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**
3. **Consideration of Resolution 2027-01, Election of Officers**

Business Matters

4. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**
5. **Consideration of Resolution 2027-02, Adopting an Amended Budget for Fiscal Year 2026**
6. **Consideration of Acquisition of Performance Drive Phase 3 Improvements**
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 $157,650.25**
10. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
11. **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 – Monthly Landscape Report
   6. Irrigation Supervisor

B. Supervisor Requests

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

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, October 20, 2026, at 5:00 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 from 5:00 – 5:10 p.m.)
Vivian Carvalho	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
Pete Fussell	Berman	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Walden called for public comments. She noted there were no public comments at this time.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the August 18, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes of the August 18, 2026, Board of Supervisors' Meeting.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of the August 18, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh and Associates**

Ms. Walden noted this item was tabled until the next Board Meeting.

FIFTH ORDER OF BUSINESS **Ratification of Egis Insurance Package for FY 2027**

Ms. Walden explained that the Egis insurance package for Fiscal Year 2027 was executed by the Chair prior to the meeting so that coverage would not lapse, and that the Board was requested to ratify that action. She added that the total cost was $10,791.00, and the budgeted amount was $11,583.95.

On motion by Mr. Da Silva, seconded by Ms. Evans, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified the Chair's execution of the Egis Insurance Package for Fiscal Year 2027 in the amount of $10,791.00.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $30,765.03**

The Board reviewed O&M Expenditures paid in August 2026. Ms. Walden noted these expenditures were previously approved for payment and needed to be ratified by the Board.

Mr. Da Silva questioned the cost to remove a pine tree. There was a brief discussion regarding this cost.

On motion by Mr. Shenai, 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 August 2026 in an amount totaling $30,765.03.

SEVENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $63,691.89**

The Board reviewed O&M Expenditures paid in September 2026. Ms. Walden noted these expenditures were previously approved for payment and needed to be ratified by the Board.

On motion by Ms. Leed, seconded by Mr. Gill, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $63,691.89.

EIGHTH ORDER OF BUSINESS **Recommendation of Work Authorization/Proposed Services**

Ms. Walden reviewed the Work Authorization from Berman for holiday decorations. She confirmed with Berman that the amount is $1,000.00, which is consistent with last year's cost, as there were no changes in scope. She added that the scope includes installing, removing, and storing the decorations until the following holiday season.

On motion by Mr. Shenai, seconded by Ms. Evans, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Work Authorization from Berman in the amount of $1,000.00 for holiday decorations.

NINTH ORDER OF BUSINESS **Review of District's Financial Position and Budget to Actual YTD**

Ms. Walden stated the financials are updated through September 30, 2026. The District has spent approximately 77% of the adopted Fiscal Year 2026 budget. No action was required.

TENTH ORDER OF BUSINESS **Staff Reports**

District Counsel –	No report.
District Manager –	Ms. Walden stated the next Board Meeting is scheduled for Tuesday, November 17, 2026, at 5:00 p.m. Mr. Da Silva and Ms. Evans noted they are not available to attend in person.
District Engineer –	Not present.
Construction Supervisor –	No report.
Landscape Supervisor –	Mr. Fussell noted the monthly landscape report was included in the agenda, and the vendor is completing services as required.
Irrigation Supervisor –	No report.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Evans noted she has received an increase in resident questions on her personal cell phone. She asked staff for guidance on answering questions regarding lowering taxes, the District's surplus, and how the planned warehouse development will impact taxes.

There was discussion amongst Board Members regarding the District's bonds, property taxes, the surplus, and the fact that assessments on residents have not increased in over six years.

Ms. Evans requested clarification regarding the authority the Board has over the roundabout and addressing resident concerns.

Mr. Da Silva clarified the status of the roundabout. It was noted that the Board does not have authority over the roundabout, as it is a Developer project.

Mr. Shenai commented on the condition of the landscape near the monuments just past the 7-Eleven and asked whether the irrigation is working. Mr. Da Silva added that the landscape along the south side of Lake Nona Boulevard from the east community entrance to the AdventHealth ER has degraded and should be reviewed.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary **Chair/Vice Chair**

Myrtle Creek Improvement District

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. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 4. _____ is elected Secretary.

Section 5. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

_____ 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

ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT BY AND AMONG MYRTLE CREEK IMPROVEMENT DISTRICT, DONALD W. McINTOSH ASSOCIATES, INC., AND LJA, INC.

THIS ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT (this "**Assignment**") is made and entered into as of the ____ day of _____, 2026 (the "**Effective Date**"), by and among:

MYRTLE CREEK IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Orlando, Orange County, Florida, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (the "**District**");

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation, whose mailing address is 101 Southall Lane, Suite 100, Maitland, Florida 32751 ("**DWMA**" or "**Assignor**"), by and through **LJA, INC.**, as its successor by merger; and

LJA, INC., a Texas corporation registered to conduct business in the State of Florida as **LJA SERVICES, INC.**, whose local address is 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810 ("**LJA**" or "**Assignee**").

The District, Assignor, and Assignee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and is authorized to plan, finance, construct, acquire, operate, and/or maintain improvements, facilities, and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms to provide professional engineering services to the District on a continuing basis, and the District's Board of Supervisors (the "**Board**") selected DWMA as the most qualified firm to provide such services; and

WHEREAS, the District and DWMA entered into that certain Agreement for Engineering Services, dated September 8, 2003, as amended (together with all work authorizations issued and outstanding thereunder, the "**Agreement**"), under which DWMA serves as District Engineer; and

WHEREAS, LJA acquired DWMA as a wholly-owned subsidiary on or about August 24, 2023, and, effective as of June 27, 2026 (the "**Merger Effective Date**"), DWMA merged with and into LJA, with LJA being the surviving entity (the "**Merger**") and DWMA thereafter conducting business under the name LJA, Inc.; and

WHEREAS, as a result of the Merger, the personnel, assets, records, and engineering practice of DWMA, including the professional staff who provide services to the District, are now part of LJA; and

WHEREAS, Article 16 of the Agreement provides that neither party shall assign, sublet, or transfer any rights under or interest in the Agreement without the express written consent of the other party, and that any purported assignment without such consent is void; and

WHEREAS, Assignor and Assignee have requested that the District consent to the assignment of the Agreement to Assignee, and Assignee desires to assume all of Assignor's rights, duties, obligations, and liabilities under the Agreement; and

WHEREAS, the Board has determined that consenting to the assignment of the Agreement on the terms set forth herein is in the best interests of the District, will provide continuity of engineering services, and is consistent with the District's prior selection of DWMA.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals stated above are true and correct and are incorporated herein by reference as a material part of this Assignment.

2. **Assignment.** Assignor hereby assigns, transfers, and conveys to Assignee all of Assignor's rights, title, interest, duties, obligations, and liabilities in, to, and under the Agreement, effective as of the Effective Date. To the extent any rights or obligations under the Agreement vested in Assignee by operation of law as of the Merger Effective Date, this Assignment confirms such vesting.

3. **Assumption.** Assignee hereby accepts the foregoing assignment and expressly assumes, and agrees to timely pay, perform, and discharge, all duties, obligations, and liabilities of Assignor under the Agreement, whether arising or accruing before, on, or after the Effective Date, including, without limitation, all obligations relating to (a) services performed by Assignor prior to the Merger Effective Date; (b) the standard of care, correction of errors, conflicts, and omissions, indemnification, and insurance; (c) the ownership and delivery of Work Product (as defined in the Agreement), plans, drawings, specifications, and certifications; and (d) the maintenance, retention, and production of books, records, and public records. Assignee shall be bound by all terms and conditions of the Agreement as though Assignee were the original contracting party.

