL:					\$358,768.28
GRAND TOTAL :					\$398,312.19

39,496.26	Checks 4783-4788, 4790-4795
47.65	Check 4789 - Construction Legal Ad
347,176.94	Wire - Debt Service
145.00	PA 709 - VGlobalTech paid online
8,000.24	PA 710 - Jan. ICM due to Boggy Creek
3,301.10	PA 710 - OUC paid online
145.00	PA 711 - VGlobalTech paid online
398,312.19	Total cash spent
51,087.60	O&M cash spent

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

Myrtle Creek Improvement District
February 2026 AP Remittance Report

BANK:	OM1471	CHECK:	4783	AMOUNT:	\$28,475.50	DATE:	02/02/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/30/25	O-S9281	PA 707 - Nov. controller 1 val				\$0.00	\$520.00		
12/23/25	O-S9359	PA 707 - Loropetalum bed repla				\$0.00	\$4,800.00		
01/01/26	O-S9398	PA 706 - Jan. Sec. 1 landscapi				\$0.00	\$19,253.75		
01/01/26	O-S9398	PA 706 - Jan. Wellspring lands				\$0.00	\$3,901.75		
TOTALS:						\$0.00	\$28,475.50		
BANK:	OM1471	CHECK:	4784	AMOUNT:	\$325.00	DATE:	02/06/26	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/26/26	117978	PA 709 - Jan. waterway service				\$0.00	\$325.00		
TOTALS:						\$0.00	\$325.00		
BANK:	OM1471	CHECK:	4785	AMOUNT:	\$219.50	DATE:	02/06/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/18/26	OSC131369834	PA 709 - Ad: 7905112 ; 01/20/2				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	OM1471	CHECK:	4786	AMOUNT:	\$201.00	DATE:	02/11/26	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/29/26	3690239	PA 710 - Gen. legal thru 12/31				\$0.00	\$201.00		
TOTALS:						\$0.00	\$201.00		
BANK:	OM1471	CHECK:	4787	AMOUNT:	\$3,935.83	DATE:	02/11/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/14/26	140434	PA 709 - Nov. storage facility				\$0.00	\$40.00		
02/05/26	DM-02-2026-47	PA 710 - DM fee: Feb. 2026				\$0.00	\$3,895.83		
TOTALS:						\$0.00	\$3,935.83		
BANK:	OM-ACH	CHECK:	70063	AMOUNT:	\$8,000.24	DATE:	02/11/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/31/26	ICM2026-04	PA 710 - Jan. ICM aquatics mai				\$0.00	\$263.03		
01/31/26	ICM2026-04	PA 710 - Jan. ICM landscape ma				\$0.00	\$7,563.18		
01/31/26	ICM2026-04	PA 710 - Jan. ICM lighting				\$0.00	\$67.73		
01/31/26	ICM2026-04	PA 710 - Jan. ICM water reclai				\$0.00	\$66.81		
01/31/26	ICM2026-04	PA 710 - Jan. Gateway Rd lands				\$0.00	\$39.49		
TOTALS:						\$0.00	\$8,000.24		
BANK:	OM-ACH	CHECK:	70064	AMOUNT:	\$145.00	DATE:	02/12/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	8114	PA 709 - Jan. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	OM-ACH	CHECK:	70065	AMOUNT:	\$347,176.94	DATE:	02/17/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/14/26	2026.02.13	S2016 FY26 DS (239413000) Dist				\$0.00	\$347,176.94		
TOTALS:						\$0.00	\$347,176.94		
BANK:	OM-ACH	CHECK:	70066	AMOUNT:	\$3,301.10	DATE:	02/19/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$129.84		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$1,624.00		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$1,123.88		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$27.07		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$48.17		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$346.91		
02/02/26	00001-020226	PA 710 - 01/02/2026 - 02/02/20				\$0.00	\$1.23		
TOTALS:						\$0.00	\$3,301.10		

