Midtown
Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
https://midtownid.com

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Midtown Improvement District ("District"), scheduled to be held at **3:30 p.m. on Tuesday, November 17, 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: pfmcdd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period

1. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the October 20, 2026, Board of Supervisors' Meeting**
3. **Consideration of the Minutes of the November 3, 2026, Landowners' Election Meeting**
4. **Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
5. **Consideration of Resolution 2027-02, Election of Officers**

Business Matters

6. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**
7. **Consideration of Resolution 2027-03, Adopting an Amended Budget for Fiscal Year 2026**
8. **Consideration of Acquisition of Centerline Drive Segment C & D Improvements**
9. **Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report**
10. **Ratification of Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $46,066.75**
11. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
12. **Review of District Financials**

Other Business

a) Staff Reports
   a) District Counsel
   b) District Manager
   c) District Engineer
   d) Construction Supervisor

pfm

e) Landscape Supervisor – Monthly Landscape Report
f) Irrigation Supervisor

b) Supervisor Requests

Adjournment

Midtown
Improvement District

Oath of Office

MIDTOWN IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF MIDTOWN IMPROVEMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Midtown Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Midtown
Improvement District

Minutes of the October 20, 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, October 20, 2026, at 3:30 p.m. at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.

Present:

Brent Schademan	Assistant Secretary
Ron Domingue	Assistant Secretary
Damon Ventura	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Carlos Negron	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(via phone)
Dan Young	Tavistock	
Will Stafford	Tavistock	

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 August 18, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes of the August 18, 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 August 18, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**

Ms. Walden noted this item is to be tabled until the next Board Meeting.

FIFTH ORDER OF BUSINESS **Ratification of Egis Insurance Package for FY 2027**

Ms. Walden explained that the Egis insurance package for Fiscal Year 2027 was executed by the Chair prior to the meeting so that coverage would not lapse, and that the Board is requested to ratify that action. She added that the total cost was $8,788.00 and the budgeted amount was $8,154.65. The overage of $633.35 is attributable to an additional hardscape item being added to the scheduled coverage, and the District has sufficient funds available to cover the overage.

On motion by Mr. Schademan, seconded by Mr. Domingue, with all in favor, the Board of Supervisors for the Midtown Improvement District ratified the Egis Insurance Package for FY 2027.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling $57,664.95**

The Board reviewed O&M Expenditures paid in August 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 August 2026 in an amount totaling $57,664.95.

SEVENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $22,455.84**

The Board reviewed O&M Expenditures paid in September 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 September 2026 in an amount totaling $22,455.84.

EIGHTH ORDER OF BUSINESS **Recommendation of Work Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from Berman for holiday decorations. She confirmed with Berman that the amount is $750.00, which is consistent with last year's cost, as there were no changes in scope.

On motion by Mr. Schademan, seconded by Mr. Ventura, with all in favor, the Board of Supervisors for the Midtown Improvement District approved the Work Authorization with Berman in the amount of $750.00 for holiday decorations.

NINTH ORDER OF BUSINESS **Review of District Financials**

Ms. Walden noted the financials are updated through September 30, 2026, the end of Fiscal Year 2026. The District has spent approximately 70% of the adopted Fiscal Year 2026 budget. No action was required.

TENTH ORDER OF BUSINESS **Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden noted the next Board Meeting is scheduled for November 17, 2026.

District Engineer – Not present.

Construction Supervisor – No report.

Landscape Supervisor – Mr. Fussell noted the Landscape Supervisor report was included in the agenda package. He explained that the vendor is completing the work as required and there are no major issues to report.

Irrigation Supervisor – No report.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests.

TWELFTH 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 October 20, 2026, Meeting of the Board of Supervisors for the Midtown Improvement District was adjourned.

_____ _____

Secretary/Assistant Secretary **Chair/Vice Chair**

Midtown
Improvement District

Minutes of the November 3, 2026,
Landowners' Election Meeting

MIDTOWN IMPROVEMENT DISTRICT
LANDOWNERS' ELECTION MEETING MINUTES

The Landowners' Election of the Midtown Improvement District was held on Tuesday, November 3, 2026, at 10:00 a.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Blake Firth	PFM	
Jennifer Walden	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Drew Dawson	Proxy Holder	

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Firth called the Landowners' Election to order at 10:03 a.m.

SECOND ORDER OF BUSINESS **Appointment of Meeting Chairman**

Mr. Firth, an employee of the District Management's office, served as Chairman of the meeting.

THIRD ORDER OF BUSINESS **Identification of Landowners and/or Landowners' Proxy Holder(s)**

Mr. Firth stated Kenneth Drew Dawson is the proxy holder for Lake Nona Land Co. LLC which owns 314.47 acres total and allows for 320 votes.

FOURTH ORDER OF BUSINESS **Call for Nominations and Casting of Votes**

Mr. Dawson cast his votes as per the Official Ballot:

- Seat 1 – Richard Levey – 320 votes
- Seat 2 – Damon Ventura – 320 votes
- Seat 5 – Brent Schademan – 319 votes

Mr. Firth stated Dr. Levey and Mr. Ventura will each serve a four-year term and Mr. Schademan will serve a two-year term.

FIFTH ORDER OF BUSINESS **Adjournment**

The Midtown Improvement District Landowners' Election was adjourned.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

Midtown
Improvement District

Resolution 2027-01,
Canvassing and Certifying the Results of the
Landowners' Election

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Midtown Improvement District (hereinafter the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 3, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Richard Levey	Votes	320
Damon Ventura	Votes	320
Brent Schademan	Votes	319

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Richard Levey	4 Year Term	Seat 1
Damon Ventura	4 Year Term	Seat 2
Brent Schademan	2 Year Term	Seat 5

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER, 2026.

Attest:

MIDTOWN IMPROVEMENT DISTRICT

_____

Secretary/Assistant Secretary

_____

Chairman

Midtown
Improvement District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **MIDTOWN IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

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

Section 1. _____is appointed Chair.

Section 2. _____is appointed Vice Chair.

Section 3. _____is appointed Secretary.

Section 4. _____is appointed Assistant Secretary.

_____is appointed Assistant Secretary.

_____is appointed Assistant Secretary.

_____is appointed Assistant Secretary.

Section 5. _____is appointed Treasurer.

Section 6. _____is appointed Assistant Treasurer.

_____is appointed Assistant Treasurer.

_____is appointed Assistant Treasurer.

_____is appointed Assistant Treasurer.

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted this 17th day of November 2026.

ATTEST: **MIDTOWN IMPROVEMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairman/Vice-Chairman

Midtown
Improvement District

Assignment Agreement with LJA Engineering
f/k/a McIntosh & Associates

ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT BY AND AMONG MIDTOWN IMPROVEMENT DISTRICT, DONALD W. McINTOSH ASSOCIATES, INC., AND LJA, INC.

THIS ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT (this "**Assignment**") is made and entered into as of the ____ day of _____, 2026 (the "**Effective Date**"), by and among:

MIDTOWN IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Orlando, Orange County, Florida, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (the "**District**");

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation, whose mailing address is 101 Southall Lane, Suite 100, Maitland, Florida 32751 ("**DWMA**" or "**Assignor**"), by and through **LJA, INC.**, as its successor by merger; and

LJA, INC., a Texas corporation registered to conduct business in the State of Florida as **LJA SERVICES, INC.**, whose local address is 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810 ("**LJA**" or "**Assignee**").

