

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, October 20, 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 the Minutes of the August 18, 2026, Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** *(provided under separate cover)*
- 3. **Ratification of Egis Insurance Package for FY 2027**
- 4. **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling \$30,765.03**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling \$63,691.89**
- 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 – Landscape Report
 - 6. Irrigation Supervisor
- B. Supervisor Requests

Adjournment



Myrtle Creek Improvement District

**Minutes of the August 18, 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, August 18, 2026, at 4:30 p.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Present:

Kam Shenai	Chair
Marsha Leed	Vice Chair
Bob Da Silva	Assistant Secretary
Trudy Evans	Assistant Secretary
Patrick Gill	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	
Blake Firth	PFM	(via phone 4:30 p.m. – 5:00 p.m.)
Tucker Mackie	Kutak Rock	
Bob Schanck	LJA	
Carlos Negron	Berman	
Samantha Sharenow	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	
DJ Batten	Berman	
Will Stafford	Tavistock	
Dan Young	Tavistock	
Laura Bowen	USTA Florida	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. Ms. Laura Bowen, the Executive Director of USTA Florida, introduced herself and requested that USTA Florida be listed on signage in the area and on billing items. Mr. Da Silva suggested she speak with the Developer regarding signage, as signage is not within the District's purview. Ms. Walden added that she would follow up with Ms. Bowen after the meeting to ensure Ms. Bowen has the proper contact information to address her concerns.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
June 16, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the June 16, 2026, 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 June 16, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Approving an Annual Meeting Schedule for Fiscal Year 2027

Ms. Walden noted that District staff is recommending keeping the same meeting schedule of the third Tuesday of each month at 5:00 p.m., with the exception of March which would be the second Tuesday of the month due to Spring Break, for the Board of Supervisors' Meetings and keeping the second Thursday of each month at 3:30 p.m., with the exception of March which would be the first Thursday of the month due to Spring Break, for the Construction Committee Meetings, with all meetings being held at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

On motion by Mr. Da Silva, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2026-08, Approving an Annual Meeting Schedule for Fiscal Year 2027, with the Board of Supervisors' Meetings scheduled for the third Tuesday of each month, with the exception of March which would be the second Tuesday of the month, at 5:00 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827, and the Construction Committee Meetings scheduled for the second Thursday of each month, with the exception of March which would be the first Thursday of the month, at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Extending Annual Renewal for Lake Nona Central – Boulevard and Roadways (Sections #1 & 2) Landscape and Irrigation Maintenance Services Agreement with Cepra

Ms. Walden noted that Berman provided feedback that Cepra is doing a good job and the recommendation is to renew the Agreement for an additional one-year term through September 30, 2027, at an annual amount of \$287,409.00.

On motion by Mr. Da Silva, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Extension of the Annual Renewal of the Lake Nona Central – Boulevard and Roadways (Sections #1 & 2) Landscape and Irrigation Maintenance Services Agreement with Cepra.

SIXTH ORDER OF BUSINESS

Consideration of 1st Amendment to Personnel Leasing Agreement with Berman

Ms. Walden noted that the District currently pays Berman \$36,000.00 annually for administrative and irrigation specialist services. Berman is requesting an increase to \$37,440.00 annually (a 4% increase) for Fiscal Year 2027. She noted this is Berman's first request for an increase in five years.

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 1st Amendment to Personnel Leasing Agreement with Berman, increasing the annual amount to \$37,440.00 for Fiscal Year 2027.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2027

Ms. Walden noted that this is an annual agreement with the Orange County Property Appraiser for the collection of the District's non-ad valorem assessments on the tax bill.

On motion by Mr. Da Silva, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2027.

EIGHTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget **a. Public Comment and Testimony** **b. Board Comments** **c. Consideration of Resolution 2026- 09, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**

Ms. Walden noted that the hearing was noticed as required by Florida Statutes.

On motion by Mr. Shenai, seconded by Mr. Da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District opened the public hearing.

Ms. Walden asked for public comments and hearing none asked for a motion to close the public hearing.

On motion by Mr. Shenai, seconded by Mr. Da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District closed the public hearing.

Ms. Walden noted this is the same overall budget that the Board reviewed when it approved the proposed budget. Mr. Shenai explained that the District has kept assessments at an acceptable level over the past several years, maintains a reasonable amount in reserves for future needs, and is in good shape to end this Fiscal Year with a carry-forward balance for next year.

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 2026-09, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

NINTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- a. Public Comment and Testimony**
- b. Board Comments**
- c. Consideration of Resolution 2026-10, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection**

Ms. Walden noted that the hearing was noticed as required by Florida Statutes.

On motion by Ms. Leed, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District opened the public hearing.

Ms. Walden asked for public comments and hearing none asked for a motion to close the public hearing.

On motion by Ms. Evans, seconded by Mr. Shenai, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District closed the public hearing.

Ms. Leed asked if the assessments would be affected when the roundabout is complete. Ms. Walden responded that there is enough in contingency to cover any items that may arise. Mr. Da Silva added that there is usually a one-year maintenance period and that, with this addition, there is probably less landscaping than before.

Ms. Mackie noted there is an increase in assessments for the Wellspring Blvd./Performance Drive area, which includes a cushion for maintenance costs that may be needed for the new area.

Ms. Leed asked for an update on the timeline for completion of the roundabout. Mr. Young responded that the project is on schedule and should be substantially completed in September. He added that there will be no speed tables at this location due to negative feedback concerning speed tables at other locations; instead, rapid reflecting flashing beacons, which are pedestrian-activated lights, will be installed for safety.

On motion by Mr. Shenai, seconded by Mr. Gill, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2026-10, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection.

TENTH ORDER OF BUSINESS

Public Hearing on the Adoption of Rules of Procedure

- a. Public Comment and Testimony**
- b. Board Comments**
- c. Consideration of Resolution 2026-11, Adopting Rules of Procedure**

Ms. Walden noted that the District published notice of the hearing as required by Florida Statutes.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District opened the public hearing.

Ms. Walden asked for public comments and hearing none asked for a motion to close the public hearing.

On motion by Mr. Shenai, seconded by Mr. Da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District closed the public hearing.

Ms. Mackie noted that the Board reviewed these rules back in May when the public hearing was set. She added that the rules are presented in redline so the Board can see the changes. These changes were made to conform with legislative changes over the past couple of years and to allow for some efficiencies in the way the rules are written.

There was discussion regarding the rules and some of the changes.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2026-11, Adopting Rules of Procedure.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-12, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Walden explained that this is an annually required item under Section 189.0694, Florida Statutes, with the same goals and objectives as Fiscal Year 2026.

On motion by Ms. Leed, seconded by Mr. Gill, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2026-12, Adopting Goals, Objectives, and Performance Measures and Standards.

TWELFTH ORDER OF BUSINESS

Ratification of the 2026 OCPA Data Sharing and Usage Agreement

Ms. Walden noted that this Agreement was executed by the Chair outside of a meeting because the District needed the data to finalize the mailed notice of the assessment hearing.

On motion by Ms. Evans, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified the 2026 OCPA Data Sharing and Usage Agreement.

THIRTEENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in June 2026 in an amount totaling \$85,237.60

The Board reviewed O&M Expenditures paid in June 2026. Ms. Walden noted these have already been approved and need to be ratified by the Board.

On motion by Ms. Evans, seconded by Mr. Da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified Operation and Maintenance Expenditures Paid in June 2026 in an amount totaling \$85,237.60.

FOURTEENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in July 2026, in an amount totaling \$61,097.10

The Board reviewed O&M Expenditures paid in July 2026. Ms. Walden noted these have already been approved and need to be ratified by the Board.

On motion by Ms. Evans, seconded by Mr. Da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified Operation and Maintenance Expenditures Paid in July 2026, in an amount totaling \$61,097.10.

FIFTEENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden noted there are no Work Authorizations.

SIXTEENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through the end of July. The District is approximately 83% through the Fiscal Year and has spent approximately 55% of the adopted budget. No action was required.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden stated the next Board Meeting is scheduled for Tuesday, September 15, 2026, at 5:00 pm.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – Mr. Fussell noted the monthly report was included in the agenda.

Irrigation Supervisor –

No report.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Shenai commented on the condition of the landscaping under the trees near the monument and the ER. Mr. Negron replied that work is being done in the area. Mr. Batten added that the landscaper's blower sometimes pushes the pine straw under the trees, and he will follow up with the landscaper to ensure it is raked.

Mr. Da Silva raised concerns about the intersection with Advent as, noting it is dangerous because two of the lanes converge. Mr. Young replied that Advent is responsible for the work at that intersection and he will look into it.

Ms. Evans asked about the timeline for when the plants would be planted near Village Walk. Mr. Batten replied that they are working down the road in sections.

Mr. Gill commented on the faded stop sign exiting Village Walk. Berman will look into this item.

There were no further Supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjournment

On motion by Mr. Shenai, seconded by Mr. Gill, with all in favor, the August 18, 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

**Assignment Agreement with LJA Engineering
f/k/a McIntosh & Associates**
(provided under separate cover)



Myrtle Creek Improvement District

Egis Insurance Package for FY 2027



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Myrtle Creek Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

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

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

Competitive Advantage

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

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

How are FIA Members Protected?

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

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

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126266

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

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

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

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

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

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

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

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

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

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

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Lock and Key Replacement	\$2,500 any one occurrence
	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
	EE	Awnings, Gutters and Downspouts	Included
	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

Retroactive Date:

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126266

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,493
Public Officials and Employment Practices Liability	\$4,798
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$10,791

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership In the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Myrtle Creek Improvement District

(Name of Local Governmental Entity)

By: _____

K. P. Shewap
Signature

_____ KAMALAKAR SHEWAP

Print Name

Witness By: _____

Jennifer L. Walden
Signature

_____ JENNIFER L. WALDEN

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____

Administrator



Myrtle Creek Improvement District

**Operations and Maintenance Expenditures Paid in
August 2026 in an amount totaling \$30,765.03**

MYRTLE CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,765.03**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Myrtle Creek Improvement District
AP Check Register (Current by Bank)
Check Dates: 8/1/2026 to 8/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
862	8/28/26	P	AWC	Aquatic Weed Control, Inc.	\$325.00
863	8/28/26	P	BCID	Boggy Creek Improv. District	\$56.19
864	8/28/26	P	BERMAN	Berman Construction	\$3,000.01
865	8/28/26	P	CEPRA	Cepra Landscape	\$7,012.25
866	8/28/26	P	KUTAK	Kutak Rock	\$2,669.50
867	8/28/26	P	ORLSEN	Orlando Sentinel	\$2,935.40
868	8/28/26	P	PFMMS	PFM Management Services	\$54.00
BANK OM1471 REGISTER TOTAL:					\$16,052.35
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70090	8/17/26	M	TRUSTE	US Bank as Trustee for Myrtle	\$47,013.15
70091	8/24/26	M	OUC	Orlando Utilities Commission	\$4,199.07
70092	8/27/26	M	VGLOBA	VGlobalTech	\$145.00
70093	8/28/26	M	BCID	Boggy Creek Improv. District	\$10,368.61
BANK OM-ACH REGISTER TOTAL:					\$61,725.83
GRAND TOTAL :					\$77,778.18