Myrtle Creek Improvement District
February 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70067	AMOUNT:	\$145.00	DATE:	02/20/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	8194	PA 711 - Feb. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	OM1471	CHECK:	4788	AMOUNT:	\$325.00	DATE:	02/20/26	VEND ID:	AWC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	1136274	PA 711 - Feb. waterway service				\$0.00	\$325.00		
TOTALS:						\$0.00	\$325.00		
BANK:	OM1471	CHECK:	4789	AMOUNT:	\$47.65	DATE:	02/20/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/31/26	OSC132234456	PA 711 - BCID req 510; legal a				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM1471	CHECK:	4790	AMOUNT:	\$4,710.00	DATE:	02/20/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	O-S9447	PA 711 - Dec. controller 2 val				\$0.00	\$520.00		
12/31/25	O-S9449	PA 711 - Dec. controller 1 irr				\$0.00	\$1,067.50		
12/31/25	O-S9450	PA 711 - Dec. controller 2 irr				\$0.00	\$187.00		
12/31/25	O-S9451	PA 711 - Dec. controller 3 irr				\$0.00	\$822.00		
12/31/25	O-S9452	PA 711 - Dec. controller 4 M.I				\$0.00	\$978.50		
12/31/25	O-S9453	PA 711 - Dec. controller 5 irr				\$0.00	\$414.00		
12/31/25	O-S9454	PA 711 - Dec. Wellspring A irr				\$0.00	\$515.00		
12/31/25	O-S9455	PA 711 - Dec. Wellspring B irr				\$0.00	\$206.00		
TOTALS:						\$0.00	\$4,710.00		
BANK:	OM1471	CHECK:	4791	AMOUNT:	\$504.43	DATE:	02/26/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/20/26	48541	PA 712 - Eng. srvs. thru 01/30				\$0.00	\$504.43		
TOTALS:						\$0.00	\$504.43		
BANK:	OM1471	CHECK:	4792	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	KSHENA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 712 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM1471	CHECK:	4793	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	LDASIL
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 712 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM1471	CHECK:	4794	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	MLEED
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 712 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM1471	CHECK:	4795	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	TEVANS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 712 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Myrtle Creek Improvement District

Work Authorizations/Proposed Services
(if applicable)



Proposal

PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

ADDRESS
Myrtle Creek Improvement Distrist LK Nona Central & Blvd & Roadways Orlando, FL 32817

PROPOSAL #	DATE
55202 (v. 0)	03/09/2026

DESCRIPTION	
Freeze Damage Cleanup Proposal MCID Proposal to cleanup and cut back plant material damaged from the freezes. This is to expedite the cutbacks in a timely manner.	\$11,500.00

				\$11,500.00
Description	Type	Qty	Unit \$	Total \$
Dump Fees - General Debris	EA	2.00	\$950.00	\$1,900.00
General Enhancement Labor	HR	160.00	\$60.00	\$9,600.00
			Total	\$11,500.00

DRAFT

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 55202









Myrtle Creek Improvement District

District's Financial Position and Budget to Actual YTD



Myrtle Creek Improvement District

February 2026 Financial Package

February 28, 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 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,828,273.45				\$ 1,828,273.45
Money Market Account	70,420.35				70,420.35
State Board of Administration	4,759.81				4,759.81
Pond Reserve	20,332.69				20,332.69
General Reserve	327,726.66				327,726.66
Assessments Receivable	322,906.01				322,906.01
Deposits	4,300.00				4,300.00
Assessments Receivable		\$ 436,840.24			436,840.24
Debt Service Reserve		324,430.83			324,430.83
Revenue		973,460.90			973,460.90
Prepayment		3,637.01			3,637.01
Total Current Assets	\$ 2,578,718.97	\$ 1,738,368.98	\$ -	\$ -	\$ 4,317,087.95
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,301,528.74	\$ 1,301,528.74
Amount To Be Provided				11,358,471.26	11,358,471.26
Total Investments	\$ -	\$ -	\$ -	\$ 12,660,000.00	\$ 12,660,000.00
Total Assets	\$ 2,578,718.97	\$ 1,738,368.98	\$ -	\$ 12,660,000.00	\$ 16,977,087.95



