

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, August 19, 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 July 15, 2025, Board of Supervisors' Meeting**
(provided under separate cover)
- 2. **Consideration of Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026**

Business Matters

3. **Consideration of the FY 2025 Audit Engagement Letter with Grau & Associates**
4. **Discussion Regarding Award of Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway**
5. **Public Hearing on the Adoption of the District's Annual Budget**
 - a) **Public Comments and Testimony**
 - b) **Board Comments**
 - c) **Consideration of Resolution 2025-08, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
6. **Consideration of Fiscal Year 2026 Budget Funding Agreement with Lake Nona Land Company, LLC**
7. **Consideration of Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards**
8. **Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$28,024.95**
9. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
10. **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 July 15, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Midtown Improvement District

**Resolution 2025-07,
Approving an Annual Meeting Schedule for
Fiscal Year 2026**

RESOLUTION 2025-07

A RESOLUTION OF THE MIDTOWN IMPROVEMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR 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*, being entirely situated in the City of Orlando, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity (“**DEO**”), a schedule of its regular meetings.

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

1. **ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. **FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file this Resolution with DEO.
3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of August, 2025.

ATTEST:

MIDTOWN IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson

EXHIBIT A

Midtown Improvement District Fiscal Year 2025-2026

The Board of Supervisors of the Midtown Improvement District will hold its meetings for the Fiscal Year 2026 at the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 3:30 p.m. on the third Tuesday of each month unless otherwise noted below:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 10, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

Construction Committee of the Boggy Creek, Greenway, Midtown & Myrtle Creek Improvement Districts and the Poitras East Community Development District Fiscal Year 2025-2026

The Construction Committee of the Boggy Creek, Greenway, Midtown and Myrtle Creek Improvement Districts and the Poitras East Community Development District will be meeting for the Fiscal Year 2026 at the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 3:30 p.m. each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Midtown Improvement District

**FY 2025 Audit Engagement Letter with Grau &
Associates**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Midtown Improvement District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Midtown Improvement District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund (general, debt service, capital projects, and special revenue funds), including the related notes to the financial statements, which collectively comprise the basic financial statements of Midtown Improvement District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required

to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will not exceed \$5,400 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. If the information is timely provided, the District shall receive a draft by May 15, 2026, and if the draft is timely reviewed by Management, the District shall receive the final audit by June 15, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Midtown Improvement District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. This letter, with any addendum if applicable, constitutes the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Midtown Improvement District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



Midtown Improvement District

**Discussion Regarding Award of Landscape and
Irrigation Maintenance Services – Tavistock Lakes and
Laureate Boulevard & Nemours Parkway**



Midtown Improvement District

**Public Hearing on the Adoption of the District's
Annual Budget**



Midtown Improvement District

**Resolution 2025-08,
Adopting the Fiscal Year 2026 Budget and
Appropriating Funds**

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIDTOWN IMPROVEMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Midtown Improvement District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Midtown Improvement District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

ATTEST:

MIDTOWN IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT A



Midtown Improvement District

July 2025 Budget Package

July 31, 2025

PFM Group Consulting LLC

3501 Quadrangle Boulevard

Suite 270

Orlando, FL 32817-8329

(407) 723-5900



Midtown Improvement District
 FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 443,941.77	\$ -	\$ 443,941.77	\$ 509,605.00	\$ 539,410.95
Net Revenues	\$ 443,941.77	\$ -	\$ 443,941.77	\$ 509,605.00	\$ 539,410.95
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,400.00	\$ 400.00	\$ 1,800.00	\$ 2,400.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	2,588.00	-	2,588.00	2,781.85	2,976.20
Trustee Services	-	-	-	7,500.00	7,500.00
Management	29,166.70	5,833.30	35,000.00	35,000.00	35,000.00
Engineering	2,813.62	937.86	3,751.48	17,500.00	17,500.00
Disclosure	-	-	-	5,000.00	5,000.00
Property Appraiser	-	-	-	500.00	500.00
District Counsel	8,912.01	14,573.49	23,485.50	30,000.00	30,000.00
Assessment Administration	-	-	-	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	5,200.00	-	5,200.00	5,200.00	5,400.00
Arbitrage Calculation	-	500.00	500.00	500.00	500.00
Tax Preparation	-	-	-	-	15.60
Travel and Per Diem	-	300.00	300.00	300.00	300.00
Telephone	-	25.00	25.00	25.00	25.00
Postage & Shipping	42.21	957.79	1,000.00	1,000.00	1,000.00
Copies	-	750.00	750.00	750.00	750.00
Legal Advertising	3,423.07	1,576.93	5,000.00	5,000.00	5,000.00
Bank Fees	-	360.00	360.00	360.00	48.00
Miscellaneous	-	5,000.00	5,000.00	5,000.00	5,000.00
Meeting Room	-	250.00	250.00	250.00	250.00
Office Supplies	-	270.00	270.00	270.00	270.00
Web Site Maintenance	2,500.00	620.00	3,120.00	3,250.00	3,240.00
Holiday Decorations	750.00	-	750.00	1,000.00	1,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 56,970.61	\$ 32,604.37	\$ 89,574.98	\$ 131,511.85	\$ 141,199.80



Midtown Improvement District FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated Total FY 2025	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Field Operations					
Electric Utility Services					
Electric	\$ 449.15	\$ 2,550.85	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Water-Sewer Combination Services					
Water Reclaimed	5,818.47	13,181.53	19,000.00	19,000.00	15,000.00
Other Physical Environment					
General Insurance	3,163.00	-	3,163.00	3,399.40	3,637.45
Property & Casualty Insurance	483.00	-	483.00	328.90	555.45
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	21,808.39	4,361.68	26,170.07	20,900.00	45,000.00
Landscaping Maintenance & Material	119,725.90	33,945.22	153,671.12	153,671.12	160,000.00
Tree Trimming	-	10,500.00	10,500.00	10,500.00	9,500.00
Flower & Plant Replacement	2,975.50	595.10	3,570.60	15,200.00	15,200.00
Contingency	2,290.09	458.02	2,748.11	19,850.00	10,000.00
Pest Control	1,159.00	231.80	1,390.80	1,200.00	1,200.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,001.90	270.10	1,272.00	1,272.00	1,272.00
IME - Irrigation Repairs	978.86	221.14	1,200.00	1,200.00	1,200.00
IME - Landscaping	28,812.00	7,188.00	36,000.00	36,000.00	35,174.52
IME - Lighting	145.37	334.63	480.00	480.00	480.00
IME - Miscellaneous	73.18	2,326.82	2,400.00	2,400.00	2,400.00
IME - Water Reclaimed	214.94	385.06	600.00	600.00	600.00
IME - Landscape Improvements	1,578.41	3,221.59	4,800.00	4,800.00	4,800.00
Trail Maintenance					
Trail Maintenance	14,605.00	5,395.00	20,000.00	20,000.00	20,000.00
Road & Street Facilities					
Entry and Wall Maintenance	-	1,140.00	1,140.00	1,140.00	1,140.00
Hardscape Maintenance	1,550.00	310.00	1,860.00	1,500.00	5,000.00
Streetlights	29,050.75	8,449.25	37,500.00	37,500.00	37,500.00
Accent Lighting	-	126.66	126.66	760.00	760.00
Parks & Recreation					
Personnel Leasing Agreement - Administrator	5,066.60	1,013.40	6,080.00	6,080.00	6,080.00
Personnel Leasing Agreement - Irrigation Specialist	6,333.30	1,266.70	7,600.00	7,600.00	7,600.00
Reserves					
Infrastructure Capital Reserve	-	8,436.00	8,436.00	8,436.00	8,436.00
Interchange Maintenance Reserve	-	1,195.73	1,195.73	1,195.73	1,195.73
Total Field Operations Expenses	\$ 247,282.81	\$ 107,104.28	\$ 354,387.09	\$ 378,113.15	\$ 398,231.15
Total Expenses	\$ 304,253.42	\$ 139,708.65	\$ 443,962.07	\$ 509,625.00	\$ 539,430.95
Income (Loss) from Operations	\$ 139,688.35	\$ (139,708.65)	\$ (20.30)	\$ (20.00)	\$ (20.00)
Other Income (Expense)					
Interest Income	\$ 16.92	\$ 3.38	\$ 20.30	\$ 20.00	\$ 20.00
Total Other Income (Expense)	\$ 16.92	\$ 3.38	\$ 20.30	\$ 20.00	\$ 20.00
Net Income (Loss)	\$ 139,705.27	\$ (139,705.27)	\$ -	\$ -	\$ -



Midtown Improvement District Budget Item Descriptions FY 2025 – 2026

Revenues

Developer Contribution

Funding from the Developer.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the District Manager provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.



Midtown Improvement District Budget Item Descriptions FY 2025 – 2026

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Tax Preparation

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.



Midtown Improvement District Budget Item Descriptions FY 2025 – 2026

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Meeting Room

Fee associated with renting a meeting room for monthly Board meetings.

Office Supplies

General office supplies associated with the District.

Web Site Maintenance

Website maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Field Operations Expenses

Electric Utility Services

Electric

The District pays for electric meters used on District-owned roads.

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation



Midtown Improvement District Budget Item Descriptions FY 2025 – 2026

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty Insurance

Insurance to protect property and cover casualty.

Other Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation Repairs

Inspection and repair of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Tree Trimming

Trimming of trees on District property.

Flower & Plant Replacement

Purchase of materials and labor to replace flowers and plants within the District.

Contingency

Other Field Operations expenses incurred throughout the year.

Pest Control

Pest control services.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.

IME – Irrigation Repairs

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.



Midtown Improvement District Budget Item Descriptions FY 2025 – 2026

IME – Landscaping

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.

IME – Lighting

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.

IME – Miscellaneous

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.

IME – Water Reclaimed

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.

IME – Landscape Improvements

Landscape improvement services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Greenway Improvement District, and Myrtle Creek Improvement District each chip in for the remainder.

Trail Maintenance

Trail Maintenance

Maintenance of the trail within the District.

Road & Street Facilities

Entry and Wall Maintenance

Maintenance of entrance(s) and walls within the District.

Hardscape Maintenance

Purchase or maintenance of hard, yet “movable,” parts of landscape, such gravel, paving, and stones.

Streetlights

Streetlighting expenses within the District.

Accent Lighting

Accent lighting expenses within the District.



Midtown Improvement District
Budget Item Descriptions
FY 2025 – 2026

Parks & Recreation

Personnel Leasing Agreement – Administrator

The lease of outside personnel for administrative duties per signed agreement.

Personnel Leasing Agreement – Irrigation Specialist

The lease of outside personnel for irrigation duties per signed agreement.

Reserves

Infrastructure Capital Reserve

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

Interchange Maintenance Reserve

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

Other Income (Expense)

Interest Income

Income from interest earnings.



Midtown Improvement District

**Fiscal Year 2026 Budget Funding Agreement with
Lake Nona Land Company, LLC**

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2026

This Agreement (“**Agreement**”) is made and entered into effective as of October 1, 2025, by and between:

Midtown Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, (“**District**”), and is located in Orange County, Florida (“**County**”), and

Lake Nona Land Company, LLC, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District (“**Developer**,” and together with the District, the “**Parties**”). For purposes of this Agreement, the term “**Property**” shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District adopted its general fund budget (“**Budget**”) attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *Contractual Lien.* The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *Enforcement Action.* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *Uniform Method; Direct.* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

Midtown Improvement District

Secretary/Assistant Secretary

By: _____
Its: _____

Lake Nona Land Company, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget



Midtown Improvement District

**Resolution 2025-09,
Adopting Goals, Objectives, and Performance
Measures and Standards**

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT
ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of August, 2025.

