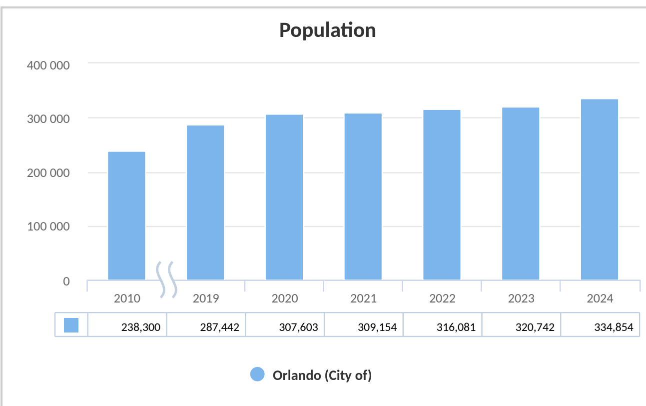
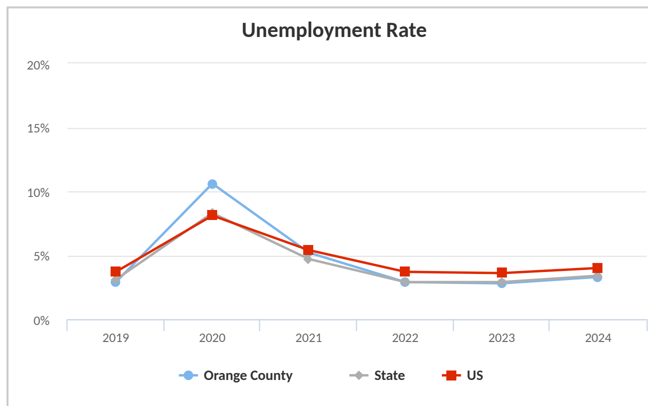
CREDIT PROFILE

Myrtle Creek Improvement District, FL, Special Assessment Revenue Refunding Bonds, Series 2016A

EMMA Link - issuer's most recent disclosures	http://emma.msrb.org/IssueView/IssueDetails.aspx?id=ER376675
Most Recent Update	9/9/2026
Bonds Dated Date	9/14/2016
Use of Proceeds	The Bonds are being issued to refund certain outstanding obligations of the Issuer.
Bond Security	The principal of and interest on the 2016A Bonds are equally and ratably secured under the Indenture by a first lien upon and pledge of revenues derived by the District from the Series 2006 Assessments collected by or on behalf of the District from landowners of property that is specially benefited by the Project or otherwise collected as a result of Series 2006 Assessments, including amounts received from the collection of Delinquent Assessments.

CUSIPs	Payment Date	BAM Insured Principal Amount	Coupon	First Optional Redemption Date	Optional Redemption Price
628583AF3	5/1/27	750,000	4.000%	5/1/26	100%
628583AG1	5/1/37	10,880,000	3.000%	5/1/26	100%
	Total	**11,630,000**			





Issuer: Myrtle Creek Improvement District

State: FL **County:** Orange **Sector:** Special Assessment

Employment by Industry - 2024*

Orange County

Description	# of People Employed	% Total
Education, Health Care, Social Assistance	149,206	19.6%
Arts, entertainment, and recreation, and accommodation and food services	123,779	16.3%
Professional, scientific, and management, and administrative and waste management services	118,886	15.7%
Retail Trade	84,597	11.1%
Finance, Insurance, Real Estate	53,256	7.0%

*US Census Bureau, ACS 5-year Estimates Data

Demographic & Economic Information*

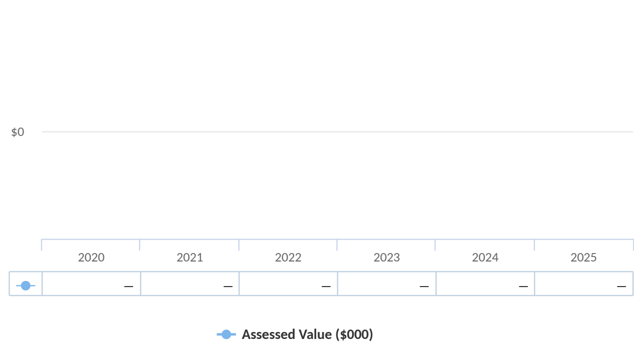
		As % of State	As % of US
Population (2024)**	334,854		
Median Household Income (2024)**	72,336	97.0%	89.6%
Median Housing Value (2024)**	394,100	109.8%	118.5%
Total Assessed Value ($000) (2025)			
Taxable Assessed Value ($000) (2025)			
Unemployment Rate (2024)***	3.3%	97.1%	82.5%

*As of the date of the Most Recent Update

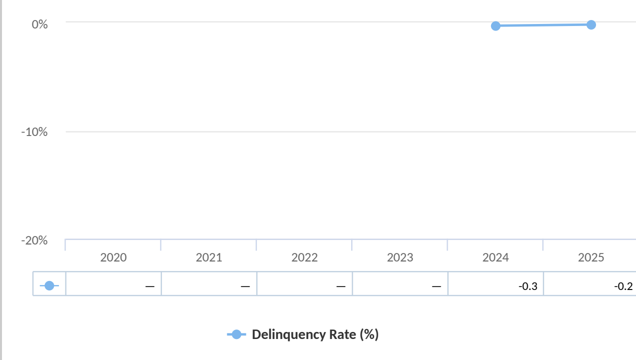
** Data for Orlando (city)

*** Data for Orange (County)

Historical Assessed Value



Delinquency Rates



Information from Official Statement/Continuing Disclosure

Top 10 Taxpayers % of Special Levy	N/A
Top Taxpayer % of Special Levy	N/A
Top Taxpayer (with Industry)	N/A
Parcels Levied	N/A
Total Direct Debt ($000)	12,665
Direct Value-To-Lien Ratio (x)	N/A
Overall Value To-Lien Ratio (x)	N/A

Location Description: The District is located 21 miles southeast of downtown Orlando.

Notes All Ratios are calculated using the most recent Financial and Demographic data available. Financial data is not adjusted for restatements in prior years.

LIMITATIONS ON USE