4. **District Consent and Acknowledgment.** Subject to the terms and conditions of this Assignment, the District hereby consents to the assignment of the Agreement from Assignor to Assignee and acknowledges Assignee as the "Engineer" and District Engineer under the Agreement. The District's consent is expressly limited to the assignment described herein and shall not be deemed (a) a consent to any further assignment, subcontracting, or transfer of the Agreement, each of which shall remain subject to the District's prior written consent; (b) a waiver, release, or discharge of any claim, right, or remedy of the District arising under the Agreement or applicable law, whether known or unknown, including any claim relating to services performed before the Effective Date; (c) an acknowledgment by the District that Assignor is not in default under the Agreement; or (d) an amendment of any term of the Agreement except as expressly provided in Section 6.

5. **Ratification of Interim Services.** The District ratifies the services rendered by Assignee under the Agreement from the Merger Effective Date through the Effective Date, provided that

such services were rendered and invoiced in accordance with the terms of the Agreement and applicable work authorizations. Any payments made by the District to Assignor or Assignee for services under the Agreement prior to the Effective Date shall be credited against amounts owed under the Agreement, and Assignee shall not seek duplicate payment for any such services.

6. **Notice Address; No Other Amendment.** The notice provision of the Agreement is hereby amended to provide that notices to the Engineer shall be delivered to: LJA, Inc., 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810, Attn: Robert A. Schanck, P.E. Except as expressly provided in this Section 6, the terms, conditions, compensation, and hourly rate schedule of the Agreement remain unchanged and in full force and effect. Any adjustment to compensation, rates, or staff classifications shall require a separate written amendment approved by the Board.

7. **Representations and Warranties of Assignor and Assignee.** Assignor and Assignee, jointly and severally, represent and warrant to the District, as of the Effective Date, that:

(a) the Merger was duly authorized and became effective as of the Merger Effective Date in accordance with applicable law, and Assignee is the surviving entity of the Merger and the successor to all rights and liabilities of Assignor;

(b) each of Assignor and Assignee has full power and authority to enter into and perform this Assignment, and the individuals executing this Assignment on their behalf are duly authorized to do so;

(c) Assignee is duly organized, validly existing, and in good standing under the laws of its state of organization, is authorized to transact business in the State of Florida, and holds all licenses, registrations, and certificates of authorization required to provide professional engineering services in the State of Florida, including under Chapter 471, Florida Statutes;

(d) Robert A. Schanck, P.E., or another Florida-licensed professional engineer acceptable to the District, will continue to serve as the District's primary engineering representative, and Assignee shall not change such representative without prior written notice to the District;

(e) to the knowledge of Assignor and Assignee, no event has occurred that constitutes, or with notice or the passage of time would constitute, a default by the Engineer under the Agreement, and there are no claims, demands, or disputes pending or threatened relating to the services performed under the Agreement, except as disclosed in writing to the District prior to the Effective Date; and

(f) all Work Product, records, and public records relating to the Agreement that were in Assignor's possession are in the possession or control of Assignee and will be maintained, retained, and made available to the District in accordance with the Agreement and Florida law.

8. **Insurance.** Within ten (10) days after the Effective Date, and as a condition to payment of any invoice submitted thereafter, Assignee shall deliver to the District certificates of insurance evidencing that Assignee maintains all insurance coverages required by the Agreement, issued in Assignee's name and naming the District and the District's officers, supervisors, agents, staff, and representatives as additional insureds to the extent required by the Agreement. Assignee shall

ensure that professional liability coverage applicable to services performed by Assignor prior to the Merger Effective Date remains in effect, whether through continuation of prior acts coverage, tail coverage, or otherwise, for the period required by the Agreement or applicable law.

9. **Statutory Compliance.** Assignee shall comply with all statutory requirements applicable to the Agreement and, by its execution of this Assignment, makes each certification required of the Engineer under the Agreement as of the Effective Date. Without limiting the foregoing, Assignee: (a) shall comply with Section 448.095, *Florida Statutes*, including registration with and use of the E-Verify system, and represents that no public employer has terminated a contract with Assignee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the Effective Date; (b) certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not on any list maintained pursuant to such section; (c) represents that it has not been placed on the convicted vendor list under Section 287.133, *Florida Statutes*; (d) shall comply with Section 20.055(5), *Florida Statutes*; (e) has executed and delivered to the District the affidavit required by Section 787.06(13), *Florida Statutes*; and (f) shall comply with Chapter 119, *Florida Statutes*, including Section 119.0701, *Florida Statutes*, with respect to all public records relating to the Agreement. IF ASSIGNEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE DISTRICT'S PUBLIC RECORDS CUSTODIAN, JENNIFER WALDEN, AT (407) 723-5900, RECORDREQUEST@PFM.COM, 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

10. **Indemnification.** To the fullest extent permitted by law, Assignee shall indemnify, defend, and hold harmless the District and its officers, supervisors, agents, staff, and representatives from and against any and all liabilities, damages, losses, and costs, including reasonable attorneys' fees, arising out of or relating to (a) any inaccuracy or breach of the representations and warranties in Section 7, or (b) any claim by Assignor, its former shareholders, creditors, or any other person relating to the Merger or the assignment of the Agreement. This Section is in addition to, and not in limitation of, the indemnification obligations of the Engineer under the Agreement.

11. **Sovereign Immunity.** Nothing in this Assignment shall be deemed a waiver of the District's sovereign immunity or of the limitations on liability set forth in Section 768.28, *Florida Statutes*, or other applicable law, and nothing herein shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns; provided, however, that neither Assignee nor any successor of Assignee may further assign, sublet, or transfer the Agreement or any interest therein, whether by merger, conversion, sale of assets, change of control, operation of law, or otherwise, without the prior written consent of the District, and any purported assignment in violation of this Section shall be void.

13. **No Third-Party Beneficiaries.** This Assignment is solely for the benefit of the Parties, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party, including any affiliate, shareholder, or creditor of Assignor or Assignee.

14. **Governing Law; Venue.** This Assignment shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising under this Assignment shall be in Orange County, Florida.

15. **Enforcement.** In the event any Party is required to enforce this Assignment by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs at all judicial levels.

16. **Conflict; Agreement in Full Force and Effect.** In the event of any conflict between the terms of this Assignment and the terms of the Agreement, the terms of this Assignment shall control. Except as expressly provided herein, the Agreement remains unmodified and in full force and effect, and the Agreement is hereby ratified and confirmed.

17. **Further Assurances.** Assignor and Assignee shall execute and deliver such further instruments, and take such further actions, as the District may reasonably request to evidence the Merger, the assignment, and the assumption contemplated hereby, including delivery of a copy of the certificate or articles of merger filed with the applicable state authorities.

18. **Severability; Amendments; Arm's Length.** The invalidity or unenforceability of any provision of this Assignment shall not affect the validity or enforceability of the remaining provisions. This Assignment may be amended only by a written instrument executed by all Parties. This Assignment reflects the negotiated agreement of the Parties, each represented by or having the opportunity to consult competent legal counsel, and shall be construed as if all Parties jointly prepared it.

19. **Counterparts; Electronic Signatures.** This Assignment may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and all of which together shall constitute one and the same instrument. Signatures delivered by facsimile, portable document format (PDF), or electronic signature in accordance with Chapter 668, *Florida Statutes*, shall be deemed original signatures for all purposes.