ATTEST:

MIDTOWN IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
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 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 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. Publish approved budget amendments on the CDD's website within five days of Board approval.

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: _____



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in July
2025 in an amount totaling \$28,024.95**

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 July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,024.95**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)

Check Dates: 7/1/2025 to 7/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1516	07/02/25	P	DONMC	Donald W McIntosh Associates	\$445.20
1517	07/02/25	P	KUTAK	Kutak Rock	\$1,164.50
1518	07/02/25	P	ORLSEN	Orlando Sentinel	\$215.75
1519	07/09/25	P	BCID	Boggy Creek Improvement Distri	\$124.55
1520	07/09/25	P	KUTAK	Kutak Rock	\$167.50
1521	07/09/25	P	CEPRA	Cepra Landscape	\$609.50
1522	07/09/25	P	VGLOBA	VGlobalTech	\$300.00
1523	07/29/25	P	BERMAN	Berman Construction	\$1,139.99
1524	07/29/25	P	BVLS	BrightView Landscape Services	\$5,884.00
1525	07/29/25	P	CEPRA	Cepra Landscape	\$6,088.59
1526	07/29/25	P	PFM	PFM Group Consulting	\$2,916.67
1527	07/29/25	P	VGLOBA	VGlobalTech	\$160.00
1528	07/30/25	P	DONMC	Donald W McIntosh Associates	\$2,447.25
1529	07/30/25	P	KUTAK	Kutak Rock	\$1,385.50
1530	07/30/25	P	ORLSEN	Orlando Sentinel	\$219.50
1531	07/30/25	P	PSI	Professional Service Industrie	\$10,500.00
1532	07/30/25	P	RLEVEY	Richard Levey	\$200.00
BANK OM9019 REGISTER TOTAL:					\$33,968.50
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70033	07/09/25	M	BCID	Boggy Creek Improvement Distri	\$3,016.67
70034	07/14/25	M	OUC	Orlando Utilities Commission	\$5,279.78
BANK OM-ACH REGISTER TOTAL:					\$8,296.45
GRAND TOTAL :					\$42,264.95

19,728.50	Checks 1516-1518, 1521-1528, 1530, 1532
124.55	FR 119 - Construction check 1519
167.50	FR 119 - Construction check 1520
2,062.45	FR 120 - Construction check 1528
1,385.50	FR 120 - Construction check 1529
10,500.00	FR 121 - Construction check 1531
3,016.67	PA 184 - Jun. ICM paid to Boggy Creek
5,279.78	PA 184 - OUC paid online
42,264.95	Total cash spent
28,024.95	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
July 2025 AP Remittance Report

BANK:	OM9019	CHECK:	1516	AMOUNT:	\$445.20	DATE:	07/02/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/20/25	47423	PA 183 - Eng. srvs. thru 05/30				\$0.00	\$445.20		
TOTALS:						\$0.00	\$445.20		
BANK:	OM9019	CHECK:	1517	AMOUNT:	\$1,164.50	DATE:	07/02/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/23/25	3583039	PA 183 - Gen. legal thru 05/31				\$0.00	\$1,164.50		
TOTALS:						\$0.00	\$1,164.50		
BANK:	OM9019	CHECK:	1518	AMOUNT:	\$215.75	DATE:	07/02/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/15/25	OSC118625516	PA 183 - Ad: 7813947 ; CU80118				\$0.00	\$215.75		
TOTALS:						\$0.00	\$215.75		
BANK:	OM9019	CHECK:	1519	AMOUNT:	\$124.55	DATE:	07/09/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/31/25	OSC117407761	FR 119 - Ad: 7795542 split 5 w				\$0.00	\$47.65		
05/31/25	OSC117407761	FR 119 - Ad: 7811336 split 5 w				\$0.00	\$76.90		
TOTALS:						\$0.00	\$124.55		
BANK:	OM9019	CHECK:	1520	AMOUNT:	\$167.50	DATE:	07/09/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/06/25	3579948	FR 119 - Proj. constr. legal t				\$0.00	\$167.50		
TOTALS:						\$0.00	\$167.50		
BANK:	OM-ACH	CHECK:	70033	AMOUNT:	\$3,016.67	DATE:	07/09/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	ICM2025-09	PA 184 - Jun. ICM - Aquatics				\$0.00	\$100.19		
06/30/25	ICM2025-09	PA 184 - Jun. ICM - Landscapin				\$0.00	\$2,881.20		
06/30/25	ICM2025-09	PA 184 - Jun. ICM - Lighting				\$0.00	\$17.70		
06/30/25	ICM2025-09	PA 184 - Jun. ICM - Water recl				\$0.00	\$17.58		
TOTALS:						\$0.00	\$3,016.67		
BANK:	OM9019	CHECK:	1521	AMOUNT:	\$609.50	DATE:	07/09/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	O-S8329	PA 184 - Jun. Doisy irrigation				\$0.00	\$409.50		
06/30/25	O-S8336	PA 184 - Jun. mainline repair				\$0.00	\$200.00		
TOTALS:						\$0.00	\$609.50		
BANK:	OM9019	CHECK:	1522	AMOUNT:	\$300.00	DATE:	07/09/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	7422	PA 184 - Apr. - Jun. ADA audit				\$0.00	\$300.00		
TOTALS:						\$0.00	\$300.00		
BANK:	OM-ACH	CHECK:	70034	AMOUNT:	\$5,279.78	DATE:	07/14/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	93173-070125	PA 184 - 06/02/2025 - 07/01/20				\$0.00	\$50.11		
07/01/25	93173-070125	PA 184 - 06/02/2025 - 07/01/20				\$0.00	\$1,284.06		
07/01/25	93173-070125	PA 184 - 06/02/2025 - 07/01/20				\$0.00	\$3,878.76		
07/01/25	93173-070125	PA 184 - 06/02/2025 - 07/01/20				\$0.00	\$66.85		
TOTALS:						\$0.00	\$5,279.78		
BANK:	OM9019	CHECK:	1523	AMOUNT:	\$1,139.99	DATE:	07/29/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	2080	PA 184 - Jul. irrigation speci				\$0.00	\$633.33		
07/01/25	2080	PA 184 - Jul. administrator se				\$0.00	\$506.66		
TOTALS:						\$0.00	\$1,139.99		

Midtown Improvement District
July 2025 AP Remittance Report

BANK:	OM9019	CHECK:	1524	AMOUNT:	\$5,884.00	DATE:	07/29/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	9401171	PA 184 - Jul. Sec. 2 landscapi				\$0.00	\$5,884.00		
TOTALS:						\$0.00	\$5,884.00		
BANK:	OM9019	CHECK:	1525	AMOUNT:	\$6,088.59	DATE:	07/29/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	O-S8363	PA 184 - Jul. Sec. 1 landscapi				\$0.00	\$1,773.92		
07/01/25	O-S8364	PA 184 - Jul. Centerline Drive				\$0.00	\$2,844.58		
07/01/25	O-S8364	PA 184 - Jul. Sec. 3 landscapi				\$0.00	\$1,470.09		
TOTALS:						\$0.00	\$6,088.59		
BANK:	OM9019	CHECK:	1526	AMOUNT:	\$2,916.67	DATE:	07/29/25	VEND ID:	PFM
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	DM-07-2025-36	PA 185 - DM fee: Jul. 2025				\$0.00	\$2,916.67		
TOTALS:						\$0.00	\$2,916.67		
BANK:	OM9019	CHECK:	1527	AMOUNT:	\$160.00	DATE:	07/29/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/01/25	7477	PA 185 - Jul. website maint.				\$0.00	\$160.00		
TOTALS:						\$0.00	\$160.00		
BANK:	OM9019	CHECK:	1528	AMOUNT:	\$2,447.25	DATE:	07/30/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/20/25	47422	FR 120 - Centerline Drive - Se				\$0.00	\$1,586.00		
06/20/25	47424	FR 120 - Constr. eng. srvs. th				\$0.00	\$476.45		
07/18/25	47553	PA 186 - Eng. srvs. thru 06/27				\$0.00	\$384.80		
TOTALS:						\$0.00	\$2,447.25		
BANK:	OM9019	CHECK:	1529	AMOUNT:	\$1,385.50	DATE:	07/30/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/23/25	3583040	FR 120 - Proj. constr. legal t				\$0.00	\$1,385.50		
TOTALS:						\$0.00	\$1,385.50		
BANK:	OM9019	CHECK:	1530	AMOUNT:	\$219.50	DATE:	07/30/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/13/25	OSC120266336	PA 186 - Ad: 7823519 ; CU80118				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	OM9019	CHECK:	1531	AMOUNT:	\$10,500.00	DATE:	07/30/25	VEND ID:	PSI
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
06/30/25	984346	FR 122 - Dewatering permit re-				\$0.00	\$10,500.00		
TOTALS:						\$0.00	\$10,500.00		
BANK:	OM9019	CHECK:	1532	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/15/25	2025.07.15	PA 186 - 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

Review of District Financials



Midtown Improvement District

July 2025 Financial Package

July 31, 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 7/31/2025

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 114,508.61		\$ 114,508.61
Infrastructure Capital Reserve	25,315.08		25,315.08
Interchange Maintenance Reserve	3,588.23		3,588.23
Accounts Receivable - Due from Developer		\$ 47.65	47.65
Total Current Assets	<u>\$ 143,411.92</u>	<u>\$ 47.65</u>	<u>\$ 143,459.57</u>
Total Assets	<u><u>\$ 143,411.92</u></u>	<u><u>\$ 47.65</u></u>	<u><u>\$ 143,459.57</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Due To Other Governmental Units	\$ 3,706.10		\$ 3,706.10
Accounts Payable		\$ 47.65	47.65
Deferred Revenue		47.65	47.65
Total Current Liabilities	<u>\$ 3,706.10</u>	<u>\$ 95.30</u>	<u>\$ 3,801.40</u>
Total Liabilities	<u><u>\$ 3,706.10</u></u>	<u><u>\$ 95.30</u></u>	<u><u>\$ 3,801.40</u></u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 0.55		\$ 0.55
Current Year Net Assets - General Government	139,705.27		139,705.27
			-
Current Year Net Assets, Unrestricted		\$ (47.65)	(47.65)
Total Net Assets	<u><u>\$ 139,705.82</u></u>	<u><u>\$ (47.65)</u></u>	<u><u>\$ 139,658.17</u></u>
Total Liabilities and Net Assets	<u><u>\$ 143,411.92</u></u>	<u><u>\$ 47.65</u></u>	<u><u>\$ 143,459.57</u></u>



Midtown Improvement District
Statement of Activities
As of 7/31/2025

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 443,941.77		\$ 443,941.77
Developer Contributions		\$ 103,950.55	103,950.55
Total Revenues	<u>\$ 443,941.77</u>	<u>\$ 103,950.55</u>	<u>\$ 547,892.32</u>
<u>Expenses</u>			
Supervisor Fees	\$ 1,400.00		\$ 1,400.00
Public Officials' Liability Insurance	2,588.00		2,588.00
Management	29,166.70		29,166.70
Engineering	2,813.62		2,813.62
District Counsel	8,912.01		8,912.01
Audit	5,200.00		5,200.00
Postage & Shipping	42.21		42.21
Legal Advertising	3,423.07		3,423.07
Web Site Maintenance	2,500.00		2,500.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	449.15		449.15
Water Reclaimed	5,818.47		5,818.47
General Insurance	3,163.00		3,163.00
Property & Casualty	483.00		483.00
Irrigation	21,808.39		21,808.39
Landscaping Maintenance & Material	119,725.90		119,725.90
Flower & Plant Replacement	2,975.50		2,975.50
Contingency	2,290.09		2,290.09
IME - Aquatics Maintenance	1,001.90		1,001.90
IME - Irrigation	978.86		978.86
IME - Landscaping	28,812.00		28,812.00
IME - Lighting	145.37		145.37
IME - Miscellaneous	73.18		73.18
IME - Water Reclaimed	214.94		214.94
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	1,578.41		1,578.41
Streetlights	29,050.75		29,050.75
Personnel Leasing Agreement	11,399.90		11,399.90
Engineering		\$ 90,097.74	90,097.74
District Counsel		2,282.00	2,282.00
Legal Advertising		516.24	516.24
Contingency		11,102.22	11,102.22
Total Expenses	<u>\$ 304,253.42</u>	<u>\$ 103,998.20</u>	<u>\$ 408,251.62</u>



Midtown Improvement District
Statement of Activities
As of 7/31/2025

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 16.92		\$ 16.92
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 16.92</u>	<u>\$ -</u>	<u>\$ 16.92</u>
Change In Net Assets	\$ 139,705.27	\$ (47.65)	\$ 139,657.62
Net Assets At Beginning Of Year	<u>\$ 0.55</u>	<u>\$ -</u>	<u>\$ 0.55</u>
Net Assets At End Of Year	<u><u>\$ 139,705.82</u></u>	<u><u>\$ (47.65)</u></u>	<u><u>\$ 139,658.17</u></u>



Midtown Improvement District
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 443,941.77	\$ 424,670.83	\$ 19,270.94	\$ 509,605.00	87.11%
Net Revenues	\$ 443,941.77	\$ 424,670.83	\$ 19,270.94	\$ 509,605.00	87.11%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,400.00	\$ 2,000.00	\$ (600.00)	\$ 2,400.00	58.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,588.00	2,318.21	269.79	2,781.85	93.03%
Trustee Services	-	6,250.00	(6,250.00)	7,500.00	0.00%
Management	29,166.70	29,166.67	0.03	35,000.00	83.33%
Engineering	2,813.62	14,583.33	(11,769.71)	17,500.00	16.08%
Disclosure	-	4,166.67	(4,166.67)	5,000.00	0.00%
Property Appraiser	-	416.67	(416.67)	500.00	0.00%
District Counsel	8,912.01	25,000.00	(16,087.99)	30,000.00	29.71%
Assessment Administration	-	6,250.00	(6,250.00)	7,500.00	0.00%
Reamortization Schedules	-	208.33	(208.33)	250.00	0.00%
Audit	5,200.00	4,333.33	866.67	5,200.00	100.00%
Arbitrage Calculation	-	416.67	(416.67)	500.00	0.00%
Travel and Per Diem	-	250.00	(250.00)	300.00	0.00%
Telephone	-	20.84	(20.84)	25.00	0.00%
Postage & Shipping	42.21	833.33	(791.12)	1,000.00	4.22%
Copies	-	625.00	(625.00)	750.00	0.00%
Legal Advertising	3,423.07	4,166.67	(743.60)	5,000.00	68.46%
Bank Fees	-	300.00	(300.00)	360.00	0.00%
Miscellaneous	-	4,166.67	(4,166.67)	5,000.00	0.00%
Meeting Room	-	208.33	(208.33)	250.00	0.00%
Office Supplies	-	225.00	(225.00)	270.00	0.00%
Web Site Maintenance	2,500.00	2,708.33	(208.33)	3,250.00	76.92%
Holiday Decorations	750.00	833.33	(83.33)	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	145.82	29.18	175.00	100.00%
Total General & Administrative Expenses	\$ 56,970.61	\$ 109,593.20	\$ (52,622.59)	\$ 131,511.85	43.32%



Midtown Improvement District
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ 449.15	\$ 2,500.00	\$ (2,050.85)	\$ 3,000.00	14.97%
Water-Sewer Combination Services					
Water Reclaimed	5,818.47	15,833.33	(10,014.86)	19,000.00	30.62%
Other Physical Environment					
General Insurance	3,163.00	2,832.83	330.17	3,399.40	93.05%
Property & Casualty Insurance	483.00	274.08	208.92	328.90	146.85%
Other Insurance	-	83.33	(83.33)	100.00	0.00%
Irrigation Repairs	21,808.39	17,416.67	4,391.72	20,900.00	104.35%
Landscaping Maintenance & Material	119,725.90	128,059.27	(8,333.37)	153,671.12	77.91%
Tree Trimming	-	8,750.00	(8,750.00)	10,500.00	0.00%
Flower & Plant Replacement	2,975.50	12,666.67	(9,691.17)	15,200.00	19.58%
Contingency	2,290.09	16,541.67	(14,251.58)	19,850.00	11.54%
Pest Control	1,159.00	1,000.00	159.00	1,200.00	96.58%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,001.90	1,060.00	(58.10)	1,272.00	78.77%
IME - Irrigation Repairs	978.86	1,000.00	(21.14)	1,200.00	81.57%
IME - Landscaping	28,812.00	30,000.00	(1,188.00)	36,000.00	80.03%
IME - Lighting	145.37	400.00	(254.63)	480.00	30.29%
IME - Miscellaneous	73.18	2,000.00	(1,926.82)	2,400.00	3.05%
IME - Water Reclaimed	214.94	500.00	(285.06)	600.00	35.82%
IME - Landscape Improvements	1,578.41	4,000.00	(2,421.59)	4,800.00	32.88%
Road & Street Facilities					
Trail Maintenance	14,605.00	16,666.67	(2,061.67)	20,000.00	73.03%
Road & Street Facilities					
Entry and Wall Maintenance	-	950.00	(950.00)	1,140.00	0.00%
Hardscape Maintenance	1,550.00	1,250.00	300.00	1,500.00	103.33%
Streetlights	29,050.75	31,250.00	(2,199.25)	37,500.00	77.47%
Accent Lighting	-	633.33	(633.33)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	5,066.60	5,066.67	(0.07)	6,080.00	83.33%
Personnel Leasing Agreement - Irrigation Specialist	6,333.30	6,333.33	(0.03)	7,600.00	83.33%
Reserves					
Infrastructure Capital Reserve	-	7,030.00	(7,030.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	996.45	(996.45)	1,195.73	0.00%
Total Field Operations Expenses	\$ 247,282.81	\$ 315,094.30	\$ (67,811.49)	\$ 378,113.15	65.40%
Total Expenses	\$ 304,253.42	\$ 424,687.50	\$ (120,434.08)	\$ 509,625.00	59.70%
Income (Loss) from Operations	\$ 139,688.35	\$ (16.67)	\$ 139,705.02	\$ (20.00)	
Other Income (Expense)					
Interest Income	\$ 16.92	\$ 16.67	\$ 0.25	\$ 20.00	84.60%
Total Other Income (Expense)	\$ 16.92	\$ 16.67	\$ 0.25	\$ 20.00	84.60%
Net Income (Loss)	\$ 139,705.27	\$ -	\$ 139,705.27	\$ -	



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	-	-	141,646.48	(42,264.95)	114,508.61
8/1/2025	114,508.61	-	-	-	-	114,508.61 as of 08/04/2025
	Totals	173,478.99	(82,893.51)	359,122.69	(389,122.05)	