

MIDTOWN MIAMI

**COMMUNITY DEVELOPMENT
DISTRICT**

July 11, 2023

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Midtown Miami Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889

July 4, 2023

ATTENDEES:

Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.

Board of Supervisors
Midtown Miami Community Development District

Dear Board Members:

The Board of Supervisors of the Midtown Miami Community Development District will hold a Regular Meeting on July 11, 2023 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, Suite 132, Miami, Florida 33127. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Documents Relating to the Construction Project on South Block North
 - A. Draft First Amendment to the SBN COREA
 - B. Draft COREA Estoppel
4. Ratification of Resolution 2023-06, Designating a Public Depository for Funds of the Midtown Miami Community Development District and Providing an Effective Date
5. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank
6. Consideration of Resolution 2023-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022
7. Presentation of District Engineer's Annual Trust Indenture Report
8. Discussion: Fiscal Year 2024 Budget
9. Acceptance of Unaudited Financial Statements as of May 31, 2023
10. Approval of May 9, 2023 Regular Meeting Minutes
11. Staff Reports
 - A. Operations Manager: *Deborah Samuel*

- I. Monthly Report
- II. Parking Information
 - Executive Summary
 - Transient Parking Year Over Year Comparison
 - Revenue By Lane Reports
- B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - Memorandum Regarding Required Ethics Training
- C. District Engineer: *Alvarez Engineers, Inc.*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,878 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 8, 2023 at 2:00 PM

○ QUORUM CHECK

SEAT 1	JOSEPH PADULA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	LINDSEY VICHA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ALEX MIRANDA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KIAHNA PEREZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	PIETRO RICCOBONO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 12. Public Comments
- 13. Supervisors' Requests
- 14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Daniel Rom at (561) 909-7930.

Sincerely,



Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

3A

FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL
EASEMENT AGREEMENT
SHOPPES AT MIDTOWN MIAMI
(Miami, Florida)
SOUTH BLOCK NORTH

**FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL
EASEMENT AGREEMENT**

(Shoppes at Midtown Miami, South Block North)

THIS FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT (this “**Amendment**”) is made as of June ___, 2023 by and between **DDR MIAMI AVENUE, LLC**, a Delaware limited liability company (“**Retail Tract Owner**”), the **MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**CDD Tract Owner**”), **MIDTOWN OPPORTUNITIES VIII B LLC**, a Delaware limited liability company (the “**Residential Tract Owner**”), and **MIDTOWN OPPORTUNITIES X B LLC**, a Delaware limited liability company (the “**Air Rights Tract Owner**”; together with Retail Tract Owner, CDD Tract Owner and Residential Tract Owner, collectively, the “**Parties**”) with reference to the following facts:

RECITALS:

A. Retail Tract Owner, CDD Tract Owner, SEB DEVELOPMENT LLC, a Florida limited liability company (Residential Tract Owner’s predecessor-in-interest), and MIAMI AIR LLC, a Florida limited liability company (Air Rights Tract Owner’s predecessor-in-interest), are parties to that certain Construction, Operation and Reciprocal Easement Agreement, dated as of April 29, 2004, recorded in Official Records Book 22349, Page 0566 on May 28, 2004, in the Official Records of Miami-Dade County (the “**COREA**”).

B. The Parties desire to amend the COREA as set forth in this Amendment.

C. All initially capitalized terms used but not defined elsewhere in this Amendment shall have the meanings given such terms in the COREA.

NOW, THEREFORE, with reference to the foregoing, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Retail Tract Owner, Residential Tract Owner, CDD Tract Owner, and Air Rights Tract Owner hereby declare that the COREA is hereby amended to as follows:

1. RESIDENTIAL TRACT. Section 4.1.2 of the COREA is amended as shown below:

4.1.2 Residential Tract. The Residential Tract shall be used and occupied initially for landscaped sidewalks and paths comprising the Initial Residential Improvements, and, a future date, only for residential units, home based offices, ~~non-retail business uses contemplated for live-work space by applicable zoning ordinances, and/or hotel~~ live-work space, hotel, and/or retail space, provided that such retail space is divided into individual units that are, individually, no larger than 5,000 leasable square feet (the “Residential Tract Retail”). Nothing herein shall be deemed to authorize any use that is not permitted by applicable zoning, land use and other Laws.

