

Midtown Improvement District

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

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, July 15, 2025, 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 June 17, 2025, Board of Supervisors' Meeting**
(provided under separate cover)
- 2. **Consideration of the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services** *(provided under separate cover)*

Business Matters

3. **Consideration of Responses Received in Response to Request for Qualifications for Construction Services** *(provided under separate cover)*
 - a) **Construction Committee Recommendation**
4. **Consideration of Award of Landscape and Irrigation Maintenance Services - Tavistock Lakes and Laureate Boulevard & Nemours Parkway**
 - a) **Construction Committee Recommendation** *(provided under separate cover)*
5. **Consideration of Resolution 2025-06, Designating a Public Depository**
6. **Ratification of Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$48,101.82**
7. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
8. **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 June 17, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Midtown Improvement District

**Minutes of the May 20, 2025, RFP Meeting to Open
Responses for Landscape and Irrigation Maintenance
Services**

(provided under separate cover)



Midtown Improvement District

**Responses Received in Response to Request for
Qualifications for Construction Services**
(provided under separate cover)



Midtown Improvement District

**Award of Landscape and Irrigation Maintenance
Services – Tavistock Lakes and Laureate Boulevard &
Nemours Parkway**
(recommendation provided under separate cover)

Midtown Improvement District Evaluation Criteria

1. **Technical Capability** (30 points)

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. **Experience** (30 points)

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. **Understanding of Scope of Work** (10 points)

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. **Price** (30 points)

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible (100 points)



Midtown Improvement District

**Resolution 2025-06,
Designating a Qualified Public Depository**

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE MIDTOWN IMPROVEMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Midtown Improvement District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires to designate a public depository for the District funds.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT THAT:

1. DESIGNATION OF PUBLIC DEPOSITORY. _____
is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District’s Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District’s official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District’s Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

2. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of July 2025.

ATTEST:

MIDTOWN IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
June 2025 in an amount totaling \$48,101.82**

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 June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,101.82**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Midtown Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 6/1/2025 to 6/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1500	06/04/25	P	BCID	Boggy Creek Improvement Distri	\$47.65
1501	06/04/25	P	BERMAN	Berman Construction	\$1,139.99
1502	06/04/25	P	BVLS	BrightView Landscape Services	\$5,884.00
1503	06/04/25	P	CEPRA	Cepra Landscape	\$6,088.59
1504	06/04/25	P	DONMC	Donald W McIntosh Associates	\$3,421.10
1505	06/04/25	P	PFM	PFM Group Consulting	\$2,917.36
1506	06/04/25	P	RLEVEY	Richard Levey	\$200.00
1507	06/13/25	P	CEPRA	Cepra Landscape	\$1,649.50
1508	06/13/25	P	ORLSEN	Orlando Sentinel	\$215.75
1509	06/13/25	P	PFM	PFM Group Consulting	\$2,916.67
1510	06/13/25	P	VGLOBA	VGlobaTech	\$160.00
1511	06/20/25	P	KUTAK	Kutak Rock	\$2,312.16
1512	06/30/25	P	BERMAN	Berman Construction	\$1,139.99
1513	06/30/25	P	BVLS	BrightView Landscape Services	\$7,788.31
1514	06/30/25	P	CEPRA	Cepra Landscape	\$6,485.59
1515	06/30/25	P	RLEVEY	Richard Levey	\$200.00
BANK OM9019 REGISTER TOTAL:					\$42,566.66
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70031	06/12/25	M	BCID	Boggy Creek Improvement Distri	\$3,123.23
70032	06/18/25	M	OUC	Orlando Utilities Commission	\$5,495.88
BANK OM-ACH REGISTER TOTAL:					\$8,619.11
GRAND TOTAL :					\$51,185.77

39,482.71	Checks 1501-1503, 1505-1515
47.65	FR 118 - Construction check 1500
3,036.30	FR 118 - Construction check 1504
3,123.23	PA 180 - May ICM paid to Boggy Creek
5,495.88	PA 180 - OUC paid online
51,185.77	Total cash spent
48,101.82	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
June 2025 AP Remittance Report