Myrtle Creek Improvement District
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 42,417.51				\$ 42,417.51
Due To Other Governmental Units	7,986.40				7,986.40
Deferred Revenue	322,906.01				322,906.01
Deferred Revenue		\$ 436,840.24			436,840.24
Total Current Liabilities	\$ 373,309.92	\$ 436,840.24	\$ -	\$ -	\$ 810,150.16
 <u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 12,660,000.00	\$ 12,660,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 12,660,000.00	\$ 12,660,000.00
 Total Liabilities	 \$ 373,309.92	 \$ 436,840.24	 \$ -	 \$ 12,660,000.00	 \$ 13,470,150.16
 <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	339,124.14				339,124.14
Net Assets, Unrestricted		\$ 681,599.44			681,599.44
Current Year Net Assets, Unrestricted		619,929.30			619,929.30
Net Assets, Unrestricted			\$ (417,951.06)		(417,951.06)
Net Assets, Unrestricted			417,951.06		417,951.06
Total Net Assets	\$ 2,205,409.05	\$ 1,301,528.74	\$ -	\$ -	\$ 3,506,937.79
 Total Liabilities and Net Assets	 \$ 2,578,718.97	 \$ 1,738,368.98	 \$ -	 \$ 12,660,000.00	 \$ 16,977,087.95



Myrtle Creek Improvement District
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
Revenues					
On-Roll Assessments	\$ 603,153.83				\$ 603,153.83
On-Roll Assessments		\$ 815,970.71			815,970.71
Total Revenues	<u>\$ 603,153.83</u>	<u>\$ 815,970.71</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,419,124.54</u>
Expenses					
Supervisor Fees	\$ 2,600.00				\$ 2,600.00
Public Officials' Liability Insurance	4,463.00				4,463.00
Trustee Services	5,458.62				5,458.62
Management	19,479.15				19,479.15
Engineering	1,844.78				1,844.78
Disclosure	1,500.00				1,500.00
District Counsel	1,066.00				1,066.00
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	20.80				20.80
Postage & Shipping	25.68				25.68
Legal Advertising	915.77				915.77
Miscellaneous	124.92				124.92
Web Site Maintenance	1,025.00				1,025.00
Holiday Decorations	1,000.00				1,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	711.77				711.77
Entry Lighting	108.14				108.14
Water Reclaimed	10,657.14				10,657.14
Aquatic Contract	1,625.00				1,625.00
General Liability Insurance	5,110.00				5,110.00
Other Insurance	500.00				500.00
Irrigation	13,717.50				13,717.50
Landscaping Maintenance & Material	115,974.95				115,974.95
Flower & Plant Replacement	4,800.00				4,800.00



Myrtle Creek Improvement District
Statement of Activities
 As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 1,315.15				\$ 1,315.15
IME - Irrigation	473.60				473.60
IME - Landscaping	37,815.90				37,815.90
IME - Lighting	253.90				253.90
IME - Miscellaneous	96.08				96.08
IME - Water Reclaimed	351.57				351.57
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	4,461.64				4,461.64
Personnel Leasing Agreement	15,000.05				15,000.05
Principal Payments		\$ 5,000.00			5,000.00
Interest Payments		198,950.00			198,950.00
Total Expenses	\$ 293,776.11	\$ 203,950.00	\$ -	\$ -	\$ 497,726.11
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 29,746.42				\$ 29,746.42
Dividends Income		\$ 7,908.59			7,908.59
Total Other Revenues (Expenses) & Gains (Losses)	\$ 29,746.42	\$ 7,908.59	\$ -	\$ -	\$ 37,655.01
Change In Net Assets	\$ 339,124.14	\$ 619,929.30	\$ -	\$ -	\$ 959,053.44
Net Assets At Beginning Of Year	\$ 1,866,284.91	\$ 681,599.44	\$ -	\$ -	\$ 2,547,884.35
Net Assets At End Of Year	\$ 2,205,409.05	\$ 1,301,528.74	\$ -	\$ -	\$ 3,506,937.79