16,052.35	Checks 4849-4861
47,013.15	Wire - Debt Service
4,199.07	PA 732 - OUC paid online
145.00	PA 732 - VGlobalTech paid online
10,368.61	PA 732 - Jul. ICM due to Boggy Creek
77,778.18	Total cash spent
30,765.03	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
August 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70090	AMOUNT:	\$47,013.15	DATE:	08/17/26	VEND ID:	TRUSTE
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/17/26	2026.08.14		S2016 FY26 DS (239413000) Dist					\$0.00	\$47,013.15
TOTALS:								\$0.00	\$47,013.15
BANK:	OM-ACH	CHECK:	70091	AMOUNT:	\$4,199.07	DATE:	08/24/26	VEND ID:	OUC
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$128.46
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$2,439.37
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$1,123.88
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$27.31
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$48.17
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$430.65
08/03/26	00001-080326		PA 732 - 07/01/2026 - 08/03/20					\$0.00	\$1.23
TOTALS:								\$0.00	\$4,199.07
BANK:	OM-ACH	CHECK:	70092	AMOUNT:	\$145.00	DATE:	08/27/26	VEND ID:	VGLOBA
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/01/26	8804		PA 732 - Aug. website maint.					\$0.00	\$145.00
TOTALS:								\$0.00	\$145.00
BANK:	OM1471	CHECK:	4862	AMOUNT:	\$325.00	DATE:	08/28/26	VEND ID:	AWC
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/01/26	1142942		PA 733 - Aug. waterway service					\$0.00	\$325.00
TOTALS:								\$0.00	\$325.00
BANK:	OM1471	CHECK:	4863	AMOUNT:	\$56.19	DATE:	08/28/26	VEND ID:	BCID
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/10/26	OSA108062		PA 733 - BCID CPA 004; legal a					\$0.00	\$56.19
TOTALS:								\$0.00	\$56.19
BANK:	OM1471	CHECK:	4864	AMOUNT:	\$3,000.01	DATE:	08/28/26	VEND ID:	BERMAN
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
08/01/26	9628419		PA 732 - Aug. administrator ag					\$0.00	\$1,333.34
08/01/26	9628419		PA 732 - Aug. irrigation speci					\$0.00	\$1,666.67
TOTALS:								\$0.00	\$3,000.01
BANK:	OM1471	CHECK:	4865	AMOUNT:	\$7,012.25	DATE:	08/28/26	VEND ID:	CEPRA
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
06/30/26	O-S10458		PA 732 - Jun. controller 2 irr					\$0.00	\$584.25
07/31/26	O-S10532		PA 732 - Removal of dead pine					\$0.00	\$6,428.00
TOTALS:								\$0.00	\$7,012.25
BANK:	OM1471	CHECK:	4866	AMOUNT:	\$2,669.50	DATE:	08/28/26	VEND ID:	KUTAK
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
07/28/26	3779306		PA 732 - Gen. legal thru 06/30					\$0.00	\$1,140.50
07/28/26	3779307		PA 732 - Gen. legal thru 05/31					\$0.00	\$1,529.00
TOTALS:								\$0.00	\$2,669.50
BANK:	OM1471	CHECK:	4867	AMOUNT:	\$2,935.40	DATE:	08/28/26	VEND ID:	ORLSEN
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
07/31/26	OSA102734		PA 733 - Ad: 108260; Adoption					\$0.00	\$2,081.00
08/10/26	OSA108131		PA 733 - Ad: 106286; 08/18/202					\$0.00	\$368.98
07/27/26	OSA99853		PA 733 - Ad: 79653; Notice of					\$0.00	\$485.42
TOTALS:								\$0.00	\$2,935.40

Myrtle Creek Improvement District

August 2026 AP Remittance Report

BANK:	OM1471	CHECK:	4868	AMOUNT:	\$54.00	DATE:	08/28/26	VEND ID:	PFMMS
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Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
07/06/26	142984	PA 733 - Jun. mileage, tolls	\$0.00	\$14.00
07/06/26	142984	PA 733 - Jun. storage facility	\$0.00	\$40.00
TOTALS:			\$0.00	\$54.00

BANK:	OM-ACH	CHECK:	70093	AMOUNT:	\$10,368.61	DATE:	08/28/26	VEND ID:	BCID
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Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
07/31/26	ICM2026-10	PA 732 - Jul. ICM aquatics mai	\$0.00	\$263.03
07/31/26	ICM2026-10	PA 732 - Jul. ICM irrigation	\$0.00	\$295.16
07/31/26	ICM2026-10	PA 732 - Jul. ICM landscape ma	\$0.00	\$7,563.18
07/31/26	ICM2026-10	PA 732 - Jul. ICM landscape im	\$0.00	\$2,047.50
07/31/26	ICM2026-10	PA 732 - Jul. ICM lighting	\$0.00	\$54.27
07/31/26	ICM2026-10	PA 732 - Jul. ICM water reclai	\$0.00	\$105.98
07/31/26	ICM2026-10	PA 732 - Jul. Gateway Rd lands	\$0.00	\$39.49
TOTALS:			\$0.00	\$10,368.61



Myrtle Creek Improvement District

**Operations and Maintenance Expenditures Paid in
September 2026 in an amount totaling \$63,691.89**

MYRTLE CREEK IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$63,691.89**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Myrtle Creek Improvement District
AP Check Register (Current by Bank)
Check Dates: 9/1/2026 to 9/30/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					001-101-0000-00-01
4869	09/09/26	P	CEPRA	Cepra Landscape	\$26,495.00
4870	09/09/26	P	KSHENA	Kamalakar Shenai	\$200.00
4871	09/09/26	P	LDASIL	Lionel R. Dasilva	\$200.00
4872	09/09/26	P	MLEED	Marsha Leed	\$200.00
4873	09/09/26	P	PFMMS	PFM Management Services	\$4,529.16
4874	09/09/26	P	PGILL	Patrick Gill	\$200.00
4875	09/09/26	P	TEV NS	Trudy Evans	\$200.00
BANK OM1471 REGISTER TOTAL:					\$32,024.16
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70094	09/25/26	M	TRUSTE	US Bank as Trustee for Myrtle	\$2,680.72
70095	09/21/26	M	OUC	Orlando Utilities Commission	\$4,307.73
BANK OM-ACH REGISTER TOTAL:					\$6,988.45
GRAND TOTAL :					\$39,012.61

32,024.16	Checks 4869-4875
2,680.72	Wire - Debt Service
4,307.73	PA 735 - OUC paid online
27,360.00	FY 2027 reserve transfers
66,372.61	Total cash spent
63,691.89	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
September 2026 AP Remittance Report

BANK:	OM1471	CHECK:	4869	AMOUNT:	\$26,495.00	DATE:	09/09/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/17/26	O-S10314	PA 734 - Jun. Wellspring BOV r				\$0.00		\$237.50	
06/25/26	O-S10336	PA 734 - Jun. controller 60 ir				\$0.00		\$117.00	
08/01/26	O-S10574	PA 732 - Aug. Sec. 1 landscapi				\$0.00		\$19,253.75	
08/01/26	O-S10574	PA 732 - Aug. Wellspring lands				\$0.00		\$3,901.75	
07/31/26	O-S10612	PA 734 - Jul. mainline repairs				\$0.00		\$1,750.00	
07/31/26	O-S10613	PA 734 - Jul. controller 4 rep				\$0.00		\$195.00	
07/31/26	O-S10617	PA 734 - Jul. controller 4 zon				\$0.00		\$520.00	
07/31/26	O-S10618	PA 734 - Jul. controller 5 zon				\$0.00		\$520.00	
TOTALS:						\$0.00		\$26,495.00	
BANK:	OM1471	CHECK:	4870	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	KSHENA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 734 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4871	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	LDASIL
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 734 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4872	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	MLEED
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 734 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4873	AMOUNT:	\$4,529.16	DATE:	09/09/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/14/26	143544	PA 734 - Jul. legal advertisin				\$0.00		\$291.85	
08/14/26	143544	PA 734 - Jul. legal advertisin				\$0.00		\$256.84	
08/14/26	143544	PA 734 - Jul. mileage, tolls				\$0.00		\$30.86	
08/14/26	143544	PA 734 - Jul. storage facility				\$0.00		\$46.34	
08/06/26	DM-08-2026-51	PA 734 - DM fee: Aug. 2026				\$0.00		\$3,895.83	
08/07/26	OE-EXP-08-2026-33	PA 734 - Jul. postage				\$0.00		\$3.90	
08/07/26	OE-EXP-08-2026-33	PA 734 - Jul. FedEx				\$0.00		\$3.54	
TOTALS:						\$0.00		\$4,529.16	
BANK:	OM1471	CHECK:	4874	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	PGILL
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 734 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM1471	CHECK:	4875	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	TEVANS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 734 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM-ACH	CHECK:	70094	AMOUNT:	\$2,680.72	DATE:	09/25/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/16/26	2026.09.15	S2016 FY26 DS (239413000) Dist				\$0.00		\$2,680.72	
TOTALS:						\$0.00		\$2,680.72	

Myrtle Creek Improvement District
September 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70095	AMOUNT:	\$4,307.73	DATE:	09/21/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		(\$171.87)	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$126.62	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$2,870.29	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$1,123.88	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$25.57	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$47.79	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$284.23	
09/01/26	00001-090126	PA 735 - 08/03/2026 - 09/01/20				\$0.00		\$1.22	
		TOTALS:				\$0.00		\$4,307.73	



Myrtle Creek Improvement District

Work Authorizations/Proposed Services
(if applicable)

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “**Work Authorization**”), dated September 24, 2026, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE MYRTLE CREEK IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated August 17, 2020, by and between:

Myrtle Creek Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “**Contractor**”, together with District the “**Parties**”).

Section 1. Scope of Services. Contractor shall provide holiday decoration maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

MYRTLE CREEK IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edgard Morales

Witness

By: _____
Its: _____

Exhibit A: Proposal/Scope of Services

ESTIMATE

#5941



BILL TO	SHIP TO
Myrtle Creek Improvement District	Myrtle Creek Improvement District
United States	United States

SALES REP	EXPIRES	Exp. Close	SHIPPING METHOD
Edgard Morales Gonzalez	10/24/2026	09/24/2026	

PROJECT OVERVIEW

Scope of Work – Holiday Decor MCID

Location: Lake Nona Boulevard and Narcoossee Road entrance

Provide all materials, equipment, and labor necessary to install holiday décor at the designated entrance. The scope includes four 24-inch wreaths and two 48-inch sprays.

Deliver the décor, fluff the greenery, attach ribbons, and securely install the wreaths and sprays. After the holiday season, return to take down the décor.

ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
Maintenance Work	Cost of tech to pick up and install holiday decor on MCID	1	\$1,500.00	\$1,500.00

Subtotal	\$1,500.00
TAX	
Total	\$1,500.00

ESTIMATE

#5941



Please sign and return this estimate to authorize the proposed work.

Client Representative Signature

Date

Printed Name



Myrtle Creek Improvement District

District's Financial Position and Budget to Actual YTD



Myrtle Creek Improvement District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



Myrtle Creek Improvement District
Statement of Financial Position
As of 9/30/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,799,078.83				\$ 1,799,078.83
Money Market Account	71,773.20				71,773.20
State Board of Administration	4,868.13				4,868.13
Pond Reserve	25,736.21				25,736.21
General Reserve	356,440.38				356,440.38
Deposits	4,300.00				4,300.00
Debt Service Reserve		\$ 319,531.79			319,531.79
Revenue		345,576.86			345,576.86
Prepayment		14,636.51			14,636.51
Accounts Receivable - Due from Developer			\$ 140.00		140.00
Due From Other Funds			455.00		455.00
Total Current Assets	<u>\$ 2,262,196.75</u>	<u>\$ 679,745.16</u>	<u>\$ 595.00</u>	<u>\$ -</u>	<u>\$ 2,942,536.91</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 679,745.16	\$ 679,745.16
Amount To Be Provided				11,100,254.84	11,100,254.84
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,780,000.00</u>	<u>\$ 11,780,000.00</u>
Total Assets	<u><u>\$ 2,262,196.75</u></u>	<u><u>\$ 679,745.16</u></u>	<u><u>\$ 595.00</u></u>	<u><u>\$ 11,780,000.00</u></u>	<u><u>\$ 14,722,536.91</u></u>



Myrtle Creek Improvement District
Statement of Financial Position
As of 9/30/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 123,654.35				\$ 123,654.35
Due To Other Funds	455.00				455.00
Due To Other Governmental Units	16,169.54				16,169.54
Accounts Payable			\$ 595.00		595.00
Deferred Revenue			140.00		140.00
Total Current Liabilities	<u>\$ 140,278.89</u>	<u>\$ -</u>	<u>\$ 735.00</u>	<u>\$ -</u>	<u>\$ 141,013.89</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 11,780,000.00	\$ 11,780,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,780,000.00</u>	<u>\$ 11,780,000.00</u>
Total Liabilities	<u>\$ 140,278.89</u>	<u>\$ -</u>	<u>\$ 735.00</u>	<u>\$ 11,780,000.00</u>	<u>\$ 11,921,013.89</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 1,325,917.85				\$ 1,325,917.85
Net Assets - General Government	540,367.06				540,367.06
Current Year Net Assets - General Government	255,632.95				255,632.95
Net Assets, Unrestricted		\$ 681,599.44			681,599.44
Current Year Net Assets, Unrestricted		(1,854.28)			(1,854.28)
Net Assets, Unrestricted			\$ (417,951.06)		(417,951.06)
Net Assets, Unrestricted			417,951.06		417,951.06
Current Year Net Assets, Unrestricted			(140.00)		(140.00)
Total Net Assets	<u>\$ 2,121,917.86</u>	<u>\$ 679,745.16</u>	<u>\$ (140.00)</u>	<u>\$ -</u>	<u>\$ 2,801,523.02</u>
Total Liabilities and Net Assets	<u>\$ 2,262,196.75</u>	<u>\$ 679,745.16</u>	<u>\$ 595.00</u>	<u>\$ 11,780,000.00</u>	<u>\$ 14,722,536.91</u>



Myrtle Creek Improvement District
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 928,678.72				\$ 928,678.72
On-Roll Assessments		\$ 1,256,353.82			1,256,353.82
Developer Contributions			\$ 9,406.00		9,406.00
Total Revenues	<u>\$ 928,678.72</u>	<u>\$ 1,256,353.82</u>	<u>\$ 9,406.00</u>	<u>\$ -</u>	<u>\$ 2,194,438.54</u>
<u>Expenses</u>					
Supervisor Fees	\$ 6,400.00				\$ 6,400.00
Public Officials' Liability Insurance	4,463.00				4,463.00
Trustee Services	5,458.62				5,458.62
Management	46,750.00				46,750.00
Engineering	16,408.60				16,408.60
Disclosure	1,500.00				1,500.00
District Counsel	11,078.94				11,078.94
Assessment Administration	7,500.00				7,500.00
Audit	3,600.00				3,600.00
Tax Preparation	46.20				46.20
Travel and Per Diem	122.06				122.06
Postage & Shipping	94.28				94.28
Legal Advertising	6,081.86				6,081.86
Miscellaneous	419.83				419.83
Web Site Maintenance	2,640.00				2,640.00
Holiday Decorations	1,000.00				1,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,939.25				1,939.25
Entry Lighting	295.19				295.19
Water Reclaimed	29,158.27				29,158.27
Aquatic Contract	3,900.00				3,900.00
General Liability Insurance	5,110.00				5,110.00
Other Insurance	500.00				500.00
Irrigation	53,861.22				53,861.22
Landscaping Maintenance & Material	273,264.88				273,264.88
Tree Trimming	7,500.00				7,500.00



Myrtle Creek Improvement District
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
Flower & Plant Replacement	\$ 82,751.00				\$ 82,751.00
Contingency	10,656.64				10,656.64
IME - Aquatics Maintenance	3,156.36				3,156.36
IME - Irrigation	904.21				904.21
IME - Landscaping	90,758.16				90,758.16
IME - Lighting	660.65				660.65
IME - Miscellaneous	192.16				192.16
IME - Water Reclaimed	924.16				924.16
Trail Repair	30,500.00				30,500.00
Pest Control	2,510.00				2,510.00
Entry and Wall Maintenance	1,850.00				1,850.00
IME - Landscape Improvements	2,047.50				2,047.50
Streetlights	12,328.80				12,328.80
Personnel Leasing Agreement	36,000.12				36,000.12
Principal Payments		\$ 885,000.00			885,000.00
Interest Payments		397,825.00			397,825.00
District Counsel			\$ 5,046.00		5,046.00
Contingency			4,500.00		4,500.00
Total Expenses	\$ 764,506.96	\$ 1,282,825.00	\$ 9,546.00	\$ -	\$ 2,056,877.96
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 91,461.19				\$ 91,461.19
Dividends Income		\$ 24,616.90			24,616.90
Total Other Revenues (Expenses) & Gains (Losses)	\$ 91,461.19	\$ 24,616.90	\$ -	\$ -	\$ 116,078.09
Change In Net Assets	\$ 255,632.95	\$ (1,854.28)	\$ (140.00)	\$ -	\$ 253,638.67
Net Assets At Beginning Of Year	\$ 1,866,284.91	\$ 681,599.44	\$ -	\$ -	\$ 2,547,884.35
Net Assets At End Of Year	\$ 2,121,917.86	\$ 679,745.16	\$ (140.00)	\$ -	\$ 2,801,523.02



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
On-Roll Assessments	\$ 928,678.72	\$ 927,551.80	\$ 1,126.92	\$ 927,551.80	100.12%
Carryforward Revenue	96,820.04	96,820.04	-	96,820.02	100.00%
Net Revenues	\$ 1,025,498.76	\$ 1,024,371.84	\$ 1,126.92	\$ 1,024,371.82	100.11%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 6,400.00	\$ 12,000.00	\$ (5,600.00)	\$ 12,000.00	53.33%
Financial & Administrative					
Public Officials' Liability Insurance	4,463.00	4,841.50	(378.50)	4,841.50	92.18%
Trustee Services	5,458.62	7,000.00	(1,541.38)	7,000.00	77.98%
Management	46,750.00	46,750.00	-	46,750.00	100.00%
Engineering	16,408.60	10,000.00	6,408.60	10,000.00	164.09%
Disclosure	1,500.00	1,500.00	-	1,500.00	100.00%
Property Appraiser	-	3,500.00	(3,500.00)	3,500.00	0.00%
District Counsel	11,078.94	25,000.00	(13,921.06)	25,000.00	44.32%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	3,600.00	4,000.00	(400.00)	4,000.00	90.00%
Arbitrage Calculation	-	900.00	(900.00)	900.00	0.00%
Tax Preparation	46.20	42.00	4.20	42.00	110.00%
Travel and Per Diem	122.06	300.00	(177.94)	300.00	40.69%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	94.28	500.00	(405.72)	500.00	18.86%
Copies	-	2,000.00	(2,000.00)	2,000.00	0.00%
Legal Advertising	6,081.86	6,500.00	(418.14)	6,500.00	93.57%
Bank Fees	-	48.00	(48.00)	48.00	0.00%
Miscellaneous	419.83	5,000.00	(4,580.17)	5,000.00	8.40%
Meeting Room	-	250.00	(250.00)	250.00	0.00%
Office Supplies	-	100.00	(100.00)	100.00	0.00%
Web Site Maintenance	2,640.00	2,940.00	(300.00)	2,940.00	89.80%
Holiday Decorations	1,000.00	1,250.00	(250.00)	1,250.00	80.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	\$ 113,738.39	\$ 142,371.50	\$ (28,633.11)	\$ 142,371.50	79.89%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Field Operations					
Electric Utility Services					
Electric	\$ 1,412.26	\$ 1,500.00	\$ (87.74)	\$ 1,500.00	94.15%
Entry Lighting	295.19	500.00	(204.81)	500.00	59.04%
Water-Sewer Combination Services					
Water Reclaimed	25,034.91	38,000.00	(12,965.09)	38,000.00	65.88%
Stormwater Control					
Aquatic Contract	3,900.00	3,900.00	-	3,900.00	100.00%
Other Physical Environment					
General Liability Insurance	5,110.00	5,544.15	(434.15)	5,544.15	92.17%
Property & Casualty Insurance	-	1,700.00	(1,700.00)	1,700.00	0.00%
Other Insurance	500.00	1,500.00	(1,000.00)	1,500.00	33.33%
Irrigation Repairs	50,803.72	45,000.00	5,803.72	45,000.00	112.90%
Landscaping Maintenance & Material					
District Landscaping	225,970.00	275,000.00	(49,030.00)	275,000.00	82.17%
Gateway Road Landscaping	473.88	473.88	-	473.88	100.00%
Tree Trimming	7,500.00	42,000.00	(34,500.00)	42,000.00	17.86%
Flower & Plant Replacement	82,751.00	50,000.00	32,751.00	50,000.00	165.50%
Contingency	10,656.64	75,915.18	(65,258.54)	75,915.18	14.04%
Pest Control	2,510.00	1,300.00	1,210.00	1,300.00	193.08%
Hurricane Cleanup	-	50,000.00	(50,000.00)	50,000.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	3,156.36	3,339.00	(182.64)	3,339.00	94.53%
IME - Irrigation Repairs	904.21	3,150.00	(2,245.79)	3,150.00	28.71%
IME - Landscaping	90,758.16	92,333.12	(1,574.96)	92,333.12	98.29%
IME - Lighting	660.65	1,260.00	(599.35)	1,260.00	52.43%
IME - Miscellaneous	192.16	6,300.00	(6,107.84)	6,300.00	3.05%
IME - Water Reclaimed	924.16	1,575.00	(650.84)	1,575.00	58.68%
IME - Landscape Improvements	2,047.50	12,600.00	(10,552.50)	12,600.00	16.25%
New Operational Field Expenses					
Trail Repair	30,500.00	15,000.00	15,500.00	15,000.00	203.33%
Road & Street Facilities					
Entry and Wall Maintenance	1,850.00	10,000.00	(8,150.00)	10,000.00	18.50%
Streetlights	12,328.80	15,000.00	(2,671.20)	15,000.00	82.19%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	0.08	16,000.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	0.04	20,000.00	100.00%
Reserves					
Infrastructure Capital Reserve	20,000.00	20,000.00	-	20,000.00	100.00%
Interchange Maintenance Reserve	2,360.00	2,360.00	-	2,360.00	100.00%
Lake/Pond Repair Reserve	5,000.00	5,000.00	-	5,000.00	100.00%
Total Field Operations Expenses	\$ 623,599.72	\$ 816,250.33	\$ (192,650.61)	\$ 816,250.33	76.40%



Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Wellspring Blvd./Performance Drive Expense</u>					
Irrigation Repairs	\$ 3,057.50	\$ 5,230.50	\$ (2,173.00)	\$ 5,230.50	58.46%
Landscaping	46,821.00	40,000.00	6,821.00	40,000.00	117.05%
Flower & Plant Replacement	-	7,142.33	(7,142.33)	7,142.33	0.00%
Lighting	526.99	7,877.17	(7,350.18)	7,877.17	6.69%
Miscellaneous	-	3,500.00	(3,500.00)	3,500.00	0.00%
Water Reclaimed	4,123.36	5,000.00	(876.64)	5,000.00	82.47%
Total Wellspring Blvd./Performance Drive Expenses	\$ 54,528.85	\$ 68,750.00	\$ (14,221.15)	\$ 68,750.00	79.31%
 Total Expenses	 \$ 791,866.96	 \$ 1,027,371.83	 \$ (235,504.87)	 \$ 1,027,371.83	 77.08%
 Income (Loss) from Operations	 \$ 233,631.80	 \$ (3,000.00)	 \$ 236,631.79	 \$ (3,000.00)	
 Other Income (Expense)					
Interest Income	\$ 91,461.19	\$ 3,000.00	\$ 88,461.19	\$ 3,000.00	3048.71%
Total Other Income (Expense)	\$ 91,461.19	\$ 3,000.00	\$ 88,461.19	\$ 3,000.00	3048.71%
 Net Income (Loss)	 \$ 325,092.99	 \$ -	 \$ 325,092.98	 \$ -	



Myrtle Creek Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Revenues													
On-Roll Assessments	\$ -	\$ 61,890.03	\$ 156,238.21	\$ 128,397.39	\$ 256,628.20	\$ 35,776.99	\$ 106,593.34	\$ 111,359.28	\$ 20,733.20	\$ 14,329.08	\$ 34,751.45	\$ 1,981.55	\$ 928,678.72
Carryforward Revenue	8,068.36	8,068.33	8,068.34	8,068.33	8,068.34	8,068.33	8,068.34	8,068.33	8,068.34	8,068.33	8,068.34	8,068.33	96,820.04
Net Revenues	\$ 8,068.36	\$ 69,958.36	\$ 164,306.55	\$ 136,465.72	\$ 264,696.54	\$ 43,845.32	\$ 114,661.68	\$ 119,427.61	\$ 28,801.54	\$ 22,397.41	\$ 42,819.79	\$ 10,049.88	\$ 1,025,498.76
General & Administrative Expenses													
Legislative													
Supervisor Fees	\$ -	\$ 1,000.00	\$ -	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ -	\$ 800.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 6,400.00
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	3,895.83	3,895.83	3,895.83	3,895.83	3,895.83	3,895.83	3,895.87	46,750.00
Engineering	-	911.25	429.10	-	504.43	736.80	-	10,431.91	459.43	2,050.68	-	885.00	16,408.60
Disclosure	-	-	1,500.00	-	-	-	-	-	-	-	-	-	1,500.00
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	865.00	-	201.00	2,359.46	-	-	2,691.00	-	2,669.50	2,292.98	11,078.94
Assessment Administration	-	-	7,500.00	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	3,600.00	-	-	-	-	-	3,600.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax Preparation	-	-	-	-	-	46.20	-	-	-	-	-	-	46.20
Travel and Per Diem	-	-	-	6.80	14.00	7.00	14.00	-	14.00	-	44.86	21.40	122.06
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.74	24.94	-	-	25.31	-	28.00	7.07	-	7.44	0.78	94.28
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	271.93	58.14	270.90	267.15	47.65	635.79	-	313.03	563.74	56.19	3,540.28	57.06	6,081.86
Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	1.24	1.22	81.23	41.23	41.22	41.22	1.23	121.23	1.22	87.57	1.22	419.83
Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Web Site Maintenance	145.00	145.00	145.00	445.00	145.00	145.00	445.00	145.00	145.00	445.00	145.00	145.00	2,640.00
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	\$ 8,892.61	\$ 7,996.05	\$ 15,615.00	\$ 8,897.30	\$ 6,448.92	\$ 11,390.48	\$ 7,299.31	\$ 113,738.39



Myrtle Creek Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Field Operations													
Electric Utility Services													
Electric	\$ -	\$ 130.33	\$ 128.97	\$ 130.58	\$ 129.84	\$ 127.71	\$ 127.95	\$ 127.35	\$ 127.97	\$ 126.48	\$ 128.46	\$ 126.62	\$ 1,412.26
Entry Lighting	-	27.19	26.69	27.19	27.07	26.69	26.93	26.93	26.81	26.81	27.31	25.57	295.19
Water-Sewer Combination Services													
Water Reclaimed	-	3,043.28	2,065.35	2,488.11	1,624.00	1,478.84	2,223.72	2,016.46	2,954.91	1,830.58	2,439.37	2,870.29	25,034.91
Stormwater Control													
Aquatic Contract	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
Other Physical Environment													
General Liability Insurance	5,110.00	-	-	-	-	-	-	-	-	-	-	-	5,110.00
Property & Casualty Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Insurance	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
Irrigation	-	-	7,658.50	520.00	3,989.00	2,879.98	2,748.50	8,921.00	2,631.49	4,716.25	3,686.25	13,052.75	50,803.72
Landscaping Maintenance & Material													
District Landscaping	19,253.75	19,253.75	19,253.75	19,253.75	19,253.75	19,253.75	19,253.75	14,178.75	19,253.75	19,253.75	19,253.75	19,253.75	225,970.00
Gateway Road Landscaping	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	473.88
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	7,500.00
Flower & Plant Replacement	-	-	-	4,800.00	-	-	-	-	-	2,200.00	6,428.00	69,323.00	82,751.00
Contingency	-	-	-	-	-	-	8,800.00	-	1,856.64	-	-	-	10,656.64
Pest Control	1,255.00	-	-	-	-	-	1,255.00	-	-	-	-	-	2,510.00
Hurricane Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Interchange Maintenance Expenses													
IME - Aquatics Maintenance	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	263.03	3,156.36
IME - Irrigation	-	-	473.60	-	-	-	-	-	-	295.16	135.45	-	904.21
IME - Landscaping	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	7,563.18	90,758.16
IME - Lighting	-	59.43	60.92	67.73	65.82	59.71	60.07	57.84	58.34	54.27	59.94	56.58	660.65
IME - Miscellaneous	96.08	-	-	-	-	-	96.08	-	-	-	-	-	192.16
IME - Water Reclaimed	-	90.58	139.30	66.81	54.88	63.25	66.66	63.69	86.84	105.98	105.41	80.76	924.16
IME - Landscape Improvements	-	-	-	-	-	-	-	-	-	2,047.50	-	-	2,047.50
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	1,123.88	1,123.88	1,123.88	1,123.88	1,123.88	1,123.88	1,123.88	12,328.80



Myrtle Creek Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Parks & Recreation													
Personnel Leasing Agreement - Administrator	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	1,333.34	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04
Contingency													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	20,000.00	20,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	2,360.00	2,360.00
Lake/Pond Repair Reserve	-	-	-	-	-	-	-	-	-	-	-	5,000.00	5,000.00
Total Field Operations Expenses	\$ 37,405.54	\$ 34,902.21	\$ 74,454.73	\$ 39,668.76	\$ 37,458.95	\$ 36,204.52	\$ 46,973.25	\$ 37,706.61	\$ 39,311.34	\$ 42,971.37	\$ 44,578.53	\$ 151,963.91	\$ 623,599.72
<u>Wellspring Blvd./Performance Drive Expenses</u>													
Irrigation Repairs	\$ -	\$ -	\$ 829.00	\$ -	\$ 721.00	\$ -	\$ -	\$ -	\$ -	\$ 1,270.00	\$ 237.50	\$ -	\$ 3,057.50
Landscaping	-	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	3,901.75	46,821.00
Flower & Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	3,901.75	48.29	47.67	47.92	48.17	47.67	47.67	47.92	48.05	47.67	48.17	47.79	526.99
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Reclaimed	-	507.67	246.95	334.87	346.91	265.03	350.01	477.53	647.46	232.05	430.65	284.23	4,123.36
Total Wellspring Blvd./Performance Drive Expenses	\$ 3,901.75	\$ 4,457.71	\$ 5,025.37	\$ 4,284.54	\$ 5,017.83	\$ 4,214.45	\$ 4,299.43	\$ 4,427.20	\$ 4,597.26	\$ 5,451.47	\$ 4,618.07	\$ 4,233.77	\$ 54,528.85
Total Expenses	\$ 55,716.67	\$ 45,372.12	\$ 95,112.09	\$ 49,449.31	\$ 48,125.92	\$ 49,311.58	\$ 59,268.73	\$ 57,748.81	\$ 52,805.90	\$ 54,871.76	\$ 60,587.08	\$ 163,496.99	\$ 791,866.96
Income (Loss) from Operations	\$ (47,648.31)	\$ 24,586.24	\$ 69,194.46	\$ 87,016.41	\$ 216,570.62	\$ (5,466.26)	\$ 55,392.95	\$ 61,678.80	\$ (24,004.36)	\$ (32,474.35)	\$ (17,767.29)	\$ (153,447.11)	\$ 233,631.80
<u>Other Income (Expense)</u>													
Interest Income	\$ 6,011.89	\$ 5,445.70	\$ 7,096.89	\$ 5,703.35	\$ 5,488.59	\$ 17,140.76	\$ 6,115.26	\$ 6,506.38	\$ 11,978.77	\$ 6,363.49	\$ 6,341.18	\$ 7,268.93	\$ 91,461.19
Total Other Income (Expense)	\$ 6,011.89	\$ 5,445.70	\$ 7,096.89	\$ 5,703.35	\$ 5,488.59	\$ 17,140.76	\$ 6,115.26	\$ 6,506.38	\$ 11,978.77	\$ 6,363.49	\$ 6,341.18	\$ 7,268.93	\$ 91,461.19
Net Income (Loss)	\$ (41,636.42)	\$ 30,031.94	\$ 76,291.35	\$ 92,719.76	\$ 222,059.21	\$ 11,674.50	\$ 61,508.21	\$ 68,185.18	\$ (12,025.59)	\$ (26,110.86)	\$ (11,426.11)	\$ (146,178.18)	\$ 325,092.99



