

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, June 16, 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 May 19, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Presentation and Review of 2026 District Infrastructure Assessment Report**
3. **Consideration of 2nd Amendment to Personnel Leasing Agreement with Berman**
(provided under separate cover)
4. **Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$17,058.66**
5. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
6. **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 May 19, 2026,
Board of Supervisors' Meeting**

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

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Midtown Improvement District was called to order on Tuesday, May 19, 2026, at 3:30 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	
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	
Carlos Negrón	Berman	
DJ Batten	Berman	
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments and noted there were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
April 21, 2026, Auditor Selection
Committee Meeting**

The Board reviewed the minutes of the April 21, 2026, Auditor Selection Committee Meeting.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Minutes of the April 21, 2026, Auditor Selection Committee Meeting.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the April 21, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes of the April 21, 2026, Board of Supervisors' Meeting.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Minutes of the April 21, 2026, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Fiscal Year 2027 DM Fee Increase Letter

Ms. Walden explained the request is for a \$2,500 increase and is the first increase since the District's inception.

On motion by Mr. Ventura, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Fiscal Year 2027 DM Fee Increase Letter.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing

Ms. Walden noted District staff is asking for a small overall increase in the O&M budget and will stay Developer funded.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2026-03, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for August 18, 2026, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

SEVENTH ORDER OF BUSINESS

Resolution 2026-04, Setting a Public Hearing Date on Adoption of Rules of Procedure

- a) Rules of Procedure**
- b) Notice of Rule Development**
- c) Notice of Rulemaking**

Ms. Walden explained the proposed rules are an exhibit to the Resolution along with the ads that need to be placed. District staff is recommending updating the rules based on changes per Florida Statutes.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2026-04, Setting a Public Hearing Date on Adoption of Rules of Procedure for August 18, 2026, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

EIGHTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit

Ms. Walden noted this is a standard and clean audit and there were no deficiencies in internal controls that would be considered material weaknesses. She added that the Chair has reviewed and signed off on the audit.

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 Audit.

NINTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$23,026.54

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

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Operation and Maintenance Expenditures paid in April 2026 in an amount totaling \$23,026.54.

TENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden noted there were no Work Authorizations.

ELEVENTH ORDER OF BUSINESS

Review of District's Financials

Ms. Walden noted the financials are updated through the end of April. The District is approximately 58% through the Fiscal Year and has spent approximately 37% of the adopted budget. No action is required.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, June 16, 2026.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – Mr. Fussell noted the monthly landscape report (Minutes Exhibit A) was provided to the Board and the vendor is still working on the irrigation report. He noted they are starting this week with cutting back on the dead plant material throughout the District.

Ms. Walden noted a line-of-sight issue the Board had previously addressed is becoming a concern again and Cepra is working on a proposal to address the issue.

Mr. Padua explained that he and Mr. Schanck walked the trail areas with drainage issues. Due to the construction on Laureate Boulevard and Centerline Drive, the recommendation is to put the work on hold until the construction work is complete.

Irrigation Supervisor – No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden called for a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Schademan, with all in favor, the May 19, 2026, Meeting of the Board of Supervisors for the Midtown Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

Midtown ID Monthly Landscape Report – April 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf due to lack of rain. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees are growing and healthy. No indications or reports of debris or trash accumulating. No signs of disease or insect infestations. A few areas need proposed enhancements.

Issues – Quite a few plants and small trees did not weather the cold very well. These areas have proposed extra work to be completed. The contractor is back logged with extra work and is working to schedule proposed work as soon as possible.

Looking Ahead – Regular maintenance activities continue as scheduled. Pruning for cold damage should be completed soon. Proposals are being generated to fill in bed areas. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Midtown ID Monthly Landscape Report – April 2026



Midtown ID Monthly Landscape Report – April 2026





Midtown Improvement District

2026 District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

MIDTOWN IMPROVEMENT DISTRICT

APRIL 30, 2026

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

April 30, 2026

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 2026 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 reviewed areas which were observed the previous year, noting areas that have progressed and documented additional 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. During our inspection, we reviewed areas which were observed the previous year, noting areas that have progressed and documented additional chipped, cracked and broken pavers, worn/discolored decorative crosswalks, deteriorated thermoplastic striping, 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.