20. **Effectiveness.** This Assignment shall become effective upon the later of (a) approval by the Board and (b) execution by all Parties, and the Effective Date shall be the date first written above.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Assignment to be executed by their duly authorized representatives as of the Effective Date.

ATTEST:

MYRTLE CREEK IMPROVEMENT DISTRICT

_____
Secretary / Assistant Secretary
Print Name: _____

_____
Chairperson / Vice Chairperson,
Board of Supervisors
Print Name: _____
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation

By: LJA, Inc., its successor by merger

By: _____
Name: Robert A. Schanck
Its: Representative
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

LJA, INC.,
a Texas corporation

By: _____
Name: Robert A. Schanck
Its: Senior Vice President
Date: _____

Myrtle Creek Improvement District

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

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MYRTLE CREEK IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 19, 2025, the Board of Supervisors of Myrtle Creek Improvement District ("**Board**"), adopted Resolution 2025-07 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-07 authorize the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Myrtle Creek Improvement District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 17, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Myrtle Creek Improvement District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-07, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-07 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17, 2026.

Introduced, considered favorably, and adopted this 17th day of November 2026.

ATTEST:

_____
Secretary/Assistant Secretary

MYRTLE CREEK IMPROVEMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2025/2026 Budget

Myrtle Creek Improvement District

FY 2026 Proposed Revised Budget

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

Myrtle Creek Improvement District
FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Revenues			
On-Roll Assessments	$ 928,678.72	$ 858,801.80	$ 858,801.80
Wellspring Assessments	-	68,750.00	68,750.00
Carryforward Revenue	97,443.33	97,443.33	97,443.33
Net Revenues	**$ 1,026,122.05**	**$ 1,024,995.13**	**$ 1,024,995.13**
General & Administrative Expenses			
Legislative			
Supervisor Fees	$ 6,400.00	$ 12,000.00	$ 12,000.00
Financial & Administrative			
Public Officials' Liability Insurance	4,463.00	5,132.45	5,132.45
Trustee Services	5,458.62	7,000.00	7,000.00
Management	46,750.00	46,750.00	46,750.00
Engineering	17,955.74	10,000.00	17,955.74
Disclosure	1,500.00	1,500.00	1,500.00
Property Appraiser	-	3,500.00	3,500.00
District Counsel	11,078.94	25,000.00	25,000.00
Assessment Administration	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00
Audit	3,600.00	4,000.00	4,000.00
Arbitrage Calculation	350.00	900.00	900.00
Tax Preparation	46.20	42.00	46.20
Travel and Per Diem	122.06	300.00	300.00
Telephone	-	25.00	25.00
Postage & Shipping	95.84	500.00	500.00
Copies	2.28	2,000.00	2,000.00
Legal Advertising	6,338.70	6,500.00	6,500.00
Bank Fees	-	48.00	48.00
Miscellaneous	513.72	5,000.00	5,000.00
Meeting Room	-	250.00	250.00
Office Supplies	-	100.00	100.00
Web Site Maintenance	2,940.00	2,940.00	2,940.00
Holiday Decorations	1,000.00	1,250.00	1,250.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	**$ 116,290.10**	**$ 142,662.45**	**$ 150,622.39**

Myrtle Creek Improvement District
FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Operations			
Electric Utility Services			
Electric	$ 1,539.98	$ 1,500.00	$ 1,539.98
Entry Lighting	320.39	500.00	500.00
Water-Sewer Combination Services			
Water Reclaimed	28,639.11	38,000.00	38,000.00
Stormwater Control			
Aquatic Contract	3,900.00	3,900.00	3,900.00
Other Physical Environment			
General Liability Insurance	5,110.00	5,876.50	5,876.50
Property & Casualty Insurance	-	1,700.00	1,700.00
Other Insurance	500.00	1,500.00	1,500.00
Irrigation Repairs	50,803.72	45,000.00	50,803.72
Landscaping Maintenance & Material			
District Landscaping	225,970.00	275,000.00	275,000.00
Gateway Road Landscaping	473.88	473.88	473.88
Tree Trimming	40,000.00	42,000.00	42,000.00
Flower & Plant Replacement	82,751.00	50,000.00	82,751.00
Contingency	10,656.64	75,915.18	75,915.18
Pest Control	2,510.00	1,300.00	2,510.00
Hurricane Cleanup	-	50,000.00	50,000.00
Interchange Maintenance Expenses			
IME - Aquatics Maintenance	3,156.36	3,339.00	3,339.00
IME - Irrigation Repairs	904.21	3,150.00	3,150.00
IME - Landscaping	90,758.16	92,333.12	92,333.12
IME - Lighting	722.08	1,260.00	1,260.00
IME - Miscellaneous	192.16	6,300.00	6,300.00
IME - Water Reclaimed	1,038.66	1,575.00	1,575.00
IME - Landscape Improvements	2,047.50	12,600.00	12,600.00
New Operational Field Expenses			
Trail Repair	30,500.00	15,000.00	30,500.00
Road & Street Facilities			
Entry and Wall Maintenance	1,850.00	10,000.00	10,000.00
Streetlights	13,452.68	15,000.00	15,000.00
Parks & Recreation			
Personnel Leasing Agreement - Administrator	16,000.08	16,000.00	16,000.08
Personnel Leasing Agreement - Irrigation Specialist	20,000.04	20,000.00	20,000.04
Reserves			
Infrastructure Capital Reserve	20,000.00	20,000.00	20,000.00
Interchange Maintenance Reserve	2,360.00	2,360.00	2,360.00
Lake/Pond Repair Reserve	5,000.00	5,000.00	5,000.00
Total Field Operations Expenses	**$ 661,156.65**	**$ 816,582.68**	**$ 871,887.50**

