

Midtown Improvement District

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

<https://midtownid.com>

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Midtown Improvement District ("District"), scheduled to be held at **3:30 p.m. on Tuesday, March 10, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the February 17, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Proposals for Trail Repairs** (*provided under separate cover*)
3. **Ratification of Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$26,109.64**
4. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
5. **Review of District Financials**

Other Business

- A. Staff Reports
 - a) District Counsel
 - b) District Manager
 - c) District Engineer
 - d) Construction Supervisor
 - e) Landscape Supervisor
 - f) Irrigation Supervisor
- B. Supervisor Requests

Adjournment



Midtown Improvement District

**Minutes of the February 17, 2026,
Board of Supervisors' Meeting**

**MIDTOWN IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Midtown Improvement District was called to order on Tuesday, February 17, 2026, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

Richard Levey	Chair
Rob Adams	Vice Chair
Brent Schademan	Assistant Secretary
Ron Domingue	Assistant Secretary
Damon Ventura	Assistant Secretary

Also Attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Brent Wilder	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Jeff Newton	Donald W. McIntosh Associates	
Dan Young	Tavistock	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	
Samantha Sharenow	Berman	(via phone)
Carlos Negrón	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey called for public comments and noted there were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
January 20, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the January 20, 2026, Board of Supervisors' Meeting.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Minutes of the January 20, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden stated there was a recommendation to nominate Mr. Howard Williams to fill the vacancy.

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the appointment of Mr. Howard Williams to the Construction Committee.

FIFTH ORDER OF BUSINESS

**Consideration of Interlocal Agreement
for Right-of-Way Maintenance with the
City of Orlando**

Ms. Mackie gave an overview of the Interlocal Agreement which provides for enhancements of right-of-way improvements with the City of Orlando for areas that were previously in the Greenway ID and are now in the Midtown ID.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Interlocal Agreement for Right-of-Way Maintenance with the City of Orlando in substantial form, with authorization for the Chair to execute the final form pending any necessary changes.

SIXTH ORDER OF BUSINESS

**Consideration of OUC Lighting
Installation, Upgrade and Service
Agreement for Centerline Drive
Segments C & D**

Mr. Young explained this is an agreement to reflect the additional lighting for the roundabout and the extension of Centerline Drive.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the OUC Lighting Installation, Upgrade, and Service Agreement for Centerline Drive Segments C and D.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Trail Repairs

Mr. Padua gave an update that the request for proposals was sent to five vendors but none were able to submit their proposal in time for today's meeting. These items will be brought to the Board at the March meeting. He noted that any urgent items will be addressed with the District Manager and the Chair.

EIGHTH ORDER OF BUSINESS

Consideration of District Engineer Fee Schedule Increase Letter

Mr. Newton gave an overview of the letter and fee schedule. He noted the last fee increase was in 2021 and the increase is approximately 15%.

On motion by Mr. Domingue, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the District Engineer Fee Schedule Increase Letter.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$32,878.00

The Board reviewed O&M Expenditures paid in January 2026.

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Operation and Maintenance Expenditures paid in January 2026 in an amount totaling \$32,878.00.

TENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden stated there is a Work Authorization from Cepra in the amount of \$1,900.00 for the removal and replacement of a dead Live Oak along Nemours Parkway.

On motion by Mr. Ventura, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Work Authorization with Cepra in the amount of \$1,900.00 for the removal and replacement of a dead Live Oak along Nemours Parkway.

ELEVENTH ORDER OF BUSINESS

Review of District's Financials

Ms. Walden noted the financials are updated through the end of January. The District has spent approximately 21% of the adopted budget so far. No action is required.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, March 10, 2026.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the February 17, 2026, Meeting of the Board of Supervisors for the Midtown Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Midtown Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
February 2026 in an amount totaling \$26,109.64**