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.

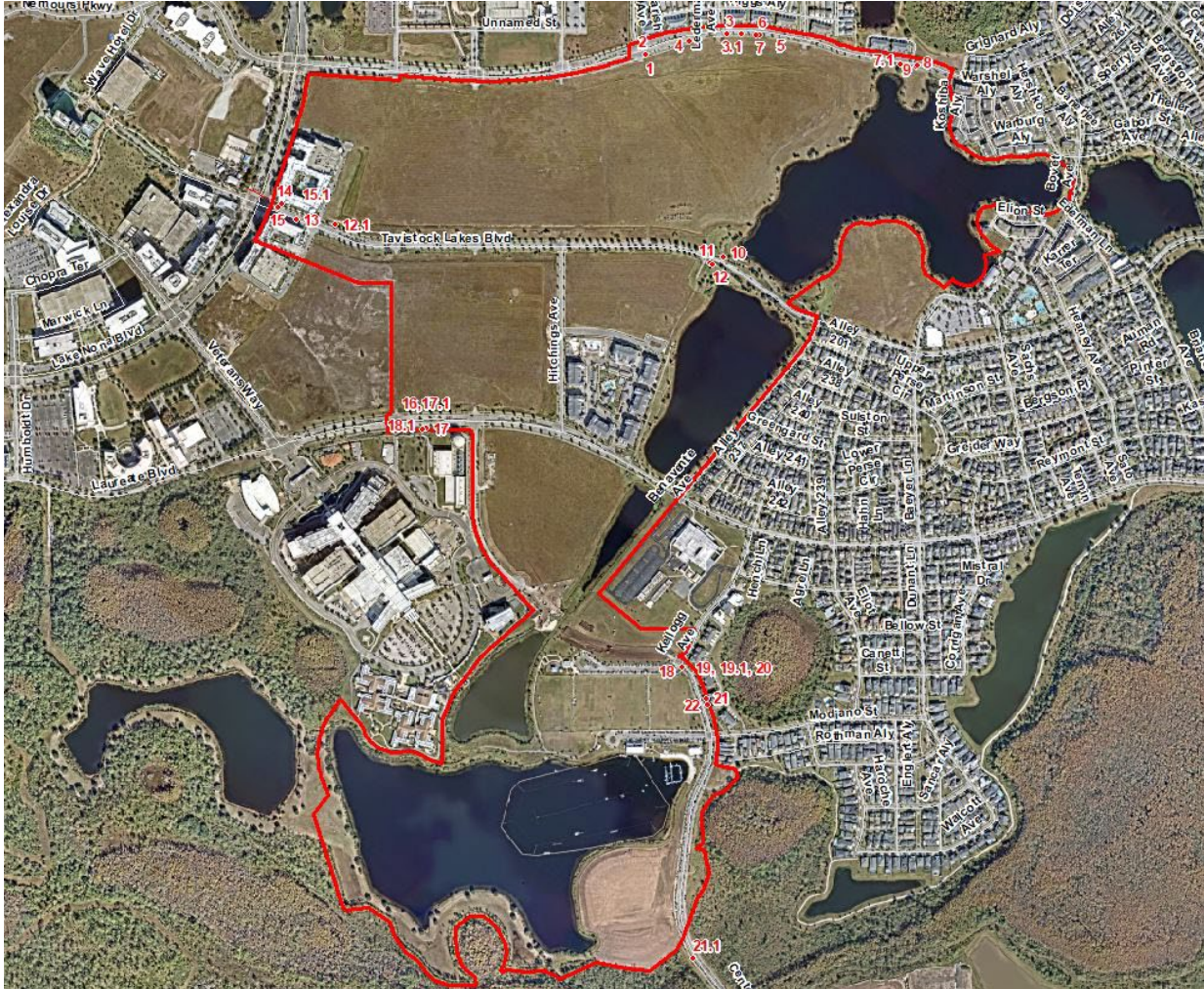
The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

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

Locations shown have been approximated.



MIDTOWN IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 1 – 2025 Assessment)



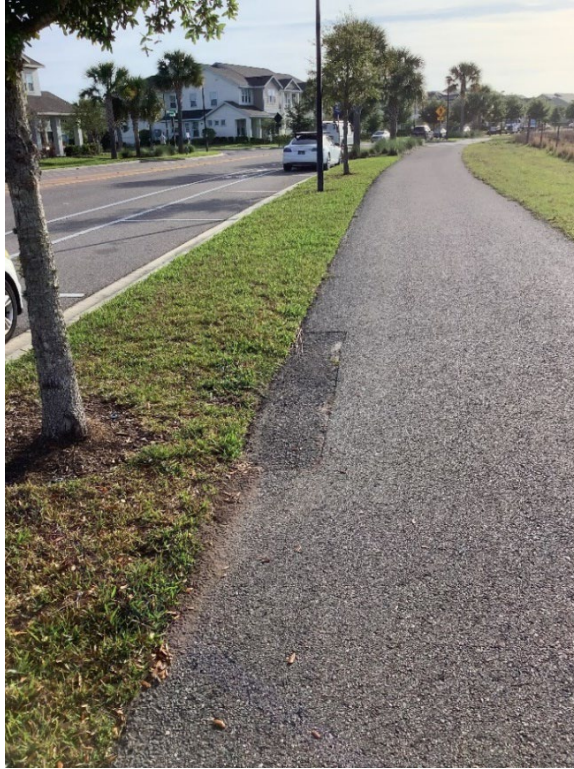
Photo 2
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 2 – 2025 Assessment)



Photo 3
Asphalt Edge Raveling (Increased Asphalt Raveling Observed)
(Refer to Prior Photo 3 – 2025 Assessment)



Photo 3.1 – Uneven Asphalt Patch
(New Photo – 2026 Assessment)



**Photo 4 - Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 4 – 2025 Assessment)**



**Photo 5 - Asphalt Raveling (Increased Asphalt Raveling Observed)
(Refer to Prior Photo 5 – 2025 Assessment)**



**Photo 6 - Low Area Holding Water (No Observed Changes)
(Refer to Prior Photo 6 – 2025 Assessment)**



**Photo 7 - Low Area Holding Water (No Observed Changes)
(Refer to Prior Photo 7 – 2025 Assessment)**



**Photo 7.1 – Asphalt Edge Failure
(New Photo – 2026 Assessment)**



**Photo 8
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 8 – 2025 Assessment)**



Photo 9
Deteriorating Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 9 – 2025 Assessment)



Photo 10 - Cracked Asphalt from Side to Side (No Observed Changes)
(Refer to Prior Photo 10 – 2025 Assessment)



**Photo 11 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 11 – 2025 Assessment)**



**Photo 12 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 12 – 2025 Assessment)**



**Photo 12.1 - Poor Quality Asphalt Patch
(New Photo – 2026 Assessment)**



**Photo 13 - Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 13 – 2025 Assessment)**



**Photo 14 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 14 – 2025 Assessment)**



**Photo 15 - Broken Concrete (No Observed Changes)
(Refer to Prior Photo 15 – 2025 Assessment)**



**Photo 15.1 Broken Concrete
(New Photo – 2026 Assessment)**



**Photo 16 - Asphalt Raveling and Base Failure
(Further Edge Failure Observed and Cracked Asphalt from Side to Side)
(Refer to Prior Photo 17 – 2025 Assessment)**



**Photo 17 - Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 20 – 2025 Assessment)**



**Photo 17.1 - Cracked Asphalt from Side to Side
(New Photo – 2026 Assessment)**



**Photo 18 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 22 – 2025 Assessment)**



**Photo 18.1 - Asphalt Raveling and Base Failure, Cracked Asphalt from Side to Side
(New Photo – 2026 Assessment)**



**Photo 19 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 24 – 2025 Assessment)**



**Photo 19.1 - Low Area Holding Water, Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 20 – Valve Cover Reveal ½ -inch
(Low Area Holding Water, Asphalt Raveling and Base Failure)
(Refer to Prior Photo 26 – 2025 Assessment)**



**Photo 21 - Cracked Asphalt from Side to Side (No Observed Changes)
(Refer to Prior Photo 28 – 2025 Assessment)**



**Photo 21.1 - Asphalt Edge Failure
(New Photo – 2026 Assessment)**



**Photo 22 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 29 – 2025 Assessment)**



Midtown Improvement District

**2nd Amendment to Personnel Leasing Agreement
with Berman**
(provided under separate cover)



Midtown Improvement District

**Operation and Maintenance Expenditures Paid in
May 2026 in an amount totaling \$17,058.66**

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 May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,058.66**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)

Check Dates: 5/1/2026 to 5/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1585	05/08/26	V	5/8/26	RDOMIN Ron Domingue	(\$200.00)
**1626	05/04/26	P	BSCHAD	Brent Schademan	\$200.00
1627	05/04/26	P	DVENTU	Damon Ventura	\$200.00
1628	05/04/26	P	FAC	Fire Ant Control	\$579.50
1629	05/04/26	P	PFMMS	PFM Management Services	\$2,916.67
1630	05/04/26	P	RADAMS	Rob Adams	\$200.00
1631	05/04/26	P	RDOMIN	Ron Domingue	\$200.00
1632	05/04/26	P	RLEVEY	Richard Levey	\$200.00
1633	05/29/26	P	BSCHAD	Brent Schademan	\$200.00
1634	05/29/26	P	DVENTU	Damon Ventura	\$200.00
1635	05/29/26	P	ORLSEN	Orlando Sentinel	\$310.44
1636	05/29/26	P	PFMMS	PFM Management Services	\$2,917.41
1637	05/29/26	P	RADAMS	Rob Adams	\$200.00
1638	05/29/26	P	RDOMIN	Ron Domingue	\$400.00
BANK OM9019 REGISTER TOTAL:					\$8,524.02
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70062	05/01/26	M	VGLOBA	VGlobalTech	\$170.00
70063	05/20/26	M	OUC	Orlando Utilities Commission	\$4,928.39
70064	05/21/26	M	BCID	Boggy Creek Improvement Distri	\$3,066.25
70065	05/29/26	M	VGLOBA	VGlobalTech	\$170.00
BANK OM-ACH REGISTER TOTAL:					\$8,334.64
GRAND TOTAL :					\$16,858.66

8,724.02	Check 1585 (voided), 1626-1638
170.00	PA 220 - VGlobalTech paid online
4,928.39	PA 223 - OUC paid online
3,066.25	PA 222 - Apr. ICM paid to Boggy Creek
170.00	PA 225 - VGlobalTech paid online
17,058.66	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
May 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70062	AMOUNT:	\$170.00	DATE:	05/01/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/01/26	8418	PA 220 - Apr. website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	OM9019	CHECK:	1626	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	BSCHAD
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 221 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1627	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	DVENTU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 221 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1628	AMOUNT:	\$579.50	DATE:	05/04/26	VEND ID:	FAC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/15/26	31602	PA 220 - Fire ant control				\$0.00	\$579.50		
TOTALS:						\$0.00	\$579.50		
BANK:	OM9019	CHECK:	1629	AMOUNT:	\$2,916.67	DATE:	05/04/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/05/26	DM-04-2026-49	PA 220 - DM fee: Apr. 2026				\$0.00	\$2,916.67		
TOTALS:						\$0.00	\$2,916.67		
BANK:	OM9019	CHECK:	1630	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	RADAMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 221 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1631	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	RDOMIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 221 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1632	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 221 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM-ACH	CHECK:	70063	AMOUNT:	\$4,928.39	DATE:	05/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/26	93173-050126	PA 223 - 04/01/2026 - 05/01/20				\$0.00	\$50.59		
05/01/26	93173-050126	PA 223 - 04/01/2026 - 05/01/20				\$0.00	\$904.59		
05/01/26	93173-050126	PA 223 - 04/01/2026 - 05/01/20				\$0.00	\$3,905.57		
05/01/26	93173-050126	PA 223 - 04/01/2026 - 05/01/20				\$0.00	\$67.64		
TOTALS:						\$0.00	\$4,928.39		
BANK:	OM-ACH	CHECK:	70064	AMOUNT:	\$3,066.25	DATE:	05/21/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/30/26	ICM2026-07	PA 222 - Apr. ICM - Aquatics				\$0.00	\$100.19		
04/30/26	ICM2026-07	PA 222 - Apr. ICM - Landscapin				\$0.00	\$2,881.20		
04/30/26	ICM2026-07	PA 222 - Apr. ICM - Lighting				\$0.00	\$22.88		
04/30/26	ICM2026-07	PA 222 - Apr. ICM - Miscellane				\$0.00	\$36.59		
04/30/26	ICM2026-07	PA 222 - Apr. ICM - Reclaimed				\$0.00	\$25.39		
TOTALS:						\$0.00	\$3,066.25		

Midtown Improvement District
 May 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70065	AMOUNT:	\$170.00	DATE:	05/29/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/26	8499	PA 225 - May website maint.				\$0.00	\$170.00		
TOTALS:						\$0.00	\$170.00		
BANK:	OM9019	CHECK:	1633	AMOUNT:	\$200.00	DATE:	05/29/26	VEND ID:	BSCHAD
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 225 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1634	AMOUNT:	\$200.00	DATE:	05/29/26	VEND ID:	DVENTU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 225 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1635	AMOUNT:	\$310.44	DATE:	05/29/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/20/26	OSA48238	PA 224 - Ad: 35779; 04/21/2026				\$0.00	\$310.44		
TOTALS:						\$0.00	\$310.44		
BANK:	OM9019	CHECK:	1636	AMOUNT:	\$2,917.41	DATE:	05/29/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/05/26	DM-05-2026-46	PA 224 - DM fee: May 2026				\$0.00	\$2,916.67		
05/06/26	OE-EXP-05-2026-38	PA 224 - Apr. postage				\$0.00	\$0.74		
TOTALS:						\$0.00	\$2,917.41		
BANK:	OM9019	CHECK:	1637	AMOUNT:	\$200.00	DATE:	05/29/26	VEND ID:	RADAMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 225 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	OM9019	CHECK:	1638	AMOUNT:	\$400.00	DATE:	05/29/26	VEND ID:	RDOMIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/20/26	2026.01.20	PA 210 - Supervisor fee 2026.0				\$0.00	\$200.00		
05/19/26	2026.05.19	PA 225 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$400.00		



Midtown Improvement District

Work Authorizations/Proposed Services
(if applicable)



CEPRA

LANDSCAPE

Proposal

PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

ADDRESS
Midtown Improvement District Sec 1 - 3 Midtown Sec 1 - 3 Orlando, FL 32807

PROPOSAL #	DATE
57859 (v. 0)	06/11/2026

DESCRIPTION	
Nemours Pkwy Corners MID Proposal to replace dead ixora, from freeze, with Liriope. Also at the corner of Nemours and Laveran, remove Muhly Grass and replace with Confederate Jasmine and Arboricola because of site line complaints.	\$3,506.00

				\$3,506.00
Description	Type	Qty	Unit \$	Total \$
Arboricola 'Varigated' - 3 gal.	EA	96.00	\$17.00	\$1,632.00
Confederate Jasmine - 1 gal.	EA	105.00	\$7.00	\$735.00
Dump Fees - General Debris	EA	1.00	\$50.00	\$50.00
General Enhancement Labor	HR	12.00	\$60.00	\$720.00
Liriope 'Emerald Goddess' - 1 gal.	EA	27.00	\$7.00	\$189.00
Natural Hardwood Mulch - Bulk Installed	YD	3.00	\$60.00	\$180.00

Total **\$3,506.00**

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 57859



Midtown Improvement District

District Financials



Midtown Improvement District

May 2026 Financial Package

May 31, 2026

PFM Management Services LLC

3501 Quadrangle Boulevard

Suite 270

Orlando, FL 32817-8329

(407) 723-5900



Midtown Improvement District
Statement of Financial Position
As of 5/31/2026

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 84,556.82		\$ 84,556.82
Infrastructure Capital Reserve	34,671.52		34,671.52
Interchange Maintenance Reserve	4,914.43		4,914.43
Accounts Receivable - Due from Developer		\$ 14,104.09	14,104.09
Total Current Assets	<u>\$ 124,142.77</u>	<u>\$ 14,104.09</u>	<u>\$ 138,246.86</u>
Total Assets	<u><u>\$ 124,142.77</u></u>	<u><u>\$ 14,104.09</u></u>	<u><u>\$ 138,246.86</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 20,621.66		\$ 20,621.66
Due To Other Governmental Units	3,027.68		3,027.68
Accounts Payable		\$ 14,104.09	14,104.09
Deferred Revenue		14,104.09	14,104.09
Total Current Liabilities	<u>\$ 23,649.34</u>	<u>\$ 28,208.18</u>	<u>\$ 51,857.52</u>
Total Liabilities	<u><u>\$ 23,649.34</u></u>	<u><u>\$ 28,208.18</u></u>	<u><u>\$ 51,857.52</u></u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 61,256.41		\$ 61,256.41
Current Year Net Assets - General Government	39,237.02		39,237.02
Current Year Net Assets, Unrestricted		\$ (14,104.09)	(14,104.09)
Total Net Assets	<u><u>\$ 100,493.43</u></u>	<u><u>\$ (14,104.09)</u></u>	<u><u>\$ 86,389.34</u></u>
Total Liabilities and Net Assets	<u><u>\$ 124,142.77</u></u>	<u><u>\$ 14,104.09</u></u>	<u><u>\$ 138,246.86</u></u>



Midtown Improvement District
Statement of Activities
As of 5/31/2026

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 269,705.48		\$ 269,705.48
Developer Contributions		\$ 34,658.02	34,658.02
Total Revenues	<u>\$ 269,705.48</u>	<u>\$ 34,658.02</u>	<u>\$ 304,363.50</u>
<u>Expenses</u>			
Supervisor Fees	\$ 5,600.00		\$ 5,600.00
Public Officials' Liability Insurance	2,743.00		2,743.00
Management	23,333.36		23,333.36
Engineering	10,021.30		10,021.30
District Counsel	4,550.14		4,550.14
Audit	5,400.00		5,400.00
Tax Preparation	16.80		16.80
Postage & Shipping	59.11		59.11
Legal Advertising	1,533.83		1,533.83
Web Site Maintenance	1,960.00		1,960.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	354.25		354.25
Water Reclaimed	4,868.24		4,868.24
General Insurance	3,353.00		3,353.00
Property & Casualty	495.00		495.00
Other Insurance	500.00		500.00
Irrigation	8,198.00		8,198.00
Landscaping Maintenance & Material	90,974.00		90,974.00
Contingency	473.14		473.14
IME - Aquatics Maintenance	801.52		801.52
IME - Irrigation	180.42		180.42
IME - Landscaping	23,049.60		23,049.60
IME - Lighting	164.41		164.41
IME - Miscellaneous	73.18		73.18
IME - Water Reclaimed	207.68		207.68
Pest Control	1,159.00		1,159.00
Entry and Wall Maintenance	1,550.00		1,550.00
Hardscape Maintenance	3,850.00		3,850.00
Streetlights	27,294.51		27,294.51
Personnel Leasing Agreement	9,119.92		9,119.92
Engineering		\$ 45,026.12	45,026.12
District Counsel		210.00	210.00
Legal Advertising		379.36	379.36
Contingency		3,146.63	3,146.63
Total Expenses	<u>\$ 232,808.41</u>	<u>\$ 48,762.11</u>	<u>\$ 281,570.52</u>



Midtown Improvement District
Statement of Activities
As of 5/31/2026

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 2,339.95		\$ 2,339.95
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 2,339.95</u>	<u>\$ -</u>	<u>\$ 2,339.95</u>
Change In Net Assets	\$ 39,237.02	\$ (14,104.09)	\$ 25,132.93
Net Assets At Beginning Of Year	\$ 61,256.41	\$ -	\$ 61,256.41
Net Assets At End Of Year	<u>\$ 100,493.43</u>	<u>\$ (14,104.09)</u>	<u>\$ 86,389.34</u>



Midtown Improvement District
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 269,705.48	\$ 359,607.30	\$ (89,901.82)	\$ 539,410.95	50.00%
Net Revenues	\$ 269,705.48	\$ 359,607.30	\$ (89,901.82)	\$ 539,410.95	50.00%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 5,600.00	\$ 8,000.00	\$ (2,400.00)	\$ 12,000.00	46.67%
Financial & Administrative					
Public Officials' Liability Insurance	2,743.00	1,984.13	758.87	2,976.20	92.16%
Trustee Services	-	5,000.00	(5,000.00)	7,500.00	0.00%
Management	23,333.36	23,333.33	0.03	35,000.00	66.67%
Engineering	10,021.30	11,666.67	(1,645.37)	17,500.00	57.26%
Disclosure	-	3,333.33	(3,333.33)	5,000.00	0.00%
Property Appraiser	-	333.33	(333.33)	500.00	0.00%
District Counsel	4,550.14	20,000.00	(15,449.86)	30,000.00	15.17%
Assessment Administration	-	5,000.00	(5,000.00)	7,500.00	0.00%
Reamortization Schedules	-	166.66	(166.66)	250.00	0.00%
Audit	5,400.00	3,600.00	1,800.00	5,400.00	100.00%
Arbitrage Calculation	-	333.33	(333.33)	500.00	0.00%
Tax Preparation	16.80	10.40	6.40	15.60	107.69%
Travel and Per Diem	-	200.00	(200.00)	300.00	0.00%
Telephone	-	16.67	(16.67)	25.00	0.00%
Postage & Shipping	59.11	666.67	(607.56)	1,000.00	5.91%
Copies	-	500.00	(500.00)	750.00	0.00%
Legal Advertising	1,533.83	3,333.33	(1,799.50)	5,000.00	30.68%
Bank Fees	-	32.00	(32.00)	48.00	0.00%
Miscellaneous	-	3,333.33	(3,333.33)	5,000.00	0.00%
Meeting Room	-	166.67	(166.67)	250.00	0.00%
Office Supplies	-	180.00	(180.00)	270.00	0.00%
Web Site Maintenance	1,960.00	2,160.00	(200.00)	3,240.00	60.49%
Holiday Decorations	750.00	666.67	83.33	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Total General & Administrative Expenses	\$ 56,142.54	\$ 94,133.19	\$ (37,990.65)	\$ 141,199.80	39.76%



Midtown Improvement District
Budget to Actual
For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 354.25	\$ 2,000.00	\$ (1,645.75)	\$ 3,000.00	11.81%
Water-Sewer Combination Services					
Water Reclaimed	4,868.24	10,000.00	(5,131.76)	15,000.00	32.45%
Other Physical Environment					
General Insurance	3,353.00	2,424.97	928.03	3,637.45	92.18%
Property & Casualty Insurance	495.00	370.30	124.70	555.45	89.12%
Other Insurance	500.00	1,000.00	(500.00)	1,500.00	33.33%
Irrigation Repairs	8,198.00	30,000.00	(21,802.00)	45,000.00	18.22%
Landscaping Maintenance & Material	90,974.00	106,666.67	(15,692.67)	160,000.00	56.86%
Tree Trimming	-	6,333.33	(6,333.33)	9,500.00	0.00%
Flower & Plant Replacement	-	10,133.33	(10,133.33)	15,200.00	0.00%
Contingency	473.14	6,666.67	(6,193.53)	10,000.00	4.73%
Pest Control	1,159.00	800.00	359.00	1,200.00	96.58%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	801.52	848.00	(46.48)	1,272.00	63.01%
IME - Irrigation Repairs	180.42	800.00	(619.58)	1,200.00	15.04%
IME - Landscaping	23,049.60	23,449.68	(400.08)	35,174.52	65.53%
IME - Lighting	164.41	320.00	(155.59)	480.00	34.25%
IME - Miscellaneous	73.18	1,600.00	(1,526.82)	2,400.00	3.05%
IME - Water Reclaimed	207.68	400.00	(192.32)	600.00	34.61%
IME - Landscape Improvements	-	3,200.00	(3,200.00)	4,800.00	0.00%
Trail Expenses					
Trail Maintenance	-	13,333.33	(13,333.33)	20,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,550.00	760.00	790.00	1,140.00	135.96%
Hardscape Maintenance	3,850.00	3,333.33	516.67	5,000.00	77.00%
Streetlights	27,294.51	25,000.00	2,294.51	37,500.00	72.79%
Accent Lighting	-	506.67	(506.67)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	4,053.28	4,053.33	(0.05)	6,080.00	66.67%
Personnel Leasing Agreement - Irrigation Specialist	5,066.64	5,066.67	(0.03)	7,600.00	66.67%
Reserves					
Infrastructure Capital Reserve	-	5,624.00	(5,624.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	797.16	(797.16)	1,195.73	0.00%
Total Field Operations Expenses	\$ 176,665.87	\$ 265,487.44	\$ (88,821.57)	\$ 398,231.15	44.36%
Total Expenses	\$ 232,808.41	\$ 359,620.63	\$ (126,812.22)	\$ 539,430.95	43.16%
Income (Loss) from Operations	\$ 36,897.07	\$ (13.33)	\$ 36,910.40	\$ (20.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 2,339.95	\$ 13.33	\$ 2,326.62	\$ 20.00	11699.75%
Total Other Income (Expense)	\$ 2,339.95	\$ 13.33	\$ 2,326.62	\$ 20.00	11699.75%
Net Income (Loss)	\$ 39,237.02	\$ -	\$ 39,237.02	\$ -	



Midtown Improvement District
Cash Flow

	Beg. Cash	FY25 Inflows	FY25 Outflows	FY26 Inflows	FY26 Outflows	End. Cash
9/1/2025	86,947.83	329.39	(41,541.56)	-	(7,091.00)	38,644.66
10/1/2025	38,644.66	-	(11,812.34)	106.70	-	26,939.02
11/1/2025	26,939.02	-	-	4,458.53	(6,712.39)	24,685.16
12/1/2025	24,685.16	-	(9,516.91)	145,295.23	(49,650.17)	110,813.31
1/1/2026	110,813.31	-	-	5,489.84	(48,271.30)	68,031.85
2/1/2026	68,031.85	-	-	11,257.58	(37,240.97)	42,048.46
3/1/2026	42,048.46	-	-	138,717.41	(56,853.78)	123,912.09
4/1/2026	123,912.09	-	-	4,707.13	(27,433.93)	101,185.29
5/1/2026	101,185.29	-	-	430.19	(17,058.66)	84,556.82
6/1/2026	84,556.82	-	-	56.18	(13,637.62)	70,975.38 as of 06/11/2026
Totals		329.39	(62,870.81)	310,518.79	(263,949.82)	