The District, Assignor, and Assignee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and is authorized to plan, finance, construct, acquire, operate, and/or maintain improvements, facilities, and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms to provide professional engineering services to the District on a continuing basis, and the District's Board of Supervisors (the "**Board**") selected DWMA as the most qualified firm to provide such services; and

WHEREAS, the District and DWMA entered into that certain Agreement for Professional Engineering Services, dated October 19, 2021, as amended (together with all work authorizations issued and outstanding thereunder, the "**Agreement**"), under which DWMA serves as District Engineer; and

WHEREAS, LJA acquired DWMA as a wholly-owned subsidiary on or about August 24, 2023, and, effective as of June 27, 2026 (the "**Merger Effective Date**"), DWMA merged with and into LJA, with LJA being the surviving entity (the "**Merger**") and DWMA thereafter conducting business under the name LJA, Inc.; and

WHEREAS, as a result of the Merger, the personnel, assets, records, and engineering practice of DWMA, including the professional staff who provide services to the District, are now part of LJA; and

WHEREAS, Article 21 of the Agreement provides that neither party shall assign, sublet, or transfer any rights under or interest in the Agreement without the express written consent of the other party, and that any purported assignment without such consent is void; and

WHEREAS, Assignor and Assignee have requested that the District consent to the assignment of the Agreement to Assignee, and Assignee desires to assume all of Assignor's rights, duties, obligations, and liabilities under the Agreement; and

WHEREAS, the Board has determined that consenting to the assignment of the Agreement on the terms set forth herein is in the best interests of the District, will provide continuity of engineering services, and is consistent with the District's prior selection of DWMA.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals stated above are true and correct and are incorporated herein by reference as a material part of this Assignment.

2. **Assignment.** Assignor hereby assigns, transfers, and conveys to Assignee all of Assignor's rights, title, interest, duties, obligations, and liabilities in, to, and under the Agreement, effective as of the Effective Date. To the extent any rights or obligations under the Agreement vested in Assignee by operation of law as of the Merger Effective Date, this Assignment confirms such vesting.

3. **Assumption.** Assignee hereby accepts the foregoing assignment and expressly assumes, and agrees to timely pay, perform, and discharge, all duties, obligations, and liabilities of Assignor under the Agreement, whether arising or accruing before, on, or after the Effective Date, including, without limitation, all obligations relating to (a) services performed by Assignor prior to the Merger Effective Date; (b) the standard of care, correction of errors, conflicts, and omissions, indemnification, and insurance; (c) the ownership and delivery of Work Product (as defined in the Agreement), plans, drawings, specifications, and certifications; and (d) the maintenance, retention, and production of books, records, and public records. Assignee shall be bound by all terms and conditions of the Agreement as though Assignee were the original contracting party.

4. **District Consent and Acknowledgment.** Subject to the terms and conditions of this Assignment, the District hereby consents to the assignment of the Agreement from Assignor to Assignee and acknowledges Assignee as the "Engineer" and District Engineer under the Agreement. The District's consent is expressly limited to the assignment described herein and shall not be deemed (a) a consent to any further assignment, subcontracting, or transfer of the Agreement, each of which shall remain subject to the District's prior written consent; (b) a waiver, release, or discharge of any claim, right, or remedy of the District arising under the Agreement or applicable law, whether known or unknown, including any claim relating to services performed before the Effective Date; (c) an acknowledgment by the District that Assignor is not in default

under the Agreement; or (d) an amendment of any term of the Agreement except as expressly provided in Section 6.

5. **Ratification of Interim Services.** The District ratifies the services rendered by Assignee under the Agreement from the Merger Effective Date through the Effective Date, provided that such services were rendered and invoiced in accordance with the terms of the Agreement and applicable work authorizations. Any payments made by the District to Assignor or Assignee for services under the Agreement prior to the Effective Date shall be credited against amounts owed under the Agreement, and Assignee shall not seek duplicate payment for any such services.

6. **Notice Address; No Other Amendment.** The notice provision of the Agreement is hereby amended to provide that notices to the Engineer shall be delivered to: LJA, Inc., 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810, Attn: Robert A. Schanck, P.E. Except as expressly provided in this Section 6, the terms, conditions, compensation, and hourly rate schedule of the Agreement remain unchanged and in full force and effect. Any adjustment to compensation, rates, or staff classifications shall require a separate written amendment approved by the Board.

7. **Representations and Warranties of Assignor and Assignee.** Assignor and Assignee, jointly and severally, represent and warrant to the District, as of the Effective Date, that:

(a) the Merger was duly authorized and became effective as of the Merger Effective Date in accordance with applicable law, and Assignee is the surviving entity of the Merger and the successor to all rights and liabilities of Assignor;

(b) each of Assignor and Assignee has full power and authority to enter into and perform this Assignment, and the individuals executing this Assignment on their behalf are duly authorized to do so;

(c) Assignee is duly organized, validly existing, and in good standing under the laws of its state of organization, is authorized to transact business in the State of Florida, and holds all licenses, registrations, and certificates of authorization required to provide professional engineering services in the State of Florida, including under Chapter 471, Florida Statutes;

(d) Robert A. Schanck, P.E., or another Florida-licensed professional engineer acceptable to the District, will continue to serve as the District's primary engineering representative, and Assignee shall not change such representative without prior written notice to the District;

(e) to the knowledge of Assignor and Assignee, no event has occurred that constitutes, or with notice or the passage of time would constitute, a default by the Engineer under the Agreement, and there are no claims, demands, or disputes pending or threatened relating to the services performed under the Agreement, except as disclosed in writing to the District prior to the Effective Date; and

(f) all Work Product, records, and public records relating to the Agreement that were in Assignor's possession are in the possession or control of Assignee and will be maintained, retained, and made available to the District in accordance with the Agreement and Florida law.

8. **Insurance.** Within ten (10) days after the Effective Date, and as a condition to payment of any invoice submitted thereafter, Assignee shall deliver to the District certificates of insurance evidencing that Assignee maintains all insurance coverages required by the Agreement, issued in Assignee's name and naming the District and the District's officers, supervisors, agents, staff, and representatives as additional insureds to the extent required by the Agreement. Assignee shall ensure that professional liability coverage applicable to services performed by Assignor prior to the Merger Effective Date remains in effect, whether through continuation of prior acts coverage, tail coverage, or otherwise, for the period required by the Agreement or applicable law.

9. **Statutory Compliance.** Assignee shall comply with all statutory requirements applicable to the Agreement and, by its execution of this Assignment, makes each certification required of the Engineer under the Agreement as of the Effective Date. Without limiting the foregoing, Assignee: (a) shall comply with Section 448.095, *Florida Statutes*, including registration with and use of the E-Verify system, and represents that no public employer has terminated a contract with Assignee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the Effective Date; (b) certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not on any list maintained pursuant to such section; (c) represents that it has not been placed on the convicted vendor list under Section 287.133, *Florida Statutes*; (d) shall comply with Section 20.055(5), *Florida Statutes*; (e) has executed and delivered to the District the affidavit required by Section 787.06(13), *Florida Statutes*; and (f) shall comply with Chapter 119, *Florida Statutes*, including Section 119.0701, *Florida Statutes*, with respect to all public records relating to the Agreement. IF ASSIGNEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE DISTRICT'S PUBLIC RECORDS CUSTODIAN, JENNIFER WALDEN, AT (407) 723-5900, RECORDREQUEST@PFM.COM, 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

10. **Indemnification.** To the fullest extent permitted by law, Assignee shall indemnify, defend, and hold harmless the District and its officers, supervisors, agents, staff, and representatives from and against any and all liabilities, damages, losses, and costs, including reasonable attorneys' fees, arising out of or relating to (a) any inaccuracy or breach of the representations and warranties in Section 7, or (b) any claim by Assignor, its former shareholders, creditors, or any other person relating to the Merger or the assignment of the Agreement. This Section is in addition to, and not in limitation of, the indemnification obligations of the Engineer under the Agreement.