Myrtle Creek Improvement District
Cash Flow

	Beg. Cash	FY26 Inflows	FY26 Outflows	FY27 Inflows	FY27 Outflows	End. Cash
9/1/2025	1,605,520.69	-	(10,073.00)	-	-	1,472,089.09
10/1/2025	1,472,089.09	4,680.96	-	-	-	1,466,879.90
11/1/2025	1,466,879.90	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	100,147.72	(121,506.78)	-	-	1,806,914.39
4/1/2026	1,806,914.39	255,776.35	(205,785.22)	-	-	1,856,905.52
5/1/2026	1,856,905.52	267,340.05	(188,121.97)	-	-	1,936,123.60
6/1/2026	1,936,123.60	64,118.52	(117,786.30)	-	-	1,882,455.82
7/1/2026	1,882,455.82	43,345.09	(80,482.05)	-	-	1,845,318.86
8/1/2026	1,845,318.86	86,919.03	(77,778.18)	-	-	1,854,459.71
9/1/2026	1,854,459.71	10,991.73	(66,372.61)	-	-	1,799,078.83
10/1/2026	1,799,078.83	-	(140,278.89)	-	(11,291.00)	1,647,508.94 as of 10/15/2026
Totals		2,271,485.83	(2,077,602.91)	-	(11,291.00)	



Myrtle Creek Improvement District

Landscape Report



Myrtle Creek Improvement District
United States

ASSET DETAILS

Asset
Asset Address

TASK NO. 76263

Service Date 08/18/2026
Service Time 8:00:00AM
Task Type Site Walk
Technician Pete Fussell
Actions Taken

CUSTOMER SITE WALK REPORT
Inspection Summary

EXECUTIVE SUMMARY

The Myrtle Creek Improvement District continued to receive routine landscape maintenance services throughout August 2026. According to the contractor's monthly update, all scheduled general maintenance activities were being completed, with continued emphasis on turf health, weed management, ornamental plant maintenance, and landscape enhancements. Several landscape improvement projects were completed during the reporting period. Additional attention was directed toward seasonal fungal activity in St. Augustine turf, invasive vine growth within shrub beds, and maintaining the overall appearance of the District's common areas and roadway corridors.

OBSERVATIONS / FINDINGS

Routine turf maintenance continued throughout the District. Special attention was directed toward Wellspring, where monthly Zoysia turf treatments were completed, including targeted weed control applications. St. Augustine turf areas received fungicide treatment to address seasonal fungal concerns. Additional monitoring and follow-up applications were identified as necessary for September. Landscape crews continued trimming and removing unwanted vine growth originating beneath established shrub plantings. This work is intended to reduce competition with ornamental vegetation, improve plant appearance, and prevent vines from overtaking established landscape beds. Weed management remained an ongoing priority throughout the District. The contractor reported continued herbicide applications to control unwanted vegetation and maintain landscape bed definition and overall site appearance.

AREAS OF CONCERN

Irrigation maintenance and repair coordination continued during August to support established turf and ornamental landscape areas. On August 18, correspondence from Alexander Diaz, Irrigation Account Manager, confirmed that irrigation technicians were actively performing repairs within Myrtle Creek. On September 2, Carlos Negron, Berman Irrigation Manager, distributed Cepra's August irrigation inspection reports. Recommended irrigation priorities: - Continue monthly inspections of irrigation controllers, valves, and individual watering zones. - Verify irrigation coverage and operating schedules for recently completed landscape enhancements. - Identify and document leaks, malfunctioning valves, and inadequate irrigation coverage. - Monitor irrigation performance within the Wellspring turf areas. - Coordinate repairs and submit proposals for deficiencies requiring additional authorization.

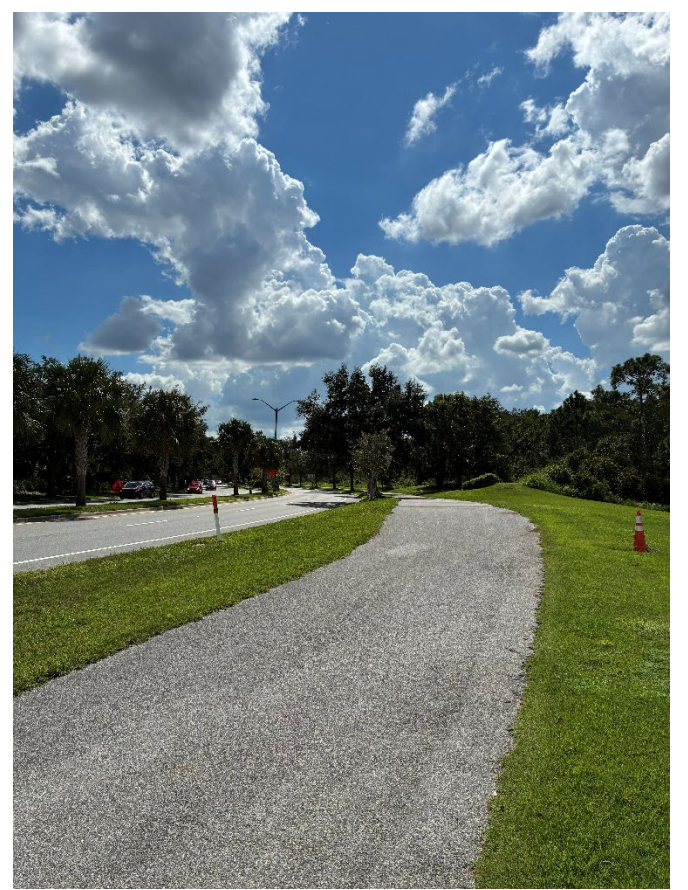
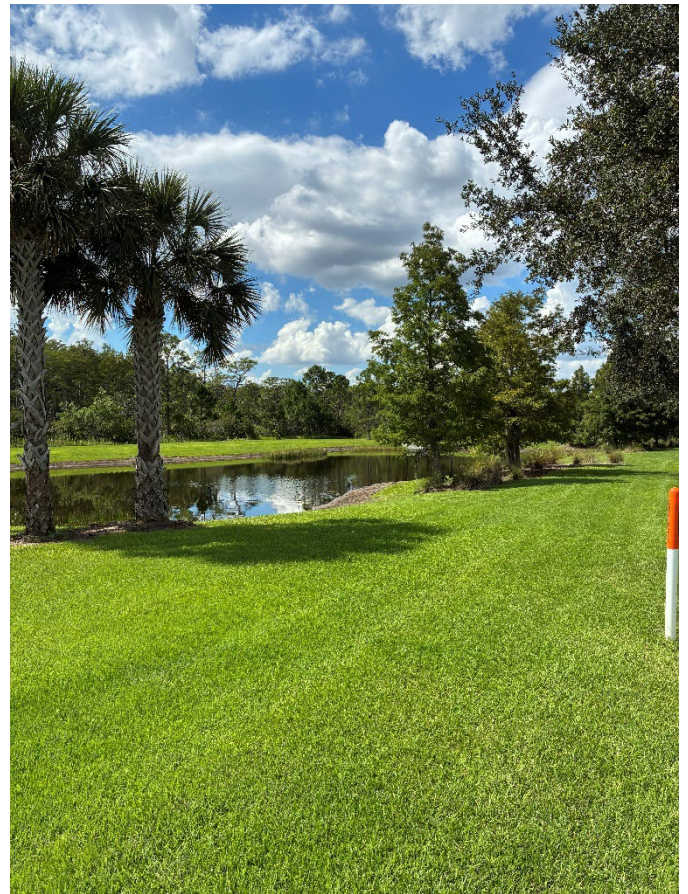
RECOMMENDED ACTIONS

Regular landscape maintenance activities will continue in accordance with the District's contractual specifications. Emphasis will remain on maintaining healthy turf, controlling weed pressure, managing ornamental vegetation, and preserving the appearance of common areas and roadway corridors. Follow-up fungicide applications should be coordinated for St. Augustine turf areas previously exhibiting fungal activity. Wellspring Zoysia turf will continue to receive scheduled treatments and monitoring. Recently completed landscape enhancements should be evaluated for plant establishment, proper irrigation coverage, and overall performance. Any deficiencies identified during inspections should be documented and addressed through the appropriate maintenance or warranty procedures. Irrigation inspections and necessary repairs will remain a priority, with recommendations and proposals presented to District Management for consideration as required.

ADDITIONAL NOTES

The Myrtle Creek Improvement District's landscape maintenance program remained active throughout August 2026, with routine maintenance services performed and two significant landscape enhancement projects reported as completed. Targeted treatments were performed to address turf weeds and seasonal fungal activity, while ongoing vine removal and bed maintenance supported the overall appearance of the District. Irrigation repair activities were documented during the month, and August inspection reports were subsequently distributed for review. Overall Assessment: The District's landscape maintenance program continued to make progress during August, with completed enhancements, ongoing turf health management, and irrigation repairs supporting the long-term condition and appearance of the property.

Myrtle Creek ID Monthly Landscape Report – August 2026





PROPERTY NAME / CONTROLLER NAME Myrtle Creek Improvement District (3)	INSPECTION DATE Aug 24, 2026 8:17:00 AM EDT	TECHNICIAN NAME Dino Porcella (dino.porcella)	CONTROLLER MAKE & MODEL Rainbird ESP -LXME2
--	--	--	--

SYSTEM STATUS

CLOCK STATUS ☒ Operational ☐ Not Operational ☐ Screen is Bad ☐ Turn Dials Not Operational ☐ Buttons Not Operational ☐ Bug Infestation ☐ Door Does Not Lock ☐ Missing or Damaged Door	CLOCK COMMENTS 	WEATHER SENSOR ☒ Operational ☐ Not Operational ☐ Weather Station Controlled ☐ Installation is in an Incorrect Location ☐ Needs Wireless Rain Sensor Device ☐ Rain Sensor is ON ☐ Rain Sensor is OFF	POC INFORMATION Lake Water
MAINLINE BREAK? 	MAINLINE BREAK PHOTO N/A	PUMP TYPE ☒ Pressurized ☐ Pump Start ☐ Centrifugal ☐ Submersible ☐ VFD Drive	PUMP STATUS ☐ Operational ☐ Not Operational ☐ Pressure Gauge Not Operational ☐ Bug Infestation of Control Box ☐ Bug Infestation of Pressure Switch ☐ Leaks or Drips in System ☐ Control Box is in Poor Condition ☐ Exposed Electrical Parts ☐ Pressure Tank Will Not Maintain Correct Pressure ☐ Bladder is Waterlogged ☐ Ohms are Not in Proper Range ☐ Amperage of Motor is Not in Range ☐ Pressure Relief Valve is Not Operational ☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	9:00 PM					
Seasonal Adjust						
Run Days	Monday, Tuesday, Wednesday, Thursday, Friday					