BANK:	OM9019	CHECK:	1500	AMOUNT:	\$47.65	DATE:	06/04/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/30/25	OSC115776059	FR 118 - Ad: 7781810 split 5 w				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM9019	CHECK:	1501	AMOUNT:	\$1,139.99	DATE:	06/04/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/25	53764	PA 176 - May administrator ser				\$0.00	\$506.66		
05/01/25	53764	PA 176 - May irrigation specia				\$0.00	\$633.33		
TOTALS:						\$0.00	\$1,139.99		
BANK:	OM9019	CHECK:	1502	AMOUNT:	\$5,884.00	DATE:	06/04/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/25	9328606	PA 176 - May Sec. 2 landscapin				\$0.00	\$5,884.00		
TOTALS:						\$0.00	\$5,884.00		
BANK:	OM9019	CHECK:	1503	AMOUNT:	\$6,088.59	DATE:	06/04/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/25	O-S7986	PA 176 - May Sec. 1 landscapin				\$0.00	\$1,773.92		
05/01/25	O-S7987	PA 176 - May Sec. 3 landscapin				\$0.00	\$1,470.09		
05/01/25	O-S7987	PA 176 - May Centerline Drive				\$0.00	\$2,844.58		
TOTALS:						\$0.00	\$6,088.59		
BANK:	OM9019	CHECK:	1504	AMOUNT:	\$3,421.10	DATE:	06/04/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/16/25	47281	FR 118 - Centerline Drive - Se				\$0.00	\$2,714.00		
05/16/25	47282	PA 178 - Eng. srvs. thru 04/25				\$0.00	\$384.80		
05/16/25	47283	FR 118 - Constr. eng. srvs. th				\$0.00	\$322.30		
TOTALS:						\$0.00	\$3,421.10		
BANK:	OM9019	CHECK:	1505	AMOUNT:	\$2,917.36	DATE:	06/04/25	VEND ID:	PFM
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/05/25	DM-05-2025-35	PA 178 - DM fee: May 2025				\$0.00	\$2,916.67		
05/09/25	OE-EXP-05-2025-33	PA 178 - Apr. postage				\$0.00	\$0.69		
TOTALS:						\$0.00	\$2,917.36		
BANK:	OM9019	CHECK:	1506	AMOUNT:	\$200.00	DATE:	06/04/25	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/20/25	2025.05.20	PA 179 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM-ACH	CHECK:	70031	AMOUNT:	\$3,123.23	DATE:	06/12/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/31/25	ICM2025-08	PA 180 - May ICM - Aquatics				\$0.00	\$100.19		
05/31/25	ICM2025-08	PA 180 - May ICM - Irrigation				\$0.00	\$84.54		
05/31/25	ICM2025-08	PA 180 - May ICM - Landscaping				\$0.00	\$2,881.20		
05/31/25	ICM2025-08	PA 180 - May ICM - Lighting				\$0.00	\$16.57		
05/31/25	ICM2025-08	PA 180 - May ICM - Water recla				\$0.00	\$40.73		
TOTALS:						\$0.00	\$3,123.23		
BANK:	OM9019	CHECK:	1507	AMOUNT:	\$1,649.50	DATE:	06/13/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/28/25	O-S8113	PA 180 - Controller repair				\$0.00	\$1,190.00		
05/28/25	O-S8115	PA 180 - Controller repair				\$0.00	\$459.50		
TOTALS:						\$0.00	\$1,649.50		

Midtown Improvement District
June 2025 AP Remittance Report

BANK:	OM9019	CHECK:	1508	AMOUNT:	\$215.75	DATE:	06/13/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/18/25	OSC116989768	PA 180 - Ad: 7795368 ; CU80118				\$0.00	\$215.75		
TOTALS:						\$0.00	\$215.75		
BANK:	OM9019	CHECK:	1509	AMOUNT:	\$2,916.67	DATE:	06/13/25	VEND ID:	PFM
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/02/25	DM-06-2025-36	PA 180 - DM fee: Jun. 2025				\$0.00	\$2,916.67		
TOTALS:						\$0.00	\$2,916.67		
BANK:	OM9019	CHECK:	1510	AMOUNT:	\$160.00	DATE:	06/13/25	VEND ID:	VGLOBALA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/01/25	7344	PA 180 - Jun. website maint.				\$0.00	\$160.00		
TOTALS:						\$0.00	\$160.00		
BANK:	OM-ACH	CHECK:	70032	AMOUNT:	\$5,495.88	DATE:	06/18/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/02/25	93173-060225	PA 180 - 05/01/2025 - 06/02/20				\$0.00	\$50.65		
06/02/25	93173-060225	PA 180 - 05/01/2025 - 06/02/20				\$0.00	\$1,496.65		
06/02/25	93173-060225	PA 180 - 05/01/2025 - 06/02/20				\$0.00	\$3,881.28		
06/02/25	93173-060225	PA 180 - 05/01/2025 - 06/02/20				\$0.00	\$67.30		
TOTALS:						\$0.00	\$5,495.88		
BANK:	OM9019	CHECK:	1511	AMOUNT:	\$2,312.16	DATE:	06/20/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/06/25	3579943	PA 181 - Gen. legal thru 04/30				\$0.00	\$2,312.16		
TOTALS:						\$0.00	\$2,312.16		
BANK:	OM9019	CHECK:	1512	AMOUNT:	\$1,139.99	DATE:	06/30/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/01/25	341	PA 181 - Jun. administrator se				\$0.00	\$506.66		
06/01/25	341	PA 181 - Jun. irrigation speci				\$0.00	\$633.33		
TOTALS:						\$0.00	\$1,139.99		
BANK:	OM9019	CHECK:	1513	AMOUNT:	\$7,788.31	DATE:	06/30/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/22/25	9324129	PA 182 - Mainline leak repair				\$0.00	\$1,505.67		
04/28/25	9342043	PA 182 - Mainline leak repair				\$0.00	\$398.64		
06/01/25	9367747	PA 180 - Jun. Sec. 2 landscapi				\$0.00	\$5,884.00		
TOTALS:						\$0.00	\$7,788.31		
BANK:	OM9019	CHECK:	1514	AMOUNT:	\$6,485.59	DATE:	06/30/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/30/25	O-S8035	PA 182 - Apr. Doisy irrigation				\$0.00	\$397.00		
06/01/25	O-S8169	PA 180 - Jun. Sec. 1 landscapi				\$0.00	\$1,773.92		
06/01/25	O-S8170	PA 180 - Jun. Centerline Drive				\$0.00	\$2,844.58		
06/01/25	O-S8170	PA 180 - Jun. Sec. 3 landscapi				\$0.00	\$1,470.09		
TOTALS:						\$0.00	\$6,485.59		
BANK:	OM9019	CHECK:	1515	AMOUNT:	\$200.00	DATE:	06/30/25	VEND ID:	RLEVY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/17/25	2025.06.17	PA 182 - Supervisor fee 2025.0				\$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

June 2025 Financial Package

June 30, 2025

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 6/30/2025

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 15,127.08		\$ 15,127.08
Infrastructure Capital Reserve	25,314.76		25,314.76
Interchange Maintenance Reserve	3,588.18		3,588.18
Accounts Receivable - Due from Developer	127,401.25		127,401.25
Accounts Receivable - Due from Developer		\$ 3,740.00	3,740.00
Total Current Assets	<u>\$ 171,431.27</u>	<u>\$ 3,740.00</u>	<u>\$ 175,171.27</u>
Total Assets	<u><u>\$ 171,431.27</u></u>	<u><u>\$ 3,740.00</u></u>	<u><u>\$ 175,171.27</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 1,825.45		\$ 1,825.45
Due To Other Governmental Units	3,016.67		3,016.67
Deferred Revenue	127,401.25		127,401.25
Accounts Payable		\$ 3,740.00	3,740.00
Deferred Revenue		3,740.00	3,740.00
Total Current Liabilities	<u>\$ 132,243.37</u>	<u>\$ 7,480.00</u>	<u>\$ 139,723.37</u>
Total Liabilities	<u><u>\$ 132,243.37</u></u>	<u><u>\$ 7,480.00</u></u>	<u><u>\$ 139,723.37</u></u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 0.55		\$ 0.55
Current Year Net Assets - General Government	39,187.35		39,187.35
			-
Current Year Net Assets, Unrestricted		\$ (3,740.00)	(3,740.00)
Total Net Assets	<u><u>\$ 39,187.90</u></u>	<u><u>\$ (3,740.00)</u></u>	<u><u>\$ 35,447.90</u></u>
Total Liabilities and Net Assets	<u><u>\$ 171,431.27</u></u>	<u><u>\$ 3,740.00</u></u>	<u><u>\$ 175,171.27</u></u>



Midtown Improvement District
Statement of Activities
As of 6/30/2025

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 316,540.52		\$ 316,540.52
Developer Contributions		\$ 89,710.55	89,710.55
Total Revenues	<u>\$ 316,540.52</u>	<u>\$ 89,710.55</u>	<u>\$ 406,251.07</u>
<u>Expenses</u>			
Supervisor Fees	\$ 1,200.00		\$ 1,200.00
Public Officials' Liability Insurance	2,588.00		2,588.00
Management	26,250.03		26,250.03
Engineering	2,428.82		2,428.82
District Counsel	8,912.01		8,912.01
Audit	5,200.00		5,200.00
Postage & Shipping	42.21		42.21
Legal Advertising	3,207.39		3,207.39
Web Site Maintenance	2,040.00		2,040.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	399.04		399.04
Water Reclaimed	4,534.41		4,534.41
General Insurance	3,163.00		3,163.00
Property & Casualty	483.00		483.00
Irrigation	21,198.89		21,198.89
Landscaping Maintenance & Material	107,753.31		107,753.31
Flower & Plant Replacement	2,975.50		2,975.50
Contingency	2,223.24		2,223.24
IME - Aquatics Maintenance	901.71		901.71
IME - Irrigation	864.75		864.75
IME - Landscaping	25,930.80		25,930.80
IME - Lighting	128.80		128.80
IME - Miscellaneous	73.18		73.18
IME - Water Reclaimed	190.06		190.06
Trail Maintenance	14,605.00		14,605.00
Pest Control	1,159.00		1,159.00
Hardscape Maintenance	1,550.00		1,550.00
IME - Landscape Improvements	1,009.26		1,009.26
Streetlights	25,171.99		25,171.99
Personnel Leasing Agreement	10,259.91		10,259.91
Engineering		\$ 90,097.74	90,097.74
District Counsel		2,282.00	2,282.00
Legal Advertising		468.59	468.59
Contingency		602.22	602.22
Total Expenses	<u>\$ 277,368.31</u>	<u>\$ 93,450.55</u>	<u>\$ 370,818.86</u>



Midtown Improvement District
Statement of Activities
As of 6/30/2025

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 15.14		\$ 15.14
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 15.14</u>	<u>\$ -</u>	<u>\$ 15.14</u>
Change In Net Assets	\$ 39,187.35	\$ (3,740.00)	\$ 35,447.35
Net Assets At Beginning Of Year	<u>\$ 0.55</u>	<u>\$ -</u>	<u>\$ 0.55</u>
Net Assets At End Of Year	<u><u>\$ 39,187.90</u></u>	<u><u>\$ (3,740.00)</u></u>	<u><u>\$ 35,447.90</u></u>



Midtown Improvement District
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 316,540.52	\$ 382,203.75	\$ (65,663.23)	\$ 509,605.00	62.11%
Net Revenues	\$ 316,540.52	\$ 382,203.75	\$ (65,663.23)	\$ 509,605.00	62.11%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,200.00	\$ 1,800.00	\$ (600.00)	\$ 2,400.00	50.00%
Financial & Administrative					
Public Officials' Liability Insurance	2,588.00	2,086.39	501.61	2,781.85	93.03%
Trustee Services	-	5,625.00	(5,625.00)	7,500.00	0.00%
Management	26,250.03	26,250.00	0.03	35,000.00	75.00%
Engineering	2,428.82	13,125.00	(10,696.18)	17,500.00	13.88%
Disclosure	-	3,750.00	(3,750.00)	5,000.00	0.00%
Property Appraiser	-	375.00	(375.00)	500.00	0.00%
District Counsel	8,912.01	22,500.00	(13,587.99)	30,000.00	29.71%
Assessment Administration	-	5,625.00	(5,625.00)	7,500.00	0.00%
Reamortization Schedules	-	187.50	(187.50)	250.00	0.00%
Audit	5,200.00	3,900.00	1,300.00	5,200.00	100.00%
Arbitrage Calculation	-	375.00	(375.00)	500.00	0.00%
Travel and Per Diem	-	225.00	(225.00)	300.00	0.00%
Telephone	-	18.75	(18.75)	25.00	0.00%
Postage & Shipping	42.21	750.00	(707.79)	1,000.00	4.22%
Copies	-	562.50	(562.50)	750.00	0.00%
Legal Advertising	3,207.39	3,750.00	(542.61)	5,000.00	64.15%
Bank Fees	-	270.00	(270.00)	360.00	0.00%
Miscellaneous	-	3,750.00	(3,750.00)	5,000.00	0.00%
Meeting Room	-	187.50	(187.50)	250.00	0.00%
Office Supplies	-	202.50	(202.50)	270.00	0.00%
Web Site Maintenance	2,040.00	2,437.50	(397.50)	3,250.00	62.77%
Holiday Decorations	750.00	750.00	-	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	131.24	43.76	175.00	100.00%
Total General & Administrative Expenses	\$ 52,793.46	\$ 98,633.88	\$ (45,840.42)	\$ 131,511.85	40.14%