11. **Sovereign Immunity.** Nothing in this Assignment shall be deemed a waiver of the District's sovereign immunity or of the limitations on liability set forth in Section 768.28, *Florida Statutes*, or other applicable law, and nothing herein shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns; provided, however, that neither Assignee nor any successor of Assignee may further assign, sublet, or transfer the Agreement or any interest therein, whether by merger, conversion, sale of assets, change of control, operation of law, or otherwise, without the prior written consent of the District, and any purported assignment in violation of this Section shall be void.

13. **No Third-Party Beneficiaries.** This Assignment is solely for the benefit of the Parties, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party, including any affiliate, shareholder, or creditor of Assignor or Assignee.

14. **Governing Law; Venue.** This Assignment shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising under this Assignment shall be in Orange County, Florida.

15. **Enforcement.** In the event any Party is required to enforce this Assignment by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs at all judicial levels.

16. **Conflict; Agreement in Full Force and Effect.** In the event of any conflict between the terms of this Assignment and the terms of the Agreement, the terms of this Assignment shall control. Except as expressly provided herein, the Agreement remains unmodified and in full force and effect, and the Agreement is hereby ratified and confirmed.

17. **Further Assurances.** Assignor and Assignee shall execute and deliver such further instruments, and take such further actions, as the District may reasonably request to evidence the Merger, the assignment, and the assumption contemplated hereby, including delivery of a copy of the certificate or articles of merger filed with the applicable state authorities.

18. **Severability; Amendments; Arm's Length.** The invalidity or unenforceability of any provision of this Assignment shall not affect the validity or enforceability of the remaining provisions. This Assignment may be amended only by a written instrument executed by all Parties. This Assignment reflects the negotiated agreement of the Parties, each represented by or having the opportunity to consult competent legal counsel, and shall be construed as if all Parties jointly prepared it.

19. **Counterparts; Electronic Signatures.** This Assignment may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and all of which together shall constitute one and the same instrument. Signatures delivered by facsimile, portable document format (PDF), or electronic signature in accordance with Chapter 668, *Florida Statutes*, shall be deemed original signatures for all purposes.

20. **Effectiveness.** This Assignment shall become effective upon the later of (a) approval by the Board and (b) execution by all Parties, and the Effective Date shall be the date first written above.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Assignment to be executed by their duly authorized representatives as of the Effective Date.

MIDTOWN IMPROVEMENT DISTRICT

ATTEST:

_____
Secretary / Assistant Secretary
Print Name: _____

_____
Chairperson / Vice Chairperson,
Board of Supervisors
Print Name: _____
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation

By: LJA, Inc., its successor by merger

By: _____
Name: Robert A. Schanck
Its: Representative
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

LJA, INC.,
a Texas corporation

By: _____
Name: Robert A. Schanck
Its: Senior Vice President
Date: _____

Midtown
Improvement District

Resolution 2027-03,
Adopting an Amended Budget for Fiscal Year 2026

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIDTOWN IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 19, 2025, the Board of Supervisors of Midtown Improvement District ("**Board**"), adopted Resolution 2025-08 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-08 authorize the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for the Midtown Improvement District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 17, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Midtown Improvement District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-08, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-08 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17, 2026.

Introduced, considered favorably, and adopted this 17th day of November 2026.

ATTEST:

_____
Secretary/Assistant Secretary

MIDTOWN IMPROVEMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2025/2026 Budget

Midtown Improvement District

FY 2026 Proposed Revised Budget

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

Midtown Improvement District

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Revenues			
Developer Contributions	$ 465,814.08	$ 539,821.50	$ 465,814.08
Net Revenues	**$ 465,814.08**	**$ 539,821.50**	**$ 465,814.08**
General & Administrative Expenses			
Legislative			
Supervisor Fees	$ 8,400.00	$ 12,000.00	$ 12,000.00
Financial & Administrative			
Public Officials' Liability Insurance	2,743.00	3,154.45	3,154.45
Trustee Services	-	7,500.00	7,500.00
Management	35,000.00	35,000.00	35,000.00
Engineering	13,451.46	17,500.00	17,500.00
Disclosure	-	5,000.00	5,000.00
Property Appraiser	-	500.00	500.00
District Counsel	17,690.16	30,000.00	30,000.00
Assessment Administration	-	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00
Audit	5,400.00	5,400.00	5,400.00
Arbitrage Calculation	-	500.00	500.00
Tax Preparation	16.80	15.60	16.80
Travel and Per Diem	-	300.00	300.00
Telephone	-	25.00	25.00
Postage & Shipping	74.40	1,000.00	1,000.00
Copies	-	750.00	750.00
Legal Advertising	4,429.69	5,000.00	5,000.00
Bank Fees	-	48.00	48.00
Miscellaneous	-	5,000.00	5,000.00
Meeting Room	-	250.00	250.00
Office Supplies	-	270.00	270.00
Web Site Maintenance	3,240.00	3,240.00	3,240.00
Holiday Decorations	750.00	1,000.00	1,000.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	**$ 91,370.51**	**$ 141,378.05**	**$ 141,379.25**