ADDITIONAL COMMENTS

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

Zone Information		ZONES 1–12											
Item / Zone →		1	2	3	4	6	7	8	9	10	12	13	14
Zone Type		Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays
Prog A Run Time		30 min	30 min / BOV#2	30 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min
Prog B Run Time		—	start time: 12am	—	—	—	—	—	—	—	—	—	—
Prog C Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Prog D Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Prog E Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Prog F Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Primary Plant Material		—	—	—	—	—	—	—	—	—	—	—	—
Secondary Plant Material		—	—	—	—	—	—	—	—	—	—	—	—
Third Plant Material		—	—	—	—	—	—	—	—	—	—	—	—
MAINTENANCE ITEMS													
Adjust Arc / Radius		—	—	—	—	—	—	—	—	—	—	—	—
Unclog Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
Straighten Head		—	—	—	—	—	—	—	—	—	—	—	—
Misc Repair		—	—	—	—	—	—	—	—	—	—	—	—
REPAIRS & FAULTS													
Faults on Zone		—	—	—	—	—	—	—	—	—	—	—	—
Rain Sensor		—	—	—	—	—	—	—	—	—	—	—	—
Raise Head in Turf		—	—	—	—	—	—	—	—	—	—	—	—
Lower Head in Turf		—	—	—	—	—	—	—	—	—	—	—	—
Microjet Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
Broken Nozzle		3 0	—	1 0	1 0	—	—	3 0	—	—	—	1 0	1 0
Broken MP Rotator		—	—	—	—	—	—	—	—	—	—	—	—
Broken Riser		—	—	—	—	—	—	—	—	—	—	—	—
Broken Tree Bubbler		2 0	—	—	—	—	—	—	—	—	—	—	—
Broken 6" Spray Head		1 0	—	—	—	—	—	—	—	—	—	—	—
Broken 12" Spray Head		—	—	1 0	—	—	—	—	—	—	—	—	—
Broken 6" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Broken 12" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 6" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 12" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 6" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 12" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Broken Drip Line		—	—	—	—	—	—	—	—	—	—	—	—
Broken Lateral Line		—	—	—	—	—	—	—	—	—	—	—	—
Solenoid		—	—	—	—	—	—	—	—	—	—	—	—
Broken Valve		—	—	—	—	—	—	—	—	—	—	—	—
Broken Valve Box		—	—	—	—	—	—	—	—	—	—	—	—
UPGRADES													
Add 6" Spray Head <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add 12" Spray Head <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add 6" Rotor <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add 12" Rotor <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add Tree Bubbler		—	—	—	—	—	—	—	—	—	—	—	—
Relocate Head		—	—	1	—	—	—	—	—	—	—	—	—
Shrub Riser/Exist. Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
Shrub Riser/New Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
4" to 6" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
6" to 12" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
Battery Pack		—	—	—	—	—	—	—	—	—	—	—	—
Battery Pack RSD		—	—	—	—	—	—	—	—	—	—	—	—
Other		—	—	—	—	not working zone	—	—	not working	—	—	—	—
ZONE COMMENTS													
Comments		—	Monday to sunday	—	—	—	—	—	—	—	—	—	—

ZONE INFORMATION		ZONES 1–12											
Item / Zone →		1	2	3	4	6	7	8	9	10	12	13	14
			/ Run Days										

Left = repaired on-site
 Right = not repaired
 – = none in that zone

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION												
ZONES 15–26												
Item / Zone →	15	16	17	19	20	21	22	23	24	25	26	27
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Rotors
Prog A Run Time	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	BO#26 / start time: 1am	–
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog F Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Primary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	–
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	–
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	–
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	–
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	–
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Broken Nozzle	–	–	–	–	–	–	1 0	1 0	3 0	1 0	–	–
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	1 0	–	–
Broken 6" Spray Head	–	1 0	–	–	–	–	–	1 0	–	–	–	–
Broken 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	1 0
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	–
Broken Lateral Line	–	–	–	–	–	–	–	–	–	–	–	–
Solenoid	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	–
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	–
Other	–	–	–	–	–	–	–	–	–	–	–	–
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	M,W,F,S un / BOV#26	–

Left = repaired on-site **Right** = not repaired – = none in that zone

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION ZONES 28–39												
Item / Zone →	28	29	30	31	32	33	34	35	36	37	38	39
Zone Type	Sprays	Sprays										
Prog A Run Time	20 min	20 min										
Prog B Run Time	–	–										
Prog C Run Time	–	–										
Prog D Run Time	–	–										
Prog E Run Time	–	–										
Prog F Run Time	–	–										
Primary Plant Material	–	–										
Secondary Plant Material	–	–										
Third Plant Material	–	–										
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–										
Unclog Nozzle	–	–										
Straighten Head	–	–										
Misc Repair	–	–										
REPAIRS & FAULTS												
Faults on Zone	–	–										
Rain Sensor	–	–										
Raise Head in Turf	–	–										
Lower Head in Turf	–	–										
Microjet Nozzle	–	–										
Broken Nozzle	2 0	–										
Broken MP Rotator	–	–										
Broken Riser	–	–										
Broken Tree Bubbler	–	–										
Broken 6" Spray Head	–	–										
Broken 12" Spray Head	4 0	–										
Broken 6" Rotor	1 0	–										
Broken 12" Rotor	–	–										
Leaking 6" Spray Head	–	–										
Leaking 12" Spray Head	–	–										
Leaking 6" Rotor	–	–										
Leaking 12" Rotor	–	–										
Broken Drip Line	–	–										
Broken Lateral Line	–	–										
Solenoid	–	–										
Broken Valve	–	–										
Broken Valve Box	–	–										
UPGRADES												
Add 6" Spray Head <10'	–	–										
Add 12" Spray Head <10'	–	–										
Add 6" Rotor <10'	–	–										
Add 12" Rotor <10'	–	–										
Add Tree Bubbler	–	–										
Relocate Head	–	–										
Shrub Riser/Exist. Nozzle	–	–										
Shrub Riser/New Nozzle	–	–										
4" to 6" Spray Head	–	–										
6" to 12" Spray Head	–	–										
Battery Pack	–	–										
Battery Pack RSD	–	–										
Other	–	–										
ZONE COMMENTS												
Comments	–	–										

Left = repaired on-site Right = not repaired – = none in that zone

PROPERTY NAME / CONTROLLER NAME Myrtle Creek Improvement District (3)	INSPECTION DATE Aug 24, 2026 8:17:00 AM EDT	TECHNICIAN NAME Dino Porcella (dino.porcella)	CONTROLLER MAKE & MODEL Rainbird ESP -LXME2
--	--	--	--

INSPECTION SUMMARY — ALL ZONES
33

TOTAL BROKEN ITEMS

33

REPAIRED ON-SITE

0

STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	18	18	
Broken Tree Bubbler	4	4	
Broken 6" Spray Head	3	3	
Broken 12" Spray Head	5	5	
Broken 6" Rotor	2	2	
Broken Lateral Line	1	1	

MAINTENANCE PERFORMED
UPGRADES RECOMMENDED

Relocate Head	1
---------------	---

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE


Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature

Blank Page



Myrtle Creek Improvement District

United States

ASSET DETAILS

Asset
Asset Address

TASK NO. 83782

Service Date 09/15/2026
Service Time 8:00:00AM
Task Type Site Walk
Technician Pete Fussell
Actions Taken

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Throughout the third quarter of 2026, landscape management activities within the Myrtle Creek Improvement District concentrated on maintaining established landscape assets, identifying and addressing declining plant material, coordinating irrigation repairs, and developing improvements for high-visibility roadway corridors and community entrances. The quarter's most significant documented concerns included a constant-water-consumption alert affecting MCID 2, landscape deterioration near the VillageWalk entrance, irrigation infrastructure affected by construction, and the need for ornamental landscape renovations along Wellspring Drive. The District also continued coordinating with landscape and irrigation contractors on proposals, work verification, and project prioritization.

1. General Site Overview This quarter coincided with Central Florida's peak summer growing season, when elevated temperatures, frequent rainfall, rapid vegetative growth, and increased pest and disease pressure typically require intensive landscape management. The District's maintenance program should continue to emphasize turf presentation, ornamental plant health, roadway visibility, landscape bed definition, irrigation performance, and stormwater drainage functionality. Turfgrass maintenance during the quarter required consideration of seasonal growth rates, weed competition, disease pressure, and localized moisture conditions. August contractor correspondence confirmed turf weed treatment along Wellspring Drive and a fungicide application to St. Augustine turf, with a follow-up application identified for September. Continued turf management should address mowing height, turf density, weed suppression, fungal disease monitoring, and irrigation uniformity. Special attention is warranted where construction activities or irrigation interruptions may have affected turf performance. Ornamental Shrub and Groundcover Maintenance. The quarter's correspondence identified several ornamental planting areas requiring renovation or supplemental planting. Areas of concern included declining Firebush, existing Firecracker plantings, and landscape beds requiring additional ornamental shrubs and groundcovers. These conditions warrant continued evaluation of plant performance, growing conditions, irrigation coverage, and design consistency. Tree and Landscape Canopy Management. Tree maintenance considerations included proposed hardwood pruning along Wellspring Drive and additional pine tree installations within landscaped berms. The management objective is to preserve existing tree assets, maintain adequate roadway clearance, improve tree structure, and establish replacement trees in suitable growing conditions.

OBSERVATIONS / FINDINGS

Operational Summary The operational update confirmed treatments along Wellspring Drive, including turf weed treatment and a fungicide application to St. Augustine grass. Contractor invoices also reflected irrigation-related work, including a valve replacement near Wellspring Drive and a Lake Nona Boulevard rotor zone associated with a controller affected by construction. Landscape renovation plans were described for multiple beds near Wellspring Drive and across from the VillageWalk entrance, including replacement plantings, additional trees, and groundcover improvements. Irrigation System Assessment Irrigation performance was a recurring operational concern throughout the quarter, particularly along Wellspring Drive and in areas affected by roadway construction. The mainline and valve repairs were described in contractor invoices have been approved by management. Construction-related irrigation restoration should be reviewed separately from routine maintenance repairs to support proper cost allocation and contractor accountability. Landscape Enhancements and Renovation Projects VillageWalk

Entrance Landscape Renovation The landscaped berm across from the VillageWalk main entrance was identified as an enhancement priority. September correspondence referenced a proposal to replace dead Firebush and other declining plant material, accompanied by a landscape design rendering. The primary objectives are to restore visual continuity, improve ornamental planting density, and maintain an attractive entrance corridor. The design should account for existing trees, berm grading, visibility requirements, and long-term irrigation coverage.