2. The following provision is hereby added to the COREA as Section 7.6:

“7.6 Restoration of Mortgaged Tract. Notwithstanding anything to the contrary herein including, without limitation, Sections 6.4.1, 7.3.2 and 9.4, no Owner shall be obligated to reconstruct Improvements, on its respective Tract, that are not Complete, and further, any insurance proceeds paid with respect thereto, as a result of a casualty or condemnation, may, at the election of any Mortgagee, be paid directly to such Mortgagee to apply toward restoration of the Residential Improvements or to satisfy any outstanding Mortgage (in whole or in part) on such Tract, as such Mortgagee may elect. From and after the Completion of the Improvements on the Residential Tract and the initial sale of a residential condominium unit, to the extent the provisions of the COREA regarding Residential Tract Owner's right to handling, application and use of casualty and condemnation proceeds with respect to the Residential Improvements are inconsistent with the terms of a condominium declaration that is recorded against the Residential Tract, the terms and provisions of such recorded condominium declaration shall govern with respect to the handling, use and application of such casualty and condemnation proceeds.”

3. **Exhibit “C” – Insurance Schedule.** The following changes are to be made to Exhibit “C” of the COREA:

Section I.G is hereby deleted in its entirety as shown below.

~~G. — Owners Protective Liability Insurance. "Owners Protective Liability Insurance" means excess Professional Liability Insurance over the Professional Liability Insurance limits shown in I.F. above for persons or entities providing engineering, environmental, architectural or legal services with limits to be mutually agreed by the Owners. The Owners Protective Liability Insurance shall inure strictly for the benefit of the Owners.~~

And replaced with the following:

~~“G. Intentionally Deleted.”~~

In Section I.H, the following is hereby added as the new last sentence as shown below:

H. OCIP. "OCIP" means an Owner Controlled Insurance Program through which one or all Owners maintain Liability Insurance, Workers' Compensation Insurance, and/or Builder's Risk Insurance covering all Tract Owners and contractors and subcontractors enrolled in the OCIP. Those Owners, contractors and subcontractors not enrolled in the OCIP must provide coverage as per the insurance policies described in Section II(F) below. If the Owners collectively elect to provide the required Liability Insurance, Workers Compensation Insurance and/or Builder's Risk Insurance policies under a combined OCIP, the premiums therefor will be allocated as follows: (i) Liability Insurance (including umbrella/excess coverage) and Workers Compensation Insurance premiums will

be prorated among the Owners participating in the OCIP based on the ratio of the payroll with respect to construction operations on a respective Owner's Tract (or on another Owner's Tract for which an Owner is responsible) as compared to the total payroll for all construction operations on all Tracts; and (ii) the Builder's Risk Insurance premium, including delayed rental income insurance, will be prorated based on the declared values of each Owner's respective Improvements. Notwithstanding anything in Section I.A to the contrary, if an OCIP is used to provide liability insurance during construction, the combined single limit shall be not less than Eighteen Million Dollars (\$18,000,000) per occurrence.

In Section II.F(1), the first sentence is hereby deleted in its entirety and replaced with the following as shown below:

- (1) Commercial General Liability Insurance. A policy of commercial general liability coverage (most recent edition of ISO occurrence form or equivalent) having a combined single limit of not less than Twenty Five Million Dollars (\$25,000,000) per occurrence and in the aggregate combined single limit for bodily injury property damage, personal injury, product liability and completed operations. Each contractor not covered under an OCIP shall maintain a policy of commercial general liability coverage (most recent edition of ISO occurrence form or equivalent) having a combined single limit of not less than Eighteen Million Dollars (\$18,000,000) per occurrence and in the aggregate combined single limit for bodily injury property damage, personal injury, product liability and completed operations, or such lesser amount required by Owner according to the scope of the Contractor's work. Such limit may be reached by a combination of a primary liability policy of at least One Million Dollars (\$1,000,000) and following form excess and/or umbrella liability insurance such excess and umbrella shall drop down as layers below are exhausted; provided, however, that such drop down or following form coverage shall otherwise comply with all other provisions contained in this Schedule. This policy shall contain a severability of interest clause for all Additional Insureds with no cross suits liability exclusion. Products and completed operations coverage must be maintained for a period of 2 to 5 years after final completion of the work.

IN WITNESS WHEREOF, this Amendment has been fully executed by all parties as of the day and year first above written.