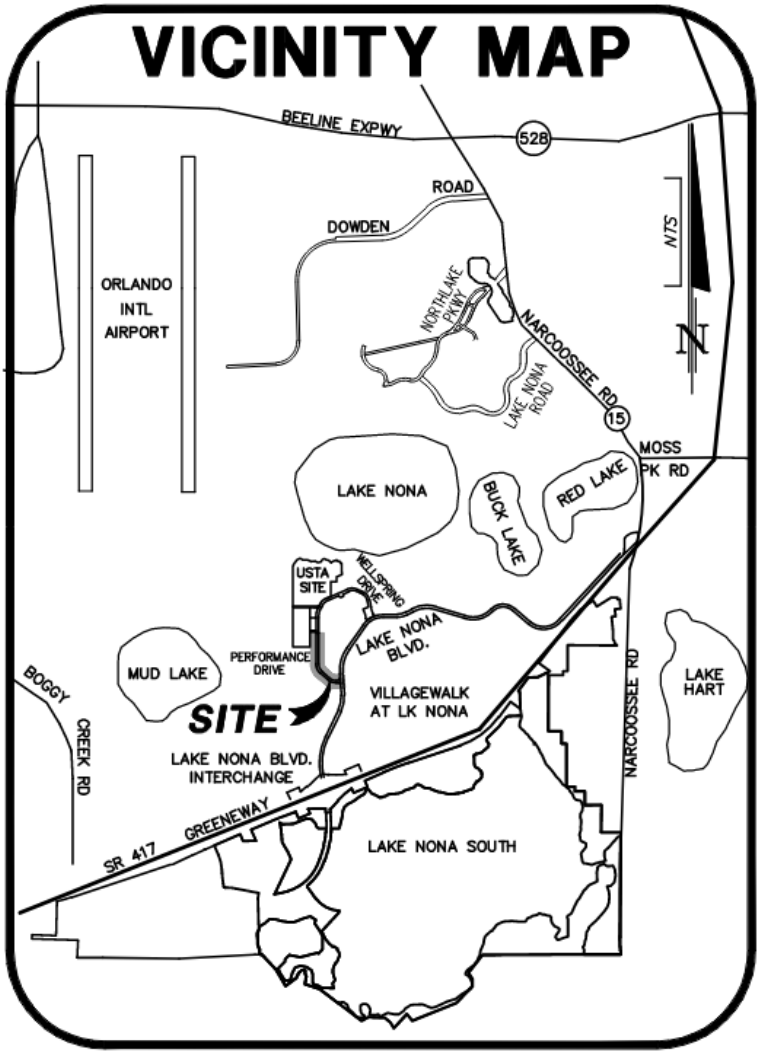
Myrtle Creek Improvement District
FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Wellspring Blvd./Performance Drive Expenses			
Irrigation Repairs	$ 3,057.50	$ 5,230.50	$ 5,230.50
Landscaping	46,821.00	40,000.00	46,821.00
Flower & Plant Replacement	-	7,142.33	7,142.33
Lighting	574.91	7,877.17	7,877.17
Miscellaneous	-	3,500.00	3,500.00
Water Reclaimed	4,414.46	5,000.00	5,000.00
Total Wellspring Blvd./Performance Drive Expenses	**$ 54,867.87**	**$ 68,750.00**	**$ 75,571.00**
Total Expenses	**$ 832,314.62**	**$ 1,027,995.13**	**$ 1,098,080.89**
Income (Loss) from Operations	**$ 193,807.43**	**$ (3,000.00)**	**$ (73,085.76)**
Other Income (Expense)			
Interest Income	$ 91,461.19	$ 3,000.00	$ 73,085.76
Total Other Income (Expense)	**$ 91,461.19**	**$ 3,000.00**	**$ 73,085.76**
Net Income (Loss)	**$ 285,268.62**	**$ -**	**$ -**

Myrtle Creek Improvement District

Acquisition of Performance Drive Phase 3 Improvements

LAKE NONA CENTRAL PERFORMANCE DRIVE PHASE 3
VICINITY MAP



SECTION 14, TOWNSHIP 24S, RANGE 30E,
SECTION 23, TOWNSHIP 24S, RANGE 30E
PROPERTY APPRAISER PARCEL ID # 24-24-30-0000-00-003

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 $157,650.25

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

The total items being presented: **$157,650.25**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Myrtle Creek Improvement District

AP Check Register (Current by Bank)

Check Dates: 10/1/2026 to 10/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM1471 - CITY NATIONAL BANK					**001-101-0000-00-01**
4876	10/05/26	P	AWC	Aquatic Weed Control, Inc.	$325.00
4877	10/05/26	P	BCID	Boggy Creek Improv. District	$57.06
4878	10/05/26	P	BERMAN	Berman Construction	$3,000.01
4879	10/05/26	P	CEPRA	Cepra Landscape	$100,376.75
4880	10/05/26	P	KUTAK	Kutak Rock	$573.50
4881	10/05/26	P	LJA	LJA	$885.00
4882	10/05/26	P	PFMMS	PFM Management Services	$0.78
4883	10/13/26	P	AWC	Aquatic Weed Control, Inc.	$325.00
4884	10/13/26	P	CEPRA	Cepra Landscape	$5,154.50
4885	10/13/26	P	DWCOH	DWC Outdoors & Hauling LLC	$7,500.00
4886	10/13/26	P	KUTAK	Kutak Rock	$2,174.48
4887	10/13/26	P	PFMMS	PFM Management Services	$3,917.27
4888	10/23/26	P	BCID	Boggy Creek Improv. District	$64.61
4889	10/23/26	P	ORLSEN	Orlando Sentinel	$256.84
4890	10/23/26	P	PFMMS	PFM Management Services	$92.66
				BANK OM1471 REGISTER TOTAL:	**$124,703.46**
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					**001-101-0000-00-01**
70096	10/05/26	M	BCID	Boggy Creek Improv. District	$8,166.50
70097	10/12/26	M	VGLOBA	VGlobalTech	$145.00
70098	10/12/26	M	FLOCOM	FloridaCommerce	$175.00
70099	10/13/26	M	BCID	Boggy Creek Improv. District	$8,003.04
70100	10/13/26	M	EGIS	Egis Insurance Advisors LLC	$10,791.00
70101	10/21/26	M	OUC	Orlando Utilities Commission	$5,221.25
70102	10/22/26	M	VGLOBA	VGlobalTech	$300.00
70103	10/22/26	M	VGLOBA	VGlobalTech	$145.00
				BANK OM-ACH REGISTER TOTAL:	**$32,946.79**
				GRAND TOTAL :	**$157,650.25**

*** Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT**

**** Denotes broken check sequence.**

Myrtle Creek Improvement District

October 2026 AP Remittance Report

BANK:	OM1471	CHECK:	4876	AMOUNT:	$325.00	DATE:	10/05/26	VEND ID:	AWC
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
09/01/26	1144138			PA 736 - Sep. waterway service				$0.00	$325.00
				TOTALS:				**$0.00**	**$325.00**
BANK:	**OM1471**	**CHECK:**	**4877**	**AMOUNT:**	**$57.06**	**DATE:**	**10/05/26**	**VEND ID:**	**BCID**
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
09/08/26	OSA121262			PA 736 - BCID CPA 005; legal a				$0.00	$57.06
				TOTALS:				**$0.00**	**$57.06**
BANK:	**OM1471**	**CHECK:**	**4878**	**AMOUNT:**	**$3,000.01**	**DATE:**	**10/05/26**	**VEND ID:**	**BERMAN**
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
09/01/26	9628835			PA 735 - Sep. irrigation speci				$0.00	$1,666.67
09/01/26	9628835			PA 735 - Sep. administrator ag				$0.00	$1,333.34
				TOTALS:				**$0.00**	**$3,000.01**
BANK:	**OM1471**	**CHECK:**	**4879**	**AMOUNT:**	**$100,376.75**	**DATE:**	**10/05/26**	**VEND ID:**	**CEPRA**
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
08/25/26	O-S10684			PA 737 - Landscape renovations				$0.00	$37,364.00
08/28/26	O-S10720			PA 737 - Aug. controller 5 irr				$0.00	$1,117.50
08/28/26	O-S10721			PA 737 - Aug. controller 60 ir				$0.00	$102.00
08/28/26	O-S10722			PA 737 - Aug. controller 61 ir				$0.00	$274.25
08/31/26	O-S10729			PA 737 - Aug. battery pack rep				$0.00	$367.50
08/31/26	O-S10730			PA 737 - Aug. valve replacemen				$0.00	$520.00
08/31/26	O-S10731			PA 737 - Aug. controller 4 to				$0.00	$894.00
08/31/26	O-S10732			PA 737 - Aug. controller 5 zon				$0.00	$520.00
08/31/26	O-S10733			PA 737 - Aug. controller 4 zon				$0.00	$520.00
08/31/26	O-S10734			PA 737 - Aug. controller 4 sol				$0.00	$1,388.00
08/31/26	O-S10736			PA 737 - Aug. controller 6 tro				$0.00	$367.50
08/31/26	O-S10737			PA 737 - Aug. controller 5 zon				$0.00	$520.00
08/31/26	O-S10738			PA 737 - Aug. controller 2 val				$0.00	$580.00
08/31/26	O-S10754			PA 737 - Dead plant replacemen				$0.00	$31,959.00
09/01/26	O-S10831			PA 736 - Sep. Sec. 1 landscapi				$0.00	$19,253.75
09/01/26	O-S10831			PA 736 - Sep. Wellspring lands				$0.00	$3,901.75
08/31/26	O-S10841			PA 737 - Aug. controller 2 irr				$0.00	$727.50
				TOTALS:				**$0.00**	**$100,376.75**
BANK:	**OM1471**	**CHECK:**	**4880**	**AMOUNT:**	**$573.50**	**DATE:**	**10/05/26**	**VEND ID:**	**KUTAK**
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
09/08/26	3810561			PA 736 - Gen. legal thru 07/31				$0.00	$573.50
				TOTALS:				**$0.00**	**$573.50**
BANK:	**OM1471**	**CHECK:**	**4881**	**AMOUNT:**	**$885.00**	**DATE:**	**10/05/26**	**VEND ID:**	**LJA**
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
09/11/26	202645328			PA 737 - Eng. srvs. thru 08/28				$0.00	$885.00
				TOTALS:				**$0.00**	**$885.00**
BANK:	**OM1471**	**CHECK:**	**4882**	**AMOUNT:**	**$0.78**	**DATE:**	**10/05/26**	**VEND ID:**	**PFMMS**
Date	**Invoice Number**			**Invoice Description**				**Discount Taken**	**Amount Paid**
09/17/26	OE-EXP-09-2026-26			PA 737 - Aug. postage				$0.00	$0.78
				TOTALS:				**$0.00**	**$0.78**