AREAS OF CONCERN

Hardwood and Oak Tree Pruning July correspondence documented coordination of an agreement for hardwood tree pruning services with DWC Outdoors, including insurance documentation and contract administration. The work was associated with MCID tree maintenance and included pruning considerations for roadway clearance and tree structure. Recommended pruning objectives include maintaining adequate vehicle clearance, removing dead or defective limbs, improving structural branch distribution, and reducing potential conflicts with roadway infrastructure. Pruning should follow ANSI A300 tree care standards and accepted arboricultural practices, avoiding excessive canopy removal or unnecessary topping. Turf Health, Fertilization and Pest Management The August operational update confirmed turf weed treatments along Wellspring Drive and a fungicide application for St. Augustine turf. A follow-up fungicide application was identified as necessary during September, although completion was not verified in the reviewed correspondence. The quarter's turf-management priorities include monitoring for fungal disease activity, maintaining appropriate mowing heights, assessing turf density, and evaluating irrigation practices in areas showing signs of decline. Wellspring Drive also received a monthly Zoysia application reported in correspondence circulated.

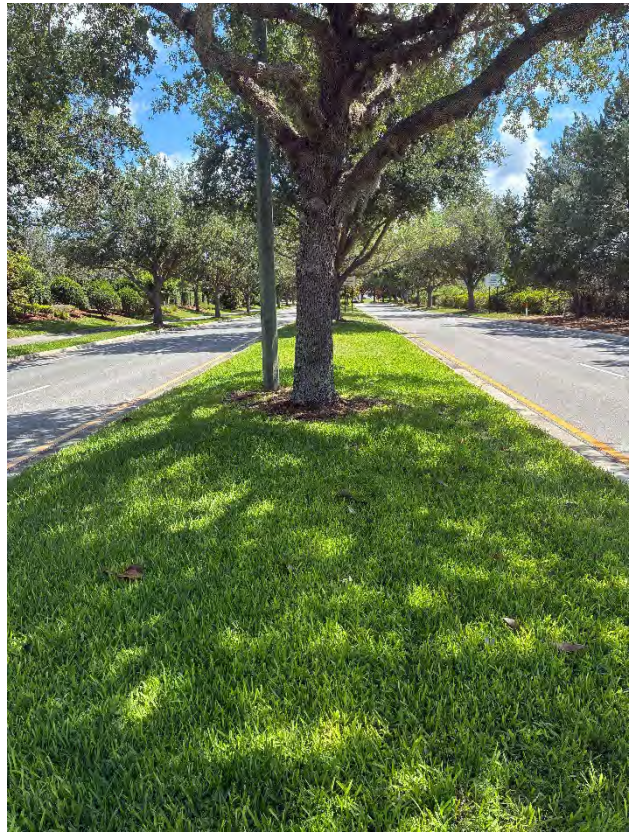
RECOMMENDED ACTIONS

Next Quarter Outlook — October Through December 2026 As the District transitions into the new quarter, landscape management should focus on improving the condition of identified problem areas and closing outstanding maintenance and enhancement items. Primary objectives should include completion of approved landscape renovations, establishment of replacement plants, correction of irrigation deficiencies, verification of tree work, and preparation for reduced seasonal growth rates. Cooler temperatures and shorter daylight hours will gradually reduce the growth rate of warm-season turfgrass. Maintenance frequencies will be adjusted based on actual site conditions while continuing to maintain a neat and uniform landscape presentation. Irrigation schedules will also be reviewed to reflect seasonal water demand, while maintaining adequate moisture for newly installed landscape material. Quarterly Conclusion This quarter of 2026 represented a period of active landscape management, infrastructure coordination, and enhancement planning for the Myrtle Creek Improvement District. Documented activity demonstrates continued attention to turf health, ornamental landscape renovation, irrigation infrastructure, tree maintenance, and coordination with district management and outside contractors. Several significant landscape and irrigation concerns were identified, including elevated water consumption, declining ornamental plant material, dead pine trees, and construction-related irrigation impacts. Moving into the next quarter, emphasis will remain on resolving outstanding irrigation deficiencies, completing approved improvements, maintaining appropriate landscape service levels, and strengthening documentation of contractor performance and completed work. Management Summary: The District has a defined set of landscape improvement opportunities and corrective maintenance priorities. Continued coordination between district management, Berman, and landscape contractors will be essential to achieving consistent landscape quality, improved irrigation efficiency, and timely completion of enhancement projects.

ADDITIONAL NOTES

Contract Administration and Financial Coordination Throughout the quarter, the District continued reviewing contractor proposals, invoices, and completion documentation. Notable items included: Wellspring 3-inch mainline repair, \$750.00, Repair described in invoice. Wellspring 2-inch valve replacement, \$520.00, Repair described in invoice. MCID contractor invoice O-S10684, \$37,364.00, Submitted for payment review. Invoice O-S10743, \$719.50, Completion/payment confirmation requested. Invoice O-S10841, \$727.50, Payment authorization requested. Invoice O-S10729, \$367.50, Completion verification requested. Invoice O-S10730, \$520.00, Completion verification requested. These amounts are not a quarterly expenditure total. They represent selected invoice amounts identified in correspondence, and payment status has not been independently confirmed. An additional \$14,500 invoice, O-S9829, was the subject of discussions concerning construction-related landscape work and responsibility for payment. This matter remained under discussion in September.

Myrtle Creek ID Monthly Landscape Report – September 2026



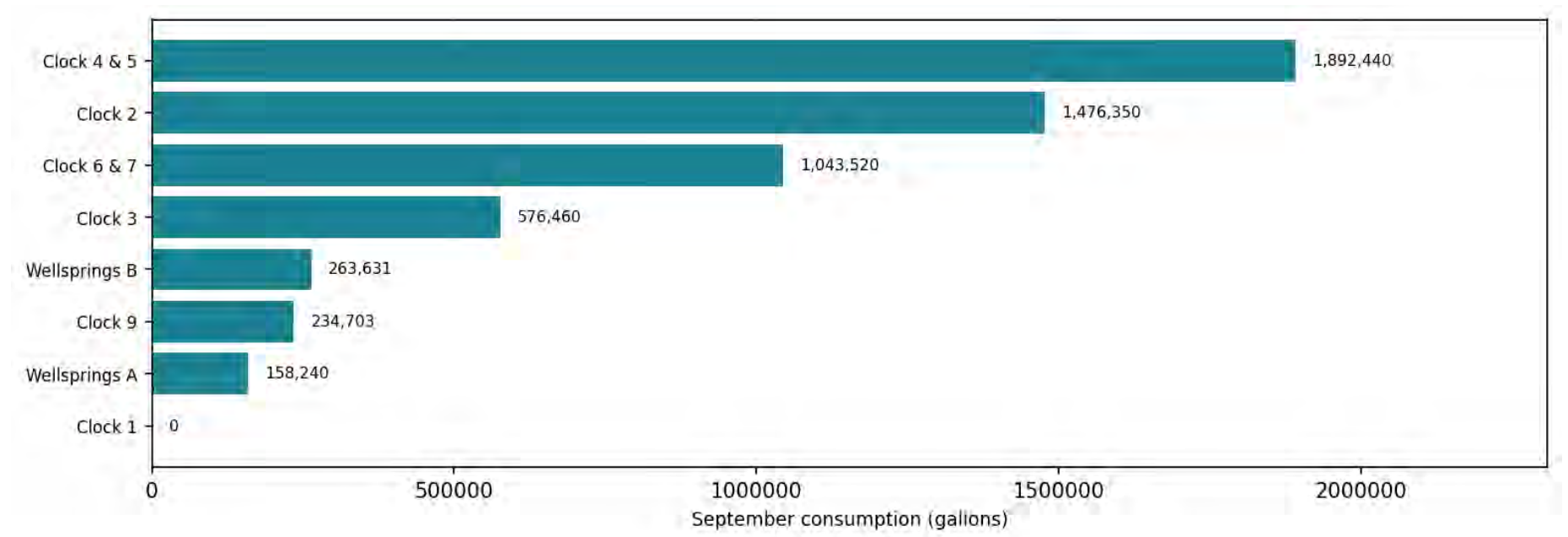
MCID | September 2026 Water Usage

District-level summary, clock-by-clock consumption, and previous-year daily usage comparison

SEPTEMBER GALLONS	AUGUST GALLONS	MONTH-OVER-MONTH	DAILY USAGE VS LAST YEAR
5,645,344	4,571,783	+23.5%	+47.9%

District overview. MCID recorded 5,645,344 gallons across 8 listed meters. The highest consuming location was Clock 4 & 5 (meter 98167012) at 1,892,440 gallons, representing 33.5% of district usage.

September consumption by irrigation clock / meter

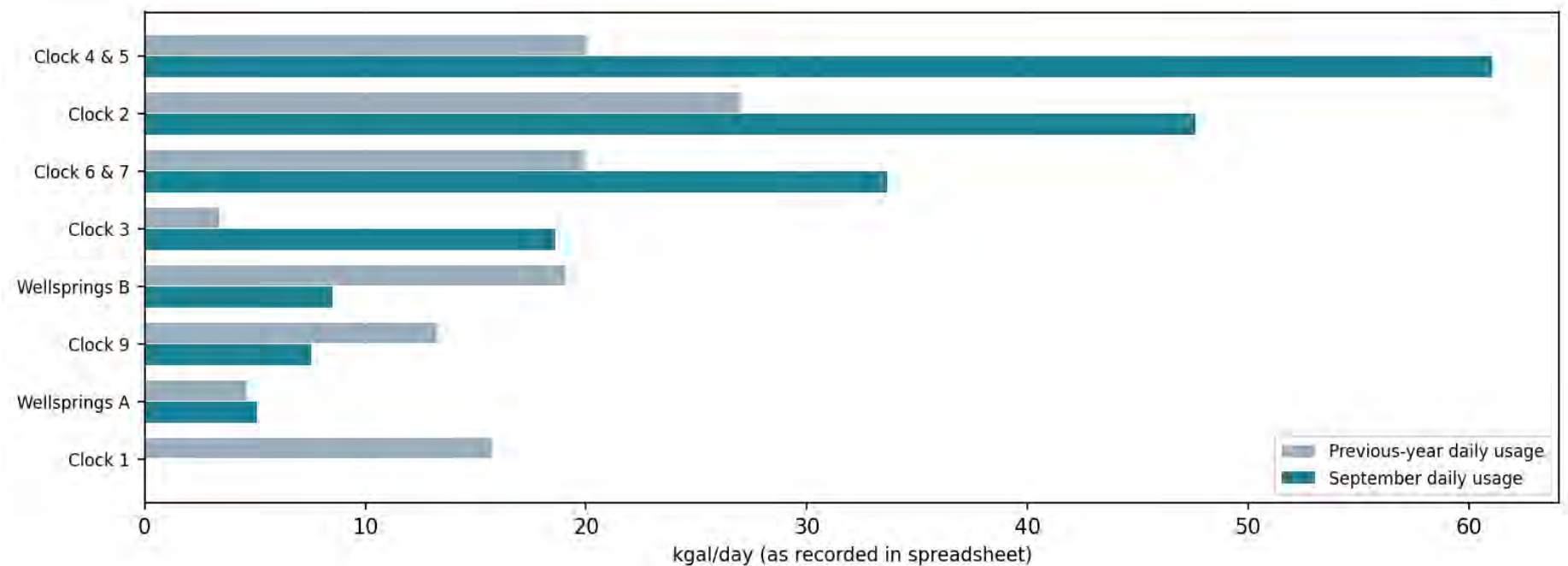


Meter-by-meter September readings

Clock / location	Meter number	Previous (kgal)	Current (kgal)	Sept. gallons	Last year (kgal/day)	Current (kgal/day)
Clock 4 & 5	98167012	22,253.820	24,146.260	1,892,440	20.03	61.05