(SIGNATURE PAGES ON FOLLOWING PAGES)

SIGNATURE PAGE TO FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND
RECIPROCAL EASEMENT AGREEMENT

(Shoppes at Midtown Miami, South Block North)

RETAIL TRACT OWNER: **DDR MIAMI AVENUE, LLC**, a Delaware limited liability company

By: Developers Diversified Realty Corporation,
an Ohio Corporation, its sole member

Name: _____ By: _____
Name: David E. Weiss
Title: Vice President

Name: _____

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of June, 2023, by David E. Weiss as Vice President of Developers Diversified Realty Corporation, an Ohio corporation, its sole member of DDR Miami Avenue, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public – State of _____

Notary Print Name

SIGNATURE PAGE TO FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND
RECIPROCAL EASEMENT AGREEMENT

(Shoppes at Midtown Miami, South Block North)

RESIDENTIAL TRACT OWNER: **MIDTOWN OPPORTUNITIES VIIIB LLC**, a
Delaware limited liability company

_____ By: _____
Name: _____ Name: Rene Altamirano
 Title: Manager

Name: _____

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this ____ day of June, 2023, by Rene Altamirano as Manager of Midtown Opportunities VIIIB, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public – State of _____

Notary Print Name

SIGNATURE PAGE TO FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND
RECIPROCAL EASEMENT AGREEMENT

(Shoppes at Midtown Miami, South Block North)

AIR RIGHTS TRACT OWNER: **MIDTOWN OPPORTUNITIES XB LLC**, a
Delaware limited liability company

By: _____

Name: Rene Altamirano

Title: Manager

Name: _____

Name: _____

STATE OF _____)

) ss:

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization on this ____ day of June, 2023, by Rene Altamirano as Manager of
Midtown Opportunities XB, a Delaware limited liability company, on behalf of the company, who
is personally known to me or has produced _____ as identification.

Notary Public – State of _____

Notary Print Name

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

3B

_____, 2023

ESTOPPEL CERTIFICATE

TO: Bank OZK ("Lender")

RE: That certain Construction, Operating and Reciprocal Easement for the Shoppes at Midtown Miami, South Block North, located in Miami, Florida, among **DDR MIAMI AVENUE, LLC**, a Delaware limited liability company ("Retail Tract Owner"), the **MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes ("CDD Tract Owner"), **SEB DEVELOPMENT LLC**, a Florida limited liability company ("Residential Tract Owner"), and **MIAMI AIR LLC**, a Florida limited liability company ("Air Rights Tract Owner"), recorded May 28, 2004, in Book 22349, Page 566, records of Miami-Dade County, Florida ("COREA")

Ladies and Gentlemen:

Each of the undersigned hereby confirms and certifies to Lender as of the date hereof, that to the best of the knowledge of the undersigned, all of the information contained in this certificate is true and correct. The capitalized terms used herein but not otherwise defined shall have the meaning assigned to such term in the COREA.

The following statements are made with the knowledge that the above-named Lender is relying upon them in connection with the decision to finance the acquisition and development (the "Loan") of the real property legally described on the attached Exhibit A and defined in the COREA as the "Residential Tract" (herein, the "Property"), which Property is being acquired by RM DEV VENTURE, LLC, a Delaware limited liability company ("Borrower"), from MIDTOWN OPPORTUNITIES VIIB, LLC, a Delaware limited liability company ("Current Owner"), as successor in interest to the Residential Tract Owner.

Each of the undersigned hereby certifies and represents as follows as of the date of execution of this Estoppel Certificate:

1. The COREA is in full force and effect and a binding obligation of the parties thereto, their successors and assigns.
2. The COREA has not been amended or modified either orally or in writing.
3. The attached form of Asset Transfer form from Current Owner to Borrower is hereby approved, and, following due execution and recordation in the Official Records, shall be effective to transfer all of the Current Owner's rights under the COREA to Borrower.
4. Neither the Property nor the Current Owner are in default under the terms, covenants, conditions, and requirements set forth in the COREA, and no event has occurred which, with the giving of notice or the passage of time, or both, could result in a default. All amounts due, if any, with respect to the Property have been paid through the date hereof and there are no unpaid amounts or liens with respect thereto on the Property.
5. The Retail Tract Owner, the CDD Tract Owner and the Air Rights Tract Owner hereby agree that Lender, in connection with Lender's proposed financing for the acquisition and development of the Property by Borrower, shall be entitled to notice pursuant to Section

11.2 of the COREA upon consummation of such financing, and each of the undersigned agrees to provide to Lender (as Mortgagee) copy of any notice sent to Borrower pursuant to the terms of the COREA, including copy of any notice claiming default by Borrower, or otherwise affecting the Property, at the following address:

BANK OZK
8300 Douglas Avenue
Suite 900
Dallas, Texas 75225
Attention: General Counsel

Bank OZK
6th and Commercial
P.O. Box 196
Ozark, Arkansas 72949
Attn: Regina Barker

with copies to:

WINSTEAD PC
2728 N. Harwood
Suite 500
Dallas, Texas 75201
Attention: Benjamin L. Leffler, Esq.