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
On-Roll Assessments	\$ 603,153.83	\$ 386,479.92	\$ 216,673.91	\$ 927,551.80	65.03%
Carryforward Revenue	40,341.70	40,341.70	-	96,820.02	41.67%
Net Revenues	\$ 643,495.53	\$ 426,821.62	\$ 216,673.91	\$ 1,024,371.82	62.82%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 2,600.00	\$ 5,000.00	\$ (2,400.00)	\$ 12,000.00	21.67%
Financial & Administrative					
Public Officials' Liability Insurance	4,463.00	2,017.29	2,445.71	4,841.50	92.18%
Trustee Services	5,458.62	2,916.67	2,541.95	7,000.00	77.98%
Management	19,479.15	19,479.17	(0.02)	46,750.00	41.67%
Engineering	1,844.78	4,166.67	(2,321.89)	10,000.00	18.45%
Disclosure	1,500.00	625.00	875.00	1,500.00	100.00%
Property Appraiser	-	1,458.33	(1,458.33)	3,500.00	0.00%
District Counsel	1,066.00	10,416.67	(9,350.67)	25,000.00	4.26%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Reamortization Schedules	-	104.17	(104.17)	250.00	0.00%
Audit	-	1,666.67	(1,666.67)	4,000.00	0.00%
Arbitrage Calculation	-	375.00	(375.00)	900.00	0.00%
Tax Preparation	-	17.50	(17.50)	42.00	0.00%
Travel and Per Diem	20.80	125.00	(104.20)	300.00	6.93%
Telephone	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	25.68	208.33	(182.65)	500.00	5.14%
Copies	-	833.33	(833.33)	2,000.00	0.00%
Legal Advertising	915.77	2,708.37	(1,792.60)	6,500.00	14.09%
Bank Fees	-	20.00	(20.00)	48.00	0.00%
Miscellaneous	124.92	2,083.33	(1,958.41)	5,000.00	2.50%
Meeting Room	-	104.17	(104.17)	250.00	0.00%
Office Supplies	-	41.67	(41.67)	100.00	0.00%
Web Site Maintenance	1,025.00	1,225.00	(200.00)	2,940.00	34.86%
Holiday Decorations	1,000.00	520.83	479.17	1,250.00	80.00%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Total General & Administrative Expenses	\$ 47,198.72	\$ 59,321.51	\$ (12,122.79)	\$ 142,371.50	33.15%