Midtown Improvement District
Budget to Actual
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 399.04	\$ 2,250.00	\$ (1,850.96)	\$ 3,000.00	13.30%
Water-Sewer Combination Services					
Water Reclaimed	4,534.41	14,250.00	(9,715.59)	19,000.00	23.87%
Other Physical Environment					
General Insurance	3,163.00	2,549.55	613.45	3,399.40	93.05%
Property & Casualty Insurance	483.00	246.68	236.32	328.90	146.85%
Other Insurance	-	75.00	(75.00)	100.00	0.00%
Irrigation Repairs	21,198.89	15,675.00	5,523.89	20,900.00	101.43%
Landscaping Maintenance & Material	107,753.31	115,253.34	(7,500.03)	153,671.12	70.12%
Tree Trimming	-	7,875.00	(7,875.00)	10,500.00	0.00%
Flower & Plant Replacement	2,975.50	11,400.00	(8,424.50)	15,200.00	19.58%
Contingency	2,223.24	14,887.50	(12,664.26)	19,850.00	11.20%
Pest Control	1,159.00	900.00	259.00	1,200.00	96.58%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	901.71	954.00	(52.29)	1,272.00	70.89%
IME - Irrigation Repairs	864.75	900.00	(35.25)	1,200.00	72.06%
IME - Landscaping	25,930.80	27,000.00	(1,069.20)	36,000.00	72.03%
IME - Lighting	128.80	360.00	(231.20)	480.00	26.83%
IME - Miscellaneous	73.18	1,800.00	(1,726.82)	2,400.00	3.05%
IME - Water Reclaimed	190.06	450.00	(259.94)	600.00	31.68%
IME - Landscape Improvements	1,009.26	3,600.00	(2,590.74)	4,800.00	21.03%
Road & Street Facilities					
Trail Maintenance	14,605.00	15,000.00	(395.00)	20,000.00	73.03%
Road & Street Facilities					
Entry and Wall Maintenance	-	855.00	(855.00)	1,140.00	0.00%
Hardscape Maintenance	1,550.00	1,125.00	425.00	1,500.00	103.33%
Streetlights	25,171.99	28,125.00	(2,953.01)	37,500.00	67.13%
Accent Lighting	-	570.00	(570.00)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	4,559.94	4,560.00	(0.06)	6,080.00	75.00%
Personnel Leasing Agreement - Irrigation Specialist	5,699.97	5,700.00	(0.03)	7,600.00	75.00%
Reserves					
Infrastructure Capital Reserve	-	6,327.00	(6,327.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	896.80	(896.80)	1,195.73	0.00%
Total Field Operations Expenses	\$ 224,574.85	\$ 283,584.87	\$ (59,010.02)	\$ 378,113.15	59.39%
Total Expenses	\$ 277,368.31	\$ 382,218.75	\$ (104,850.44)	\$ 509,625.00	54.43%
Income (Loss) from Operations	\$ 39,172.21	\$ (15.00)	\$ 39,187.21	\$ (20.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 15.14	\$ 15.00	\$ 0.14	\$ 20.00	75.70%
Total Other Income (Expense)	\$ 15.14	\$ 15.00	\$ 0.14	\$ 20.00	75.70%
Net Income (Loss)	\$ 39,187.35	\$ -	\$ 39,187.35	\$ -	



Midtown Improvement District
Cash Flow

	Beg. Cash	FY24 Inflows	FY24 Outflows	FY25 Inflows	FY25 Outflows	End. Cash
			-			
9/1/2024	53,922.49	173,297.63	(40,483.96)	-	(6,234.00)	180,502.16
10/1/2024	180,502.16	181.36	(42,230.93)	2.26	-	138,454.85
11/1/2024	138,454.85	-	-	354.09	(13,230.58)	125,578.36
12/1/2024	125,578.36	-	(178.62)	404.47	(27,288.05)	98,516.16
1/1/2025	98,516.16	-	-	7,493.07	(39,994.78)	66,014.45
2/1/2025	66,014.45	-	-	167,753.30	(34,858.61)	198,909.14
3/1/2025	198,909.14	-	-	24,550.52	(110,045.00)	113,414.66
4/1/2025	113,414.66	-	-	7,388.89	(44,231.15)	76,572.40
5/1/2025	76,572.40	-	-	6,445.11	(19,789.16)	63,228.35
6/1/2025	63,228.35	-	-	3,084.50	(51,185.77)	15,127.08
7/1/2025	15,127.08	-	-	127,697.12	(1,825.45)	140,998.75 as of 07/08/2025
	Totals	173,478.99	(82,893.51)	345,173.33	(348,682.55)	