

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, October 20, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

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

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

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the August 18, 2026, Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** *(provided under separate cover)*
- 3. **Ratification of Egis Insurance Package for FY 2027**
- 4. **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling \$57,664.95**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling \$22,455.84**
- 6. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 7. **Review of District Financials**

Other Business

- a) Staff Reports
 - a) District Counsel
 - b) District Manager
 - c) District Engineer
 - d) Construction Supervisor
 - e) Landscape Supervisor - Landscape Reports
 - f) Irrigation Supervisor
- b) Supervisor Requests

Adjournment



Midtown Improvement District

**Minutes of the August 18, 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, August 18, 2026, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	
Lynne Mullins	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Bob Schanck	LJA	
Carlos Negron	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	
DJ Batten	Berman	
Dan Young	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 21, 2026, Auditor Selection
Committee Meeting**

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

FOURTH ORDER OF BUSINESS

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

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Approving an Annual Meeting Schedule for Fiscal Year 2027.

Ms. Walden noted 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., with the exception of March which would be the first Thursday of the month due to Spring Break, 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 2026-05, Approving an Annual Meeting Schedule for Fiscal Year 2027 with the Board of Supervisors' Meetings scheduled 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 scheduled for the second Thursday of each month, with the exception of March which would be the first Thursday of the month, at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

SIXTH ORDER OF BUSINESS

Discussion and Consideration of Extending Annual Renewal for Tavistock Lakes and Laureate Boulevard & Nemours Parkway (Section #1, 2 &3) Landscape and Irrigation Maintenance Services Agreement with Cepra

Ms. Walden recommended extending the annual renewal, and Berman confirmed its agreement.

On motion by Mr. Schademan, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Extending Annual Renewal for Tavistock Lakes and Laureate Boulevard & Nemours Parkway (Section #1, 2 and 3) Landscape and Irrigation Maintenance Services Agreement with Cepra.

SEVENTH ORDER OF BUSINESS

**Consideration of 2nd Amendment to
Personnel Leasing Agreement with
Berman**

Ms. Walden noted that the District currently pays \$13,680.00 annually for administrative services and irrigation specialist services with Berman. Berman is requesting a decrease to \$11,680.00 annually for Fiscal Year 2027. Ms. Sharenow added that the scope has changed over the years and this pricing aligns with those changes.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the 2nd Amendment to Personnel Leasing Agreement with Berman.

EIGHTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026
Audit Engagement Letter**

Ms. Walden noted that Grau & Associates has provided the Audit Engagement Letter and it is consistent with the proposal selected through the auditor selection process.

On motion by Mr. Ventura, seconded by Mr. Schademan, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Fiscal Year 2026 Audit Engagement Letter.

NINTH ORDER OF BUSINESS

**Consideration of Non-Ad Valorem
Assessment Administration
Agreement for Fiscal Year 2027**

Ms. Walden noted that this is the annual Agreement with the Property Appraiser.

On motion by Mr. Adams, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2027.

TENTH 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 2026-06, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**

Dr. Levey requested a motion to open the public hearing.

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

Ms. Walden noted that the District published notice of the hearing as required by Florida Statutes. Dr. Levey asked for public comments and hearing none asked for a motion to close the public hearing. There were no Board comments.

On motion by Mr. Schademan, seconded by Mr. Ventura, 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 2026-06, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

ELEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Budget Funding Agreement with Lake Nona Land Company, LLC

Ms. Walden stated this Agreement is to fund the budget that was just approved.

On motion by Mr. Adams, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Fiscal Year 2027 Budget Funding Agreement with Lake Nona Land Company, LLC.

TWELFTH ORDER OF BUSINESS

Public Hearing on the Adoption of Rules of Procedure

a) Public Comments and Testimony

b) Board Comments

c) Consideration of Resolution 2026-07, Adopting Rules of Procedure

Dr. Levey requested a motion to open the public hearing.

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

Ms. Walden noted that the hearing was noticed in the newspaper as required per Florida Statutes. Dr. Levey asked for public comments and hearing none asked for a motion to close the public hearing. There were no Board comments.

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

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2026-07, Adopting Rules of Procedure.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Adopting Goals, Objectives and Performance Measures and Standards.

Ms. Walden explained that this is an annual required item with the same goals and objectives as Fiscal Year 2026.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District approved Resolution 2026-08, Adopting Goals, Objectives and Performance Measures and Standards.

FOURTEENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in July 2026 in an amount totaling \$11,694.37

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

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified Operation and Maintenance Expenditures Paid in July 2026 in an amount totaling \$11,694.37.

FIFTEENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/ Proposed Services

There were no Work Authorizations.

SIXTEENTH ORDER OF BUSINESS

Review of District Financials

Ms. Walden noted the financials are updated through the end of July. The District is approximately 83% through the Fiscal Year and has spent approximately 57% of the adopted budget. No action is required.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – No report.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – Mr. Fussell noted the report was included in the agenda and there are no major issues to report.

Irrigation Supervisor –

Mr. Negrón noted all inspections have been submitted on time and there are no issues to report.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjournment

Dr. Levey called for a motion to adjourn.

On motion by Mr. Domingue, seconded by Mr. Ventura, with all in favor, the August 18, 2026, Meeting of the Board of Supervisors for the Midtown Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Midtown Improvement District

**Assignment Agreement with LJA Engineering
f/k/a McIntosh & Associates**
(provided under separate cover)



Midtown Improvement District

Egis Insurance Package for FY 2027



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, 2026 to October 1, 2027

Quote Number: 100126801

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$240,934
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.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	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
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
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

\$1,735

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	\$1,250,000 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	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	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
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
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

Retroactive Date:

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, 2026 to October 1, 2027

Quote Number: 100126801

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,735
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,604
Public Officials and Employment Practices Liability	\$2,949
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$8,788

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., 10/01/2026, 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 the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) 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.

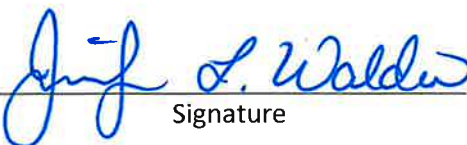
Midtown Improvement District

(Name of Local Governmental Entity)

By: 
Signature

Richard Levey

Print Name

Witness By: 
Signature

JENNIFER L. WARDEN

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

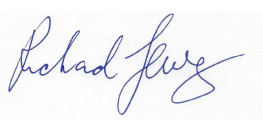
**Midtown Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817**

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	\$240,934	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature:  Date: 9.30.26

Name: Richard Levey

Title: Chairman

**Midtown Improvement District**

Policy No.: 100126801
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
1	Decorative Monuments (2)		2018	10/01/2026	\$26,266		\$26,266		
	Tavistock Lakes Blvd (near Benavente Ave) Orlando FL 32827		Masonry non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
2	Decorative Monuments (2) moved from GID		2018	10/01/2026	\$28,893		\$28,893		
	Laureate Blvd (near Benavente Ave) Orlando FL 32827		Masonry non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
3	Median Hardscapes (wall & pavers)		2026	10/01/2026	\$185,775		\$185,775		
	Centerline Drive (Segment C&D) Orlando FL 32827		Masonry non combustible	10/01/2027					
			Total:	Building Value \$240,934		Contents Value \$0		Insured Value \$240,934	

Sign:

Print Name: Richard Levey

Date: 0,30,26



Midtown Improvement District

**Operations and Maintenance Expenditures Paid in
August 2026 in an amount totaling \$57,664.95**

MIDTOWN IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270• ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,664.95**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)
Check Dates: 8/1/2026 to 8/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
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BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
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1668	08/28/26	P	BCID	Boggy Creek Improvement Distri	\$56.18
1669	08/28/26	P	BERMAN	Berman Construction	\$3,039.49
1670	08/28/26	P	CEPRA	Cepra Landscape	\$34,851.70
1671	08/28/26	P	DONMC	Donald W McIntosh Associates	\$17,356.77
1672	08/28/26	P	KUTAK	Kutak Rock	\$3,619.50
1673	08/28/26	P	ORLSEN	Orlando Sentinel	\$1,083.36
1674	08/28/26	P	PFMMS	PFM Management Services	\$2,916.67

BANK OM9019 REGISTER TOTAL:	\$62,923.67
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BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
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70070	08/24/26	M	OUC	Orlando Utilities Commission	\$3,590.74
70071	08/27/26	M	BCID	Boggy Creek Improvement Distri	\$3,036.70
70072	08/27/26	M	BCID	Boggy Creek Improvement Distri	\$3,934.86
70073	08/27/26	M	VGLOBA	VGlobalTech	\$300.00
70074	08/27/26	M	VGLOBA	VGlobalTech	\$170.00
70075	08/27/26	M	VGLOBA	VGlobalTech	\$170.00

BANK OM-ACH REGISTER TOTAL:	\$11,202.30
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GRAND TOTAL :	\$74,125.97
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46,462.65	Checks 1658-1661, 1663, 1665-1667
56.18	FR 149 - Construction check 1668
16,404.84	FR 149 - Construction check 1671
3,590.74	PA 236 - OUC paid online
3,036.70	PA 231 - Jun. ICM paid to Boggy Creek
3,934.86	PA 235 - Jul. ICM paid to Boggy Creek
300.00	PA 233 - VGlobalTech paid online
170.00	PA 233 - VGlobalTech paid online
170.00	PA 235 - VGlobalTech paid online
74,125.97	Total cash spent
57,664.95	O&M cash spent

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

** Denotes broken check sequence.

Midtown Improvement District
AP Remittance Report

BANK:	OM-ACH	CHECK:	70070	AMOUNT:	\$3,590.74	DATE:	08/24/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/04/26	93173-080426	PA 236 - 07/01/2026 - 08/03/20				\$0.00		\$51.07	
08/04/26	93173-080426	PA 236 - 07/01/2026 - 08/03/20				\$0.00		\$610.54	
08/04/26	93173-080426	PA 236 - 07/01/2026 - 08/03/20				\$0.00		\$3,908.35	
08/04/26	93173-080426	PA 236 - 07/01/2026 - 08/03/20				\$0.00		(\$979.22)	
TOTALS:						\$0.00		\$3,590.74	
BANK:	OM-ACH	CHECK:	70071	AMOUNT:	\$3,036.70	DATE:	08/27/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/30/26	ICM2026-09	PA 231 - Jun. ICM - Aquatics				\$0.00		\$100.19	
06/30/26	ICM2026-09	PA 231 - Jun. ICM - Landscapin				\$0.00		\$2,881.20	
06/30/26	ICM2026-09	PA 231 - Jun. ICM - Lighting				\$0.00		\$22.23	
06/30/26	ICM2026-09	PA 231 - Jun. ICM - Reclaimed				\$0.00		\$33.08	
TOTALS:						\$0.00		\$3,036.70	
BANK:	OM-ACH	CHECK:	70072	AMOUNT:	\$3,934.86	DATE:	08/27/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/31/26	ICM2026-10	PA 235 - Jul. ICM - Aquatics				\$0.00		\$100.19	
07/31/26	ICM2026-10	PA 235 - Jul. ICM - Irrigation				\$0.00		\$112.43	
07/31/26	ICM2026-10	PA 235 - Jul. ICM - Landscapin				\$0.00		\$2,881.20	
07/31/26	ICM2026-10	PA 235 - Jul. ICM - Landscape				\$0.00		\$780.00	
07/31/26	ICM2026-10	PA 235 - Jul. ICM - Lighting				\$0.00		\$20.67	
07/31/26	ICM2026-10	PA 235 - Jul. ICM - Reclaimed				\$0.00		\$40.37	
TOTALS:						\$0.00		\$3,934.86	
BANK:	OM-ACH	CHECK:	70073	AMOUNT:	\$300.00	DATE:	08/27/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/30/26	8631	PA 233 - Apr. - Jun. ADA audit				\$0.00		\$300.00	
TOTALS:						\$0.00		\$300.00	
BANK:	OM-ACH	CHECK:	70074	AMOUNT:	\$170.00	DATE:	08/27/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/01/26	8722	PA 233 - Jul. website maint.				\$0.00		\$170.00	
TOTALS:						\$0.00		\$170.00	
BANK:	OM-ACH	CHECK:	70075	AMOUNT:	\$170.00	DATE:	08/27/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/01/26	8805	PA 235 - Aug. website maint.				\$0.00		\$170.00	
TOTALS:						\$0.00		\$170.00	
BANK:	OM9019	CHECK:	1668	AMOUNT:	\$56.18	DATE:	08/28/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/13/26	OSA90942	FR 149 - Ad: 84631 split 5 way				\$0.00		\$56.18	
TOTALS:						\$0.00		\$56.18	
BANK:	OM9019	CHECK:	1669	AMOUNT:	\$3,039.49	DATE:	08/28/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/01/26	962440	PA 231 - Jul. administrator se				\$0.00		\$506.66	
07/01/26	962440	PA 231 - Jul. irrigation speci				\$0.00		\$633.33	
07/16/26	962740	PA 233 - Rainbird IQ irrigatio				\$0.00		\$759.51	
08/01/26	9628418	PA 235 - Aug. administrator se				\$0.00		\$506.66	
08/01/26	9628418	PA 235 - Aug. irrigation speci				\$0.00		\$633.33	
TOTALS:						\$0.00		\$3,039.49	

Midtown Improvement District
AP Remittance Report

BANK:	OM9019	CHECK:	1670	AMOUNT:	\$34,851.70	DATE:	08/28/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
05/26/26	O-S10162	PA 231 - May mainline repair o						\$0.00	\$750.00
06/30/26	O-S10359	PA 231 - Xanadu and Panama Ros						\$0.00	\$4,900.00
07/01/26	O-S10407	PA 232 - Jul. Sec. 1 landscapi						\$0.00	\$1,949.50
07/01/26	O-S10407	PA 232 - Jul. Sec. 2 landscapi						\$0.00	\$7,571.50
07/01/26	O-S10407	PA 232 - Jul. Sec. 3 landscapi						\$0.00	\$1,850.75
08/01/26	O-S10575	PA 235 - Aug. Sec. 1 landscapi						\$0.00	\$1,949.50
08/01/26	O-S10575	PA 235 - Aug. Sec. 2 landscapi						\$0.00	\$7,571.50
08/01/26	O-S10575	PA 235 - Aug. Sec. 3 landscapi						\$0.00	\$1,850.75
03/19/26	O-S9794	PA 233 - Oak tree replacement						\$0.00	\$1,900.00
04/09/26	O-S9963	PA 232 - Apr. Centerline Dr. m						\$0.00	\$4,558.20
TOTALS:								\$0.00	\$34,851.70
BANK:	OM9019	CHECK:	1671	AMOUNT:	\$17,356.77	DATE:	08/28/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
07/17/26	49330	FR 149 - Centerline Drive - Se						\$0.00	\$16,404.84
07/17/26	49331	PA 233 - Eng. srvs. thru 06/26						\$0.00	\$951.93
TOTALS:								\$0.00	\$17,356.77
BANK:	OM9019	CHECK:	1672	AMOUNT:	\$3,619.50	DATE:	08/28/26	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
07/28/26	3779303	PA 235 - Gen. legal thru 06/30						\$0.00	\$1,220.50
07/28/26	3779305	PA 235 - Gen. legal thru 05/31						\$0.00	\$2,399.00
TOTALS:								\$0.00	\$3,619.50
BANK:	OM9019	CHECK:	1673	AMOUNT:	\$1,083.36	DATE:	08/28/26	VEND ID:	ORLSEN
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
07/20/26	OSA95791	PA 236 - Ad: 79632; Notice of						\$0.00	\$287.50
07/20/26	OSA95792	PA 236 - Ad: 84636; 07/21/2026						\$0.00	\$310.44
07/27/26	OSA99850	PA 236 - Ad: 79640; Notice of						\$0.00	\$485.42
TOTALS:								\$0.00	\$1,083.36
BANK:	OM9019	CHECK:	1674	AMOUNT:	\$2,916.67	DATE:	08/28/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
07/06/26	DM-07-2026-50	PA 233 - DM fee: Jul. 2026						\$0.00	\$2,916.67
TOTALS:								\$0.00	\$2,916.67



Midtown Improvement District

**Operations and Maintenance Expenditures Paid in
September 2026 in an amount totaling \$22,455.84**

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 September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,455.84**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Midtown Improvement District
AP Check Register (Current by Bank)
Check Dates: 9/1/2026 to 9/30/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OM9019 - CITY NATIONAL BANK					001-101-0000-00-01
1652	09/30/26	V	9/30/26	RDOMIN Ron Domingue	(\$200.00)
**1675	09/10/26	P	BSCHAD	Brent Schademan	\$200.00
1676	09/10/26	P	CEPRA	Cepra Landscape	\$4,638.00
1677	09/10/26	P	DVENTU	Damon Ventura	\$200.00
1678	09/10/26	P	PFMMS	PFM Management Services	\$2,923.33
1679	09/10/26	P	RADAMS	Rob Adams	\$200.00
1680	09/10/26	P	RDOMIN	Ron Domingue	\$200.00
1681	09/10/26	P	RLEVEY	Richard Levey	\$200.00
1682	09/30/26	P	BCID	Boggy Creek Improvement Distri	\$56.18
1683	09/30/26	P	LJA	LJA Engineering	\$3,981.00
BANK OM9019 REGISTER TOTAL:					\$12,398.51
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70076	09/21/26	M	OUC	Orlando Utilities Commission	\$4,262.78
BANK OM-ACH REGISTER TOTAL:					\$4,262.78
GRAND TOTAL :					\$16,661.29

8,561.33	Checks 1675-1681
56.18	FR 150 - Construction check 1682
3,981.00	FR 151 - Construction check 1683
4,262.78	PA 236 - OUC paid online
9,631.73	FY 2026 reserve transfers
26,493.02	Total cash spent
22,455.84	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
September 2026 AP Remittance Report

BANK:	OM9019	CHECK:	1675	AMOUNT:	\$200.00	DATE:	09/10/26	VEND ID:	BSCHAD
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 237 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM9019	CHECK:	1676	AMOUNT:	\$4,638.00	DATE:	09/10/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
06/25/26	O-S10337	PA 237 - Jun. controller 18 ir				\$0.00		\$612.00	
07/31/26	O-S10619	PA 237 - Jul. valve replacemen				\$0.00		\$520.00	
07/31/26	O-S10624	PA 237 - Ixora replacements fr				\$0.00		\$3,506.00	
TOTALS:						\$0.00		\$4,638.00	
BANK:	OM9019	CHECK:	1677	AMOUNT:	\$200.00	DATE:	09/10/26	VEND ID:	DVENTU
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 237 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM9019	CHECK:	1678	AMOUNT:	\$2,923.33	DATE:	09/10/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/06/26	DM-08-2026-47	PA 237 - DM fee: Aug. 2026				\$0.00		\$2,916.67	
08/07/26	OE-EXP-08-2026-31	PA 237 - Jul. postage				\$0.00		\$3.12	
08/07/26	OE-EXP-08-2026-31	PA 237 - Jul. FedEx				\$0.00		\$3.54	
TOTALS:						\$0.00		\$2,923.33	
BANK:	OM9019	CHECK:	1679	AMOUNT:	\$200.00	DATE:	09/10/26	VEND ID:	RADAMS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 237 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM9019	CHECK:	1680	AMOUNT:	\$200.00	DATE:	09/10/26	VEND ID:	RDOMIN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 237 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM9019	CHECK:	1681	AMOUNT:	\$200.00	DATE:	09/10/26	VEND ID:	RLEVEY
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/18/26	2026.08.18	PA 237 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	OM-ACH	CHECK:	70076	AMOUNT:	\$4,262.78	DATE:	09/21/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/26	93173-090126	PA 238 - 08/03/2026 - 09/01/20				\$0.00		\$50.23	
09/01/26	93173-090126	PA 238 - 08/03/2026 - 09/01/20				\$0.00		\$305.95	
09/01/26	93173-090126	PA 238 - 08/03/2026 - 09/01/20				\$0.00		\$3,904.63	
09/01/26	93173-090126	PA 238 - 08/03/2026 - 09/01/20				\$0.00		\$1.97	
TOTALS:						\$0.00		\$4,262.78	
BANK:	OM9019	CHECK:	1682	AMOUNT:	\$56.18	DATE:	09/30/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/10/26	OSA108062	FR 150 - Ad: 95320 split 5 way				\$0.00		\$56.18	
TOTALS:						\$0.00		\$56.18	
BANK:	OM9019	CHECK:	1683	AMOUNT:	\$3,981.00	DATE:	09/30/26	VEND ID:	LJA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/14/26	202639688	FR 151 - Centerline Drive - Se				\$0.00		\$3,906.00	
08/14/26	202640706	FR 151 - Constr. eng. srvs. th				\$0.00		\$75.00	
TOTALS:						\$0.00		\$3,981.00	



Midtown Improvement District

Work Authorizations/Proposed Services
(if applicable)

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “**Work Authorization**”), dated September 24, 2026, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE MIDTOWN IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated July 20, 2021, by and between:

Midtown Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “**Contractor**”, together with District the “**Parties**”).

Section 1. Scope of Services. Contractor shall provide holiday decoration maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

MIDTOWN IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edgard Morales

Witness

By: _____
Its: _____

Exhibit A: Proposal/Scope of Services

ESTIMATE

#5942



BILL TO

Midtown Improvement District
United States

SHIP TO

Midtown Improvement District
United States

SALES REP	EXPIRES	Exp. Close	SHIPPING METHOD
Edgard Morales Gonzalez	10/24/2026	09/24/2026	

PROJECT OVERVIEW

Scope of Work – Holiday Décor at MID

Supply all materials, equipment, and labor to install two 48-inch holiday wreaths on the backs of the monuments at Laureate Boulevard. The scope includes installation and removal of both wreaths after the holiday season.

ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
Maintenance Work	Cost of tech to pick up and install holiday decor on MID.	1	\$1,000.00	\$1,000.00

Subtotal	\$1,000.00
TAX	
Total	\$1,000.00

Please sign and return this estimate to authorize the proposed work.

Client Representative Signature

Date

Printed Name



Midtown Improvement District

District Financials



Midtown Improvement District

September 2026 Financial Package

September 30, 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 9/30/2026

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 81,184.47		\$ 81,184.47
Infrastructure Capital Reserve	43,482.10		43,482.10
Interchange Maintenance Reserve	6,163.25		6,163.25
Accounts Receivable - Due from Developer		\$ 8,181.06	8,181.06
Total Current Assets	<u>\$ 130,829.82</u>	<u>\$ 8,181.06</u>	<u>\$ 139,010.88</u>
Total Assets	<u><u>\$ 130,829.82</u></u>	<u><u>\$ 8,181.06</u></u>	<u><u>\$ 139,010.88</u></u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 24,903.15		\$ 24,903.15
Due To Other Governmental Units	6,129.70		6,129.70
Accounts Payable		\$ 8,181.06	8,181.06
Deferred Revenue		8,181.06	8,181.06
Total Current Liabilities	<u>\$ 31,032.85</u>	<u>\$ 16,362.12</u>	<u>\$ 47,394.97</u>
Total Liabilities	<u><u>\$ 31,032.85</u></u>	<u><u>\$ 16,362.12</u></u>	<u><u>\$ 47,394.97</u></u>
<u>Net Assets</u>			
Net Assets - General Government	\$ 0.55		\$ 0.55
Current Year Net Assets - General Government	99,796.42		99,796.42
Current Year Net Assets, Unrestricted		\$ (8,181.06)	(8,181.06)
Total Net Assets	<u><u>\$ 99,796.97</u></u>	<u><u>\$ (8,181.06)</u></u>	<u><u>\$ 91,615.91</u></u>
Total Liabilities and Net Assets	<u><u>\$ 130,829.82</u></u>	<u><u>\$ 8,181.06</u></u>	<u><u>\$ 139,010.88</u></u>



Midtown Improvement District
Statement of Activities
As of 9/30/2026

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$ 465,814.08		\$ 465,814.08
Developer Contributions		\$ 74,991.25	74,991.25
Total Revenues	<u>\$ 465,814.08</u>	<u>\$ 74,991.25</u>	<u>\$ 540,805.33</u>
<u>Expenses</u>			
Supervisor Fees	\$ 8,400.00		\$ 8,400.00
Public Officials' Liability Insurance	2,743.00		2,743.00
Management	35,000.00		35,000.00
Engineering	12,896.82		12,896.82
District Counsel	17,406.70		17,406.70
Audit	5,400.00		5,400.00
Tax Preparation	16.80		16.80
Postage & Shipping	73.62		73.62
Legal Advertising	4,429.69		4,429.69
Web Site Maintenance	2,940.00		2,940.00
Holiday Decorations	750.00		750.00
Dues, Licenses, and Fees	175.00		175.00
Electric	556.86		556.86
Water Reclaimed	7,373.91		7,373.91
General Insurance	3,353.00		3,353.00
Property & Casualty	495.00		495.00
Other Insurance	500.00		500.00
Irrigation	16,485.21		16,485.21
Landscaping Maintenance & Material	136,461.00		136,461.00
Flower & Plant Replacement	11,816.00		11,816.00
Contingency	1,589.84		1,589.84
IME - Aquatics Maintenance	1,202.28		1,202.28
IME - Irrigation	344.45		344.45
IME - Landscaping	34,574.40		34,574.40
IME - Lighting	251.70		251.70
IME - Miscellaneous	73.18		73.18
IME - Water Reclaimed	352.06		352.06
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
IME - Landscape Improvements	780.00		780.00
Streetlights	42,919.55		42,919.55
Personnel Leasing Agreement	13,679.88		13,679.88
Engineering		\$ 78,629.54	78,629.54
District Counsel		735.00	735.00
Legal Advertising		661.14	661.14
Contingency		3,146.63	3,146.63
Total Expenses	<u>\$ 369,598.95</u>	<u>\$ 83,172.31</u>	<u>\$ 452,771.26</u>



Midtown Improvement District
Statement of Activities
As of 9/30/2026

	General Fund	Capital Projects Fund	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Interest Income	\$ 3,581.29		\$ 3,581.29
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 3,581.29</u>	<u>\$ -</u>	<u>\$ 3,581.29</u>
 Change In Net Assets	 \$ 99,796.42	 \$ (8,181.06)	 \$ 91,615.36
 Net Assets At Beginning Of Year	 <u>\$ 0.55</u>	 <u>\$ -</u>	 <u>\$ 0.55</u>
 Net Assets At End Of Year	 <u><u>\$ 99,796.97</u></u>	 <u><u>\$ (8,181.06)</u></u>	 <u><u>\$ 91,615.91</u></u>



Midtown Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 465,814.08	\$ 539,410.95	\$ (73,596.87)	\$ 539,410.95	86.36%
Net Revenues	\$ 465,814.08	\$ 539,410.95	\$ (73,596.87)	\$ 539,410.95	86.36%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 8,400.00	\$ 12,000.00	\$ (3,600.00)	\$ 12,000.00	70.00%
Financial & Administrative					
Public Officials' Liability Insurance	2,743.00	2,976.20	(233.20)	2,976.20	92.16%
Trustee Services	-	7,500.00	(7,500.00)	7,500.00	0.00%
Management	35,000.00	35,000.00	-	35,000.00	100.00%
Engineering	12,896.82	17,500.00	(4,603.18)	17,500.00	73.70%
Disclosure	-	5,000.00	(5,000.00)	5,000.00	0.00%
Property Appraiser	-	500.00	(500.00)	500.00	0.00%
District Counsel	17,406.70	30,000.00	(12,593.30)	30,000.00	58.02%
Assessment Administration	-	7,500.00	(7,500.00)	7,500.00	0.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	5,400.00	5,400.00	-	5,400.00	100.00%
Arbitrage Calculation	-	500.00	(500.00)	500.00	0.00%
Tax Preparation	16.80	15.60	1.20	15.60	107.69%
Travel and Per Diem	-	300.00	(300.00)	300.00	0.00%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	73.62	1,000.00	(926.38)	1,000.00	7.36%
Copies	-	750.00	(750.00)	750.00	0.00%
Legal Advertising	4,429.69	5,000.00	(570.31)	5,000.00	88.59%
Bank Fees	-	48.00	(48.00)	48.00	0.00%
Miscellaneous	-	5,000.00	(5,000.00)	5,000.00	0.00%
Meeting Room	-	250.00	(250.00)	250.00	0.00%
Office Supplies	-	270.00	(270.00)	270.00	0.00%
Web Site Maintenance	2,940.00	3,240.00	(300.00)	3,240.00	90.74%
Holiday Decorations	750.00	1,000.00	(250.00)	1,000.00	75.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	\$ 90,231.63	\$ 141,199.80	\$ (50,968.17)	\$ 141,199.80	63.90%



Midtown Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 556.86	\$ 3,000.00	\$ (2,443.14)	\$ 3,000.00	18.56%
Water-Sewer Combination Services					
Water Reclaimed	7,373.91	15,000.00	(7,626.09)	15,000.00	49.16%
Other Physical Environment					
General Insurance	3,353.00	3,637.45	(284.45)	3,637.45	92.18%
Property & Casualty Insurance	495.00	555.45	(60.45)	555.45	89.12%
Other Insurance	500.00	1,500.00	(1,000.00)	1,500.00	33.33%
Irrigation Repairs	16,485.21	45,000.00	(28,514.79)	45,000.00	36.63%
Landscaping Maintenance & Material	136,461.00	160,000.00	(23,539.00)	160,000.00	85.29%
Tree Trimming	-	9,500.00	(9,500.00)	9,500.00	0.00%
Flower & Plant Replacement	11,816.00	15,200.00	(3,384.00)	15,200.00	77.74%
Contingency	1,589.84	10,000.00	(8,410.16)	10,000.00	15.90%
Pest Control	1,159.00	1,200.00	(41.00)	1,200.00	96.58%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,202.28	1,272.00	(69.72)	1,272.00	94.52%
IME - Irrigation Repairs	344.45	1,200.00	(855.55)	1,200.00	28.70%
IME - Landscaping	34,574.40	35,174.52	(600.12)	35,174.52	98.29%
IME - Lighting	251.70	480.00	(228.30)	480.00	52.44%
IME - Miscellaneous	73.18	2,400.00	(2,326.82)	2,400.00	3.05%
IME - Water Reclaimed	352.06	600.00	(247.94)	600.00	58.68%
IME - Landscape Improvements	780.00	4,800.00	(4,020.00)	4,800.00	16.25%
Trail Expenses					
Trail Maintenance	-	20,000.00	(20,000.00)	20,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,550.00	1,140.00	410.00	1,140.00	135.96%
Hardscape Maintenance	3,850.00	5,000.00	(1,150.00)	5,000.00	77.00%
Streetlights	42,919.55	37,500.00	5,419.55	37,500.00	114.45%
Accent Lighting	-	760.00	(760.00)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	6,079.92	6,080.00	(0.08)	6,080.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	7,599.96	7,600.00	(0.04)	7,600.00	100.00%
Reserves					
Infrastructure Capital Reserve	8,436.00	8,436.00	-	8,436.00	100.00%
Interchange Maintenance Reserve	1,195.73	1,195.73	-	1,195.73	100.00%
Total Field Operations Expenses	\$ 288,999.05	\$ 398,231.15	\$ (109,232.10)	\$ 398,231.15	72.57%
Total Expenses	\$ 379,230.68	\$ 539,430.95	\$ (160,200.27)	\$ 539,430.95	70.30%
Income (Loss) from Operations	\$ 86,583.40	\$ (20.00)	\$ 86,603.40	\$ (20.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,581.29	\$ 20.00	\$ 3,561.29	\$ 20.00	17906.45%
Total Other Income (Expense)	\$ 3,581.29	\$ 20.00	\$ 3,561.29	\$ 20.00	17906.45%
Net Income (Loss)	\$ 90,164.69	\$ -	\$ 90,164.69	\$ -	



Midtown Improvement District Cash Flow

	Beg. Cash	FY26 Inflows	FY26 Outflows	FY27 Inflows	FY27 Outflows	End. Cash
9/1/2025	86,947.83	-	(7,091.00)	-	-	38,644.66
10/1/2025	38,644.66	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	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	3,546.55	(50,784.25)	-	-	37,319.12
7/1/2026	37,319.12	16,565.24	(28,168.75)	-	-	25,715.61
8/1/2026	25,715.61	151,637.39	(74,125.97)	-	-	103,227.03
9/1/2026	103,227.03	4,450.46	(26,493.02)	-	-	81,184.47
10/1/2026	81,184.47	-	(31,032.85)	-	(175.00)	49,976.62 as of 10/18/2026
Totals		486,662.25	(460,917.04)	-	(175.00)	



Midtown Improvement District

Monthly Landscape Reports



Midtown Improvement District

United States

ASSET DETAILS

Asset
Asset Address

TASK NO. 76265

Service Date 08/18/2026
Service Time 8:00:00AM
Task Type Site Walk
Technician Pete Fussell
Actions Taken

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Routine landscape maintenance activities continued throughout August across the Midtown Improvement District. Based on the August maintenance update distributed, weekly general maintenance services were being performed. Weed control fell behind in certain locations during the month, requiring corrective attention. The monthly maintenance review focuses on turf management, shrub and ornamental maintenance, weed control, landscape presentation, and identification of areas requiring additional improvements.

OBSERVATIONS / FINDINGS

Turf Management and Plant Health According to Matthew McCollum of Cepra Landscape, the following conditions and corrective actions were documented for August: - Weed control: Weed pressure was identified in several locations. Areas that had fallen behind were subsequently brought back into compliance. - Turf weeds: Targeted herbicide treatments were applied to address unwanted vegetation within maintained turf areas. - Fungal activity: Summer fungal concerns were identified, and a fungicide application was completed in conjunction with organic treatments. - Follow-up: Additional turf weed inspections and treatment evaluation were scheduled for the week of September 7, 2026. These treatments represent continued efforts to maintain turf density, plant health, and acceptable landscape appearance during Central Florida's summer growing season.

AREAS OF CONCERN

Landscape Enhancements and Administrative Updates The August correspondence also documented: - August 17: Completion was confirmed for Midtown invoice O-S10624, totaling \$3,506.00. - August 17: Invoice O-S10619, totaling \$520.00, was authorized for processing. - August 18: The Midtown Improvement District Board of Supervisors meeting was scheduled, with updated agenda materials distributed. - August 19: A MID site walk task notification was generated. These items reflect ongoing coordination of landscape improvements, contractor work verification, and District oversight.

RECOMMENDED ACTIONS

Routine landscape maintenance will continue in accordance with the District's contractual service requirements. Particular emphasis should be placed on monitoring turf weed pressure, evaluating the effectiveness of previously applied fungicide and herbicide treatments, and maintaining consistent weed control throughout landscape beds and turf areas. Irrigation system performance should continue to be evaluated through scheduled inspections, with identified deficiencies documented and submitted for corrective action as appropriate. Additional landscape enhancements, turf restoration, and plant replacements should be evaluated based on site conditions and presented to District Management for consideration when warranted.

ADDITIONAL NOTES

Irrigation-related correspondence during August documented ongoing coordination between Berman, Cepra Landscape, and District Management. On August 14, Carlos Negrón, Irrigation Manager, submitted a Midtown proposal for approval. Jennifer Walden subsequently authorized the proposal for processing that same day. Continued irrigation management should emphasize controller programming, zone performance, coverage uniformity, system alarms, and timely repairs to minimize unnecessary water use and landscape stress. Based on the available contractor correspondence, Midtown's general landscape maintenance program remained active throughout August 2026. Weed control deficiencies were identified and corrected, while turf health concerns associated with seasonal fungal activity and weed pressure received targeted treatment.

Midtown ID Monthly Landscape Report – August 2026





Cepra Irrigation Inspection / South Orlando

18439008897

Reference Number:

20260713-18439008897

Form Name:

Cepra Irrigation Inspection / South Orlando

Submitter Name:

Justo Morales | justo.morales

Date Sent on Device:

Jul 13, 2026 6:49:35 AM EDT

Workflow Status:

Completed (Processing)

Location:

PROPERTY

Property Information

Property Name (Controller Name)

Midtown Improvement District Sec 1 - 3 (18)

Inspection Date

Jul 8, 2026 11:41:00 AM EDT

Technician Name

Benjamin DeLoach

Controller Make and Model

Rainbird ESP -LXME2

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program 1	9:00 PM	100%	Wednesday Saturday
Program 2	5:00 AM	100%	Everyday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIA L WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMENT S	MAINTEN ANCE CHECK, CLEAN, ADJUST
1	Sprays		20					Detected Short	
2	Sprays		20						
3	Sprays		20						
4	Sprays		20						
5	Sprays		20						
8	Sprays		20						
9	Sprays		20						
10	MP Rotator Sprays		20						
11	Sprays		20						
12	Sprays		20	30					
13	Sprays		20						
15	Sprays		20						
16	Sprays		20						
17	Rotors		40						
19	MP Rotator Sprays		20						
20	Sprays		20						
21	MP Rotator Sprays		20						
22	Sprays		20						
23	Sprays			15					

24	Rotors		20						
25	Sprays		20						
26			20						

REPAIRS / UPGRADES	
Repairs and Upgrades	
REPAIRS AND UPGRADES	1 OF 15
Repairs and Upgrades	
Zone	3
Faults on Zone / Repaired	17
Broken Nozzle / Repaired	17

REPAIRS AND UPGRADES	2 OF 15
Repairs and Upgrades	
Zone	4
Faults on Zone / Repaired	15
Broken Nozzle / Repaired	13
Broken 12" Spray Head / Repaired	1
Broken Lateral Line / Repaired	1
Broken Lateral Line Size	3/4"

REPAIRS AND UPGRADES	3 OF 15
Repairs and Upgrades	
Zone	5
Faults on Zone / Repaired	9
Broken Nozzle / Repaired	6
Broken 6" Spray Head / Repaired	1

Broken 12" Spray Head / Repaired	2
REPAIRS AND UPGRADES 4 OF 15	
Repairs and Upgrades	
Zone	8
Faults on Zone / Repaired	1
Broken Nozzle / Repaired	1
REPAIRS AND UPGRADES 5 OF 15	
Repairs and Upgrades	
Zone	10
Faults on Zone / Repaired	11
Broken Nozzle / Repaired	11
REPAIRS AND UPGRADES 6 OF 15	
Repairs and Upgrades	
Zone	12
Faults on Zone / Repaired	2
Broken Nozzle / Repaired	2
REPAIRS AND UPGRADES 7 OF 15	
Repairs and Upgrades	
Zone	13
Faults on Zone / Repaired	7
Broken Nozzle / Repaired	4

Broken 6" Spray Head / Repaired	3
REPAIRS AND UPGRADES	8 OF 15
Repairs and Upgrades	
Zone	15
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	4
REPAIRS AND UPGRADES	9 OF 15
Repairs and Upgrades	
Zone	17
Faults on Zone / Repaired	1
Straighten Head (Maintenance Item)	1
REPAIRS AND UPGRADES	10 OF 15
Repairs and Upgrades	
Zone	19
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	2
Broken MP Rotator / Repaired	1
Broken 6" Spray Head / Repaired	1
REPAIRS AND UPGRADES	11 OF 15
Repairs and Upgrades	
Zone	20
Faults on Zone / Repaired	3

Broken Nozzle / Repaired	3
REPAIRS AND UPGRADES 12 OF 15	
Repairs and Upgrades	
Zone	21
Faults on Zone / Repaired	6
Broken Nozzle / Repaired	3
Broken 6" Spray Head / Repaired	1
Broken 12" Spray Head / Repaired	1
Broken Lateral Line / Repaired	1
Broken Lateral Line Size	1"
REPAIRS AND UPGRADES 13 OF 15	
Repairs and Upgrades	
Zone	22
Faults on Zone / Repaired	3
Broken Nozzle / Not Repaired	2
Broken 12" Spray Head / Repaired	1
REPAIRS AND UPGRADES 14 OF 15	
Repairs and Upgrades	
Zone	23
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	3
Broken 12" Spray Head / Repaired	1
REPAIRS AND UPGRADES 15 OF 15	
Repairs and Upgrades	

Zone	25
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	2
Broken 6" Spray Head / Repaired	1

COMMENTS / SIGNATURE

Additional Comments

Additional Comments	Dino did inspection and repairs for zones 1-11 and I finished the clock the next day
Signature	

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Midtown Improvement District
United States

ASSET DETAILS

Asset
Asset Address

TASK NO. 83784

Service Date 09/15/2026
Service Time 8:00:00AM
Task Type Site Walk
Technician Pete Fussell
Actions Taken

CUSTOMER SITE WALK REPORT
Inspection Summary

EXECUTIVE SUMMARY

Throughout September 2026, landscape maintenance operations within Midtown Improvement District remained under management oversight, with continued emphasis on preserving the aesthetic appearance, functionality, and long-term sustainability of the district's landscape assets. The district's landscape maintenance program encompasses roadway corridors, turfgrass areas, ornamental planting beds, palms, trees, and associated irrigation infrastructure. Continued coordination with the landscape contractor remains important to ensure that maintenance practices meet contractual specifications and established district expectations. A district site walk was recorded during September, providing an opportunity to assess landscape conditions, identify potential deficiencies, and establish priorities for corrective maintenance and future enhancements.

OBSERVATIONS / FINDINGS

Turfgrass maintenance remains an essential component of the district's overall landscape presentation. Continued attention is directed toward maintaining appropriate mowing heights, consistent cutting patterns, clean edging, and uniform turf coverage throughout maintained areas. Seasonal rainfall, soil moisture conditions, and active turfgrass growth during September warrant continued monitoring to ensure that mowing frequencies remain appropriate and that turf health is not compromised by excessive cutting or saturated conditions. Ornamental planting beds continue to receive routine horticultural attention, including selective pruning, weed management, removal of declining plant material, and maintenance of established plant forms. Pruning activities to promote healthy growth while maintaining adequate clearances at intersections, sidewalks, signage, and other public-use areas. Special consideration is given to preserving the intended landscape design and avoiding excessive reduction of ornamental plant material. Irrigation System Management Irrigation operations continue to be evaluated to ensure appropriate coverage and water distribution throughout turf and ornamental planting areas. Particular attention is directed toward controller programming, rain sensor functionality, sprinkler head operation, broken components, and potential areas of excessive or insufficient watering.

AREAS OF CONCERN

Landscape Maintenance Consistency Continued monitoring is recommended to ensure contracted mowing, edging, shrub pruning, weed management, and general landscape detailing are completed consistently throughout all district-maintained areas. Any deficiencies observed during inspections will be documented and communicated to the contractor with reasonable corrective-action deadlines. Seasonal Landscape Conditions As the district transitions from the summer growing season into fall, changing rainfall patterns and growth rates may require adjustments to irrigation scheduling, mowing frequencies, and ornamental maintenance practices. Outstanding Enhancement Coordination Enhancement requests are tracked separately from routine contractual maintenance to provide transparency regarding scope, pricing, approvals, and anticipated completion dates.

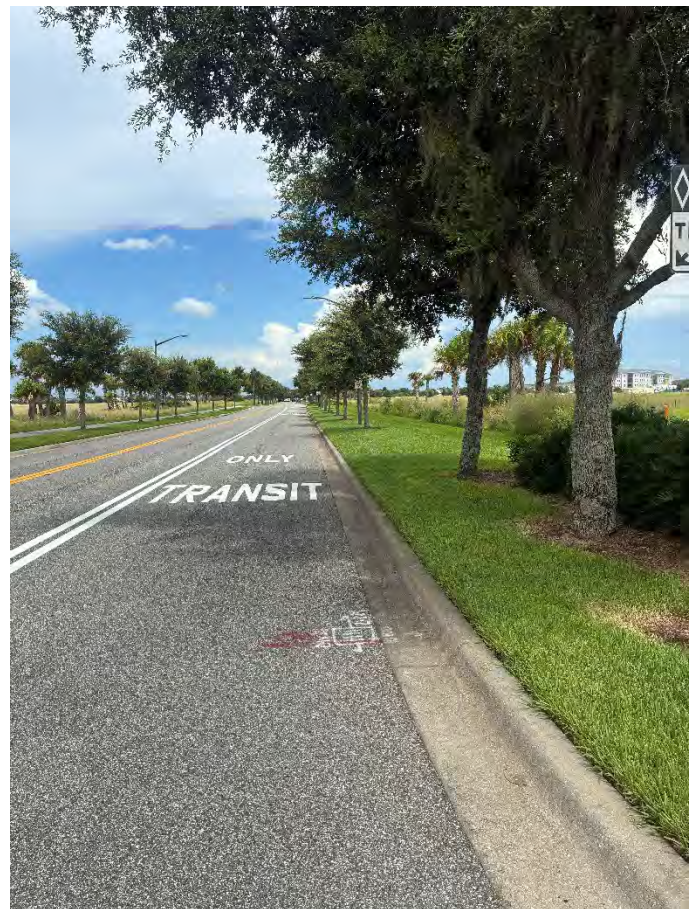
RECOMMENDED ACTIONS

Landscape Maintenance and Quality Control Continue scheduled landscape maintenance activities in accordance with contract specifications. Emphasis should remain on maintaining consistent turf appearance, properly defined bed edges, controlled ornamental growth, and clean public-facing landscape areas. Irrigation Inspection and Adjustments Conduct regular irrigation inspections and make seasonal programming adjustments based on actual rainfall, plant requirements, and observed soil moisture conditions. Any identified deficiencies should be documented for contractor follow-up. Palm Replacement Proposal Request a formal proposal for the replacement of the palm near the Centerline water park. The proposal should include plant material specifications, removal and disposal requirements where applicable, installation procedures, irrigation verification, and warranty provisions.

ADDITIONAL NOTES

Moving into October 2026, landscape management efforts remain focused on maintaining established service standards while addressing outstanding landscape deficiencies and enhancement opportunities. As seasonal growth patterns begin to moderate, maintenance activities will be adjusted as necessary to preserve turfgrass quality, ornamental plant health, and overall landscape appearance without unnecessary pruning or irrigation. Continued site inspections, contractor communication, and documented follow-up supports accountability and ensure that district landscape assets are maintained in accordance with established expectations. Midtown Improvement District's September landscape management activities reflect ongoing contractor coordination and inspection oversight.

Midtown ID Monthly Landscape Report – September 2026



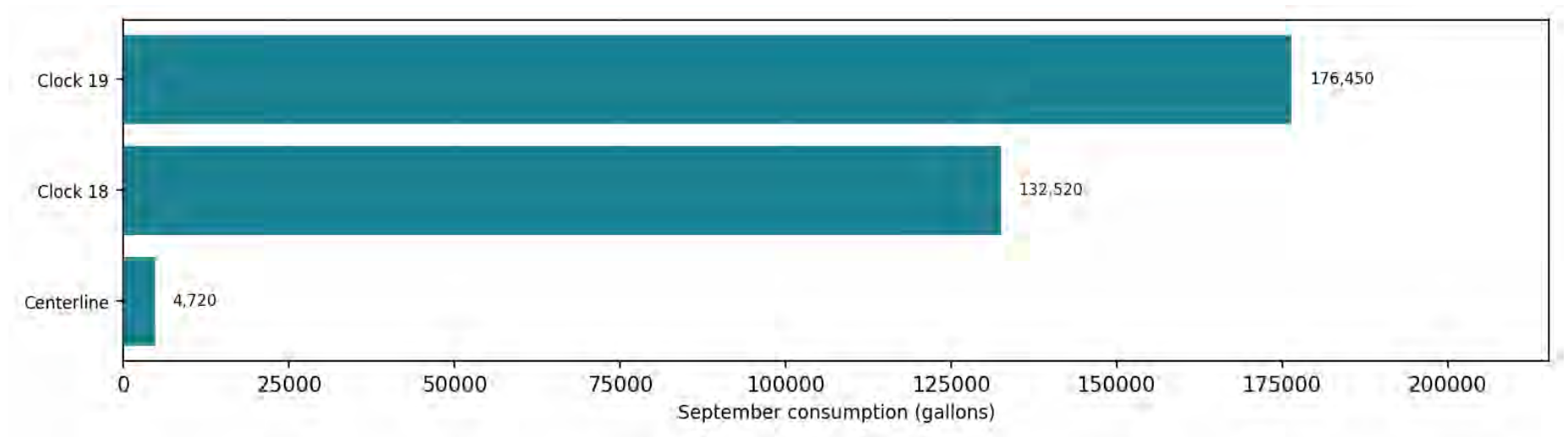
MID | September 2026 Water Usage

District-level summary, clock-by-clock consumption, and previous-year daily usage comparison

SEPTEMBER GALLONS	AUGUST GALLONS	MONTH-OVER-MONTH	DAILY USAGE VS LAST YEAR
313,690	441,550	-29.0%	-65.6%

District overview. MID recorded 313,690 gallons across 3 listed meters. The highest consuming location was Clock 19 (meter 98166998) at 176,450 gallons, representing 56.2% of district usage.