6. Each undersigned signatory is duly authorized to sign and deliver this Estoppel Certificate on behalf of such undersigned entity.

Each of the undersigned acknowledges that Lender has requested the information contained herein for purposes of confirming and clarifying the status of the COREA, and that Lender and its successors and assigns are entitled to rely on and will rely on the truth and accuracy of the representations made herein.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, each of the undersigned has caused this Estoppel Certificate to be executed and delivered as of the date first written above.

RETAIL TRACT OWNER

DDR MIAMI AVENUE, LLC,
a Delaware limited liability company

By: DEVELOPERS DIVERSIFIED REALTY
CORPORATION,
an Ohio corporation
its sole member

By: _____

Name:

Title:

CDD TRACT OWNER

**MIDTOWN MIAMI COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name:
Title:

AIR RIGHTS TRACT OWNER

MIAMI AIR LLC,
a Florida limited liability company

By: _____
Name:
Title:

CURRENT OWNER

MIDTOWN OPPORTUNITIES VIII B, LLC,
a Delaware limited liability company

By: _____
Name: Rene Altamirano
Title: Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1 - FEE SIMPLE

A portion of Tract E, BUENA VISTA WEST, according to the Plat thereof as recorded in Plat Book 161, at Page 78, of the Public Records of Miami- Dade County, Florida. Said portion being more particularly described as follows:

Begin at the Northeast corner of said Tract E; thence run South 12°12'51" West along the Easterly line of said Tract E for a distance of 284.77 feet to a point; thence run South 88°43'18" West for a distance of 102.84 feet to a point; thence run North 12°12'50" East for a distance of 284.77 feet to a point; thence run North 88°43'18" East for a distance of 102.84 feet to the Point of Beginning. Less and except therefrom any portion lying at or above elevation 62.00' (NGVD). Said parcel lying in and being in the City of Miami, Florida.

AND

A portion of Tract E, BUENA VISTA WEST, according to the Plat thereof as recorded in Plat Book 161, at Page 78, of the Public Records of Miami-Dade County, Florida. Said portion being more particularly described as follows:

Begin at the Northeast corner of said Tract E; thence run South 12°12'51" West along the Easterly line of said Tract E for a distance of 284.77 feet to a point; thence run South 88°43'18" West for a distance of 110.78 feet to a point; thence run North 1°16'42" West for a distance of 276.91 feet to a point; thence run North 88°43'18" East for a distance of 177.23' feet to the Point of Beginning. Less and Except therefrom any portion thereof not lying at or above elevation 62.00' (NGVD) and below elevation 156.00' (NGVD). Said parcel lying in and being in the City of Miami, Florida.

PARCEL 2 - EASEMENT

Non-exclusive easements in favor of Parcel 1 pursuant to that Construction, Operating and Reciprocal Easement Agreement for the Shoppes of Midtown Miami (Miami, Florida) South Block North, recorded in Official Records Book 22349, Page 566.

EXHIBIT B

ASSET TRANSFER FORM

[attached]

Prepared by:
Shawn S. Amual, Esq.
Holland & Knight LLP
701 Brickell Ave., #3300
Miami, Florida 33131

Parcel ID Number: 01-3125-078-0052

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this "Assignment") is made as the ___ day of June 2023, between MIDTOWN OPPORTUNITIES VIII B, LLC, a Delaware limited liability company ("Midtown"), whose address is 600 Brickell Avenue, #2500, Miami, Florida 33131, and RM DEV VENTURE, LLC, a Delaware limited liability company, with an address of _____ ("RM").

WITNESSETH:

A. Midtown has this day conveyed to RM and has agreed to assign the real property described in Exhibit A attached hereto and made a part hereof (the "Property").

B. The Property is subject to that certain Construction, Operation and Reciprocal Easement Agreement dated as of April 29, 2004 and recorded in Official Records Book 22349, Pages 566, of the Public Records of Miami-Dade County, Florida (as amended, the "COREA"). The Property is defined as the "Residential Tract" in the COREA.

C. RM has agreed to assume all the rights, covenants, responsibilities, duties and obligations of the "Residential Tract Owner" as such term is defined in the COREA.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. The recitals to this Assignment are true and correct and are hereby incorporated by reference and made a part hereof.
2. Midtown hereby assigns and RM hereby assumes and agrees to observe all of

the rights, covenants, responsibilities, duties and obligations of the "Residential Tract Owner" pursuant to the COREA arising from and after the date of this Agreement, including, but not limited to, the obligation to maintain the Residential Tract in compliance with the maintenance standards set forth in Section 7 and Exhibit "D" of the COREA.