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric Utility Services					
Electric	\$ 519.72	\$ 625.00	\$ (105.28)	\$ 1,500.00	34.65%
Entry Lighting	108.14	208.33	(100.19)	500.00	21.63%
Water-Sewer Combination Services					
Water Reclaimed	9,220.74	15,833.33	(6,612.59)	38,000.00	24.27%
Stormwater Control					
Aquatic Contract	1,625.00	1,625.00	-	3,900.00	41.67%
Other Physical Environment					
General Liability Insurance	5,110.00	2,310.06	2,799.94	5,544.15	92.17%
Property & Casualty Insurance	-	708.33	(708.33)	1,700.00	0.00%
Other Insurance	500.00	625.00	(125.00)	1,500.00	33.33%
Irrigation Repairs	12,167.50	18,750.00	(6,582.50)	45,000.00	27.04%
Landscaping Maintenance & Material					
District Landscaping	96,268.75	114,583.33	(18,314.58)	275,000.00	35.01%
Gateway Road Landscaping	197.45	197.45	-	473.88	41.67%
Tree Trimming	-	17,500.00	(17,500.00)	42,000.00	0.00%
Flower & Plant Replacement	4,800.00	20,833.33	(16,033.33)	50,000.00	9.60%
Contingency	-	31,631.33	(31,631.33)	75,915.18	0.00%
Pest Control	1,255.00	541.67	713.33	1,300.00	96.54%
Hurricane Cleanup	-	20,833.33	(20,833.33)	50,000.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,315.15	1,391.25	(76.10)	3,339.00	39.39%
IME - Irrigation Repairs	473.60	1,312.50	(838.90)	3,150.00	15.03%
IME - Landscaping	37,815.90	38,472.13	(656.23)	92,333.12	40.96%
IME - Lighting	253.90	525.00	(271.10)	1,260.00	20.15%
IME - Miscellaneous	96.08	2,625.00	(2,528.92)	6,300.00	1.53%
IME - Water Reclaimed	351.57	656.25	(304.68)	1,575.00	22.32%
IME - Landscape Improvements	-	5,250.00	(5,250.00)	12,600.00	0.00%
New Operational Field Expenses					
Trail Repair	30,500.00	6,250.00	24,250.00	15,000.00	203.33%
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	4,166.67	(2,316.67)	10,000.00	18.50%
Streetlights	4,461.64	6,250.00	(1,788.36)	15,000.00	29.74%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	6,666.70	6,666.67	0.03	16,000.00	41.67%
Personnel Leasing Agreement - Irrigation Specialist	8,333.35	8,333.33	0.02	20,000.00	41.67%
Reserves					
Infrastructure Capital Reserve	-	8,333.33	(8,333.33)	20,000.00	0.00%
Interchange Maintenance Reserve	-	983.33	(983.33)	2,360.00	0.00%
Lake/Pond Repair Reserve	-	2,083.33	(2,083.33)	5,000.00	0.00%
Total Field Operations Expenses	\$ 223,890.19	\$ 340,104.28	\$ (116,214.09)	\$ 816,250.33	27.43%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Wellspring Blvd./Performance Drive Expense</u>					
Irrigation Repairs	\$ 1,550.00	\$ 2,179.38	\$ (629.38)	\$ 5,230.50	29.63%
Landscaping	19,508.75	16,666.67	2,842.08	40,000.00	48.77%
Flower & Plant Replacement	-	2,975.97	(2,975.97)	7,142.33	0.00%
Lighting	192.05	3,282.15	(3,090.10)	7,877.17	2.44%
Miscellaneous	-	1,458.33	(1,458.33)	3,500.00	0.00%
Water Reclaimed	1,436.40	2,083.33	(646.93)	5,000.00	28.73%
Total Wellspring Blvd./Performance Drive Expenses	\$ 22,687.20	\$ 28,645.83	\$ (5,958.63)	\$ 68,750.00	33.00%
Total Expenses	\$ 293,776.11	\$ 428,071.62	\$ (134,295.51)	\$ 1,027,371.83	28.59%
Income (Loss) from Operations	\$ 349,719.42	\$ (1,250.00)	\$ 350,969.42	\$ (3,000.00)	
Other Income (Expense)					
Interest Income	\$ 29,746.42	\$ 1,250.00	\$ 28,496.42	\$ 3,000.00	991.55%
Total Other Income (Expense)	\$ 29,746.42	\$ 1,250.00	\$ 28,496.42	\$ 3,000.00	991.55%
Net Income (Loss)	\$ 379,465.84	\$ -	\$ 379,465.84	\$ -	



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
Revenues						
On-Roll Assessments	\$ -	\$ 61,890.03	\$ 156,238.21	\$ 128,397.39	\$ 256,628.20	\$ 603,153.83
Carryforward Revenue	8,068.36	8,068.33	8,068.34	8,068.33	8,068.34	40,341.70
Net Revenues	\$ 8,068.36	\$ 69,958.36	\$ 164,306.55	\$ 136,465.72	\$ 264,696.54	\$ 643,495.53
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ -	\$ 1,000.00	\$ -	\$ 800.00	\$ 800.00	\$ 2,600.00
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	3,895.83	19,479.15
Engineering	-	911.25	429.10	-	504.43	1,844.78
Disclosure	-	-	1,500.00	-	-	1,500.00
Property Appraiser	-	-	-	-	-	-
District Counsel	-	-	865.00	-	201.00	1,066.00
Assessment Administration	-	-	7,500.00	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-
Audit	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-	-
Tax Preparation	-	-	-	-	-	-
Travel and Per Diem	-	-	-	6.80	14.00	20.80
Telephone	-	-	-	-	-	-
Postage & Shipping	-	0.74	24.94	-	-	25.68
Copies	-	-	-	-	-	-
Legal Advertising	271.93	58.14	270.90	267.15	47.65	915.77
Bank Fees	-	-	-	-	-	-
Miscellaneous	-	1.24	1.22	81.23	41.23	124.92
Meeting Room	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-
Web Site Maintenance	145.00	145.00	145.00	445.00	145.00	1,025.00
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	\$ 5,649.14	\$ 47,198.72



