

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, November 18, 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 August 19, 2025, Board of Supervisors' Meeting**

Business Matters

2. **Presentation and Review of District Infrastructure Assessment Report**
3. **Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report**
4. **Ratification of Egis Insurance Package for FY 2026**
5. **Ratification of Non-Ad Valorem Assessment Administration Agreement for FY 2026**
6. **Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$27,554.29**
7. **Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$25,456.20 (provided under separate cover)**
8. **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$44,624.33 (provided under separate cover)**
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 August 19, 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, August 19, 2025, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

Richard Levey	Chair	(via phone)
Rob Adams	Vice Chair	(joined at 3:31 p.m.)
Brent Schademan	Assistant Secretary	
Ron Domingue	Assistant Secretary	
Damon Ventura	Assistant Secretary	

Also Attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Amanda Lane	PFM	
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Will Stafford	Tavistock	
Drew Dawson	Tavistock	
DJ Batten	Berman	
Edgard Morales	Berman	
Samantha Sharenow	Berman	
Carlos Negron	Berman	
Eddie Padua	Berman	
Katie Harmer	Berman	(via phone)
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
July 15, 2025, Board of Supervisors'
Meeting**

Ms. Walden noted for the record that Mr. Adams joined the meeting in progress at 3:31 p.m.

The Board reviewed the minutes of the July 15, 2025, Board of Supervisors' Meeting.

On motion by Mr. Ventura, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Minutes of the July 15, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Walden stated that District staff is recommending keeping the same meeting schedule of the third Tuesday of each month at 3:30 p.m., with the exception of March which would be the second Tuesday of the month due to Spring Break, for the Board of Supervisors' Meetings and keeping the second Thursday of each month at 3:30 p.m. for the Construction Committee Meetings, with all meetings being held at this location.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2025-07, Approving an Annual Meeting Schedule for Fiscal Year 2026 for the Board of Supervisors' Meetings for the third Tuesday of each month, with the exception of March which would be the second Tuesday of the month, at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 and the Construction Committee Meetings for the second Thursday of the month at 3:30 p.m. at Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

FIFTH ORDER OF BUSINESS

**Consideration of the FY 2025 Audit
Engagement Letter with Grau &
Associates**

Ms. Walden noted that District staff is still reviewing the document. She added that the pricing and timeline are in order and would like the Board to approve this item in substantial form pending any comments from District Counsel.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the FY 2025 Audit Engagement Letter with Grau & Associates in substantial form.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Award of
Landscape and Irrigation
Maintenance Services – Tavistock**

Lakes and Laureate Boulevard & Nemours Parkway

Ms. Walden explained there are two items to discuss. The first item is that the spreadsheet that was previously brought before the Board had a calculation error for Section #2. She noted that while it did not change the #1 ranked proposer, which was Prince & Sons, it did change the order of the other proposers. The revised rankings are Prince & Sons as #1, Cepra as #2, Juniper as #3, Helping Hand and LS Workshop as #4 and Yellowstone as #6.

On motion by Mr. Ventura, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the recommended rankings from the Construction Committee for Section #2 for Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway.

Ms. Walden noted the second item is that Prince & Sons has withdrawn their bid. They did apologize for having to do so as they thought the work would be awarded for all Sections, and not by individual Sections. She noted the recommendation from District staff is to go with the #2 ranked proposer, which is Cepra, since Prince & Sons has withdrawn their bid. Additionally, this only effects Section #2 as Cepra was the #1 ranked proposer for Section #1 and #3.

On motion by Mr. Adams, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District approved moving forward with the #2 ranked proposer for Section #2 for Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway and for District staff to finalize an Agreement.

Ms. Mackie explained the bid bond process and why the District utilizes it for these types of projects. The sister District Board has decided not to call the bid bond due to being able to go with the #2 ranked proposer and the desire that Prince & Sons has to work with the District in the future with the understanding that future work can be given based on overall area or by Section.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved returning the bid bond to Prince & Sons.

SEVENTH ORDER OF BUSINESS

- 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**

Ms. Walden noted the District noticed this hearing pursuant to Florida Statutes.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District opened the public hearing.

Ms. Walden noted the Budget is an Exhibit to the Resolution and is the same overall amount that the Board previously saw back in May. She noted for the record that there are no members of the public present.

On motion by Mr. Ventura, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District closed the public hearing.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2025-08, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

EIGHTH ORDER OF BUSINESS

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

Ms. Walden stated this is the standard annual Agreement that the District enters into with Lake Nona Land Company, LLC.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Fiscal Year 2026 Budget Funding Agreement with Lake Nona Land Company, LLC.

NINTH ORDER OF BUSINESS

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

Ms. Walden reminded the Board that this is an annual item that the Board must adopt. She noted that these are all standard items that the District currently handles and are the same goals as Fiscal Year 2025.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards.

TENTH ORDER OF BUSINESS

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

The Board reviewed O&M Expenditures paid in July 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 July 2025 in an amount totaling \$28,024.95.

ELEVENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden noted there is one Work Authorization from BrightView in the amount of \$2,286.00. Mr. Batten noted this is for the beds in front of Landon House.

On motion by Mr. Ventura, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Work Authorization with BrightView in the amount of \$2,286.00.

TWELFTH ORDER OF BUSINESS

Review of District's Financials

Ms. Walden noted the financials are updated through the end of July. The District has spent approximately 60% of the adopted budget. No action is required.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden stated the next Board Meeting is scheduled for Tuesday, September 16, 2025. She also noted that the Developer would like for the Board to rescind their approval of Resolution 2025-06, Designating a

Public Depository with Valley. The Developer would like to stay with CNB who is offering 3.9% interest and is working on waving the current fees.

On motion by Mr. Adams, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved rescinding the approval for Resolution 2025-06, Designating a Public Depository with Valley Bank.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey requested a motion to adjourn.

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

Secretary/Assistant Secretary

Chair/Vice Chair



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.

Neighborhood Alleys

The District owns and maintains all alleys within the community development district boundary.

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

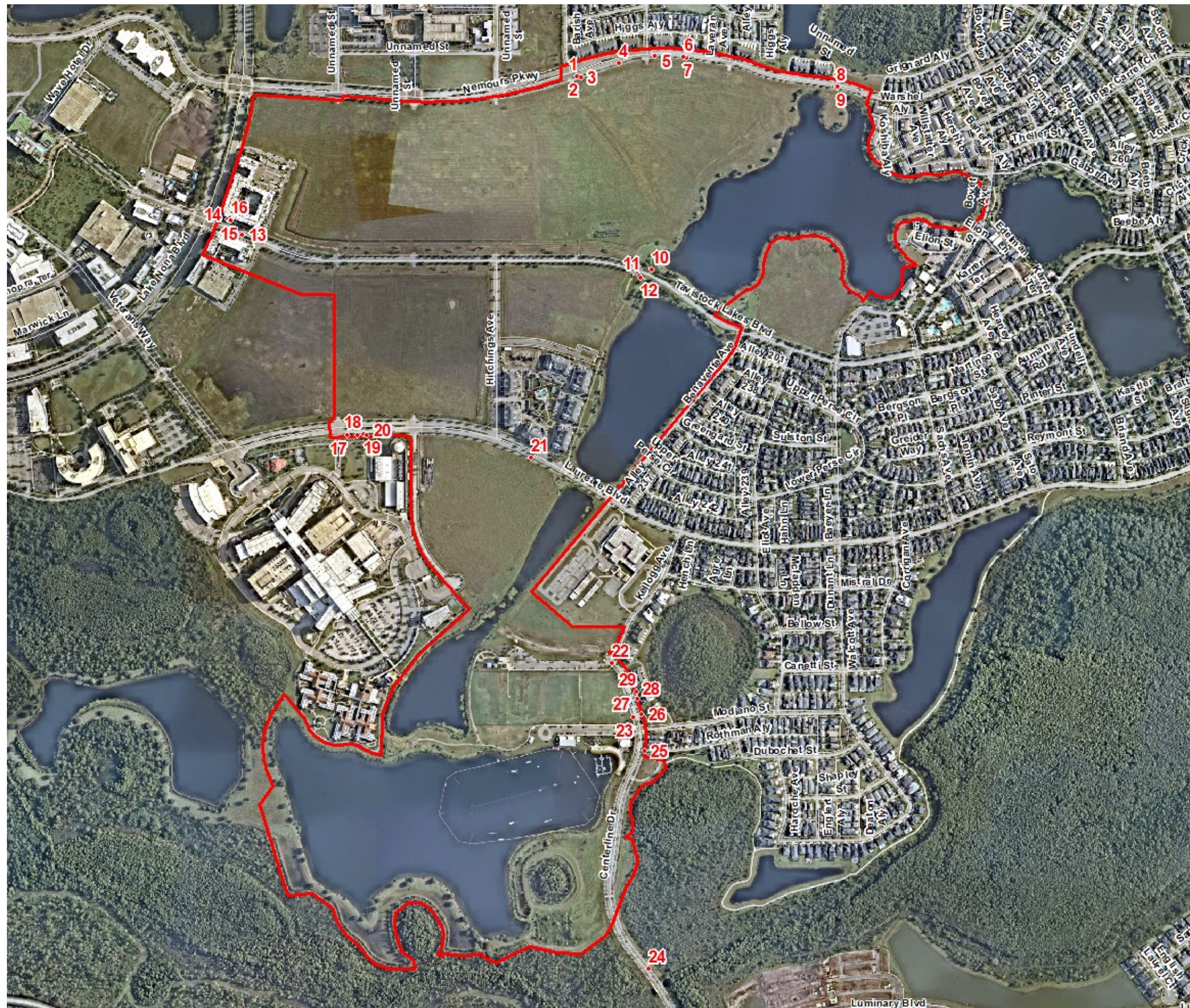
of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

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

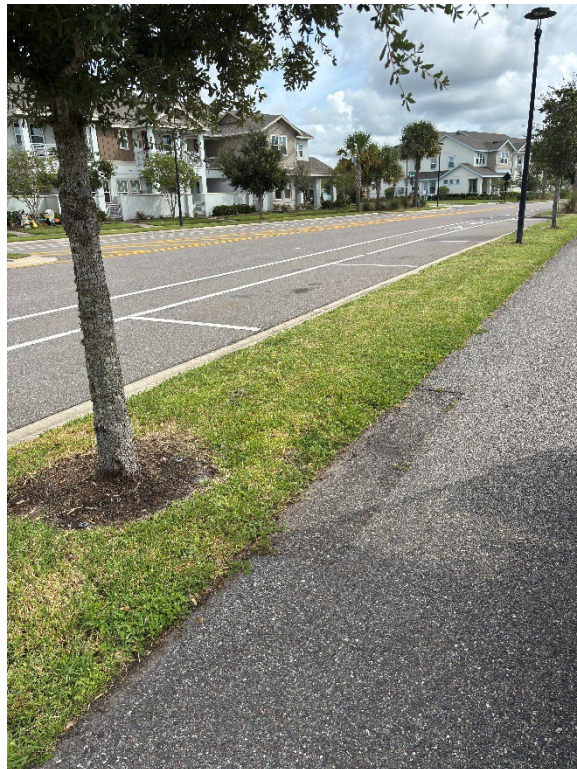


Photo 4 – Poor Quality Asphalt Patch



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

**Fiscal Year 2025 Goals, Objectives,
and Performance Measures and Standards Report**

Midtown Improvement District
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2024 – September 30, 2025

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

Egis Insurance Package for FY 2026



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Midtown Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Midtown Improvement District
 c/o PFM Group Consulting, LLC
 3501 Quadrangle Boulevard, Suite 270
 Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125801

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$53,813
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$495

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Midtown Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125801

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$495
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,353
Public Officials and Employment Practices Liability	\$2,743
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$7,091

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Midtown Improvement District

(Name of Local Governmental Entity)

By:

Richard Levey

Signature

RICHARD LEVEY

Print Name

Witness By:

Jennifer L. Walden

Signature

JENNIFER L. WALDEN

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____

Administrator



PROPERTY VALUATION AUTHORIZATION

Midtown Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- Building and Content TIV \$53,813 As per schedule attached
Inland Marine Not Included
Auto Physical Damage Not Included

Signature: [Handwritten Signature] Date: 9/19/2025
Name: RICHARD LEVEY
Title: CHAIR



Property Schedule

Schedule Items Effective As of: 10/01/2025

Midtown Improvement District

Policy No.: 100125801
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value		
			Const Type	Term Date	Contents Value				
Roof Shape		Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt			
1	Decorative Monuments (2)		2018	10/01/2025	\$25,625		\$25,625		
	Tavistock Lakes Blvd (near Benavente Ave) Orlando FL 32827		Masonry non combustible	10/01/2026					
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value		
			Const Type	Term Date	Contents Value				
Roof Shape		Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt			
2	Decorative Monuments (2) moved from GID		2018	10/01/2025	\$28,188		\$28,188		
	Laureate Blvd (near Benavente Ave) Orlando FL 32827		Masonry non combustible	10/01/2026					
Total:			Building Value	Contents Value	Insured Value				
			\$53,813	\$0	\$53,813				

Sign: 

Print Name: RICHARD LEVEY

Date: 9/19/2025



Midtown Improvement District

**Non-Ad Valorem Assessment
Administration Agreement for FY 2026**



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Midtown Improvement District (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Midtown Improvement District


Lynne Mullins
PFM Group Consulting LLC
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817
mullinsl@pfm.com
(407) 723-5935

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed 
Amy Mercado (Nov 4, 2025 16:17:33 EST)

AMY MERCADO

Date Nov 4, 2025

MIDTOWN IMPROVEMENT DISTRICT

Name Richard Levey

Signed _____ 

Date 9.26.25

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



Midtown Improvement District

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

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

The total items being presented: **\$27,554.29**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)

Check Dates: 8/1/2025 to 8/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1533	08/06/25	P	BERMAN	Berman Construction	\$2,235.91
1534	08/18/25	P	BCID	Boggy Creek Improvement Distri	\$47.65
1535	08/28/25	P	BCID	Boggy Creek Improvement Distri	\$47.65
1536	08/28/25	P	BVLS	BrightView Landscape Services	\$5,884.00
1537	08/28/25	P	CEPRA	Cepra Landscape	\$6,088.59
1538	08/28/25	P	DONMC	Donald W McIntosh Associates	\$5,436.54
1539	08/28/25	P	KUTAK	Kutak Rock	\$856.50
1540	08/28/25	P	ORLSEN	Orlando Sentinel	\$624.50
1541	08/28/25	P	PFM	PFM Group Consulting	\$2,916.67
1542	08/28/25	P	RLEVEY	Richard Levey	\$200.00
BANK OM9019 REGISTER TOTAL:					\$24,338.01
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70035	08/05/25	M	BCID	Boggy Creek Improvement Distri	\$3,706.10
70036	08/21/25	M	OUC	Orlando Utilities Commission	\$5,128.02
BANK OM-ACH REGISTER TOTAL:					\$8,834.12
GRAND TOTAL :					\$33,172.13

18,720.17	Checks 1533, 1536-1537, 1540-1542
47.65	FR 123 - Construction check 1534
47.65	FR 124 - Construction check 1535
5,436.54	FR 125 - Construction check 1538
86.00	FR 125 - Construction check 1539
3,706.10	PA 187 - Jul. ICM paid to Boggy Creek
5,128.02	PA 188 - OUC paid online
33,172.13	Total cash spent
27,554.29	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
August 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70035	AMOUNT:	\$3,706.10	DATE:	08/05/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/31/25	ICM2025-10	PA 187 - Jul. ICM - Aquatics				\$0.00	\$100.19		
07/31/25	ICM2025-10	PA 187 - Jul. ICM - Landscapin				\$0.00	\$2,881.20		
07/31/25	ICM2025-10	PA 187 - Jul. ICM - Lighting				\$0.00	\$16.57		
07/31/25	ICM2025-10	PA 187 - Jul. ICM - Water recl				\$0.00	\$24.88		
07/31/25	ICM2025-10	PA 187 - Jul. ICM - Irrigation				\$0.00	\$114.11		
07/31/25	ICM2025-10	PA 187 - Jul. ICM - Landscapin				\$0.00	\$569.15		
TOTALS:						\$0.00	\$3,706.10		
BANK:	OM9019	CHECK:	1533	AMOUNT:	\$2,235.91	DATE:	08/06/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/11/25	53400	PA 187 - Subscription renewals				\$0.00	\$1,095.92		
08/01/25	90430	PA 187 - Aug. irrigation speci				\$0.00	\$633.33		
08/01/25	90430	PA 187 - Aug. administrator se				\$0.00	\$506.66		
TOTALS:						\$0.00	\$2,235.91		
BANK:	OM9019	CHECK:	1534	AMOUNT:	\$47.65	DATE:	08/18/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/23/25	OSC119437946	FR 123 - Ad: 7813956 split 5 w				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM-ACH	CHECK:	70036	AMOUNT:	\$5,128.02	DATE:	08/21/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/05/25	93173-080525	PA 188 - 07/01/2025 - 08/01/20				\$0.00	\$50.45		
08/05/25	93173-080525	PA 188 - 07/01/2025 - 08/01/20				\$0.00	\$1,127.22		
08/05/25	93173-080525	PA 188 - 07/01/2025 - 08/01/20				\$0.00	\$3,880.44		
08/05/25	93173-080525	PA 188 - 07/01/2025 - 08/01/20				\$0.00	\$69.91		
TOTALS:						\$0.00	\$5,128.02		
BANK:	OM9019	CHECK:	1535	AMOUNT:	\$47.65	DATE:	08/28/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
07/31/25	OSC121475249	FR 124 - Ad: 7823522 split 5 w				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	OM9019	CHECK:	1536	AMOUNT:	\$5,884.00	DATE:	08/28/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	9437662	PA 187 - Aug. Sec. 2 landscapi				\$0.00	\$5,884.00		
TOTALS:						\$0.00	\$5,884.00		
BANK:	OM9019	CHECK:	1537	AMOUNT:	\$6,088.59	DATE:	08/28/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/01/25	O-S8503	PA 188 - Aug. Sec. 1 landscapi				\$0.00	\$1,773.92		
08/01/25	O-S8504	PA 188 - Aug. Centerline Drive				\$0.00	\$2,844.58		
08/01/25	O-S8504	PA 188 - Aug. Sec. 3 landscapi				\$0.00	\$1,470.09		
TOTALS:						\$0.00	\$6,088.59		
BANK:	OM9019	CHECK:	1538	AMOUNT:	\$5,436.54	DATE:	08/28/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/22/25	47691	FR 125 - Centerline Drive - Se				\$0.00	\$3,669.60		
08/22/25	47692	FR 125 - Constr. eng. srvs. th				\$0.00	\$1,382.14		
08/22/25	47693	PA 190 - Eng. srvs. thru 08/01				\$0.00	\$384.80		
TOTALS:						\$0.00	\$5,436.54		
BANK:	OM9019	CHECK:	1539	AMOUNT:	\$856.50	DATE:	08/28/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/18/25	3611347	PA 190 - Gen. legal thru 06/30				\$0.00	\$770.50		
08/18/25	3611348	FR 125 - Proj. constr. legal t				\$0.00	\$86.00		
TOTALS:						\$0.00	\$856.50		

Midtown Improvement District
August 2025 AP Remittance Report

BANK:	OM9019	CHECK:	1540	AMOUNT:	\$624.50	DATE:	08/28/25	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/10/25	OSC121911176	PA 190 - Ad: 7832781 ; 08/19/2				\$0.00	\$624.50		
TOTALS:						\$0.00	\$624.50		
BANK:	OM9019	CHECK:	1541	AMOUNT:	\$2,916.67	DATE:	08/28/25	VEND ID:	PFM
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/08/25	DM-08-2025-37	PA 189 - DM fee: Aug. 2025				\$0.00	\$2,916.67		
TOTALS:						\$0.00	\$2,916.67		
BANK:	OM9019	CHECK:	1542	AMOUNT:	\$200.00	DATE:	08/28/25	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
08/19/25	2025.08.19	PA 190 - Supervisor fee 2025.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Midtown Improvement District

**Operations and Maintenance Expenditures Paid in
September 2025 in an amount totaling \$25,456.20**
(provided under separate cover)



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
October 2025 in an amount totaling \$44,624.33**
(provided under separate cover)



Midtown Improvement District

Work Authorizations/ Proposed Services (if applicable)



Midtown Improvement District

Review of District Financials



Midtown Improvement District

August 2025 Financial Package

August 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 8/31/2025

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 86,947.83		\$ 86,947.83
Infrastructure Capital Reserve	25,401.62		25,401.62
Interchange Maintenance Reserve	3,600.50		3,600.50
Accounts Receivable - Due from Developer		\$ 100.50	100.50
Total Current Assets	<u>\$ 115,949.95</u>	<u>\$ 100.50</u>	<u>\$ 116,050.45</u>
Total Assets	<u><u>\$ 115,949.95</u></u>	<u><u>\$ 100.50</u></u>	<u><u>\$ 116,050.45</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 3,172.01		\$ 3,172.01
Accounts Payable		\$ 100.50	100.50
Deferred Revenue		100.50	100.50
Total Current Liabilities	<u>\$ 3,172.01</u>	<u>\$ 201.00</u>	<u>\$ 3,373.01</u>
Total Liabilities	<u><u>\$ 3,172.01</u></u>	<u><u>\$ 201.00</u></u>	<u><u>\$ 3,373.01</u></u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 0.55		\$ 0.55
Current Year Net Assets - General Government	112,777.39		112,777.39
Current Year Net Assets, Unrestricted		\$ (100.50)	\$ (100.50)
Total Net Assets	<u><u>\$ 112,777.94</u></u>	<u><u>\$ (100.50)</u></u>	<u><u>\$ 112,677.44</u></u>
Total Liabilities and Net Assets	<u><u>\$ 115,949.95</u></u>	<u><u>\$ 100.50</u></u>	<u><u>\$ 116,050.45</u></u>



Midtown Improvement District
Statement of Activities
As of 8/31/2025

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 443,941.77		\$ 443,941.77
Developer Contributions		\$ 109,183.59	109,183.59
Total Revenues	<u>\$ 443,941.77</u>	<u>\$ 109,183.59</u>	<u>\$ 553,125.36</u>
<u>Expenses</u>			
Supervisor Fees	\$ 1,600.00		\$ 1,600.00
Public Officials' Liability Insurance	2,588.00		2,588.00
Management	32,083.37		32,083.37
Engineering	3,198.42		3,198.42
District Counsel	9,682.51		9,682.51
Audit	5,200.00		5,200.00
Postage & Shipping	42.21		42.21
Legal Advertising	4,047.57		4,047.57
Web Site Maintenance	2,660.00		2,660.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	499.60		499.60
Water Reclaimed	6,945.69		6,945.69
General Insurance	3,163.00		3,163.00
Property & Casualty	483.00		483.00
Irrigation	22,904.31		22,904.31
Landscaping Maintenance & Material	131,698.49		131,698.49
Flower & Plant Replacement	2,975.50		2,975.50
Contingency	2,360.00		2,360.00
IME - Aquatics Maintenance	1,102.09		1,102.09
IME - Irrigation	978.86		978.86
IME - Landscaping	31,693.20		31,693.20
IME - Lighting	162.74		162.74
IME - Miscellaneous	73.18		73.18
IME - Water Reclaimed	228.19		228.19
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	32,931.19		32,931.19
Personnel Leasing Agreement	12,539.89		12,539.89
Engineering		\$ 95,149.48	95,149.48
District Counsel		2,468.50	2,468.50
Legal Advertising		563.89	563.89
Contingency		11,102.22	11,102.22
Total Expenses	<u>\$ 331,658.42</u>	<u>\$ 109,284.09</u>	<u>\$ 440,942.51</u>



Midtown Improvement District
Statement of Activities
As of 8/31/2025

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 494.04		\$ 494.04
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 494.04</u>	<u>\$ -</u>	<u>\$ 494.04</u>
Change In Net Assets	\$ 112,777.39	\$ (100.50)	\$ 112,676.89
Net Assets At Beginning Of Year	<u>\$ 0.55</u>	<u>\$ -</u>	<u>\$ 0.55</u>
Net Assets At End Of Year	<u><u>\$ 112,777.94</u></u>	<u><u>\$ (100.50)</u></u>	<u><u>\$ 112,677.44</u></u>



Midtown Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	\$ 443,941.77	\$ 467,137.92	\$ (23,196.15)	\$ 509,605.00	87.11%
Net Revenues	\$ 443,941.77	\$ 467,137.92	\$ (23,196.15)	\$ 509,605.00	87.11%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 1,600.00	\$ 2,200.00	\$ (600.00)	\$ 2,400.00	66.67%
Financial & Administrative					
Public Officials' Liability Insurance	2,588.00	2,550.03	37.97	2,781.85	93.03%
Trustee Services	-	6,875.00	(6,875.00)	7,500.00	0.00%
Management	32,083.37	32,083.33	0.04	35,000.00	91.67%
Engineering	3,198.42	16,041.67	(12,843.25)	17,500.00	18.28%
Disclosure	-	4,583.33	(4,583.33)	5,000.00	0.00%
Property Appraiser	-	458.33	(458.33)	500.00	0.00%
District Counsel	9,682.51	27,500.00	(17,817.49)	30,000.00	32.28%
Assessment Administration	-	6,875.00	(6,875.00)	7,500.00	0.00%
Reamortization Schedules	-	229.17	(229.17)	250.00	0.00%
Audit	5,200.00	4,766.67	433.33	5,200.00	100.00%
Arbitrage Calculation	-	458.33	(458.33)	500.00	0.00%
Travel and Per Diem	-	275.00	(275.00)	300.00	0.00%
Telephone	-	22.92	(22.92)	25.00	0.00%
Postage & Shipping	42.21	916.67	(874.46)	1,000.00	4.22%
Copies	-	687.50	(687.50)	750.00	0.00%
Legal Advertising	4,047.57	4,583.33	(535.76)	5,000.00	80.95%
Bank Fees	-	330.00	(330.00)	360.00	0.00%
Miscellaneous	-	4,583.33	(4,583.33)	5,000.00	0.00%
Meeting Room	-	229.17	(229.17)	250.00	0.00%
Office Supplies	-	247.50	(247.50)	270.00	0.00%
Web Site Maintenance	2,660.00	2,979.17	(319.17)	3,250.00	81.85%
Holiday Decorations	750.00	916.67	(166.67)	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	160.41	14.59	175.00	100.00%
Total General & Administrative Expenses	\$ 62,027.08	\$ 120,552.53	\$ (58,525.45)	\$ 131,511.85	47.16%



Midtown Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 499.60	\$ 2,750.00	\$ (2,250.40)	\$ 3,000.00	16.65%
Water-Sewer Combination Services					
Water Reclaimed	6,945.69	17,416.67	(10,470.98)	19,000.00	36.56%
Other Physical Environment					
General Insurance	3,163.00	3,116.12	46.88	3,399.40	93.05%
Property & Casualty Insurance	483.00	301.49	181.51	328.90	146.85%
Other Insurance	-	91.67	(91.67)	100.00	0.00%
Irrigation Repairs	22,904.31	19,158.33	3,745.98	20,900.00	109.59%
Landscaping Maintenance & Material	131,698.49	140,865.19	(9,166.70)	153,671.12	85.70%
Tree Trimming	-	9,625.00	(9,625.00)	10,500.00	0.00%
Flower & Plant Replacement	2,975.50	13,933.33	(10,957.83)	15,200.00	19.58%
Contingency	2,360.00	18,195.83	(15,835.83)	19,850.00	11.89%
Pest Control	1,159.00	1,100.00	59.00	1,200.00	96.58%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,102.09	1,166.00	(63.91)	1,272.00	86.64%
IME - Irrigation Repairs	978.86	1,100.00	(121.14)	1,200.00	81.57%
IME - Landscaping	31,693.20	33,000.00	(1,306.80)	36,000.00	88.04%
IME - Lighting	162.74	440.00	(277.26)	480.00	33.90%
IME - Miscellaneous	73.18	2,200.00	(2,126.82)	2,400.00	3.05%
IME - Water Reclaimed	228.19	550.00	(321.81)	600.00	38.03%
IME - Landscape Improvements	1,578.41	4,400.00	(2,821.59)	4,800.00	32.88%
Road & Street Facilities					
Trail Maintenance	14,605.00	18,333.33	(3,728.33)	20,000.00	73.03%
Road & Street Facilities					
Entry and Wall Maintenance	-	1,045.00	(1,045.00)	1,140.00	0.00%
Hardscape Maintenance	1,550.00	1,375.00	175.00	1,500.00	103.33%
Streetlights	32,931.19	34,375.00	(1,443.81)	37,500.00	87.82%
Accent Lighting	-	696.67	(696.67)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	5,573.26	5,573.33	(0.07)	6,080.00	91.67%
Personnel Leasing Agreement - Irrigation Specialist	6,966.63	6,966.67	(0.04)	7,600.00	91.67%
Reserves					
Infrastructure Capital Reserve	-	7,733.00	(7,733.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	1,096.09	(1,096.09)	1,195.73	0.00%
Total Field Operations Expenses	\$ 269,631.34	\$ 346,603.72	\$ (76,972.38)	\$ 378,113.15	71.31%
Total Expenses	\$ 331,658.42	\$ 467,156.25	\$ (135,497.83)	\$ 509,625.00	65.08%
Income (Loss) from Operations	\$ 112,283.35	\$ (18.33)	\$ 112,301.68	\$ (20.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 494.04	\$ 18.33	\$ 475.71	\$ 20.00	2470.20%
Total Other Income (Expense)	\$ 494.04	\$ 18.33	\$ 475.71	\$ 20.00	2470.20%
Net Income (Loss)	\$ 112,777.39	\$ -	\$ 112,777.39	\$ -	



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	-	-	5,611.35	(33,172.13)	86,947.83
9/1/2025	86,947.83	-	-	100.50	(24,365.68)	62,682.65 as of 09/22/2025
Totals		173,478.99	(82,893.51)	364,834.54	(446,659.86)	