Clock / location	Meter number	Previous (kgal)	Current (kgal)	Sept. gallons	Last year (kgal/day)	Current (kgal/day)
Clock 2	98167003	23,301.170	24,777.520	1,476,350	27.04	47.62
Clock 6 & 7	99187615	14,604.650	15,648.170	1,043,520	19.90	33.66
Clock 3	95890856	18,883.130	19,459.590	576,460	3.40	18.60
Wellsprings B	98166993	13,825.330	14,088.961	263,631	19.07	8.50
Clock 9	87058891	17,301.206	17,535.909	234,703	13.27	7.57
Wellsprings A	98166981	7,131.879	7,290.119	158,240	4.64	5.10
Clock 1	98167011	21,354.170	21,354.170	0	15.75	0.00
DISTRICT TOTAL				5,645,344	123.10	182.10

Previous-year vs. September daily usage by clock



The elevated meter readings were primarily attributed to the installation of new landscaping, which required extended irrigation run times to ensure proper establishment. Additionally, several minor irrigation line breaks were identified during routine inspections and subsequently repaired to minimize water loss and maintain system efficiency.

Clock 1: Recorded zero water consumption during the reporting period, as the irrigation system was temporarily shut down to accommodate ongoing construction activities. Since then, irrigation service has been restored, and the system has resumed normal operation.



Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME Myrtle Creek Improvement District (3)	INSPECTION DATE Aug 24, 2026 8:17:00 AM EDT	TECHNICIAN NAME Dino Porcella (dino.porcella)	CONTROLLER MAKE & MODEL Rainbird ESP -LXME2
--	---	--	--

SYSTEM STATUS

CLOCK STATUS ☒ Operational ☐ Not Operational ☐ Screen is Bad ☐ Turn Dials Not Operational ☐ Buttons Not Operational ☐ Bug Infestation ☐ Door Does Not Lock ☐ Missing or Damaged Door	CLOCK COMMENTS 	WEATHER SENSOR ☒ Operational ☐ Not Operational ☐ Weather Station Controlled ☐ Installation is in an Incorrect Location ☐ Needs Wireless Rain Sensor Device ☐ Rain Sensor is ON ☐ Rain Sensor is OFF	POC INFORMATION Lake Water
MAINLINE BREAK? 	MAINLINE BREAK PHOTO N/A	PUMP TYPE ☒ Pressurized ☐ Pump Start ☐ Centrifugal ☐ Submersible ☐ VFD Drive	PUMP STATUS ☐ Operational ☐ Not Operational ☐ Pressure Gauge Not Operational ☐ Bug Infestation of Control Box ☐ Bug Infestation of Pressure Switch ☐ Leaks or Drips in System ☐ Control Box is in Poor Condition ☐ Exposed Electrical Parts ☐ Pressure Tank Will Not Maintain Correct Pressure ☐ Bladder is Waterlogged ☐ Ohms are Not in Proper Range ☐ Amperage of Motor is Not in Range ☐ Pressure Relief Valve is Not Operational ☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	9:00 PM					
Seasonal Adjust						
Run Days	Monday, Tuesday, Wednesday, Thursday, Friday					

ADDITIONAL COMMENTS

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

Zone Information		Zones 1–12											
Item / Zone →		1	2	3	4	6	7	8	9	10	12	13	14
Zone Type		Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays
Prog A Run Time		30 min	30 min / BOV#2	30 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min
Prog B Run Time		—	start time: 12am	—	—	—	—	—	—	—	—	—	—
Prog C Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Prog D Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Prog E Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Prog F Run Time		—	—	—	—	—	—	—	—	—	—	—	—
Primary Plant Material		—	—	—	—	—	—	—	—	—	—	—	—
Secondary Plant Material		—	—	—	—	—	—	—	—	—	—	—	—
Third Plant Material		—	—	—	—	—	—	—	—	—	—	—	—
Maintenance Items													
Adjust Arc / Radius		—	—	—	—	—	—	—	—	—	—	—	—
Unclog Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
Straighten Head		—	—	—	—	—	—	—	—	—	—	—	—
Misc Repair		—	—	—	—	—	—	—	—	—	—	—	—
Repairs & Faults													
Faults on Zone		—	—	—	—	—	—	—	—	—	—	—	—
Rain Sensor		—	—	—	—	—	—	—	—	—	—	—	—
Raise Head in Turf		—	—	—	—	—	—	—	—	—	—	—	—
Lower Head in Turf		—	—	—	—	—	—	—	—	—	—	—	—
Microjet Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
Broken Nozzle		3 0	—	1 0	1 0	—	—	3 0	—	—	—	1 0	1 0
Broken MP Rotator		—	—	—	—	—	—	—	—	—	—	—	—
Broken Riser		—	—	—	—	—	—	—	—	—	—	—	—
Broken Tree Bubbler		2 0	—	—	—	—	—	—	—	—	—	—	—
Broken 6" Spray Head		1 0	—	—	—	—	—	—	—	—	—	—	—
Broken 12" Spray Head		—	—	1 0	—	—	—	—	—	—	—	—	—
Broken 6" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Broken 12" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 6" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 12" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 6" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Leaking 12" Rotor		—	—	—	—	—	—	—	—	—	—	—	—
Broken Drip Line		—	—	—	—	—	—	—	—	—	—	—	—
Broken Lateral Line		—	—	—	—	—	—	—	—	—	—	—	—
Solenoid		—	—	—	—	—	—	—	—	—	—	—	—
Broken Valve		—	—	—	—	—	—	—	—	—	—	—	—
Broken Valve Box		—	—	—	—	—	—	—	—	—	—	—	—
Upgrades													
Add 6" Spray Head <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add 12" Spray Head <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add 6" Rotor <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add 12" Rotor <10'		—	—	—	—	—	—	—	—	—	—	—	—
Add Tree Bubbler		—	—	—	—	—	—	—	—	—	—	—	—
Relocate Head		—	—	1	—	—	—	—	—	—	—	—	—
Shrub Riser/Exist. Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
Shrub Riser/New Nozzle		—	—	—	—	—	—	—	—	—	—	—	—
4" to 6" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
6" to 12" Spray Head		—	—	—	—	—	—	—	—	—	—	—	—
Battery Pack		—	—	—	—	—	—	—	—	—	—	—	—
Battery Pack RSD		—	—	—	—	—	—	—	—	—	—	—	—
Other		—	—	—	—	not working zone	—	—	not working	—	—	—	—
Zone Comments													
Comments		—	Monday to sunday	—	—	—	—	—	—	—	—	—	—

ZONE INFORMATION		ZONES 1–12											
Item / Zone →		1	2	3	4	6	7	8	9	10	12	13	14
			/ Run Days										

Left = repaired on-site
 Right = not repaired
 – = none in that zone

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION												
ZONES 15–26												
Item / Zone →	15	16	17	19	20	21	22	23	24	25	26	27
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Rotors
Prog A Run Time	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	BO#26 / start time: 1am	–
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog F Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Primary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	–
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	–
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	–
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	–
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	–
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Broken Nozzle	–	–	–	–	–	–	1 0	1 0	3 0	1 0	–	–
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	1 0	–	–
Broken 6" Spray Head	–	1 0	–	–	–	–	–	1 0	–	–	–	–
Broken 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	1 0
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	–
Broken Lateral Line	–	–	–	–	–	–	–	–	–	–	–	–
Solenoid	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	–
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	–
Other	–	–	–	–	–	–	–	–	–	–	–	–
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	M,W,F,S un / BOV#26	–

Left = repaired on-site **Right** = not repaired – = none in that zone

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION ZONES 28–39												
Item / Zone →	28	29	30	31	32	33	34	35	36	37	38	39
Zone Type	Sprays	Sprays										
Prog A Run Time	20 min	20 min										
Prog B Run Time	–	–										
Prog C Run Time	–	–										
Prog D Run Time	–	–										
Prog E Run Time	–	–										
Prog F Run Time	–	–										
Primary Plant Material	–	–										
Secondary Plant Material	–	–										
Third Plant Material	–	–										
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–										
Unclog Nozzle	–	–										
Straighten Head	–	–										
Misc Repair	–	–										
REPAIRS & FAULTS												
Faults on Zone	–	–										
Rain Sensor	–	–										
Raise Head in Turf	–	–										
Lower Head in Turf	–	–										
Microjet Nozzle	–	–										
Broken Nozzle	2 0	–										
Broken MP Rotator	–	–										
Broken Riser	–	–										
Broken Tree Bubbler	–	–										
Broken 6" Spray Head	–	–										
Broken 12" Spray Head	4 0	–										
Broken 6" Rotor	1 0	–										
Broken 12" Rotor	–	–										
Leaking 6" Spray Head	–	–										
Leaking 12" Spray Head	–	–										
Leaking 6" Rotor	–	–										
Leaking 12" Rotor	–	–										
Broken Drip Line	–	–										
Broken Lateral Line	–	–										
Solenoid	–	–										
Broken Valve	–	–										
Broken Valve Box	–	–										
UPGRADES												
Add 6" Spray Head <10'	–	–										
Add 12" Spray Head <10'	–	–										
Add 6" Rotor <10'	–	–										
Add 12" Rotor <10'	–	–										
Add Tree Bubbler	–	–										
Relocate Head	–	–										
Shrub Riser/Exist. Nozzle	–	–										
Shrub Riser/New Nozzle	–	–										
4" to 6" Spray Head	–	–										
6" to 12" Spray Head	–	–										
Battery Pack	–	–										
Battery Pack RSD	–	–										
Other	–	–										
ZONE COMMENTS												
Comments	–	–										

Left = repaired on-site Right = not repaired – = none in that zone



PROPERTY NAME / CONTROLLER NAME Myrtle Creek Improvement District (3)	INSPECTION DATE Aug 24, 2026 8:17:00 AM EDT	TECHNICIAN NAME Dino Porcella (dino.porcella)	CONTROLLER MAKE & MODEL Rainbird ESP -LXME2
--	--	--	--

INSPECTION SUMMARY — ALL ZONES

33

TOTAL BROKEN ITEMS

33

REPAIRED ON-SITE

0

STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	18	18	
Broken Tree Bubbler	4	4	
Broken 6" Spray Head	3	3	
Broken 12" Spray Head	5	5	
Broken 6" Rotor	2	2	
Broken Lateral Line	1	1	

MAINTENANCE PERFORMED

UPGRADES RECOMMENDED

Relocate Head	1
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DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE

Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature