

Midtown Improvement District

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

<https://midtownid.com>

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Midtown Improvement District ("District"), scheduled to be held at **3:30 p.m. on Tuesday, January 20, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the November 18, 2025, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2026-01, Amending the Annual Meeting Schedule for Fiscal Year 2026**
- 3. **Discussion of Construction Committee Member Vacancy**

Business Matters

- 4. **Consideration of Appointment of Auditor Selection Committee**
- 5. **Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$6,712.39**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$54,776.56**
- 8. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
- 9. **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 November 18, 2025,
Board of Supervisors' Meeting**

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

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Midtown Improvement District was called to order on Tuesday, November 18, 2025, at 3:31 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

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

Also Attending:

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments and noted there was no one present from the public.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
August 19, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the August 19, 2025, Board of Supervisors' Meeting.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Minutes of the August 19, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Presentation and Review of District Infrastructure Assessment Report

Mr. Schanck explained that the report was done in connection with the District's Goals, Objectives, and Performance Measures and Standards Report. It is provided for the review of the Board and will be given to the Construction Committee to discuss items that need to be addressed before coming to the Board for final direction.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report

Ms. Walden explained the report has been updated on which goals the District has achieved for Fiscal Year 2025 and is requesting the Board accept the report. Additionally, this report will be posted to the Website prior to December 1st.

On motion by Mr. Schademan seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District accepted the Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report.

SIXTH ORDER OF BUSINESS

Ratification of Egis Insurance Package for FY 2026

Ms. Walden noted this item was executed by the Chair outside of a meeting so the District would maintain coverage. The cost was \$23,005.00 which was under the budgeted amount of \$26,489.50.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Egis Insurance Package for FY 2026.

SEVENTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Administration Agreement for FY 2026

Ms. Walden explained this Agreement was executed outside of a meeting and is the standard annual Agreement with the County.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Non-Ad Valorem Assessment Administration Agreement for FY 2026.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$27,554.29

The Board reviewed O&M Expenditures paid in August 2025.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Operation and Maintenance Expenditures paid in August 2025 in an amount totaling \$27,554.29.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$48,532.06

The Board reviewed O&M Expenditures paid in September 2025.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Operation and Maintenance Expenditures paid in September 2025 in an amount totaling \$48,532.06.

TENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$11,812.34

The Board reviewed O&M Expenditures paid in October 2025.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Operation and Maintenance Expenditures paid in October 2025 in an amount totaling \$11,812.34.

ELEVENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden noted there are two Work Authorizations from Berman. The first one is for pressure washing in the amount of \$750.00. The second one is for monument sealing in the amount of \$800.00.

On motion by Mr. Ventura, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Work Authorizations with Berman in the amount of \$750.00 for Pressure Washing and \$800.00 for Monument Sealants.

TWELFTH ORDER OF BUSINESS

Review of District's Financials

Ms. Walden noted the financials are updated through the end of Fiscal Year 2025 and then through the end of October. The District has spent approximately 5% of the adopted budget for Fiscal Year 2026. No action is required.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted she had a few items. The first is a reminder for the Board Members to complete their four hours of ethics training. The second is a reminder that the next meeting is scheduled for December 16, 2025. The third is that the holiday decorations were approved by the Chair and will be put up the week after Thanksgiving.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There was a brief discussion regarding Supervisor compensation. As of November 18, 2025, Mr. Adams, Mr. Schademan, Mr. Domingue, and Mr. Paris all elected to receive compensation.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Adams, with all in favor, the November 18, 2025, Meeting of the Board of Supervisors for the Midtown Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Midtown Improvement District

**Resolution 2026-01,
Amending the Annual Meeting Schedule
for Fiscal Year 2026**

RESOLUTION 2026-01

A RESOLUTION OF MIDTOWN IMPROVEMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Midtown Improvement District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within the City of Orlando, Florida; and

WHEREAS, the District previously adopted Resolution 2025-07, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2025/2026 meetings ("FY 2026 Schedule"); and

WHEREAS, the Board desires to amend the FY 2026 Schedule in order to amend the dates.

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

SECTION 1. The FY 2026 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2026 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of JANUARY 2026.

ATTEST:

MIDTOWN IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 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, Greeneway, Midtown & Myrtle Creek Improvement Districts and the Midtown Improvement District Fiscal Year 2025-2026

The Construction Committee of the Boggy Creek, Greeneway, Midtown and Myrtle Creek Improvement Districts and the Midtown Improvement District will be meeting for the Fiscal Year 2026 in 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 5, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Midtown Improvement District

Construction Committee Member Vacancy



Midtown Improvement District

Appointment of Auditor Selection Committee



Midtown Improvement District

District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

MIDTOWN IMPROVEMENT DISTRICT

SEPTEMBER 30, 2025

for:

**MIDTOWN IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



by:

**McINTOSH ASSOCIATES, an LJA COMPANY
1950 SUMMIT PARK DRIVE
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Midtown Improvement District

September 30, 2025

Introduction

In accordance with the Midtown Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2025 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we observed cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve covers, worn/discolored decorative crosswalks, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Roundabouts

The District owns and maintains the roundabout truck apron/pavers within the community development district boundary.

Conclusion

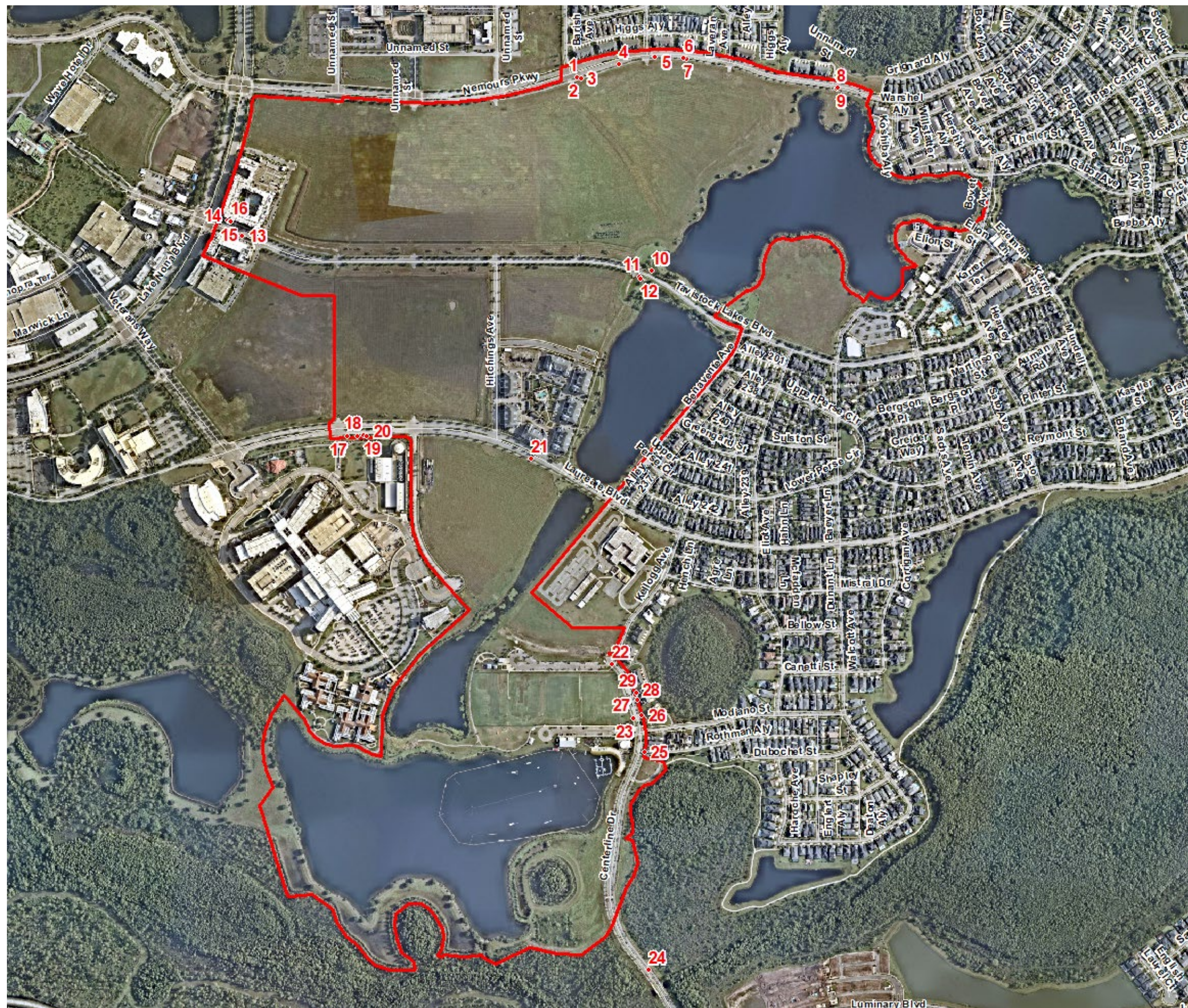
The annual inspection of the Midtown Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



MIDTOWN IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1 – Deteriorating Thermoplastic