Midtown Improvement District

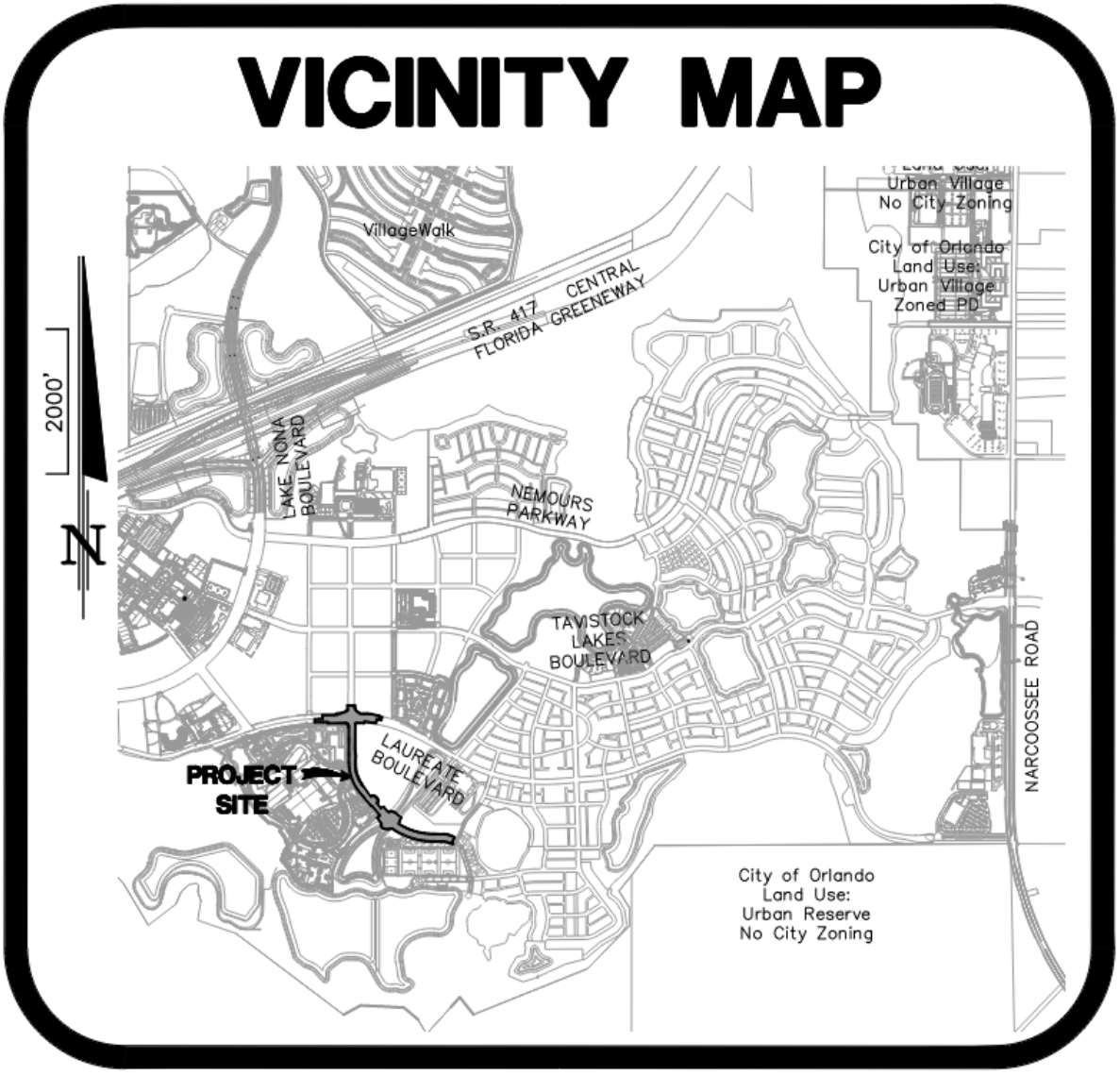
FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Operations			
Electric Utility Services			
Electric	$ 607.57	$ 3,000.00	$ 607.57
Water-Sewer Combination Services			
Water Reclaimed	7,589.07	15,000.00	7,589.07
Other Physical Environment			
General Insurance	3,353.00	3,855.95	3,353.00
Property & Casualty Insurance	495.00	569.25	495.00
Other Insurance	500.00	1,500.00	500.00
Irrigation Repairs	17,911.71	45,000.00	17,911.71
Landscaping Maintenance & Material	136,461.00	160,000.00	136,461.00
Tree Trimming	-	9,500.00	9,500.00
Flower & Plant Replacement	11,816.00	15,200.00	11,816.00
Contingency	1,591.88	10,000.00	1,591.88
Pest Control	1,159.00	1,200.00	1,159.00
Interchange Maintenance Expenses			
IME - Aquatics Maintenance	1,202.28	1,272.00	1,202.28
IME - Irrigation Repairs	344.45	1,200.00	344.45
IME - Landscaping	34,574.40	35,174.52	34,574.40
IME - Lighting	275.11	480.00	275.11
IME - Miscellaneous	73.18	2,400.00	73.18
IME - Water Reclaimed	395.68	600.00	395.68
IME - Landscape Improvements	780.00	4,800.00	3,869.14
Trail Maintenance			
Trail Maintenance	-	20,000.00	20,000.00
Road & Street Facilities			
Entry and Wall Maintenance	1,550.00	1,140.00	1,550.00
Hardscape Maintenance	3,850.00	5,000.00	3,850.00
Streetlights	46,826.04	37,500.00	46,826.04
Accent Lighting	-	760.00	760.00
Parks & Recreation			
Personnel Leasing Agreement - Administrator	6,079.92	6,080.00	6,079.92
Personnel Leasing Agreement - Irrigation Specialist	7,599.96	7,600.00	7,599.96
Reserves			
Infrastructure Capital Reserve	8,436.00	8,436.00	8,436.00
Interchange Maintenance Reserve	1,195.73	1,195.73	1,195.73
Total Field Operations Expenses	**$ 294,666.98**	**$ 398,463.45**	**$ 328,016.12**
Total Expenses	**$ 386,037.49**	**$ 539,841.50**	**$ 469,395.37**
Income (Loss) from Operations	**$ 79,776.59**	**$ (20.00)**	**$ (3,581.29)**
Other Income (Expense)			
Interest Income	$ 3,581.29	$ 20.00	$ 3,581.29
Total Other Income (Expense)	**$ 3,581.29**	**$ 20.00**	**$ 3,581.29**
Net Income (Loss)	**$ 83,357.88**	**$ -**	**$ -**

Midtown
Improvement District

Acquisition of Centerline Drive
Segment C & D Improvements

LAKE NONA SOUTH CENTERLINE DRIVE - SEGMENTS C & D
VICINITY MAP



SECTION 25, TOWNSHIP 24 S, RANGE 30 E
PROPERTY APPRAISER PARCEL ID # 25-24-30-0000-00-006 AND 25-24-30-0000-00-012

Midtown
Improvement District

Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards Report

Midtown Improvement District
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ✓ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ✓ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. Publish approved budget amendments on the CDD's website within five days of Board approval.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Midtown
Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $46,066.75

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

The total items being presented: **$46,066.75**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Midtown Improvement District

AP Check Register (Current by Bank)

Check Dates: 10/1/2026 to 10/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name		Amount
BANK ID: OM9019 - CITY NATIONAL BANK						**001-101-0000-00-01**
1684	10/05/26	P	BERMAN	Berman Construction		$1,139.99
1685	10/05/26	P	CEPRA	Cepra Landscape		$11,371.75
1686	10/05/26	P	KUTAK	Kutak Rock		$2,581.58
1687	10/05/26	P	LJA	LJA Engineering		$540.96
1688	10/09/26	P	RDOMIN	Ron Domingue		$200.00
1689	10/13/26	P	CEPRA	Cepra Landscape		$2,328.00
1690	10/13/26	P	LJA	LJA Engineering		$600.00
1691	10/13/26	P	ORLSEN	Orlando Sentinel		$983.98
1692	10/13/26	P	PFMMS	PFM Management Services		$0.78
1693	10/16/26	P	KUTAK	Kutak Rock		$2,069.48
1694	10/16/26	P	PFMMS	PFM Management Services		$2,916.63
1695	10/23/26	P	CEPRA	Cepra Landscape		$1,426.50
					BANK OM9019 REGISTER TOTAL:	**$26,159.65**
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES						**001-101-0000-00-01**
70077	10/02/26	M	BCID	Boggy Creek Improvement Distri		$3,095.99
70078	10/16/26	M	BCID	Boggy Creek Improvement Distri		$3,033.71
70079	10/16/26	M	VGLOBA	VGlobalTech		$170.00
70080	10/16/26	M	FLOCOM	FloridaCommerce		$175.00
70081	10/19/26	M	EGIS	Egis Insurance & Risk Advisors		$8,788.00
70082	10/21/26	M	OUC	Orlando Utilities Commission		$4,174.40
70083	10/22/26	M	VGLOBA	VGlobalTech		$300.00
70084	10/22/26	M	VGLOBA	VGlobalTech		$170.00
					BANK OM-ACH REGISTER TOTAL:	**$19,907.10**
					GRAND TOTAL :	**$46,066.75**

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

**** Denotes broken check sequence.**

Midtown Improvement District

October 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70077	AMOUNT:	$3,095.99	DATE:	10/02/26	VEND ID:	BCID	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
08/31/26	ICM2026-11			PA 238 - Aug. ICM - Aquatics					$0.00	$100.19
08/31/26	ICM2026-11			PA 238 - Aug. ICM - Irrigation					$0.00	$51.60
08/31/26	ICM2026-11			PA 238 - Aug. ICM - Landscapin					$0.00	$2,881.20
08/31/26	ICM2026-11			PA 238 - Aug. ICM - Lighting					$0.00	$22.84
08/31/26	ICM2026-11			PA 238 - Aug. ICM - Reclaimed					$0.00	$40.16
				TOTALS:					**$0.00**	**$3,095.99**
BANK:	**OM9019**	**CHECK:**	**1684**	**AMOUNT:**	**$1,139.99**	**DATE:**	**10/05/26**	**VEND ID:**	**BERMAN**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/04/26	9629126			PA 239 - Sep. irrigation speci					$0.00	$633.33
09/04/26	9629126			PA 239 - Sep. administrator se					$0.00	$506.66
				TOTALS:					**$0.00**	**$1,139.99**
BANK:	**OM9019**	**CHECK:**	**1685**	**AMOUNT:**	**$11,371.75**	**DATE:**	**10/05/26**	**VEND ID:**	**CEPRA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/01/26	O-S10832			PA 239 - Sep. Sec. 1 landscapi					$0.00	$1,949.50
09/01/26	O-S10832			PA 239 - Sep. Sec. 2 landscapi					$0.00	$7,571.50
09/01/26	O-S10832			PA 239 - Sep. Sec. 3 landscapi					$0.00	$1,850.75
				TOTALS:					**$0.00**	**$11,371.75**
BANK:	**OM9019**	**CHECK:**	**1686**	**AMOUNT:**	**$2,581.58**	**DATE:**	**10/05/26**	**VEND ID:**	**KUTAK**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/08/26	3810545			PA 239 - Gen. legal thru 07/31					$0.00	$2,581.58
				TOTALS:					**$0.00**	**$2,581.58**
BANK:	**OM9019**	**CHECK:**	**1687**	**AMOUNT:**	**$540.96**	**DATE:**	**10/05/26**	**VEND ID:**	**LJA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
08/14/26	202640705			PA 238 - Eng. srvs. thru 07/31					$0.00	$540.96
				TOTALS:					**$0.00**	**$540.96**
BANK:	**OM9019**	**CHECK:**	**1688**	**AMOUNT:**	**$200.00**	**DATE:**	**10/09/26**	**VEND ID:**	**RDOMIN**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
06/16/26	2026.06.16			PA 229 - Supervisor fee 2026.0					$0.00	$200.00
				TOTALS:					**$0.00**	**$200.00**
BANK:	**OM9019**	**CHECK:**	**1689**	**AMOUNT:**	**$2,328.00**	**DATE:**	**10/13/26**	**VEND ID:**	**CEPRA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
05/31/26	O-S10187			PA 240 - Freeze damage plant r					$0.00	$1,510.00
07/16/26	O-S10486			PA 240 - Jul. controller 18 ir					$0.00	$818.00
				TOTALS:					**$0.00**	**$2,328.00**
BANK:	**OM9019**	**CHECK:**	**1690**	**AMOUNT:**	**$600.00**	**DATE:**	**10/13/26**	**VEND ID:**	**LJA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/11/26	202645327			PA 240 - Eng. srvs. thru 08/28					$0.00	$600.00
				TOTALS:					**$0.00**	**$600.00**
BANK:	**OM9019**	**CHECK:**	**1691**	**AMOUNT:**	**$983.98**	**DATE:**	**10/13/26**	**VEND ID:**	**ORLSEN**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
08/17/26	OSA110790			PA 240 - Ad: 94214; Adoption o					$0.00	$727.14
09/14/26	OSA125000			PA 240 - Ad: 113774; 09/15/202					$0.00	$256.84
				TOTALS:					**$0.00**	**$983.98**
BANK:	**OM9019**	**CHECK:**	**1692**	**AMOUNT:**	**$0.78**	**DATE:**	**10/13/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/17/26	OE-EXP-09-2026-24			PA 240 - Aug. postage					$0.00	$0.78
				TOTALS:					**$0.00**	**$0.78**

Midtown Improvement District

October 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70078	AMOUNT:	$3,033.71	DATE:	10/16/26	VEND ID:	BCID	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	ICM2026-12			PA 241 - Sep. ICM - Aquatics					$0.00	$100.19
09/30/26	ICM2026-12			PA 241 - Sep. ICM - Landscapin					$0.00	$2,881.20
09/30/26	ICM2026-12			PA 241 - Sep. ICM - Lighting					$0.00	$21.55
09/30/26	ICM2026-12			PA 241 - Sep. ICM - Reclaimed					$0.00	$30.77
				TOTALS:					**$0.00**	**$3,033.71**
BANK:	**OM-ACH**	**CHECK:**	**70079**	**AMOUNT:**	**$170.00**	**DATE:**	**10/16/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/01/26	8895			PA 241 - Sep. website maint.					$0.00	$170.00
				TOTALS:					**$0.00**	**$170.00**
BANK:	**OM-ACH**	**CHECK:**	**70080**	**AMOUNT:**	**$175.00**	**DATE:**	**10/16/26**	**VEND ID:**	**FLOCOM**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	95662			PA 242 - FY 2027 special distr					$0.00	$175.00
				TOTALS:					**$0.00**	**$175.00**
BANK:	**OM9019**	**CHECK:**	**1693**	**AMOUNT:**	**$2,069.48**	**DATE:**	**10/16/26**	**VEND ID:**	**KUTAK**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/23/26	3815148			PA 241 - Gen. legal thru 08/31					$0.00	$2,069.48
				TOTALS:					**$0.00**	**$2,069.48**
BANK:	**OM9019**	**CHECK:**	**1694**	**AMOUNT:**	**$2,916.63**	**DATE:**	**10/16/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/01/26	DM-09-2026-47			PA 241 - DM fee: Sep. 2026					$0.00	$2,916.63
				TOTALS:					**$0.00**	**$2,916.63**
BANK:	**OM-ACH**	**CHECK:**	**70081**	**AMOUNT:**	**$8,788.00**	**DATE:**	**10/19/26**	**VEND ID:**	**EGIS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	35004			PA 241 - FY 2027 P&C insurance					$0.00	$1,735.00
09/30/26	35004			PA 241 - FY 2027 Crime insuran					$0.00	$500.00
09/30/26	35004			PA 241 - FY 2027 GL insurance					$0.00	$3,604.00
09/30/26	35004			PA 241 - FY 2027 POL insurance					$0.00	$2,949.00
				TOTALS:					**$0.00**	**$8,788.00**
BANK:	**OM-ACH**	**CHECK:**	**70082**	**AMOUNT:**	**$4,174.40**	**DATE:**	**10/21/26**	**VEND ID:**	**OUC**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/02/26	93173-100226			PA 243 - 09/01/2026 - 10/02/20					$0.00	$50.71
10/02/26	93173-100226			PA 243 - 09/01/2026 - 10/02/20					$0.00	$215.16
10/02/26	93173-100226			PA 243 - 09/01/2026 - 10/02/20					$0.00	$3,906.49
10/02/26	93173-100226			PA 243 - 09/01/2026 - 10/02/20					$0.00	$2.04
				TOTALS:					**$0.00**	**$4,174.40**
BANK:	**OM-ACH**	**CHECK:**	**70083**	**AMOUNT:**	**$300.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	8964			PA 243 - Jul. - Sep. ADA audit					$0.00	$300.00
				TOTALS:					**$0.00**	**$300.00**
BANK:	**OM-ACH**	**CHECK:**	**70084**	**AMOUNT:**	**$170.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	9032			PA 243 - Oct. website maint.					$0.00	$170.00
				TOTALS:					**$0.00**	**$170.00**
BANK:	**OM9019**	**CHECK:**	**1695**	**AMOUNT:**	**$1,426.50**	**DATE:**	**10/23/26**	**VEND ID:**	**CEPRA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
08/25/26	O-S10677			PA 243 - Jul. controller 19 ir					$0.00	$1,426.50
				TOTALS:					**$0.00**	**$1,426.50**

Midtown
Improvement District

Work Authorization/Proposed Services

(If applicable)

Midtown
Improvement District

District Financials

Midtown Improvement District

October 2026 Financial Package

October 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 10/31/2026

	General Fund	Capital Projects Fund	Total
Assets			
Current Assets			
General Checking Account	$ 35,249.79		$ 35,249.79
Infrastructure Capital Reserve	43,587.53		43,587.53
Interchange Maintenance Reserve	6,178.19		6,178.19
Accounts Receivable - Due from Developer		$ 9,914.67	9,914.67
Total Current Assets	$ 85,015.51	$ 9,914.67	$ 94,930.18
Total Assets	$ 85,015.51	$ 9,914.67	$ 94,930.18
Liabilities and Net Assets			
Current Liabilities			
Accounts Payable	$ 14,707.29		$ 14,707.29
Due To Other Governmental Units	3,098.43		3,098.43
Accounts Payable		$ 9,914.67	9,914.67
Deferred Revenue		64.61	64.61
Total Current Liabilities	$ 17,805.72	$ 9,979.28	$ 27,785.00
Total Liabilities	$ 17,805.72	$ 9,979.28	$ 27,785.00
Net Assets			
Net Assets - General Government	$ 67,209.79		$ 67,209.79
Current Year Net Assets - General Government	92,990.16		92,990.16
Net Assets - General Government		$ (64.61)	(64.61)
Current Year Net Assets, Unrestricted		-	-
Total Net Assets	$ 160,199.95	$ (64.61)	$ 160,135.34
Total Liabilities and Net Assets	$ 178,005.67	$ 9,914.67	$ 187,920.34

Midtown Improvement District

Statement of Activities

As of 10/31/2026

	General Fund	Capital Projects Fund	Total
Revenues			
Total Revenues	$ -	$ -	$ -
Expenses			
Supervisor Fees	$ 600.00		$ 600.00
Public Officials' Liability Insurance	2,949.00		2,949.00
Web Site Maintenance	170.00		170.00
Dues, Licenses, and Fees	175.00		175.00
General Insurance	3,604.00		3,604.00
Property & Casualty	1,735.00		1,735.00
Other Insurance	500.00		500.00
Landscaping Maintenance & Material	11,715.58		11,715.58
IME - Aquatics Maintenance	100.19		100.19
IME - Landscaping	2,931.21		2,931.21
Pest Control	579.50		579.50
Personnel Leasing Agreement	973.33		973.33
Legal Advertising		$ 64.61	64.61
Total Expenses	$ 26,032.81	$ 64.61	$ 26,097.42
Other Revenues (Expenses) & Gains (Losses)			
Interest Income	$ 252.44		$ 252.44
Total Other Revenues (Expenses) & Gains (Losses)	$ 252.44	$ -	$ 252.44
Change In Net Assets	$ (25,780.37)	$ (64.61)	$ (25,844.98)
Net Assets At Beginning Of Year	$ 92,990.16	$ -	$ 92,990.16
Net Assets At End Of Year	$ 67,209.79	$ (64.61)	$ 67,145.18

Midtown Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Revenues					
Developer Contributions	$ -	$ 47,135.76	$ (47,135.76)	$ 565,629.10	0.00%
Net Revenues	**$ -**	**$ 47,135.76**	**$ (47,135.76)**	**$ 565,629.10**	**0.00%**
General & Administrative Expenses					
Legislative					
Supervisor Fees	$ 600.00	$ 1,000.00	$ (400.00)	$ 12,000.00	5.00%
Financial & Administrative					
Public Officials' Liability Insurance	2,949.00	262.87	2,686.13	3,154.45	93.49%
Trustee Services	-	625.00	(625.00)	7,500.00	0.00%
Management	-	3,125.00	(3,125.00)	37,500.00	0.00%
Engineering	-	2,000.00	(2,000.00)	24,000.00	0.00%
Disclosure	-	416.67	(416.67)	5,000.00	0.00%
Property Appraiser	-	41.68	(41.68)	500.00	0.00%
District Counsel	-	2,500.00	(2,500.00)	30,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	500.00	(500.00)	6,000.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Tax Preparation	-	2.08	(2.08)	25.00	0.00%
Travel and Per Diem	-	25.00	(25.00)	300.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	83.33	(83.33)	1,000.00	0.00%
Copies	-	62.50	(62.50)	750.00	0.00%
Legal Advertising	-	416.67	(416.67)	5,000.00	0.00%
Bank Fees	-	4.00	(4.00)	48.00	0.00%
Miscellaneous	-	416.67	(416.67)	5,000.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	22.50	(22.50)	270.00	0.00%
Web Site Maintenance	170.00	270.00	(100.00)	3,240.00	5.25%
Holiday Decorations	-	83.33	(83.33)	1,000.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	**$ 3,894.00**	**$ 12,582.29**	**$ (8,688.29)**	**$ 150,987.45**	**2.58%**

Midtown Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Field Operations					
Electric Utility Services					
Electric	$ -	$ 250.00	$ (250.00)	$ 3,000.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	1,250.00	(1,250.00)	15,000.00	0.00%
Other Physical Environment					
General Insurance	3,604.00	321.33	3,282.67	3,855.95	93.47%
Property & Casualty Insurance	1,735.00	47.44	1,687.56	569.25	304.79%
Other Insurance	500.00	47.92	452.08	575.00	86.96%
Irrigation Repairs	-	3,783.33	(3,783.33)	45,400.00	0.00%
Landscaping Maintenance & Material	11,715.58	11,715.50	0.08	140,586.00	8.33%
Landscaping Improvements	-	900.00	(900.00)	10,800.00	0.00%
Tree Trimming	-	791.67	(791.67)	9,500.00	0.00%
Flower & Plant Replacement	-	1,266.67	(1,266.67)	15,200.00	0.00%
Contingency	-	833.33	(833.33)	10,000.00	0.00%
Pest Control	579.50	100.00	479.50	1,200.00	48.29%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	100.19	106.00	(5.81)	1,272.00	7.88%
IME - Irrigation Repairs	-	100.00	(100.00)	1,200.00	0.00%
IME - Landscaping	2,931.21	2,931.21	-	35,174.52	8.33%
IME - Lighting	-	40.00	(40.00)	480.00	0.00%
IME - Miscellaneous	-	200.00	(200.00)	2,400.00	0.00%
IME - Water Reclaimed	-	50.00	(50.00)	600.00	0.00%
IME - Landscape Improvements	-	400.00	(400.00)	4,800.00	0.00%
Trail Expenses					
Trail Maintenance	-	1,666.67	(1,666.67)	20,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	333.33	(333.33)	4,000.00	0.00%
Hardscape Maintenance	-	416.67	(416.67)	5,000.00	0.00%
Streetlights	-	5,117.50	(5,117.50)	61,410.00	0.00%
Accent Lighting	-	63.33	(63.33)	760.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	456.67	526.93	(70.26)	6,323.20	7.22%
Personnel Leasing Agreement - Irrigation Specialist	516.66	658.67	(142.01)	7,904.00	6.54%
Reserves					
Infrastructure Capital Reserve	-	703.00	(703.00)	8,436.00	0.00%
Interchange Maintenance Reserve	-	99.64	(99.64)	1,195.73	0.00%
Total Field Operations Expenses	**$ 22,138.81**	**$ 34,720.14**	**$ (12,581.33)**	**$ 416,641.65**	**5.31%**
Total Expenses	**$ 26,032.81**	**$ 47,302.43**	**$ (21,269.62)**	**$ 567,629.10**	**4.59%**
Income (Loss) from Operations	**$ (26,032.81)**	**$ (166.67)**	**$ (25,866.14)**	**$ (2,000.00)**	
Other Income (Expense)					
Interest Income	$ 252.44	$ 166.67	$ 85.77	$ 2,000.00	12.62%
Total Other Income (Expense)	**$ 252.44**	**$ 166.67**	**$ 85.77**	**$ 2,000.00**	**12.62%**
Net Income (Loss)	**$ (25,780.37)**	**$ -**	**$ (25,780.37)**	**$ -**	