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
Field Operations						
Electric Utility Services						
Electric	\$ -	\$ 130.33	\$ 128.97	\$ 130.58	\$ 129.84	\$ 519.72
Entry Lighting	-	27.19	26.69	27.19	27.07	108.14
Water-Sewer Combination Services						
Water Reclaimed	-	3,043.28	2,065.35	2,488.11	1,624.00	9,220.74
Stormwater Control						
Aquatic Contract	325.00	325.00	325.00	325.00	325.00	1,625.00
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	3,989.00	12,167.50
Landscaping Maintenance & Material						
District Landscaping	19,253.75	19,253.75	19,253.75	19,253.75	19,253.75	96,268.75
Gateway Road Landscaping	39.49	39.49	39.49	39.49	39.49	197.45
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	263.03	1,315.15
IME - Irrigation	-	-	473.60	-	-	473.60
IME - Landscaping	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	37,815.90
IME - Lighting	-	59.43	60.92	67.73	65.82	253.90
IME - Miscellaneous	96.08	-	-	-	-	96.08
IME - Water Reclaimed	-	90.58	139.30	66.81	54.88	351.57
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	1,123.88	4,461.64
Parks & Recreation						
Personnel Leasing Agreement - Administrator	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	6,666.70
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	8,333.35
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	\$ 37,458.95	\$ 223,890.19



Myrtle Creek Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
<u>Wellspring Blvd./Performance Drive Expenses</u>						
Irrigation Repairs	\$ -	\$ -	\$ 829.00	\$ -	\$ 721.00	\$ 1,550.00
Landscaping	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	19,508.75
Flower & Plant Replacement	-	-	-	-	-	-
Lighting	-	48.29	47.67	47.92	48.17	192.05
Miscellaneous	-	-	-	-	-	-
Water Reclaimed	-	507.67	246.95	334.87	346.91	1,436.40
Total Wellspring Blvd./Performance Drive Expenses	\$ 3,901.75	\$ 4,457.71	\$ 5,025.37	\$ 4,284.54	\$ 5,017.83	\$ 22,687.20
Total Expenses	\$ 55,716.67	\$ 45,372.12	\$ 95,112.09	\$ 49,449.31	\$ 48,125.92	\$ 293,776.11
Income (Loss) from Operations	\$ (47,648.31)	\$ 24,586.24	\$ 69,194.46	\$ 87,016.41	\$ 216,570.62	\$ 349,719.42
<u>Other Income (Expense)</u>						
Interest Income	\$ 6,011.89	\$ 5,445.70	\$ 7,096.89	\$ 5,703.35	\$ 5,488.59	\$ 29,746.42
Total Other Income (Expense)	\$ 6,011.89	\$ 5,445.70	\$ 7,096.89	\$ 5,703.35	\$ 5,488.59	\$ 29,746.42
Net Income (Loss)	\$ (41,636.42)	\$ 30,031.94	\$ 76,291.35	\$ 92,719.76	\$ 222,059.21	\$ 379,465.84



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	-	-	608,239.03	(398,312.19)	1,828,273.45
3/1/2026	1,828,273.45	-	-	-	-	1,828,273.45 as of 03/04/2026
Totals		18,019.07	(158,622.74)	1,442,847.34	(1,079,490.91)	