Photo 2 – Deteriorating Thermoplastic

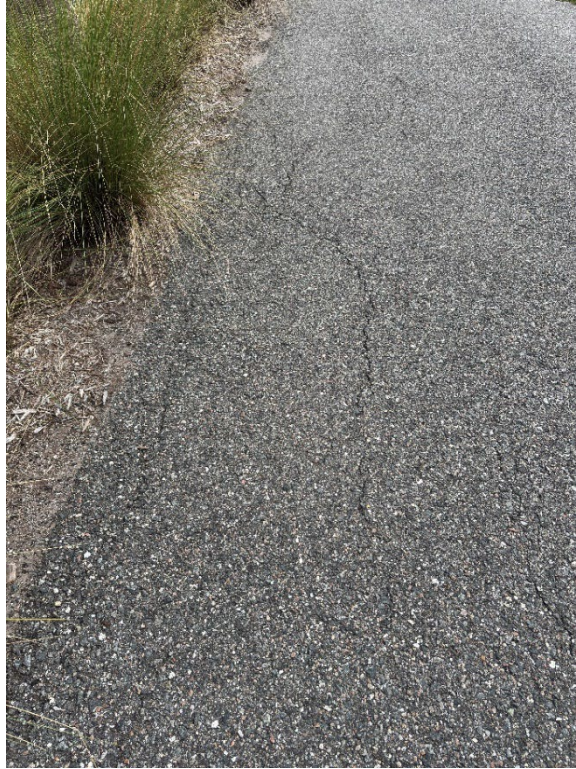


Photo 3 – Asphalt Edge Raveling

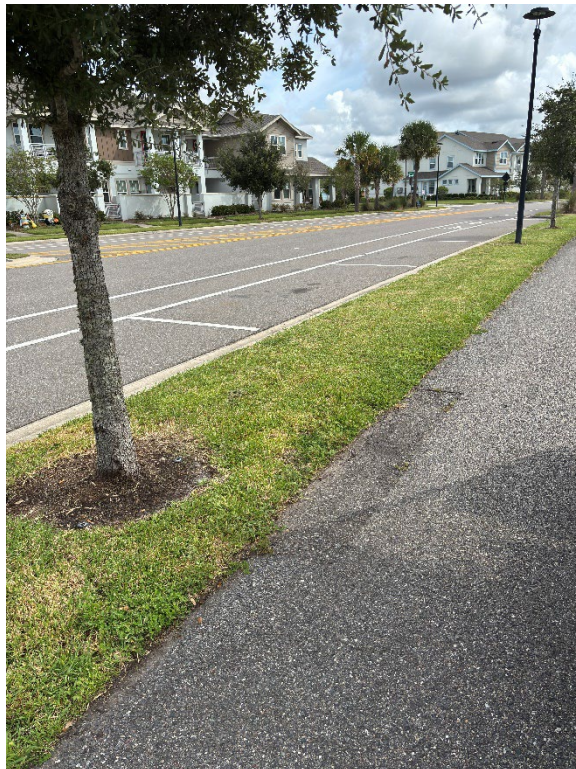


Photo 4 – Poor Quality Asphalt Patch



Photo 5 –Asphalt Raveling



Photo 6 – Low Area Holding Water



Photo 7 – Low Area Holding Water



Photo 8 – Deteriorating Thermoplastic and Worn Coloration



Photo 9 – Deteriorating Thermoplastic and Worn Coloration



Photo 10 – Poor Quality Asphalt Patch



Photo 11 – Surficial Cracked Concrete



Photo 12 – Surficial Cracked Concrete



Photo 13 – Surficial Cracked Concrete



Photo 14 – Surficial Cracked Concrete



Photo 15 – Broken Concrete



Photo 16 – Broken Concrete



Photo 17 – Asphalt Raveling and Base Failure



Photo 18 – Low Area Holding Water



Photo 19 – Asphalt Base Failure



Photo 20 – Poor Quality Asphalt Patch



Photo 21 – Low Area Holding Water



Photo 22 – Asphalt Raveling and Base Failure



Photo 23 – Asphalt Raveling



Photo 24- Asphalt Raveling and Base Failure



Photo 25 – Low Area Holding Water



Photo 26 – Valve Cover Reveal 1/2 Inch



Photo 27 – Asphalt Raveling



Photo 28 – Low Area Holding Water



Photo 29 – Asphalt Raveling and Base Failure



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
November 2025 in an amount totaling \$6,712.39**

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

The total items being presented: **\$6,712.39**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)
Check Dates: 11/1/2025 to 11/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1554	11/06/25	P	BERMAN	Berman Construction	\$1,139.99
1555	11/06/25	P	FAC	Fire Ant Control	\$579.50
1556	11/12/25	P	ORLSEN	Orlando Sentinel	\$279.43
BANK OM9019 REGISTER TOTAL:					\$1,998.92
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70043	11/06/25	M	FLOCOM	FloridaCommerce	\$175.00
70044	11/20/25	M	OUC	Orlando Utilities Commission	\$4,538.47
BANK OM-ACH REGISTER TOTAL:					\$4,713.47
GRAND TOTAL :					\$6,712.39

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

Midtown Improvement District
November 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70043	AMOUNT:	\$175.00	DATE:	11/06/25	VEND ID:	FLOCOM
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
10/01/25	93559	PA 197 - FY 2026 special distr						\$0.00	\$175.00
TOTALS:								\$0.00	\$175.00
BANK:	OM9019	CHECK:	1554	AMOUNT:	\$1,139.99	DATE:	11/06/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
10/01/25	91740	PA 196 - Oct. irrigation speci						\$0.00	\$633.33
10/01/25	91740	PA 196 - Oct. administrator se						\$0.00	\$506.66
TOTALS:								\$0.00	\$1,139.99
BANK:	OM9019	CHECK:	1555	AMOUNT:	\$579.50	DATE:	11/06/25	VEND ID:	FAC
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
10/16/25	29590	PA 198 - Fire ant control						\$0.00	\$579.50
TOTALS:								\$0.00	\$579.50
BANK:	OM9019	CHECK:	1556	AMOUNT:	\$279.43	DATE:	11/12/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
10/19/25	OSC126007920	PA 200 - Ad: 7871269 ; FY 2026						\$0.00	\$279.43
TOTALS:								\$0.00	\$279.43
BANK:	OM-ACH	CHECK:	70044	AMOUNT:	\$4,538.47	DATE:	11/20/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
11/04/25	93173-110425	PA 201 - 10/01/2025 - 11/03/20						\$0.00	\$51.07
11/04/25	93173-110425	PA 201 - 10/01/2025 - 11/03/20						\$0.00	\$534.44
11/04/25	93173-110425	PA 201 - 10/01/2025 - 11/03/20						\$0.00	\$3,885.19
11/04/25	93173-110425	PA 201 - 10/01/2025 - 11/03/20						\$0.00	\$67.77
TOTALS:								\$0.00	\$4,538.47



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
December 2025 in an amount totaling \$54,776.56**

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

The total items being presented: **\$54,776.56**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)
Check Dates: 12/1/2025 to 12/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1557	12/08/25	P	BCID	Boggy Creek Improvement Distri	\$95.30
1558	12/08/25	P	BERMAN	Berman Construction	\$1,139.99
1559	12/08/25	P	BSCHAD	Brent Schademan	\$200.00
1560	12/08/25	P	CEPRA	Cepra Landscape	\$22,743.50
1561	12/08/25	P	DONMC	Donald W McIntosh Associates	\$8,425.52
1562	12/08/25	P	DVENTU	Damon Ventura	\$200.00
1563	12/08/25	P	KUTAK	Kutak Rock	\$1,973.73
1564	12/08/25	P	PFM	PFM Group Consulting	\$5,839.26
1565	12/08/25	P	RADAMS	Rob Adams	\$200.00
1566	12/08/25	P	RDOMIN	Ron Domingue	\$200.00
1567	12/08/25	P	VGLOBA	VGlobalTech	\$640.00
1568	12/19/25	P	BERMAN	Berman Construction	\$2,300.00
1569	12/19/25	P	CEPRA	Cepra Landscape	\$1,433.50
1570	12/19/25	P	ORLSEN	Orlando Sentinel	\$219.50
1571	12/19/25	P	PFM	PFM Group Consulting	\$2,916.67
1572	12/19/25	P	VGLOBA	VGlobalTech	\$170.00
BANK OM9019 REGISTER TOTAL:					\$48,696.97
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70045	12/05/25	M	BCID	Boggy Creek Improvement Distri	\$39.54
70046	12/05/25	M	BCID	Boggy Creek Improvement Distri	\$3,017.98
70047	12/19/25	M	BCID	Boggy Creek Improvement Distri	\$3,038.55
70048	12/18/25	M	OUC	Orlando Utilities Commission	\$4,374.04
BANK OM-ACH REGISTER TOTAL:					\$10,470.11
GRAND TOTAL :					\$59,167.08

44,306.45	Check 1558-1560, 1562-1572
95.30	FR 127 - Construction check 1557
4,295.22	FR 127 - Construction check 1561
39.54	PA 201 - Sep. ICM (2) paid to Boggy Creek
3,017.98	PA 201 - Oct. ICM paid to Boggy Creek
3,038.55	PA 204 - Nov. ICM paid to Boggy Creek
4,374.04	PA 204 - OUC paid online
54,776.56	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
December 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70045	AMOUNT:	\$39.54	DATE:	12/05/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/30/25	ICM2025-12(2)	PA 201 - Sep. ICM (2) - Lighti				\$0.00		\$18.34	
09/30/25	ICM2025-12(2)	PA 201 - Sep. ICM (2) - Reclai				\$0.00		\$21.20	
TOTALS:						\$0.00		\$39.54	
BANK:	OM-ACH	CHECK:	70046	AMOUNT:	\$3,017.98	DATE:	12/05/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/31/25	ICM2026-01	PA 201 - Oct. ICM - Aquatics				\$0.00		\$100.19	
10/31/25	ICM2026-01	PA 201 - Oct. ICM - Landscapin				\$0.00		\$2,881.20	
10/31/25	ICM2026-01	PA 201 - Oct. ICM - Miscellane				\$0.00		\$36.59	
TOTALS:						\$0.00		\$3,017.98	
BANK:	OM9019	CHECK:	1557	AMOUNT:	\$95.30	DATE:	12/08/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/31/25	OSC123123423	FR 127 - Ad: 7833831 split 5 w				\$0.00		\$47.65	
09/30/25	OSC124775608	FR 127 - Ad: 7856497 split 5 w				\$0.00		\$47.65	
TOTALS:						\$0.00		\$95.30	
BANK:	OM9019	CHECK:	1558	AMOUNT:	\$1,139.99	DATE:	12/08/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
11/01/25	92575	PA 201 - Nov. irrigation speci				\$0.00		\$633.33	
11/01/25	92575	PA 201 - Nov. administrator se				\$0.00		\$506.66	
TOTALS:						\$0.00		\$1,139.99	
BANK:	OM9019	CHECK:	1559	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	BSCHAD
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
11/18/25	2025.11.18	PA 203 - Supervisor fee 2025.1				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM9019	CHECK:	1560	AMOUNT:	\$22,743.50	DATE:	12/08/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/01/25	O-S8877	PA 196 - Oct. Sec. 1 landscapi				\$0.00		\$1,949.50	
10/01/25	O-S8877	PA 196 - Oct. Sec. 2 landscapi				\$0.00		\$7,571.50	
10/01/25	O-S8877	PA 196 - Oct. Sec. 3 landscapi				\$0.00		\$1,850.75	
11/01/25	O-S9059	PA 201 - Nov. Sec. 1 landscapi				\$0.00		\$1,949.50	
11/01/25	O-S9059	PA 201 - Nov. Sec. 2 landscapi				\$0.00		\$7,571.50	
11/01/25	O-S9059	PA 201 - Nov. Sec. 3 landscapi				\$0.00		\$1,850.75	
TOTALS:						\$0.00		\$22,743.50	
BANK:	OM9019	CHECK:	1561	AMOUNT:	\$8,425.52	DATE:	12/08/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/17/25	47973	FR 127 - Centerline Drive - Se				\$0.00		\$4,295.22	
10/17/25	47974	PA 198 - Eng. srvs. thru 09/26				\$0.00		\$3,219.05	
11/21/25	48130	PA 203 - Eng. srvs. thru 10/31				\$0.00		\$911.25	
TOTALS:						\$0.00		\$8,425.52	
BANK:	OM9019	CHECK:	1562	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	DVENTU
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
11/18/25	2025.11.18	PA 203 - Supervisor fee 2025.1				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM9019	CHECK:	1563	AMOUNT:	\$1,973.73	DATE:	12/08/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/10/25	3639656	PA 198 - Gen. legal thru 08/31				\$0.00		\$1,562.62	
10/28/25	3643069	PA 200 - Gen. legal thru 09/30				\$0.00		\$411.11	
TOTALS:						\$0.00		\$1,973.73	
BANK:	OM9019	CHECK:	1564	AMOUNT:	\$5,839.26	DATE:	12/08/25	VEND ID:	PFM
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
10/01/25	DM-10-2025-37	PA 199 - DM fee: Oct. 2025				\$0.00		\$2,916.67	
11/06/25	DM-11-2025-44	PA 202 - DM fee: Nov. 2025				\$0.00		\$2,916.67	
10/06/25	OE-EXP-10-2025-19	PA 197 - Sep. postage				\$0.00		\$5.18	
11/04/25	OE-EXP-11-2025-39	PA 201 - Oct. postage				\$0.00		\$0.74	
TOTALS:						\$0.00		\$5,839.26	

Midtown Improvement District
December 2025 AP Remittance Report

BANK:	OM9019	CHECK:	1565	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	RADAMS		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
11/18/25	2025.11.18	PA 203 - Supervisor fee 2025.1				\$0.00		\$200.00			
TOTALS:						\$0.00		\$200.00			
BANK:	OM9019	CHECK:	1566	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	RDOMIN		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
11/18/25	2025.11.18	PA 203 - Supervisor fee 2025.1				\$0.00		\$200.00			
TOTALS:						\$0.00		\$200.00			
BANK:	OM9019	CHECK:	1567	AMOUNT:	\$640.00	DATE:	12/08/25	VEND ID:	VGLOBA		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
09/30/25	7716	PA 197 - Jul. - Sep. ADA audit				\$0.00		\$300.00			
10/01/25	7806	PA 197 - Oct. website maint.				\$0.00		\$170.00			
11/01/25	7891	PA 201 - Nov. website maint.				\$0.00		\$170.00			
TOTALS:						\$0.00		\$640.00			
BANK:	OM-ACH	CHECK:	70047	AMOUNT:	\$3,038.55	DATE:	12/19/25	VEND ID:	BCID		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
11/30/25	ICM2026-02	PA 204 - Nov. ICM - Aquatics				\$0.00		\$100.19			
11/30/25	ICM2026-02	PA 204 - Nov. ICM - Landscapin				\$0.00		\$2,881.20			
11/30/25	ICM2026-02	PA 204 - Nov. ICM - Lighting				\$0.00		\$22.65			
11/30/25	ICM2026-02	PA 204 - Nov. ICM - Reclaimed				\$0.00		\$34.51			
TOTALS:						\$0.00		\$3,038.55			
BANK:	OM-ACH	CHECK:	70048	AMOUNT:	\$4,374.04	DATE:	12/18/25	VEND ID:	OUC		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
12/01/25	93173-120125	PA 204 - 11/03/2025 - 12/01/20				\$0.00		\$50.10			
12/01/25	93173-120125	PA 204 - 11/03/2025 - 12/01/20				\$0.00		\$376.40			
12/01/25	93173-120125	PA 204 - 11/03/2025 - 12/01/20				\$0.00		\$3,880.55			
12/01/25	93173-120125	PA 204 - 11/03/2025 - 12/01/20				\$0.00		\$66.99			
TOTALS:						\$0.00		\$4,374.04			
BANK:	OM9019	CHECK:	1568	AMOUNT:	\$2,300.00	DATE:	12/19/25	VEND ID:	BERMAN		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
12/11/25	93421	PA 205 - Monument pressure was				\$0.00		\$750.00			
12/11/25	93424	PA 205 - Holiday decor				\$0.00		\$750.00			
12/11/25	93450	PA 205 - Monument sealant				\$0.00		\$800.00			
TOTALS:						\$0.00		\$2,300.00			
BANK:	OM9019	CHECK:	1569	AMOUNT:	\$1,433.50	DATE:	12/19/25	VEND ID:	CEPRA		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
10/30/25	O-S9020	PA 204 - Oct. controller 18 re				\$0.00		\$981.50			
10/30/25	O-S9021	PA 204 - Oct. controller 19 re				\$0.00		\$452.00			
TOTALS:						\$0.00		\$1,433.50			
BANK:	OM9019	CHECK:	1570	AMOUNT:	\$219.50	DATE:	12/19/25	VEND ID:	ORLSEN		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
11/16/25	OSC127668731	PA 204 - Ad: 7882607 ; 11/18/2				\$0.00		\$219.50			
TOTALS:						\$0.00		\$219.50			
BANK:	OM9019	CHECK:	1571	AMOUNT:	\$2,916.67	DATE:	12/19/25	VEND ID:	PFM		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
12/01/25	DM-12-2025-46	PA 204 - DM fee: Dec. 2025				\$0.00		\$2,916.67			
TOTALS:						\$0.00		\$2,916.67			
BANK:	OM9019	CHECK:	1572	AMOUNT:	\$170.00	DATE:	12/19/25	VEND ID:	VGLOBA		
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid			
12/01/25	8025	PA 204 - Dec. website maint.				\$0.00		\$170.00			
TOTALS:						\$0.00		\$170.00			



Midtown Improvement District

Work Authorizations/Proposed Services *(if applicable)*



Midtown Improvement District

District Financials



Midtown Improvement District

December 2025 Financial Package

December 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 12/31/2025

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 110,813.31		\$ 110,813.31
Infrastructure Capital Reserve	34,234.62		34,234.62
Interchange Maintenance Reserve	4,852.50		4,852.50
Accounts Receivable - Due from Developer		\$ 5,250.91	5,250.91
Due From Other Funds		10,142.39	10,142.39
Total Current Assets	<u>\$ 149,900.43</u>	<u>\$ 15,393.30</u>	<u>\$ 165,293.73</u>
Total Assets	<u><u>\$ 149,900.43</u></u>	<u><u>\$ 15,393.30</u></u>	<u><u>\$ 165,293.73</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 26,292.34		\$ 26,292.34
Due To Other Funds	10,142.39		10,142.39
Accounts Payable		\$ 15,393.30	15,393.30
Deferred Revenue		5,250.91	5,250.91
Total Current Liabilities	<u>\$ 36,434.73</u>	<u>\$ 20,644.21</u>	<u>\$ 57,078.94</u>
Total Liabilities	<u><u>\$ 36,434.73</u></u>	<u><u>\$ 20,644.21</u></u>	<u><u>\$ 57,078.94</u></u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 61,256.41		\$ 61,256.41
Current Year Net Assets - General Government	52,209.29		52,209.29
Current Year Net Assets, Unrestricted		\$ (5,250.91)	\$ (5,250.91)
Total Net Assets	<u><u>\$ 113,465.70</u></u>	<u><u>\$ (5,250.91)</u></u>	<u><u>\$ 108,214.79</u></u>
Total Liabilities and Net Assets	<u><u>\$ 149,900.43</u></u>	<u><u>\$ 15,393.30</u></u>	<u><u>\$ 165,293.73</u></u>



Midtown Improvement District
Statement of Activities
As of 12/31/2025

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 134,852.74		\$ 134,852.74
Developer Contributions		\$ 10,142.39	10,142.39
Total Revenues	<u>\$ 134,852.74</u>	<u>\$ 10,142.39</u>	<u>\$ 144,995.13</u>
<u>Expenses</u>			
Supervisor Fees	\$ 800.00		\$ 800.00
Public Officials' Liability Insurance	2,743.00		2,743.00
Management	8,750.01		8,750.01
Engineering	1,140.35		1,140.35
District Counsel	694.50		694.50
Postage & Shipping	0.74		0.74
Legal Advertising	498.93		498.93
Web Site Maintenance	510.00		510.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	101.17		101.17
Water Reclaimed	910.84		910.84
General Insurance	3,353.00		3,353.00
Property & Casualty	495.00		495.00
Other Insurance	500.00		500.00
Irrigation	4,556.50		4,556.50
Landscaping Maintenance & Material	34,115.25		34,115.25
Contingency	134.76		134.76
IME - Aquatics Maintenance	200.38		200.38
IME - Landscaping	5,762.40		5,762.40
IME - Lighting	22.65		22.65
IME - Miscellaneous	36.59		36.59
IME - Water Reclaimed	34.51		34.51
Pest Control	579.50		579.50
Entry and Wall Maintenance	1,550.00		1,550.00
Hardscape Maintenance	3,850.00		3,850.00
Streetlights	7,765.74		7,765.74
Personnel Leasing Agreement	3,419.97		3,419.97
Engineering		\$ 15,287.52	15,287.52
Legal Advertising		105.78	105.78
Total Expenses	<u>\$83,450.79</u>	<u>\$15,393.30</u>	<u>\$98,844.09</u>



Midtown Improvement District
Statement of Activities
As of 12/31/2025

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 807.34		\$ 807.34
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 807.34</u>	<u>\$ -</u>	<u>\$ 807.34</u>
 Change In Net Assets	 \$ 52,209.29	 \$ (5,250.91)	 \$ 46,958.38
 Net Assets At Beginning Of Year	 <u>\$ 61,256.41</u>	 <u>\$ -</u>	 <u>\$ 61,256.41</u>
 Net Assets At End Of Year	 <u><u>\$ 113,465.70</u></u>	 <u><u>\$ (5,250.91)</u></u>	 <u><u>\$ 108,214.79</u></u>



Midtown Improvement District
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 134,852.74	\$ 134,852.74	\$ -	\$ 539,410.95	25.00%
Net Revenues	\$ 134,852.74	\$ 134,852.74	\$ -	\$ 539,410.95	25.00%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 800.00	\$ 3,000.00	\$ (2,200.00)	\$ 12,000.00	6.67%
Financial & Administrative					
Public Officials' Liability Insurance	2,743.00	744.05	1,998.95	2,976.20	92.16%
Trustee Services	-	1,875.00	(1,875.00)	7,500.00	0.00%
Management	8,750.01	8,750.00	0.01	35,000.00	25.00%
Engineering	1,140.35	4,375.00	(3,234.65)	17,500.00	6.52%
Disclosure	-	1,250.00	(1,250.00)	5,000.00	0.00%
Property Appraiser	-	125.00	(125.00)	500.00	0.00%
District Counsel	694.50	7,500.00	(6,805.50)	30,000.00	2.32%
Assessment Administration	-	1,875.00	(1,875.00)	7,500.00	0.00%
Reamortization Schedules	-	62.50	(62.50)	250.00	0.00%
Audit	-	1,350.00	(1,350.00)	5,400.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	500.00	0.00%
Tax Preparation	-	3.90	(3.90)	15.60	0.00%
Travel and Per Diem	-	75.00	(75.00)	300.00	0.00%
Telephone	-	6.25	(6.25)	25.00	0.00%
Postage & Shipping	0.74	250.00	(249.26)	1,000.00	0.07%
Copies	-	187.51	(187.51)	750.00	0.00%
Legal Advertising	498.93	1,250.00	(751.07)	5,000.00	9.98%
Bank Fees	-	12.00	(12.00)	48.00	0.00%
Miscellaneous	-	1,250.00	(1,250.00)	5,000.00	0.00%
Meeting Room	-	62.50	(62.50)	250.00	0.00%
Office Supplies	-	67.50	(67.50)	270.00	0.00%
Web Site Maintenance	510.00	810.00	(300.00)	3,240.00	15.74%
Holiday Decorations	750.00	250.00	500.00	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Total General & Administrative Expenses	\$ 16,062.53	\$ 35,299.96	\$ (19,237.43)	\$ 141,199.80	11.38%



Midtown Improvement District
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 101.17	\$ 750.00	\$ (648.83)	\$ 3,000.00	3.37%
Water-Sewer Combination Services					
Water Reclaimed	910.84	3,750.00	(2,839.16)	15,000.00	6.07%
Other Physical Environment					
General Insurance	3,353.00	909.36	2,443.64	3,637.45	92.18%
Property & Casualty Insurance	495.00	138.86	356.14	555.45	89.12%
Other Insurance	500.00	375.00	125.00	1,500.00	33.33%
Irrigation Repairs	4,556.50	11,250.00	(6,693.50)	45,000.00	10.13%
Landscaping Maintenance & Material	34,115.25	40,000.00	(5,884.75)	160,000.00	21.32%
Tree Trimming	-	2,375.00	(2,375.00)	9,500.00	0.00%
Flower & Plant Replacement	-	3,800.00	(3,800.00)	15,200.00	0.00%
Contingency	134.76	2,500.00	(2,365.24)	10,000.00	1.35%
Pest Control	579.50	300.00	279.50	1,200.00	48.29%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	200.38	318.00	(117.62)	1,272.00	15.75%
IME - Irrigation Repairs	-	300.00	(300.00)	1,200.00	0.00%
IME - Landscaping	5,762.40	8,793.63	(3,031.23)	35,174.52	16.38%
IME - Lighting	22.65	120.00	(97.35)	480.00	4.72%
IME - Miscellaneous	36.59	600.00	(563.41)	2,400.00	1.52%
IME - Water Reclaimed	34.51	150.00	(115.49)	600.00	5.75%
IME - Landscape Improvements	-	1,200.00	(1,200.00)	4,800.00	0.00%
Trail Expenses					
Trail Maintenance	-	5,000.00	(5,000.00)	20,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,550.00	285.00	1,265.00	1,140.00	135.96%
Hardscape Maintenance	3,850.00	1,250.00	2,600.00	5,000.00	77.00%
Streetlights	7,765.74	9,375.00	(1,609.26)	37,500.00	20.71%
Accent Lighting	-	190.00	(190.00)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,519.98	1,520.00	(0.02)	6,080.00	25.00%
Personnel Leasing Agreement - Irrigation Specialist	1,899.99	1,900.00	(0.01)	7,600.00	25.00%
Reserves					
Infrastructure Capital Reserve	-	2,109.00	(2,109.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	298.93	(298.93)	1,195.73	0.00%
Total Field Operations Expenses	\$ 67,388.26	\$ 99,557.78	\$ (32,169.52)	\$ 398,231.15	16.92%
Total Expenses	\$ 83,450.79	\$ 134,857.74	\$ (51,406.95)	\$ 539,430.95	15.47%
Income (Loss) from Operations	\$ 51,401.95	\$ (5.00)	\$ 51,406.95	\$ (20.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 807.34	\$ 5.00	\$ 802.34	\$ 20.00	4036.70%
Total Other Income (Expense)	\$ 807.34	\$ 5.00	\$ 802.34	\$ 20.00	4036.70%
Net Income (Loss)	\$ 52,209.29	\$ -	\$ 52,209.29	\$ -	



Midtown Improvement District
Cash Flow

Beg. Cash		FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
9/1/2025	86,947.83	329.39	(41,541.56)	-	(7,091.00)	38,644.66
10/1/2025	38,644.66	-	(11,812.34)	106.70	-	26,939.02
11/1/2025	26,939.02	-	-	4,458.53	(6,712.39)	24,685.16
12/1/2025	24,685.16		(9,516.91)	145,295.23	(49,650.17)	110,813.31
1/1/2026	110,813.31			47.65	(14,915.99)	95,944.97 as of 1/18/2026
Totals		329.39	(62,870.81)	149,908.11	(78,369.55)	