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	-	(36,933.75)	132.07	(9,133.00)	35,249.79	
11/1/2026	35,249.79	27,206.83	(27,207.61)	64.61	(13,933.02)	21,380.60	as of 11/15/2026
	Totals	513,869.08	(494,025.55)	196.68	(23,066.02)		

Midtown
Improvement District

Monthly Landscape Report

BERMAN

TASK SERVICE REPORT

Midtown Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 95807

Service Date	10/20/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape maintenance activities throughout the Midtown Improvement District focused on maintaining established landscape conditions, improving seasonal color, supporting turf health, and addressing landscape and irrigation infrastructure needs. Significant seasonal improvements included the preparation of planting beds for fall and holiday annuals, installation of seasonal color, and application of granular fertilizer to turf areas. These activities support the district's appearance and help maintain landscape quality entering the cooler months. Additional attention was directed toward palm maintenance, irrigation controller improvements, and replacement planning for a palm located near the water park along Centerline. These items remain important components of the district's ongoing landscape management program.

OBSERVATIONS / FINDINGS

Turfgrass Management - Fall granular fertilizer applications were reported as completed throughout the district's turf areas. This seasonal application supports turf nutrient availability and helps maintain turfgrass vigor as growth rates begin to moderate with changing temperatures. Routine mowing, edging, and detail maintenance should continue to be adjusted according to actual turf growth, soil moisture conditions, and established contract specifications. Landscape Beds and Seasonal Annuals - Planting bed soil was refreshed in preparation for the installation of fall and holiday annuals. Seasonal plantings were subsequently installed, improving color and visual interest within the maintained landscape. Continued monitoring of annual beds is recommended to evaluate establishment, irrigation coverage, soil moisture, and plant performance. Palms and Ornamental Plantings - Palm maintenance was included in October's reported landscape activities. A palm near the water park on Centerline was also identified for replacement consideration. Irrigation System Management - October correspondence referenced two Midtown irrigation controllers with proposals that were reported as approved. Coordination is needed to verify the completion status of the associated improvements and ensure proper irrigation coverage throughout the affected areas. Irrigation monitoring remains especially important following seasonal annual installations and turf fertilization.

AREAS OF CONCERN

Palm Replacement – Centerline Water Park - A palm located near the water park along Centerline was identified as requiring replacement consideration. The condition and replacement requirements should be reviewed to determine appropriate corrective action, including species selection, installation specifications, and establishment irrigation. Irrigation Controller Improvements - Correspondence during October indicated that proposals associated with two Midtown irrigation controllers had been approved. Completion and operational verification remain necessary to confirm that the proposed improvements have been implemented. Seasonal Landscape Establishment - Newly installed annuals require continued monitoring to maintain uniform growth, color, and overall appearance. Particular attention should be given to irrigation scheduling, planting bed moisture, and early identification of

plant stress. Landscape Replacement and Enhancement Needs - Continued inspections are recommended to identify declining shrubs, ornamental plantings, and palms that may require selective replacement or renovation. Priority should be given to highly visible landscape areas, pedestrian corridors, and district amenities.

RECOMMENDED ACTIONS

The following recommendations are intended to maintain the district's landscape standards and address outstanding maintenance and improvement opportunities. Palm Replacement: Finalize the assessment and replacement recommendations for the palm near the Centerline water park. Coordinate approval, procurement, and installation scheduling as appropriate. Irrigation System Improvements: Confirm the status of the two approved irrigation controller proposals and coordinate completion and system testing. Continue routine irrigation inspections to identify deficiencies in coverage, pressure, and controller programming. Seasonal Annual Maintenance: Monitor newly installed annual beds for proper establishment, plant health, irrigation requirements, and uniform presentation. Replace unsuccessful plant material as needed. Landscape Enhancements: Identify opportunities for selective landscape renovations, shrub replacements, and improvements to high-visibility areas. Prepare enhancement proposals for district review where additional work falls outside the existing maintenance agreement.

ADDITIONAL NOTES

As the Midtown Improvement District transitions into November, landscape management activities will focus on preserving established landscape conditions, supporting seasonal plantings, and completing outstanding improvement initiatives. Routine landscape maintenance will continue in accordance with contractual requirements, with adjustments made for reduced seasonal growth and changing environmental conditions. Particular attention will be directed toward monitoring newly installed annuals, evaluating turfgrass performance following fall fertilization, and maintaining appropriate irrigation schedules. The primary objective remains to provide a consistent, attractive, and professionally maintained landscape throughout the Midtown Improvement District while proactively addressing deficiencies and supporting the long-term sustainability of the district's landscape assets.

Midtown ID Monthly Landscape Report – October 2026









CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Midtown Improvement District Sec 1 - 3 (18)	Oct 1, 2026 1:39:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

SYSTEM STATUS

CLOCK STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Screen is Bad
- ☐ Turn Dials Not Operational
- ☐ Buttons Not Operational
- ☐ Bug Infestation
- ☐ Door Does Not Lock
- ☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

- ☐ Operational
- ☐ Not Operational
- ☐ Weather Station Controlled
- ☐ Installation is in an Incorrect Location
- ■ Needs Wireless Rain Sensor Device
- ☐ Rain Sensor is ON
- ☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

- ■ Pressurized
- ☐ Pump Start
- ☐ Centrifugal
- ☐ Submersible
- ☐ VFD Drive

PUMP STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Pressure Gauge Not Operational
- ☐ Bug Infestation of Control Box
- ☐ Bug Infestation of Pressure Switch
- ☐ Leaks or Drips in System
- ☐ Control Box is in Poor Condition
- ☐ Exposed Electrical Parts
- ☐ Pressure Tank Will Not Maintain Correct Pressure
- ☐ Bladder is Waterlogged
- ☐ Ohms are Not in Proper Range
- ☐ Amperage of Motor is Not in Range
- ☐ Pressure Relief Valve is Not Operational
- ☐ Pressure Switch is Not Operational

