

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** (*provided under separate cover*)
- 3. **Consideration of Resolution 2026-04, Election of Officers**

Business Matters

- 4. **Consideration of Acquisition of Performance Drive Phase 3 Real Property** (*provided under separate cover*)
- 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**
(provided under separate cover)



Myrtle Creek Improvement District

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



Myrtle Creek Improvement District

**Acquisition of
Performance Drive Phase 3 Real Property**
(provided under separate cover)



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)



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)	