MIDTOWN IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,109.64**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Midtown Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 2/1/2026 to 2/28/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1588		P	BERMAN	Berman Construction	\$1,139.99
1589		P	CEPRA	Cepra Landscape	\$11,371.75
1590		P	ORLSEN	Orlando Sentinel	\$219.50
1591	02/11	P	PFM	PFM Group Consulting	\$2,916.67
1592	18/26	P	AVCON	AVCON	\$1,947.18
1593	18/26	P	BCID	Boggy Creek Improvement Distri	\$47.65
1594	18/26	P	DONMC	Donald W McIntosh Associates	\$9,136.50
1595		P	CEPRA	Cepra Landscape	\$1,227.00
1596		P	BSCHAD	Brent Schademan	\$200.00
1597		P	DONMC	Donald W McIntosh Associates	\$384.43
1598		P	DVENTU	Damon Ventura	\$200.00
1599		P	RADAMS	Rob Adams	\$200.00
1600		P	RDOMIN	Ron Domingue	\$200.00
1601		P	RLEVEY	Richard Levey	\$200.00
BANK OM9019 REGISTER TOTAL:					\$29,390.67
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70051		M	VGLOBA	VGlobalTech	\$170.00
70052	10/26	M	BCID	Boggy Creek Improvement Distri	\$3,032.65
70053		M	OUC	Orlando Utilities Commission	\$4,477.65
70054	3/26	M	VGLOBA	VGlobalTech	\$170.00
BANK OM-ACH REGISTER TOTAL:					\$7,850.30
GRAND TOTAL :					\$37,240.97

18,259.34	Check 1588-1591, 1595-1601
47.65	FR 133 - Construction check 1593
9,136.50	FR 134 - Construction check 1594
1,947.18	FR 135 - Construction check 1592
170.00	PA 211 - VGlobalTech paid online
3,032.65	PA 212 - Jan. ICM paid to Boggy Creek
4,477.65	PA 212 - OUC paid online
170.00	PA 213 - VGlobalTech paid online
37,240.97	Total cash spent
26,109.64	O&M cash spent

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

Midtown Improvement District
February 2026 AP Remittance Report

BANK:	OM9019	CHECK:	1588	AMOUNT:	\$1,139.99	DATE:	02/02/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	93843	PA 209 - Jan. irrigation speci				\$0.00	\$633.33		
01/01/26	93843	PA 209 - Jan. administrator se				\$0.00	\$506.66		
TOTALS:						\$0.00	\$1,139.99		
BANK:	OM9019	CHECK:	1589	AMOUNT:	\$11,371.75	DATE:	02/02/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	O-S9399	PA 208 - Jan. Sec. 1 landscapi				\$0.00	\$1,949.50		
01/01/26	O-S9399	PA 208 - Jan. Sec. 2 landscapi				\$0.00	\$7,571.50		
01/01/26	O-S9399	PA 208 - Jan. Sec. 3 landscapi				\$0.00	\$1,850.75		
TOTALS:						\$0.00	\$11,371.75		
BANK:	OM-ACH	CHECK:	70051	AMOUNT:	\$170.00	DATE:	02/06/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	8115	PA 211 - Jan. website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	OM9019	CHECK:	1590	AMOUNT:	\$219.50	DATE:	02/06/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/18/26	OSC131403780	PA 211 - Ad: 7905095 ; 01/20/2				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	OM-ACH	CHECK:	70052	AMOUNT:	\$3,032.65	DATE:	02/10/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/31/26	ICM2026-04	PA 212 - Jan. ICM - Aquatics				\$0.00	\$100.19		
01/31/26	ICM2026-04	PA 212 - Jan. ICM - Landscapin				\$0.00	\$2,881.20		
01/31/26	ICM2026-04	PA 212 - Jan. ICM - Lighting				\$0.00	\$25.81		
01/31/26	ICM2026-04	PA 212 - Jan. ICM - Reclaimed				\$0.00	\$25.45		
TOTALS:						\$0.00	\$3,032.65		
BANK:	OM9019	CHECK:	1591	AMOUNT:	\$2,916.67	DATE:	02/11/26	VEND ID:	PFM
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/05/26	DM-02-2026-43	PA 212 - DM fee: Feb. 2026				\$0.00	\$2,916.67		
TOTALS:						\$0.00	\$2,916.67		
BANK:	OM9019	CHECK:	1592	AMOUNT:	\$1,947.18	DATE:	02/18/26	VEND ID:	AVCON
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/23/26	132672	FR 135 - Centerline Drive Seg				\$0.00	\$1,947.18		
TOTALS:						\$0.00	\$1,947.18		
BANK:	OM9019	CHECK:	1593	AMOUNT:	\$47.65	DATE:	02/18/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	OSC130163081	FR 133 - Ad: 7894186 split 5 w				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM9019	CHECK:	1594	AMOUNT:	\$9,136.50	DATE:	02/18/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/23/26	48414	FR 134 - Centerline Drive - Se				\$0.00	\$9,136.50		
TOTALS:						\$0.00	\$9,136.50		
BANK:	OM-ACH	CHECK:	70053	AMOUNT:	\$4,477.65	DATE:	02/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/04/26	93173-020426	PA 212 - 01/02/2026 - 02/02/20				\$0.00	\$50.71		
02/04/26	93173-020426	PA 212 - 01/02/2026 - 02/02/20				\$0.00	\$452.64		
02/04/26	93173-020426	PA 212 - 01/02/2026 - 02/02/20				\$0.00	\$3,906.49		
02/04/26	93173-020426	PA 212 - 01/02/2026 - 02/02/20				\$0.00	\$67.81		
TOTALS:						\$0.00	\$4,477.65		

Midtown Improvement District
February 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70054	AMOUNT:	\$170.00	DATE:	02/23/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	8195	PA 213 - Feb. website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	OM9019	CHECK:	1595	AMOUNT:	\$1,227.00	DATE:	02/24/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	O-S9446	PA 213 - Dec. Doisy controller				\$0.00	\$477.00		
12/31/25	O-S9461	PA 213 - Dec. Centerline Dr ma				\$0.00	\$750.00		
TOTALS:						\$0.00	\$1,227.00		
BANK:	OM9019	CHECK:	1596	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	BSCHAD
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 214 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1597	AMOUNT:	\$384.43	DATE:	02/26/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/20/26	48547	PA 214 - Eng. srvs. thru 01/30				\$0.00	\$384.43		
TOTALS:						\$0.00	\$384.43		
BANK:	OM9019	CHECK:	1598	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	DVENTU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 214 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1599	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	RADAMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 214 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1600	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	RDOMIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 214 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1601	AMOUNT:	\$200.00	DATE:	02/26/26	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 214 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Midtown Improvement District

Work Authorizations / Proposed Services
(if applicable)



Midtown Improvement District

District Financials



Midtown Improvement District

February 2026 Financial Package

February 28, 2026

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



Midtown Improvement District
Statement of Financial Position
As of 2/28/2026

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 42,048.46		\$ 42,048.46
Infrastructure Capital Reserve	34,406.19		34,406.19
Interchange Maintenance Reserve	4,876.82		4,876.82
Accounts Receivable - Due from Developer		\$ 2,526.55	2,526.55
Total Current Assets	<u>\$ 81,331.47</u>	<u>\$ 2,526.55</u>	<u>\$ 83,858.02</u>
Total Assets	<u>\$ 81,331.47</u>	<u>\$ 2,526.55</u>	<u>\$ 83,858.02</u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 18,395.74		\$ 18,395.74
Due To Other Governmental Units	3,027.38		3,027.38
Accounts Payable		\$ 2,526.55	2,526.55
Deferred Revenue		2,526.55	2,526.55
Total Current Liabilities	<u>\$ 21,423.12</u>	<u>\$ 5,053.10</u>	<u>\$ 26,476.22</u>
Total Liabilities	<u>\$ 21,423.12</u>	<u>\$ 5,053.10</u>	<u>\$ 26,476.22</u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 61,256.41		\$ 61,256.41
Current Year Net Assets - General Government	(1,348.06)		(1,348.06)
Current Year Net Assets, Unrestricted		\$ (2,526.55)	(2,526.55)
Total Net Assets	<u>\$ 59,908.35</u>	<u>\$ (2,526.55)</u>	<u>\$ 57,381.80</u>
Total Liabilities and Net Assets	<u>\$ 81,331.47</u>	<u>\$ 2,526.55</u>	<u>\$ 83,858.02</u>



Midtown Improvement District
Statement of Activities
As of 2/28/2026

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 134,852.74		\$ 134,852.74
Developer Contributions		\$ 26,524.63	26,524.63
Total Revenues	<u>\$ 134,852.74</u>	<u>\$ 26,524.63</u>	<u>\$ 161,377.37</u>
<u>Expenses</u>			
Supervisor Fees	\$ 2,800.00		\$ 2,800.00
Public Officials' Liability Insurance	2,743.00		2,743.00
Management	14,583.35		14,583.35
Engineering	1,524.78		1,524.78
District Counsel	694.50		694.50
Postage & Shipping	0.74		0.74
Legal Advertising	718.43		718.43
Web Site Maintenance	1,150.00		1,150.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	202.83		202.83
Water Reclaimed	2,352.05		2,352.05
General Insurance	3,353.00		3,353.00
Property & Casualty	495.00		495.00
Other Insurance	500.00		500.00
Irrigation	5,783.50		5,783.50
Landscaping Maintenance & Material	56,858.75		56,858.75
Contingency	270.53		270.53
IME - Aquatics Maintenance	500.95		500.95
IME - Irrigation	180.42		180.42
IME - Landscaping	14,406.00		14,406.00
IME - Lighting	96.75		96.75
IME - Miscellaneous	36.59		36.59
IME - Water Reclaimed	133.93		133.93
Pest Control	579.50		579.50
Entry and Wall Maintenance	1,550.00		1,550.00
Hardscape Maintenance	3,850.00		3,850.00
Streetlights	15,579.66		15,579.66
Personnel Leasing Agreement	5,699.95		5,699.95
Engineering		\$ 26,902.92	26,902.92
Legal Advertising		201.08	201.08
Contingency		1,947.18	1,947.18
Total Expenses	<u>\$ 137,569.21</u>	<u>\$ 29,051.18</u>	<u>\$ 166,620.39</u>



Midtown Improvement District
Statement of Activities
As of 2/28/2026

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 1,368.41		\$ 1,368.41
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 1,368.41</u>	<u>\$ -</u>	<u>\$ 1,368.41</u>
Change In Net Assets	\$ (1,348.06)	\$ (2,526.55)	\$ (3,874.61)
Net Assets At Beginning Of Year	<u>\$ 61,256.41</u>	<u>\$ -</u>	<u>\$ 61,256.41</u>
Net Assets At End Of Year	<u><u>\$ 59,908.35</u></u>	<u><u>\$ (2,526.55)</u></u>	<u><u>\$ 57,381.80</u></u>



Midtown Improvement District
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 134,852.74	\$ 224,754.56	\$ (89,901.82)	\$ 539,410.95	25.00%
Net Revenues	\$ 134,852.74	\$ 224,754.56	\$ (89,901.82)	\$ 539,410.95	25.00%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 2,800.00	\$ 5,000.00	\$ (2,200.00)	\$ 12,000.00	23.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,743.00	1,240.08	1,502.92	2,976.20	92.16%
Trustee Services	-	3,125.00	(3,125.00)	7,500.00	0.00%
Management	14,583.35	14,583.33	0.02	35,000.00	41.67%
Engineering	1,524.78	7,291.67	(5,766.89)	17,500.00	8.71%
Disclosure	-	2,083.33	(2,083.33)	5,000.00	0.00%
Property Appraiser	-	208.33	(208.33)	500.00	0.00%
District Counsel	694.50	12,500.00	(11,805.50)	30,000.00	2.32%
Assessment Administration	-	3,125.00	(3,125.00)	7,500.00	0.00%
Reamortization Schedules	-	104.17	(104.17)	250.00	0.00%
Audit	-	2,250.00	(2,250.00)	5,400.00	0.00%
Arbitrage Calculation	-	208.33	(208.33)	500.00	0.00%
Tax Preparation	-	6.50	(6.50)	15.60	0.00%
Travel and Per Diem	-	125.00	(125.00)	300.00	0.00%
Telephone	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	0.74	416.67	(415.93)	1,000.00	0.07%
Copies	-	312.50	(312.50)	750.00	0.00%
Legal Advertising	718.43	2,083.33	(1,364.90)	5,000.00	14.37%
Bank Fees	-	20.00	(20.00)	48.00	0.00%
Miscellaneous	-	2,083.33	(2,083.33)	5,000.00	0.00%
Meeting Room	-	104.17	(104.17)	250.00	0.00%
Office Supplies	-	112.50	(112.50)	270.00	0.00%
Web Site Maintenance	1,150.00	1,350.00	(200.00)	3,240.00	35.49%
Holiday Decorations	750.00	416.67	333.33	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Total General & Administrative Expenses	\$ 25,139.80	\$ 58,833.25	\$ (33,693.45)	\$ 141,199.80	17.80%



Midtown Improvement District
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 202.83	\$ 1,250.00	\$ (1,047.17)	\$ 3,000.00	6.76%
Water-Sewer Combination Services					
Water Reclaimed	2,352.05	6,250.00	(3,897.95)	15,000.00	15.68%
Other Physical Environment					
General Insurance	3,353.00	1,515.60	1,837.40	3,637.45	92.18%
Property & Casualty Insurance	495.00	231.44	263.56	555.45	89.12%
Other Insurance	500.00	625.00	(125.00)	1,500.00	33.33%
Irrigation Repairs	5,783.50	18,750.00	(12,966.50)	45,000.00	12.85%
Landscaping Maintenance & Material	56,858.75	66,666.67	(9,807.92)	160,000.00	35.54%
Tree Trimming	-	3,958.33	(3,958.33)	9,500.00	0.00%
Flower & Plant Replacement	-	6,333.33	(6,333.33)	15,200.00	0.00%
Contingency	270.53	4,166.67	(3,896.14)	10,000.00	2.71%
Pest Control	579.50	500.00	79.50	1,200.00	48.29%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	500.95	530.00	(29.05)	1,272.00	39.38%
IME - Irrigation Repairs	180.42	500.00	(319.58)	1,200.00	15.04%
IME - Landscaping	14,406.00	14,656.05	(250.05)	35,174.52	40.96%
IME - Lighting	96.75	200.00	(103.25)	480.00	20.16%
IME - Miscellaneous	36.59	1,000.00	(963.41)	2,400.00	1.52%
IME - Water Reclaimed	133.93	250.00	(116.07)	600.00	22.32%
IME - Landscape Improvements	-	2,000.00	(2,000.00)	4,800.00	0.00%
Trail Expenses					
Trail Maintenance	-	8,333.33	(8,333.33)	20,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,550.00	475.00	1,075.00	1,140.00	135.96%
Hardscape Maintenance	3,850.00	2,083.33	1,766.67	5,000.00	77.00%
Streetlights	15,579.66	15,625.00	(45.34)	37,500.00	41.55%
Accent Lighting	-	316.67	(316.67)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	2,533.30	2,533.33	(0.03)	6,080.00	41.67%
Personnel Leasing Agreement - Irrigation Specialist	3,166.65	3,166.67	(0.02)	7,600.00	41.67%
Reserves					
Infrastructure Capital Reserve	-	3,515.00	(3,515.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	498.22	(498.22)	1,195.73	0.00%
Total Field Operations Expenses	\$ 112,429.41	\$ 165,929.64	\$ (53,500.23)	\$ 398,231.15	28.23%
Total Expenses	\$ 137,569.21	\$ 224,762.89	\$ (87,193.68)	\$ 539,430.95	25.50%
Income (Loss) from Operations	\$ (2,716.47)	\$ (8.33)	\$ (2,708.14)	\$ (20.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,368.41	\$ 8.33	\$ 1,360.08	\$ 20.00	6842.05%
Total Other Income (Expense)	\$ 1,368.41	\$ 8.33	\$ 1,360.08	\$ 20.00	6842.05%
Net Income (Loss)	\$ (1,348.06)	\$ -	\$ (1,348.06)	\$ -	



Midtown Improvement District
Cash Flow

	Beg. Cash	FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
9/1/2025	86,947.83	329.39	(41,541.56)	-	(7,091.00)	38,644.66
10/1/2025	38,644.66	-	(11,812.34)	106.70	-	26,939.02
11/1/2025	26,939.02	-	-	4,458.53	(6,712.39)	24,685.16
12/1/2025	24,685.16	-	(9,516.91)	145,295.23	(49,650.17)	110,813.31
1/1/2026	110,813.31	-	-	5,489.84	(48,271.30)	68,031.85
2/1/2026	68,031.85	-	-	11,257.58	(37,240.97)	42,048.46
3/1/2026	42,048.46	-	-	2,526.55	-	44,575.01 as of 03/04/2026
Totals		329.39	(62,870.81)	169,134.43	(148,965.83)	