September consumption by irrigation clock / meter

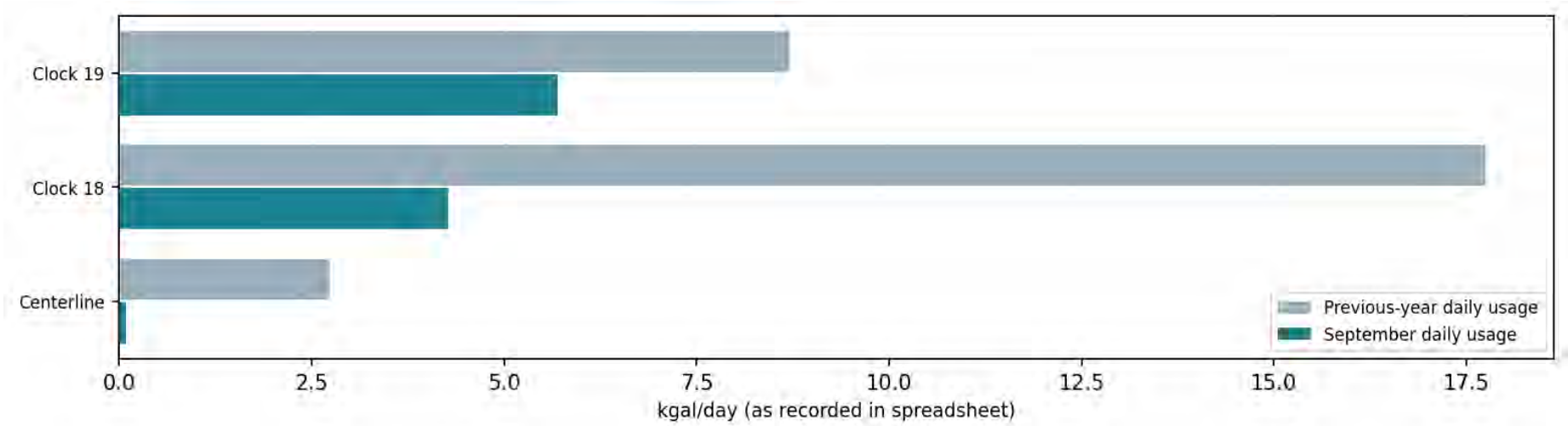


Meter-by-meter September readings

Clock / location	Meter number	Previous (kgal)	Current (kgal)	Sept. gallons	Last year (kgal/day)	Current (kgal/day)
Clock 19	98166998	8,873.220	9,049.670	176,450	8.71	5.69
Clock 18	99187633	15,158.320	15,290.840	132,520	17.75	4.27
Centerline	99187635	2,262.380	2,267.100	4,720	2.74	0.09

Clock / location	Meter number	Previous (kgal)	Current (kgal)	Sept. gallons	Last year (kgal/day)	Current (kgal/day)
DISTRICT TOTAL				313,690	29.20	10.05

Previous-year vs. September daily usage by clock



Overall Water Consumption: Due to increased rainfall during the reporting period, we were able to significantly reduce irrigation water consumption compared to both the previous month and the same period last year. The additional rainfall allowed us to decrease irrigation run times while maintaining adequate moisture levels for the landscaping, resulting in substantial water savings.

Centerline Controller: The controller is currently reporting minimal water consumption due to ongoing construction activities, which have limited irrigation operations in the affected areas. With new landscaping scheduled to be installed soon, we anticipate a noticeable increase in water usage as irrigation run times will need to be extended to support the establishment of the new plant material..

Zone	25
Faults on Zone / Repaired	3
Broken Nozzle / Repaired	2
Broken 6" Spray Head / Repaired	1

COMMENTS / SIGNATURE

Additional Comments

Additional Comments	Dino did inspection and repairs for zones 1-11 and I finished the clock the next day
Signature	

Cepra Irrigation Inspection / South Orlando

18439008897

Reference Number:

20260713-18439008897

Form Name:

Cepra Irrigation Inspection / South Orlando

Submitter Name:

Justo Morales | justo.morales

Date Sent on Device:

Jul 13, 2026 6:49:35 AM EDT

Workflow Status:

Completed (Processing)

Location:

PROPERTY

Property Information

Property Name (Controller Name)

Midtown Improvement District Sec 1 - 3 (18)

Inspection Date

Jul 8, 2026 11:41:00 AM EDT

Technician Name

Benjamin DeLoach

Controller Make and Model

Rainbird ESP -LXME2

CLOCK PROGRAMMING

Program Information

PROGRAM SETTINGS	PROGRAM START TIME	PROGRAM SEASONAL ADJUST	PROGRAM RUN DAYS
Program 1	9:00 PM	100%	Wednesday Saturday
Program 2	5:00 AM	100%	Everyday

ZONE INFORMATION

Zone Information

ZONE NUMBER	ZONE TYPE	PLANT MATERIA L WATERED	PRG A RUN TIME	PRG B RUN TIME	PRG C RUN TIME	PRG D RUN TIME	PRG E RUN TIME	ZONE COMMENT S	MAINTEN ANCE CHECK, CLEAN, ADJUST
1	Sprays		20					Detected Short	
2	Sprays		20						
3	Sprays		20						
4	Sprays		20						
5	Sprays		20						
8	Sprays		20						
9	Sprays		20						
10	MP Rotator Sprays		20						
11	Sprays		20						
12	Sprays		20	30					
13	Sprays		20						
15	Sprays		20						
16	Sprays		20						
17	Rotors		40						
19	MP Rotator Sprays		20						
20	Sprays		20						
21	MP Rotator Sprays		20						
22	Sprays		20						
23	Sprays			15					

24	Rotors		20						
25	Sprays		20						
26			20						

REPAIRS / UPGRADES	
Repairs and Upgrades	
REPAIRS AND UPGRADES	1 OF 15
Repairs and Upgrades	
Zone	3
Faults on Zone / Repaired	17
Broken Nozzle / Repaired	17

REPAIRS AND UPGRADES	2 OF 15
Repairs and Upgrades	
Zone	4
Faults on Zone / Repaired	15
Broken Nozzle / Repaired	13
Broken 12" Spray Head / Repaired	1
Broken Lateral Line / Repaired	1
Broken Lateral Line Size	3/4"

REPAIRS AND UPGRADES	3 OF 15
Repairs and Upgrades	
Zone	5
Faults on Zone / Repaired	9
Broken Nozzle / Repaired	6
Broken 6" Spray Head / Repaired	1

Broken 12" Spray Head / Repaired	2
REPAIRS AND UPGRADES 4 OF 15	
Repairs and Upgrades	
Zone	8
Faults on Zone / Repaired	1
Broken Nozzle / Repaired	1
REPAIRS AND UPGRADES 5 OF 15	
Repairs and Upgrades	
Zone	10
Faults on Zone / Repaired	11
Broken Nozzle / Repaired	11
REPAIRS AND UPGRADES 6 OF 15	
Repairs and Upgrades	
Zone	12
Faults on Zone / Repaired	2
Broken Nozzle / Repaired	2
REPAIRS AND UPGRADES 7 OF 15	
Repairs and Upgrades	
Zone	13
Faults on Zone / Repaired	7
Broken Nozzle / Repaired	4

Broken 6" Spray Head / Repaired	3
REPAIRS AND UPGRADES 8 OF 15	
Repairs and Upgrades	
Zone	15
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	4
REPAIRS AND UPGRADES 9 OF 15	
Repairs and Upgrades	
Zone	17
Faults on Zone / Repaired	1
Straighten Head (Maintenance Item)	1
REPAIRS AND UPGRADES 10 OF 15	
Repairs and Upgrades	
Zone	19
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	2
Broken MP Rotator / Repaired	1
Broken 6" Spray Head / Repaired	1
REPAIRS AND UPGRADES 11 OF 15	
Repairs and Upgrades	
Zone	20
Faults on Zone / Repaired	3

Broken Nozzle / Repaired	3
REPAIRS AND UPGRADES 12 OF 15	
Repairs and Upgrades	
Zone	21
Faults on Zone / Repaired	6
Broken Nozzle / Repaired	3
Broken 6" Spray Head / Repaired	1
Broken 12" Spray Head / Repaired	1
Broken Lateral Line / Repaired	1
Broken Lateral Line Size	1"
REPAIRS AND UPGRADES 13 OF 15	
Repairs and Upgrades	
Zone	22
Faults on Zone / Repaired	3
Broken Nozzle / Not Repaired	2
Broken 12" Spray Head / Repaired	1
REPAIRS AND UPGRADES 14 OF 15	
Repairs and Upgrades	
Zone	23
Faults on Zone / Repaired	4
Broken Nozzle / Repaired	3
Broken 12" Spray Head / Repaired	1
REPAIRS AND UPGRADES 15 OF 15	
Repairs and Upgrades	