Myrtle Creek Improvement District

October 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70096	AMOUNT:	$8,166.50	DATE:	10/05/26	VEND ID:	BCID

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/31/26	ICM2026-11	PA 735 - Aug. ICM aquatics mai	$0.00	$263.03
08/31/26	ICM2026-11	PA 735 - Aug. ICM irrigation	$0.00	$135.45
08/31/26	ICM2026-11	PA 735 - Aug. ICM landscape ma	$0.00	$7,563.18
08/31/26	ICM2026-11	PA 735 - Aug. ICM lighting	$0.00	$59.94
08/31/26	ICM2026-11	PA 735 - Aug. ICM water reclai	$0.00	$105.41
08/31/26	ICM2026-11	PA 735 - Aug. Gateway Rd lands	$0.00	$39.49
		TOTALS:	**$0.00**	**$8,166.50**

BANK:	OM-ACH	CHECK:	70097	AMOUNT:	$145.00	DATE:	10/12/26	VEND ID:	VGLOBA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/01/26	8860	PA 738 - Sep. website maint.	$0.00	$145.00
		TOTALS:	**$0.00**	**$145.00**

BANK:	OM-ACH	CHECK:	70098	AMOUNT:	$175.00	DATE:	10/12/26	VEND ID:	FLOCOM

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
10/01/26	94819	PA 739 - FY 2027 special distr	$0.00	$175.00
		TOTALS:	**$0.00**	**$175.00**

BANK:	OM1471	CHECK:	4883	AMOUNT:	$325.00	DATE:	10/13/26	VEND ID:	AWC

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
10/01/26	1145270	PA 739 - Oct. waterway service	$0.00	$325.00
		TOTALS:	**$0.00**	**$325.00**

BANK:	OM1471	CHECK:	4884	AMOUNT:	$5,154.50	DATE:	10/13/26	VEND ID:	CEPRA

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/31/26	O-S10743	PA 739 - Aug. controller 3 irr	$0.00	$719.50
09/29/26	O-S10914	PA 739 - Sep. controller 4 zon	$0.00	$520.00
09/29/26	O-S10915	PA 739 - Sep. controller 5 zon	$0.00	$520.00
09/29/26	O-S10916	PA 739 - Sep. controller 5 zon	$0.00	$520.00
09/29/26	O-S10917	PA 739 - Sep. controller 2 zon	$0.00	$520.00
09/29/26	O-S10920	PA 739 - Sep. mainline repair	$0.00	$1,440.00
09/29/26	O-S10922	PA 739 - Sep. controller 6 irr	$0.00	$915.00
		TOTALS:	**$0.00**	**$5,154.50**

BANK:	OM1471	CHECK:	4885	AMOUNT:	$7,500.00	DATE:	10/13/26	VEND ID:	DWCOH

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
08/17/26	4364	PA 738 - Wellspring Dr hardwoo	$0.00	$7,500.00
		TOTALS:	**$0.00**	**$7,500.00**

BANK:	OM1471	CHECK:	4886	AMOUNT:	$2,174.48	DATE:	10/13/26	VEND ID:	KUTAK

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/08/26	3810562	FR 161 - Performance Drive Pro	$0.00	$455.00
09/23/26	3815150	PA 738 - Gen. legal thru 08/31	$0.00	$1,719.48
		TOTALS:	**$0.00**	**$2,174.48**

BANK:	OM1471	CHECK:	4887	AMOUNT:	$3,917.27	DATE:	10/13/26	VEND ID:	PFMMS

Date	Invoice Number	Invoice Description	Discount Taken	Amount Paid
09/28/26	144109	PA 739 - Aug., Sep. mileage, t	$0.00	$21.40
09/01/26	DM-09-2026-51	PA 738 - DM fee: Sep. 2026	$0.00	$3,895.87
		TOTALS:	**$0.00**	**$3,917.27**

Myrtle Creek Improvement District

October 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70099	AMOUNT:	$8,003.04	DATE:	10/13/26	VEND ID:	BCID	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	ICM2026-12			PA 738 - Sep. ICM aquatics mai					$0.00	$263.03
09/30/26	ICM2026-12			PA 738 - Sep. ICM landscape ma					$0.00	$7,563.18
09/30/26	ICM2026-12			PA 738 - Sep. ICM lighting					$0.00	$56.58
09/30/26	ICM2026-12			PA 738 - Sep. ICM water reclai					$0.00	$80.76
09/30/26	ICM2026-12			PA 738 - Sep. Gateway Rd lands					$0.00	$39.49
				TOTALS:					**$0.00**	**$8,003.04**
BANK:	**OM-ACH**	**CHECK:**	**70100**	**AMOUNT:**	**$10,791.00**	**DATE:**	**10/13/26**	**VEND ID:**	**EGIS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	35005			PA 738 - FY 2027 GL insurance					$0.00	$5,493.00
09/30/26	35005			PA 738 - FY 2027 POL insurance					$0.00	$4,798.00
09/30/26	35005			PA 738 - FY 2027 Crime insuran					$0.00	$500.00
				TOTALS:					**$0.00**	**$10,791.00**
BANK:	**OM-ACH**	**CHECK:**	**70101**	**AMOUNT:**	**$5,221.25**	**DATE:**	**10/21/26**	**VEND ID:**	**OUC**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$127.72
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$3,604.20
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$1,123.88
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$25.20
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$47.92
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$291.10
10/02/26	00001-100226			PA 740 - 09/01/2026 - 10/02/20					$0.00	$1.23
				TOTALS:					**$0.00**	**$5,221.25**
BANK:	**OM-ACH**	**CHECK:**	**70102**	**AMOUNT:**	**$300.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	8940			PA 740 - Jul. - Sep. ADA audit					$0.00	$300.00
				TOTALS:					**$0.00**	**$300.00**
BANK:	**OM-ACH**	**CHECK:**	**70103**	**AMOUNT:**	**$145.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	8999			PA 740 - Oct. website maint.					$0.00	$145.00
				TOTALS:					**$0.00**	**$145.00**
BANK:	**OM1471**	**CHECK:**	**4888**	**AMOUNT:**	**$64.61**	**DATE:**	**10/23/26**	**VEND ID:**	**BCID**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/05/26	OSA148527			PA 740 - BCID CPA 007; legal a					$0.00	$64.61
				TOTALS:					**$0.00**	**$64.61**
BANK:	**OM1471**	**CHECK:**	**4889**	**AMOUNT:**	**$256.84**	**DATE:**	**10/23/26**	**VEND ID:**	**ORLSEN**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/14/26	OSA125004			PA 740 - Ad: 113784; 09/15/202					$0.00	$256.84
				TOTALS:					**$0.00**	**$256.84**
BANK:	**OM1471**	**CHECK:**	**4890**	**AMOUNT:**	**$92.66**	**DATE:**	**10/23/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/13/26	144486			PA 740 - Aug. SoundMachine					$0.00	$46.33
10/13/26	144486			PA 740 - Sep. SoundMachine					$0.00	$46.33
				TOTALS:					**$0.00**	**$92.66**

Myrtle Creek Improvement District

Work Authorizations/Proposed Services

(if applicable)

Myrtle Creek Improvement District

District’s Financial Position and Budget to Actual YTD

Myrtle Creek Improvement District

October 2026 Financial Package

October 31, 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 10/31/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
		Assets			
Current Assets					
General Checking Account	$ 1,646,420.19				$ 1,646,420.19
Money Market Account	71,986.56				71,986.56
State Board of Administration	4,884.88				4,884.88
Pond Reserve	25,812.72				25,812.72
General Reserve	357,499.94				357,499.94
On-Roll Assessments Receivable	960,220.91				960,220.91
Deposits	4,300.00				4,300.00
On-Roll Assessments Receivable		$ 1,251,912.15			1,251,912.15
Debt Service Reserve		320,410.20			320,410.20
Revenue		346,561.26			346,561.26
Prepayment		14,636.51			14,636.51
Accounts Receivable - Due from Developer			$ 140.00		140.00
Total Current Assets	$ 3,071,125.20	$ 1,933,520.12	$ 140.00	$ -	$ 5,004,785.32
Investments					
Amount Available in Debt Service Funds				$ 681,607.97	$ 681,607.97
Amount To Be Provided				11,098,392.03	11,098,392.03
Total Investments	$ -	$ -	$ -	$ 11,780,000.00	$ 11,780,000.00
Total Assets	$ 3,071,125.20	$ 1,933,520.12	$ 140.00	$ 11,780,000.00	$ 16,784,785.32

Myrtle Creek Improvement District

Statement of Financial Position

As of 10/31/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
		Liabilities and Net Assets			
Current Liabilities					
Accounts Payable	$ 63,726.73				$ 63,726.73
Due To Other Governmental Units	8,172.88				8,172.88
On-Roll Deferred Revenue	960,220.91				960,220.91
On-Roll Deferred Revenue		$ 1,251,912.15			1,251,912.15
Accounts Payable			$ 140.00		140.00
Total Current Liabilities	$ 1,032,120.52	$ 1,251,912.15	$ 140.00	$ -	$ 2,284,172.67
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 11,780,000.00	$ 11,780,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 11,780,000.00	$ 11,780,000.00
Total Liabilities	$ 1,032,120.52	$ 1,251,912.15	$ 140.00	$ 11,780,000.00	$ 14,064,172.67
Net Assets					
Net Assets, Unrestricted	$ 2,081,470.20				$ 2,081,470.20
Current Year Net Assets - General Government	(42,465.52)				(42,465.52)
Net Assets, Unrestricted		$ 681,607.97			681,607.97
Total Net Assets	$ 2,039,004.68	$ 681,607.97	$ -	$ -	$ 2,720,612.65
Total Liabilities and Net Assets	$ 3,071,125.20	$ 1,933,520.12	$ 140.00	$ 11,780,000.00	$ 16,784,785.32

Myrtle Creek Improvement District

Statement of Activities

As of 10/31/2026

	General Fund	Debt Service	Capital Projects	General Long-Term Debt	Total
Revenues					
Total Revenues	$ -	$ -	$ -	$ -	$ -
Expenses					
Supervisor Fees	$ 1,000.00				$ 1,000.00
Public Officials' Liability Insurance	4,798.00				4,798.00
Legal Advertising	64.61				64.61
Web Site Maintenance	145.00				145.00
Dues, Licenses, and Fees	175.00				175.00
Aquatic Contract	325.00				325.00
General Liability Insurance	5,493.00				5,493.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	23,990.24				23,990.24
IME - Aquatics Maintenance	263.03				263.03
IME - Landscaping	7,694.43				7,694.43
Pest Control	1,255.00				1,255.00
Personnel Leasing Agreement	3,120.00				3,120.00
Total Expenses	$ 48,823.31	$ -	$ -	$ -	$ 48,823.31
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 6,357.79				$ 6,357.79
Total Other Revenues (Expenses) & Gains (Losses)	$ 6,357.79	$ -	$ -	$ -	$ 6,357.79
Change In Net Assets	$ (42,465.52)	$ -	$ -	$ -	$ (42,465.52)
Net Assets At Beginning Of Year	$ 2,081,470.20	$ 681,607.97	$ -	$ -	$ 2,763,078.17
Net Assets At End Of Year	$ 2,039,004.68	$ 681,607.97	$ -	$ -	$ 2,720,612.65

Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ -	$ 80,148.75	$ (80,148.75)	$ 961,785.00	0.00%
Carryforward Revenue	9,783.53	9,783.53	-	117,402.33	8.33%
Net Revenues	**$ 9,783.53**	**$ 89,932.28**	**$ (80,148.75)**	**$ 1,079,187.33**	**0.91%**
General & Administrative Expenses					
Legislative					
Supervisor Fees	$ 1,000.00	$ 1,000.00	$ -	$ 12,000.00	8.33%
Financial & Administrative					
Public Officials' Liability Insurance	4,798.00	427.70	4,370.30	5,132.45	93.48%
Trustee Services	-	500.00	(500.00)	6,000.00	0.00%
Management	-	4,285.42	(4,285.42)	51,425.00	0.00%
Engineering	-	1,375.00	(1,375.00)	16,500.00	0.00%
Disclosure	-	125.00	(125.00)	1,500.00	0.00%
Property Appraiser	-	291.67	(291.67)	3,500.00	0.00%
District Counsel	-	2,083.31	(2,083.31)	25,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	308.33	(308.33)	3,700.00	0.00%
Arbitrage Calculation	-	75.00	(75.00)	900.00	0.00%
Tax Preparation	-	4.58	(4.58)	55.00	0.00%
Travel and Per Diem	-	25.00	(25.00)	300.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	166.67	(166.67)	2,000.00	0.00%
Legal Advertising	64.61	541.67	(477.06)	6,500.00	0.99%
Bank Fees	-	4.00	(4.00)	48.00	0.00%
Miscellaneous	-	416.67	(416.67)	5,000.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	8.33	(8.33)	100.00	0.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Holiday Decorations	-	125.00	(125.00)	1,500.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	**$ 6,182.61**	**$ 12,733.34**	**$ (6,550.73)**	**$ 152,800.45**	**4.05%**

Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Field Operations					
Electric Utility Services					
Electric	$ -	$ 141.67	$ (141.67)	$ 1,700.00	0.00%
Entry Lighting	-	41.67	(41.67)	500.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	3,333.33	(3,333.33)	40,000.00	0.00%
Stormwater Control					
Aquatic Contract	325.00	325.00	-	3,900.00	8.33%
Other Physical Environment					
General Liability Insurance	5,493.00	489.71	5,003.29	5,876.50	93.47%
Property & Casualty Insurance	-	141.67	(141.67)	1,700.00	0.00%
Other Insurance	500.00	47.92	452.08	575.00	86.96%
Irrigation Repairs	-	3,750.00	(3,750.00)	45,000.00	0.00%
Landscaping Maintenance & Material					
District Landscaping	19,925.50	19,925.50	-	239,106.00	8.33%
Gateway Road Landscaping	39.49	39.49	-	473.88	8.33%
Tree Trimming	-	3,500.00	(3,500.00)	42,000.00	0.00%
Flower & Plant Replacement	-	4,166.67	(4,166.67)	50,000.00	0.00%
Contingency	-	6,326.27	(6,326.27)	75,915.18	0.00%
Pest Control	1,255.00	108.33	1,146.67	1,300.00	96.54%
Hurricane Cleanup	-	4,166.67	(4,166.67)	50,000.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	263.03	278.25	(15.22)	3,339.00	7.88%
IME - Irrigation Repairs	-	262.50	(262.50)	3,150.00	0.00%
IME - Landscaping	7,694.43	7,694.43	-	92,333.12	8.33%
IME - Lighting	-	105.00	(105.00)	1,260.00	0.00%
IME - Miscellaneous	-	525.00	(525.00)	6,300.00	0.00%
IME - Water Reclaimed	-	131.25	(131.25)	1,575.00	0.00%
IME - Landscape Improvements	-	1,050.00	(1,050.00)	12,600.00	0.00%
New Operational Field Expenses					
Trail Repair	-	6,250.00	(6,250.00)	75,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	833.33	(833.33)	10,000.00	0.00%
Streetlights	-	1,250.00	(1,250.00)	15,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,386.67	1,386.67	-	16,640.00	8.33%
Personnel Leasing Agreement - Irrigation Specialist	1,733.33	1,733.33	-	20,800.00	8.33%
Reserves					
Infrastructure Capital Reserve	-	1,666.67	(1,666.67)	20,000.00	0.00%
Interchange Maintenance Reserve	-	196.67	(196.67)	2,360.00	0.00%
Lake/Pond Repair Reserve	-	416.67	(416.67)	5,000.00	0.00%
Total Field Operations Expenses	**$ 38,615.45**	**$ 70,283.67**	**$ (31,668.22)**	**$ 843,403.68**	**4.58%**

Myrtle Creek Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Wellspring Blvd./Performance Drive Expense					
Irrigation Repairs	$ -	$ 437.50	$ (437.50)	$ 5,250.00	0.00%
Landscaping	4,025.25	5,000.00	(974.75)	60,000.00	6.71%
Flower & Plant Replacement	-	416.67	(416.67)	5,000.00	0.00%
Lighting	-	2,061.10	(2,061.10)	24,733.20	0.00%
Miscellaneous	-	250.00	(250.00)	3,000.00	0.00%
Water Reclaimed	-	416.67	(416.67)	5,000.00	0.00%
Total Wellspring Blvd./Performance Drive Expenses	**$ 4,025.25**	**$ 8,581.94**	**$ (4,556.69)**	**$ 102,983.20**	**3.91%**
Total Expenses	**$ 48,823.31**	**$ 91,598.95**	**$ (42,775.64)**	**$ 1,099,187.33**	**4.44%**
Income (Loss) from Operations	**$ (39,039.78)**	**$ (1,666.67)**	**$ (37,373.11)**	**$ (20,000.00)**	
Other Income (Expense)					
Interest Income	$ 6,357.79	$ 1,666.67	$ 4,691.12	$ 20,000.00	31.79%
Total Other Income (Expense)	**$ 6,357.79**	**$ 1,666.67**	**$ 4,691.12**	**$ 20,000.00**	**31.79%**
Net Income (Loss)	**$ (32,681.99)**	**$ -**	**$ (32,681.99)**	**$ -**	

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	-	(146,149.64)	4,991.61	(11,500.61)	1,646,420.19	
11/1/2026	1,646,420.19	140.00	(33,169.77)	-	(46,685.30)	1,566,705.12	as of 11/15/2026
	Totals	2,271,625.83	(2,116,643.43)	4,991.61	(58,185.91)		

Myrtle Creek Improvement District

Monthly Landscape Report

TASK SERVICE REPORT

Myrtle Creek Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 95805

Service Date	10/20/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape management activities within Myrtle Creek Improvement District focused on ongoing maintenance oversight, irrigation infrastructure concerns, hardwood tree pruning, landscape enhancement coordination, and the identification of areas requiring additional corrective work. Particular attention was directed toward the Lake Nona Boulevard and Narcoossee Road corridor, where construction-related disturbances and irrigation deficiencies have created a need for coordinated landscape restoration. Hardwood tree pruning operations also progressed during the reporting period, with certain locations remaining dependent on construction access and Maintenance of Traffic (MOT) arrangements. Additional discussions addressed monument landscape improvements, irrigation water consumption, and the continued coordination of landscape enhancement projects.

OBSERVATIONS / FINDINGS

Landscape Maintenance and General Appearance Routine landscape maintenance remains an important priority throughout district-maintained roadways, landscaped corridors, monument areas, and common landscape spaces. Maintenance oversight should continue to emphasize turf mowing, edging, ornamental pruning, weed management, litter removal, and preservation of defined landscape bed lines. Seasonal changes in turf growth during October warrant continued evaluation of mowing requirements, irrigation scheduling, and turf health. Ornamental plants and landscape beds should be monitored for declining plant material, irregular growth, and opportunities for selective replacement or renovation. Hardwood Tree Pruning Hardwood tree pruning was an active project during October, including work associated with Wellspring Drive and Lake Nona Boulevard. The work involves improving roadway clearance, managing canopy structure, and addressing potential conflicts with surrounding infrastructure. October correspondence indicated that approximately 35 trees could not be completed until the necessary MOT arrangements were established. Remaining accessible pruning work was being coordinated separately. Irrigation Infrastructure Irrigation Controller No. 1, associated with the Narcoossee Road and Lake Nona Boulevard construction area, was reported as nonoperational on October 15. With construction reportedly substantially completed in the affected area, additional evaluation is required to determine the extent of necessary irrigation repairs and landscape restoration. Water consumption reporting and irrigation system performance also remain important management considerations. Monument Landscape Areas On October 26, questions were raised concerning ornamental plantings near the State Road 417 monument area, including whether seasonal annuals had previously been installed. This location presents an opportunity to evaluate existing planting conditions and determine whether seasonal color or permanent ornamental enhancements would improve the appearance of the monument.

AREAS OF CONCERN

Irrigation Controller No. 1 — Narcoossee Road / Lake Nona Boulevard The reported nonoperational irrigation controller represents a priority maintenance concern. Extended irrigation deficiencies can contribute to turf deterioration, ornamental plant stress, and increased landscape replacement costs. A complete assessment is necessary to identify controller deficiencies, damaged components, irrigation coverage limitations, and any construction-related impacts. Outstanding Hardwood Tree Pruning

Pruning operations remain partially dependent on construction coordination and MOT availability. Outstanding work should be tracked to ensure completion once access becomes available. Construction-Related Landscape Disturbances Landscape areas affected by roadway construction may require restoration, including irrigation repairs, soil preparation, turf replacement, and ornamental plant installation. Water Consumption and System Performance Irrigation water consumption should continue to be reviewed for abnormal usage patterns, possible leaks, continuous-flow conditions, and opportunities to improve irrigation efficiency. Landscape Enhancement Backlog Previously identified landscape renovation areas and proposed improvements should be evaluated to determine project status, approval requirements, and scheduling priorities.

RECOMMENDED ACTIONS

Irrigation Restoration Conduct a comprehensive assessment of Controller No. 1 and its associated irrigation zones. Develop a corrective scope of work identifying required repairs, estimated costs, and the anticipated restoration schedule. Complete Hardwood Pruning Coordinate with the appropriate construction representatives to establish the necessary MOT access and complete remaining hardwood tree pruning along the affected corridors. Landscape Restoration Inspect construction-affected areas and identify turf, shrub, soil, and irrigation deficiencies. Prepare restoration recommendations that distinguish contractor-related repairs from routine landscape maintenance responsibilities. Monument Improvements Evaluate the monument landscape near State Road 417 and determine whether seasonal annuals, permanent ornamental plantings, or other landscape enhancements are appropriate. Irrigation Efficiency Continue reviewing water consumption records and irrigation operating schedules. Investigate abnormal usage and implement corrective measures where warranted.

ADDITIONAL NOTES

Landscape management efforts during November will focus on addressing outstanding maintenance concerns, coordinating construction-related restoration, and advancing approved landscape improvements. Key objectives include completion of the irrigation assessment at Narcoossee Road and Lake Nona Boulevard, continued hardwood pruning coordination, evaluation of monument plantings, and follow-up on outstanding enhancement proposals. Routine maintenance oversight will continue with particular attention to seasonal turf management, ornamental pruning, landscape bed appearance, irrigation efficiency, and the identification of plant material requiring replacement. As the district transitions into the cooler months, irrigation schedules should be evaluated against actual landscape requirements and prevailing weather conditions to minimize unnecessary water consumption while maintaining adequate plant health. Recommendations and proposals for additional landscape enhancements, irrigation repairs, and restoration activities will be presented for review and approval as necessary. Additional Notes Outstanding project items should continue to be monitored through communication among district management, landscape operations, irrigation personnel, and construction representatives.

Myrtle Creek ID Monthly Landscape Report – October 2026









CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Myrtle Creek Improvement District (60)	OCT 28, 2026 1:32:00 PM EST	Justo Morales (justo.morales)	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

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

	12:00 AM	6:00 AM				
	100%	100%				
	Sunday, Thursday	Everyday				

ADDITIONAL COMMENTS

Repairs/Faults and Upgrades cells: **repaired** (left) / **not repaired** (right). – = none in that zone.

ZONE INFORMATION	ZONES 1–12											
Item / Zone →	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	–					
Prog A Run Time	20	20	–	20	20	20	–					
Prog B Run Time	–	–	–	–	–	20	–					
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	–	–	–	1	–	–	–					
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	6 | 0	3 | 0	–	5 | 0	3 | 0	6 | 0	–					
Broken MP Rotator	–	–	–	–	–	–	–					
Broken Riser	–	–	–	–	–	–	–					
Broken Tree Bubbler	–	–	–	–	–	–	–					
Broken SQQTR Nozzle	–	–	–	–	–	–	–					
Broken 6" Spray Head	2 | 0	2 | 0	–	1 | 0	–	–	–					
Broken 12" Spray Head	–	–	–	–	–	–	–					
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	–	1 | 0	–	–	–	–	–					
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	–	–	–	–	–	–	–					
NOTES												
Broken Lateral Line Size	–	–	–	–	–	–	–					
Comments	–	Broker lateral line 1 inch	–	–	–	–	–					

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

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Myrtle Creek Improvement District (60)	Nov 11, 2026 1:32:00 PM EST	Justo Morales (justo.morales)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

29
TOTAL BROKEN ITEMS

29
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	23	23	
Broken 6" Spray Head	5	5	
Broken Lateral Line	1	1	

MAINTENANCE PERFORMED

Adjust Arc / Radius	1

UPGRADES

Item	Repaired	Not Repaired
No upgrades recorded.		

ZONE NOTES

Zone	Broken Lateral Line Size	Zone Comments
2	–	Broker lateral line 1 inch

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Justo Morales (justo.morales)

ACCOUNT MANAGER REVIEW

Date / Signature

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Myrtle Creek Improvement District (61)	OCT 29, 2026 12:00 PM EST	Justo Morales (justo.morales)	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

Reclaimed 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

	8:00 PM					
	100%					
	Monday, Wednesday					

ADDITIONAL COMMENTS

Repairs/Faults and Upgrades cells: **repaired** (left) / **not repaired** (right). – = none in that zone.

ZONE INFORMATION	ZONES 2–13											
Item / Zone →	**2**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**12**	**13**	**14**	**15**
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays
Prog A Run Time	203	20	20	20	20	20	20	20	20	20	20	20
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	5 | 0	1 | 0	4 | 0	–	–	3 | 0	2 | 0	1 | 0	1 | 0	–	–	1 | 0
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Broken SQQTR Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Spray Head	–	–	–	–	–	1 | 0	2 | 0	–	–	–	2 | 0	–
Broken 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
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	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	–
Other	–	–	–	–	–	–	–	–	–	–	–	–
NOTES												
Broken Lateral Line Size	–	–	–	–	–	–	–	–	–	–	–	–
Comments	–	–	–	–	–	–	–	–	–	–	–	–

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

Repairs/Faults and Upgrades cells: **repaired** (left) / **not repaired** (right). – = none in that zone.

ZONE INFORMATION	ZONES 16–27											
Item / Zone →	**16**	**17**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays						
Prog A Run Time	20	20	20	–	20	20						
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	**1** | **0**	–	–	–	–	**3** | **0**						
Broken MP Rotator	–	–	–	–	–	–						
Broken Riser	–	–	–	–	–	–						
Broken Tree Bubbler	–	–	–	–	–	–						
Broken SQQTR Nozzle	–	–	–	–	–	–						
Broken 6" Spray Head	–	**3** | **0**	–	–	–	–						
Broken 12" Spray Head	–	–	–	–	–	–						
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	–	–	–	–	–	–						
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–						
Shrub Riser/New Nozzle	–	–	–	–	–	–						
4" to 6" Spray Head	–	–	–	–	–	–						
6" to 12" Spray Head	–	–	–	–	–	–						
Battery Pack	–	–	–	–	–	–						
Battery Pack RSD	–	–	–	–	–	–						
Other	–	–	–	–	–	–						
NOTES												
Broken Lateral Line Size	–	–	–	–	–	–						
Comments	–	–	–	–	–	–						

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

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Myrtle Creek Improvement District (61)	Nov 11, 2026 4:24:00 PM EST	Justo Morales (justo.morales)	Rainbird ESP -LXME2

INSPECTION SUMMARY — ALL ZONES

30
TOTAL BROKEN ITEMS

30
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	22	22	
Broken 6" Spray Head	8	8	

MAINTENANCE PERFORMED

No maintenance recorded.

UPGRADES

Item	Repaired	Not Repaired
No upgrades recorded.		

ZONE NOTES

No zone notes recorded.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Justo Morales (justo.morales)

ACCOUNT MANAGER REVIEW

Date / Signature