	10:00 PM					
	Wednesday, Saturday					

ADDITIONAL COMMENTS

the clock 18 need new rain sensor

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION — ZONES 1 14

Item / Zone →	1	2	3	4	5	8	9	10	11	12	13	14
Zone Type	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays	Sprays
Prog A Run Time	20 min	20 min	–	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min	20 min
Prog B Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Primary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	–
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	–
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	–
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	–
Rain Sensor	–	–	–	0 | 1	–	–	–	–	–	–	–	–
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Microjet Nozzle	–	–	–	–	–	–	–	–	23 | 0	–	–	–
Broken Nozzle	5 | 0	–	7 | 0	6 | 0	7 | 0	7 | 0	–	10 | 0	–	18 | 0	–	–
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Spray Head	–	–	–	–	–	–	–	2 | 0	–	1 | 0	–	–
Broken 12" Spray Head	–	–	–	2 | 0	–	–	–	–	–	1 | 0	–	–
Broken 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	–
Broken Lateral Line	–	–	–	–	–	–	–	–	–	–	–	–
• Lateral Line Size	–	–	–	–	–	–	–	–	–	–	–	–
Solenoid	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	–
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	–
Other	justo change the solenoide .	–	–	rain sensor	–	–	–	–	–	–	–	–
ZONE COMMENTS												
Comments	–	–	–	•	–	–	–	–	–	–	–	–

Left = repaired on-site **Right** = not repaired – = none in that zone • = comment, see Zone Comments below

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION	ZONES 15 28											
Item / Zone →	**15**	**16**	**17**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**28**
Zone Type	Sprays	Sprays	Rotors	Sprays	Sprays	Sprays	Sprays	Sprays	Rotors	Sprays	Sprays	Sprays
Prog A Run Time	20 min	20 min	40 min	20 min	–	20 min	20 min	–	20 min	20 min	20 min	20 min
Prog B Run Time	–	–	–	–	–	–	–	15 min	–	–	–	–
Prog C Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog D Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Prog E Run Time	–	–	–	–	–	–	–	–	–	–	–	–
Primary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Secondary Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
Third Plant Material	–	–	–	–	–	–	–	–	–	–	–	–
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–	–	–	–	–	–	–	–	–
Unclog Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Straighten Head	–	–	–	–	–	–	–	–	–	–	–	–
Misc Repair	–	–	–	–	–	–	–	–	–	–	–	–
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–	–	–	–	–	–	–	–	–
Rain Sensor	–	–	–	–	–	–	–	–	–	–	–	–
Raise Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Lower Head in Turf	–	–	–	–	–	–	–	–	–	–	–	–
Microjet Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Broken Nozzle	17 | 0	17 | 0	–	8 | 0	–	–	–	3 | 0	1 | 0	–	–	–
Broken MP Rotator	–	–	–	–	–	–	–	–	–	–	–	–
Broken Riser	–	–	–	–	–	–	–	–	–	–	–	–
Broken Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Broken 6" Spray Head	–	–	–	1 | 0	–	–	–	–	–	–	–	–
Broken 12" Spray Head	–	–	–	–	–	–	–	2 | 0	–	–	–	–
Broken 6" Rotor	–	–	1 | 0	–	–	–	–	–	–	–	–	–
Broken 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 6" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Leaking 12" Rotor	–	–	–	–	–	–	–	–	–	–	–	–
Broken Drip Line	–	–	–	–	–	–	–	–	–	–	–	–
Broken Lateral Line	–	–	–	–	–	–	–	–	–	–	–	–
• Lateral Line Size	–	–	–	–	–	–	–	–	–	–	–	–
Solenoid	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve	–	–	–	–	–	–	–	–	–	–	–	–
Broken Valve Box	–	–	–	–	–	–	–	–	–	–	–	–
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Spray Head <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 6" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add 12" Rotor <10'	–	–	–	–	–	–	–	–	–	–	–	–
Add Tree Bubbler	–	–	–	–	–	–	–	–	–	–	–	–
Relocate Head	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/Exist. Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
Shrub Riser/New Nozzle	–	–	–	–	–	–	–	–	–	–	–	–
4" to 6" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
6" to 12" Spray Head	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack	–	–	–	–	–	–	–	–	–	–	–	–
Battery Pack RSD	–	–	–	–	–	–	–	–	–	–	–	–
Other	–	–	–	–	–	–	–	–	–	–	–	–
ZONE COMMENTS												
Comments	–	–	–	–	–	–	–	–	–	–	–	–

Left = repaired on-site **Right** = not repaired – = none in that zone ● = comment, see Zone Comments below

Repairs/Faults cell: **repaired** (left) / **not repaired** (right). Upgrades = total recommended. – = none in that zone.

ZONE INFORMATION	ZONES 29 35											
Item / Zone →	**29**	**33**	**34**	**35**	**36**	**37**	**38**	**39**	**40**	**41**	**42**	**43**
Zone Type	Sprays	Sprays	Sprays	Sprays								
Prog A Run Time	20 min	–	–	–								
Prog B Run Time	–	15 min	20 min	20 min								
Prog C Run Time	–	–	–	–								
Prog D Run Time	–	–	–	–								
Prog E Run Time	–	–	–	–								
Primary Plant Material	–	–	–	–								
Secondary Plant Material	–	–	–	–								
Third Plant Material	–	–	–	–								
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–								
Unclog Nozzle	–	–	–	–								
Straighten Head	–	–	–	–								
Misc Repair	–	–	–	–								
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–								
Rain Sensor	–	–	–	–								
Raise Head in Turf	–	–	–	–								
Lower Head in Turf	–	–	–	–								
Microjet Nozzle	–	–	–	–								
Broken Nozzle	–	17 | 0	–	–								
Broken MP Rotator	–	–	–	–								
Broken Riser	–	2 | 0	–	–								
Broken Tree Bubbler	–	–	–	–								
Broken 6" Spray Head	–	1 | 0	–	–								
Broken 12" Spray Head	–	–	–	–								
Broken 6" Rotor	–	–	–	–								
Broken 12" Rotor	–	–	–	–								
Leaking 6" Spray Head	–	–	–	–								
Leaking 12" Spray Head	–	–	–	–								
Leaking 6" Rotor	–	–	–	–								
Leaking 12" Rotor	–	–	–	–								
Broken Drip Line	–	–	–	–								
Broken Lateral Line	–	–	–	–								
• Lateral Line Size	–	–	–	–								
Solenoid	–	–	–	–								
Broken Valve	–	–	–	–								
Broken Valve Box	–	–	–	–								
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–								
Add 12" Spray Head <10'	–	–	–	–								
Add 6" Rotor <10'	–	–	–	–								
Add 12" Rotor <10'	–	–	–	–								
Add Tree Bubbler	–	–	–	–								
Relocate Head	–	–	–	–								
Shrub Riser/Exist. Nozzle	–	–	–	–								
Shrub Riser/New Nozzle	–	–	–	–								
4" to 6" Spray Head	–	–	–	–								
6" to 12" Spray Head	–	–	–	–								
Battery Pack	–	–	–	–								
Battery Pack RSD	–	–	–	–								
Other	–	raiser spray 12 inch	–	–								
ZONE COMMENTS												
Comments	–	–	–	–								

Left = repaired on-site **Right** = not repaired – = none in that zone ● = comment, see Zone Comments below

ZONE COMMENTS

Zone 4 — the clock 18 need new rain sensor

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Midtown Improvement District Sec 1 - 3 (18)	Oct 1, 2026 1:39:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP -LXME2

INSPECTION SUMMARY ALL ZONES

136
TOTAL BROKEN ITEMS

136
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Broken Nozzle	123	123	
Broken Riser	2	2	
Broken 6" Spray Head	5	5	
Broken 12" Spray Head	5	5	
Broken 6" Rotor	1	1	

MAINTENANCE PERFORMED

No maintenance items recorded.

UPGRADES RECOMMENDED

No upgrades recommended.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature