Myrtle Creek Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
www.myrtlecreekid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Myrtle Creek Improvement District ("District"), scheduled to be held at **5:00 p.m. on Tuesday, November 17, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period

1. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the October 20, 2026, Board of Supervisors' Meeting** *(provided under separate cover)*
3. **Consideration of Resolution 2027-01, Election of Officers**

Business Matters

4. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** *(provided under separate cover)*
5. **Consideration of Resolution 2027-02, Adopting an Amended Budget for Fiscal Year 2026** *(provided under separate cover)*
6. **Consideration of Acquisition of Performance Drive Phase 3 Improvements** *(provided under separate cover)*
7. **Review and Acceptance of Annual Arbitrage Rebate Report for Series 2016A Bonds**
8. **Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report**
9. **Ratification of Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $40,826.36** *(provided under separate cover)*
10. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
11. **Review of District's Financial Position and Budget to Actual YTD** *(provided under separate cover)*

Other Business

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

B. Supervisor Requests

pfm

Adjournment

Myrtle Creek Improvement District

Oath of Office

MYRTLE CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

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

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Myrtle Creek Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Myrtle Creek Improvement District

Minutes of the October 20, 2026,
Board of Supervisors' Meeting
(provided under separate cover)

Myrtle Creek Improvement District

Resolution 2027-01,
Election of Officers

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MYRTLE CREEK IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **MYRTLE CREEK IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

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

Section 1. Kam Shenai is elected Chair.

Section 2. Marsha Leed is elected Vice Chair.

Section 4. Jennifer Walden is elected Secretary.

Section 5. Lynne Mullins is elected Assistant Secretary.

Trudy Evans is elected Assistant Secretary.

Patrick Gill is elected Assistant Secretary.

Bob da Silva is elected Assistant Secretary.

Section 5. Jennifer Glasgow is elected Treasurer.

Section 6. Amanda Lane is elected Assistant Treasurer.

Amy Champagne is elected Assistant Treasurer.

Rick Montejano is elected Assistant Treasurer.

Verona Griffith is elected Assistant Treasurer.

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY of November 2026.

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

_____
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

Resolution 2027-02,
Adopting an Amending Budget for Fiscal Year 2026

(provided under separate cover)

Myrtle Creek Improvement District

Acquisition of Performance Drive Phase 3 Improvements

(provided under separate cover)

Myrtle Creek Improvement District

Annual Arbitrage Rebate Report for Series 2016A Bonds

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 23, 2026

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

Re: $19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A
Annual Arbitrage Report for the period September 14, 2025 to September 14, 2026

Dear Myrtle Creek Improvement District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Myrtle Creek Improvement District (City of Orlando, Florida), Special Assessment Revenue Refunding Bonds, Series of 2016A (the "2016A Bonds") for the period September 14, 2025 to September 14, 2026.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on the 2016A Bonds during the one-year period from September 14, 2025 to September 14, 2025; and consequently, there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that **additional arbitrage reporting will be required** for the 2016A Bonds on September 14, 2027.

Sincerely,

John C. Rogers
President

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

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 23, 2026

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

Re: $19,810,000
Myrtle Creek Improvement District
(City of Orlando, Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A
Annual Arbitrage Report for the period September 14, 2025 to September 14, 2026

Dear Myrtle Creek Improvement District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for $19,810,000 Myrtle Creek Improvement District, City of Orlando, Florida (the "District"), Special Assessment Revenue Refunding Bonds, Series 2016A (the "2016A Bonds") for the period September 14, 2025 to September 14, 2026 (the "Annual Arbitrage Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

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

Trust Fund statements for the 2016A Bonds for the period September 14, 2025 to September 14, 2026
Source: US Bank, Orlando, Florida

Closing Documents for the 2016A Bonds, including Official Statement, Federal Tax Certificate, C.P.A Verification Report and I.R.S. Form "8038-G"
Source: PFM Group Consulting LLC, Orlando, Florida

Annual Arbitrage Report for 2016A Bonds, dated October 9, 2025, for the period September 14, 2024 to September 14, 2025 (the "Prior Arbitrage Report")

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

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

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

Our Understanding of the Financing

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

Factors Entering Our Computations

a) Our examination of the Trust Funds established with respect to the 2016A Bonds included the 2016A Acquisition and Construction Fund, the 2016A Interest Account, the 2016A Principal Account and the 2016A Reserve Fund.

b) According to the Federal Tax Certificate, proceeds of the 2016A Bonds deposited to the 2016A Acquisition and Construction Fund could not be invested at a yield in excess of the yield on the 2016A Bonds for the period September 14, 2016 to September 14, 2019 (the "3-Year Period"), but were subject to arbitrage rebate.

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

c) As shown in the C.P.A. Verification Report, proceeds of the 2016A Bonds and other available funds deposited to escrow to refund the 2006A Bonds on October 18, 2016 and November 1, 2016 were not invested above the yield on the 2016A Bonds.

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

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

e) According to the Code, proceeds of the 2016A Bonds deposited to the Debt Service Reserve Fund could be invested at an unrestricted yield in perpetuity, but were subject to arbitrage rebate.

f) "Bond Year" is defined, in accordance with the Code, as the one-year period beginning on September 14, 2025 and ending on September 14, 2026.

g) According to the Federal Tax Certificate, none of the proceeds of the 2016A Bonds will be used as a substitute for other funds (i) which were otherwise to be used to refinance the costs of refunding the 2006A Bonds or pay the costs of the 2016A Bonds; (ii) which will not be so used and (iii) which have been or will be used, directly or indirectly, to acquire investment property producing a yield in excess of the yield on the 2016A Bonds.

h) According to the Federal Tax Certificate, the District did not expect to enter into any "hedging transaction" in respect of the 2016A Bonds.

i) All amounts withdrawn from the Trust Funds were assumed to be spent on the day they were withdrawn.

j) Computations of yield are based on a 360-day year and semiannual compounding.

k) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.

l) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of September 14, 2026 (the "Annual Computation Date").

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

1. The Sources and Uses of Funds Upon Issuance of the 2016A Bonds are shown on Page A-1.

2. The Yield on the 2016A Bonds is 3.08222200% (the "2016A Bond Yield"), as calculated on Pages B-1, B-2(A), B-2 (B) and B-3.

3. No proceeds of the 2016A Bonds were on deposit in the Acquisition and Construction Fund during the Annual Computation Period, as shown on Page C-1 and therefore **no arbitrage liability was incurred** in such fund during the Annual Computation Period; and, on a cumulative basis, an arbitrage credit of $8,592.05 accrued in the Acquisition and Construction Fund as of the Annual Computation Date, as also shown on Page C-1.

4. The District earned $1,053.93 less on its investments of proceeds of the 2016A Bonds in the Debt Service Reserve Fund during the Annual Computation Period than it would have earned had such proceeds been invested at the 2016A Bond Yield, as shown on Page C-1, and therefore **did not incur an arbitrage liability on the 2016A Bonds** during the Annual Computation Period; and, on a cumulative basis, a $9,758.89 arbitrage credit accrued in the Debt Service Reserve Fund as if the Annual Computation Date, as also shown on Page C-1.

5. Our examination of the 2016A Interest Fund and the 2016A Principal Fund showed that such funds constituted a "bona fide debt service fund" in each Bond Year of the Annual Computation Period and therefore was not subject to arbitrage rebate during such period.

Arbitrage Rebate Counselors, LLC

ARBITRAGE REBATE COUNSELORS, LLC

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

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

October 23, 2026

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

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

Sources of Funds:	
Par Amount of 2016A Bonds	$19,810,000.00
Plus: Net Original Issue Premium	644,804.60
Other Moneys	8,417,434.92
	$28,872,239.52

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

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

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

Pricing Report - 2016A Bonds

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

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

Principal Amount	$19,810,000.00
Plus: Net Original Issue Premium	644,804.60
	$20,454,804.60
Gross Interest Cost	$7,666,671.11
Less: Net Original Issue Premium	(644,804.60)
	$7,021,866.51
NIC %	2.9482%
Bond Years	238,176.31
Average Coupon	3.2189%
Average Life (Years)	12.02

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

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

2016A Bonds - Debt Service Payable

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

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

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

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

2016A Bonds - Debt Service Payable - Yield To Call

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

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

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

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

Proof of Yield - 2016A Bonds

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

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

Notes: (1) See Page B-2 (B).
(2) $20,108,988.69 = $19,810,000.00 [Principal Amount of 2016A Bonds] + $644,804.60 [Net Original Issue Premium on 2016A Bonds] - $345,815.91 [Bond Insurance Policy].

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

Arbitrage Credit - 2016A Bonds - Annual Computation Period

Annual Computation Date: 9/14/2026
2016A Bond Yield (1): 3.08222200%

Investment Yield: 3.42924800%

		Acquistion & Construction Fund			Debt Service Reserve Fund						Muni Days To Compu-	2016A Bond Yield		@ Investment Yield
Date (2)	Transaction Description (2)	Invested (-) / Disbursed (+) (2)	Interest (2)	Future Value	Invested (-) / Disbursed (+) (2)	Interest (2)	Computation Credit	Balance (2)	Future Value	Total	tation Date	Yield	Future Value	Future Value
9/14/2025	Prior Arbitrage Credit (3)	($8,333.22)	---	($8,592.05)	($109.51)	---	---	---	($112.91)	---	360	1.03105972	($8,704.96)	----
9/14/2025	Balance	$0.00	$0.00	$0.00	($326,043.25)	$0.00	$0.00	$326,043.25	($336,170.06)	($326,043.25)	360	1.03105972	($336,170.06)	($337,319.94)
9/29/2025	Trf Out - DSR Excess	0.00	0.00	0.00	6,455.75	0.00	0.00	319,587.50	6,647.79	6,455.75	345	1.02974651	6,647.79	6,669.58
10/1/2025	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(1,029.09)	1,029.09	0.00	320,616.59	0.00	0.00	343	1.02957154	0.00	0.00
11/3/2025	Trf Out - DSR Excess	0.00	0.00	0.00	(1,019.14)	1,019.14	0.00	321,635.73	0.00	0.00	311	1.02677609	0.00	0.00
12/1/2025	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(948.16)	948.16	0.00	322,583.89	0.00	0.00	283	1.02433629	0.00	0.00
1/2/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(935.14)	935.14	0.00	323,519.03	0.00	0.00	252	1.02164185	0.00	0.00
2/2/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(911.80)	911.80	0.00	324,430.83	0.00	0.00	222	1.01904108	0.00	0.00
3/2/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(820.80)	820.80	0.00	325,251.63	0.00	0.00	192	1.01644692	0.00	0.00
4/1/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(905.76)	905.76	0.00	326,157.39	0.00	0.00	163	1.01394552	0.00	0.00
5/1/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(876.37)	876.37	0.00	327,033.76	0.00	0.00	133	1.01136433	0.00	0.00
5/20/2026	Trf Out - DSR Excess	0.00	0.00	0.00	10,999.50	0.00	0.00	316,034.26	11,106.56	10,999.50	114	1.00973298	11,106.56	11,118.57
6/1/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(887.33)	887.33	0.00	316,921.59	0.00	0.00	103	1.00878972	0.00	0.00
7/1/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(847.94)	847.94	0.00	317,769.53	0.00	0.00	73	1.00622166	0.00	0.00
8/3/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(877.43)	877.43	0.00	318,646.96	0.00	0.00	41	1.00348961	0.00	0.00
9/1/2026	Int. Earn. (+) / Reinvst. (-)	0.00	0.00	0.00	(884.83)	884.83	0.00	319,531.79	0.00	0.00	13	1.00110515	0.00	0.00
9/14/2026	Annual Comput. Credit	0.00	0.00	0.00	0.00	0.00	(2,170.00)	319,531.79	(2,170.00)	(2,170.00)	0	1.00000000	(2,170.00)	0.00
9/14/2026	Balance	0.00	0.00	0.00	319,531.79	0.00	0.00	0.00	319,531.79	319,531.79	0	1.00000000	319,531.79	319,531.79
	Total	$0.00	$0.00		$0.00	$10,943.79	($2,170.00)			$8,773.79				$0.00
				$0.00			Arbitrage Liability		($1,053.93)				Arbitrage Liability	($1,053.93)	
			Cumulative Arbitrage Credit	($8,592.05)			Cumulative Arbitrage Credit		($1,166.84)				Cumulative Arbitrage Credit	($9,758.89)	

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

Myrtle Creek Improvement District

Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report

Myrtle Creek Improvement District
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ✓ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ✓ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Myrtle Creek Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $40,826.36

(provided under separate cover)

Myrtle Creek Improvement District

Work Authorizations/Proposed Services

(if applicable)

Myrtle Creek Improvement District

District's Financial Position and Budget to Actual YTD

(provided under separate cover)