3. This Assignment shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns, shall be governed by and construed in accordance with the laws of the State of Florida applicable to agreements made and to be wholly performed within said State, and may not be modified or amended in any manner other than by a written agreement signed by the party to be charged therewith.

4. If any term or provision of this Assignment or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Assignment or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Assignment shall be valid and enforced to the fullest extent permitted by law.

[Balance of page intentionally left blank; signature pages follow.]

IN WITNESS WHEREOF, the undersigned have executed this Assignment as of the date first set forth above.

Signed, sealed and delivered in the presence of these witnesses:

MIDTOWN:

MIDTOWN OPPORTUNITIES VIIIIB, LLC, a Delaware limited liability company

(Witness 1 – Signature)

By:_____

Name: Rene Altamirano

Title: Manager

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ___ day of June, 2023, by means of physical presence or online notarization by **Rene Altamirano**, as Manager of **MIDTOWN OPPORTUNITIES VIIIIB, LLC**, a Delaware limited liability company, on behalf of the Company. He (___) is personally known to me or (___) provided a _____ for identification (check one).

NOTARY SEAL:

Notary Public, STATE OF FLORIDA

My Commission Expires:_____

My Commission Number is:_____

Signed, sealed and delivered in the presence of these witnesses:

RM:

RM DEV VENTURE , LLC, a Delaware limited liability company

(Witness 1 – Signature)

By: _____

Name: _____

(Witness 1 – Printed Name)

Title: _____

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of June, 2023, by means of physical presence or online notarization by _____, as _____ of **RM DEV VENTURE, LLC**, a Delaware limited liability company, on behalf of the Company. He/She (___) is personally known to me or (___) provided a _____ for identification (check one).

NOTARY SEAL:

Notary Public, STATE OF _____
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE
PROPERTY

PARCEL 1 - FEE SIMPLE

A portion of Tract E of BUENA VISTA WEST, according to the plat thereof, as recorded in Plat Book 161, at Page 78 of the Public Records of Miami-Dade County, Florida as more particularly described more particularly described as follows:

A portion of Tract E, BUENA VISTA WEST, according to the Plat thereof as recorded in Plat Book 161, at Page 78 , of the Public Records of Miami- Dade County, Florida. Said portion being more particularly described as follows:

Begin at the Northeast corner of said Tract E; thence run South 12° 12'51" West along the Easterly line of said Tract E for a distance of 284.77 feet to a point; thence run South 88°43'18" West for a distance of 102.84 feet to a point; thence run North 12°12'50" East for a distance of 284.77 feet to a point; thence run North 88°43'18" East for a distance of 102.84 feet to the Point of Beginning. Less and except therefrom any portion lying at or above elevation 62.00' (NGVD). Said parcel lying in and being in the City of Miami, Florida.

AND

A portion of Tract E, BUENA VISTA WEST, according to the Plat thereof as recorded in Plat Book 161, at Page 78 , of the Public Records of Miami-Dade County, Florida. Said portion being more particularly described as follows:

Begin at the Northeast corner of said Tract E; thence run South 12°12'51" West along the Easterly line of said Tract E for a distance of 284.77 feet to a point; thence run South 88°43' 18" West for a distance of 1 10.78 feet to a point; thence run North 1° 16'42" West for a distance of 276.91 feet to a point; thence run North 88°43'18" East for a distance of 177.23' feet to the Point of Beginning. Less and Except therefrom any portion thereof not lying at or above elevation 62.00' (NGVD) and below elevation 156.00' (NGVD). Said parcel lying in and being in the City of Miami, Florida.

PARCEL 2 – EASEMENT

Non-exclusive easements in favor of Parcel 1 pursuant to that Construction, Operating and Reciprocal Easement Agreement for the Shoppes of Midtown Miami (Miami, Florida) South Block North, recorded in Official Records Book 22349, Page 566.

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Midtown Miami Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires to designate a public depository for the District funds.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT THAT:

1. DESIGNATION OF PUBLIC DEPOSITORY. Truist Bank is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District’s Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District’s official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District’s Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

2. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**MIDTOWN MIAMI COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

5

**Midtown Miami
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Midtown Miami Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
FINANCIAL SECTION	
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Proprietary Fund Financial Statements:	
Statement of Net Position – Parking Garage Fund	17
Statement of Revenues, Expenses and Changes in Fund Net Position – Parking Garage Fund	18
Statement of Cash Flows – Parking Garage Fund	19-20
Notes to Financial Statements	21-37
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	38-39
MANAGEMENT LETTER	40-43
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	44



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Midtown Miami Community Development District
Miami Dade County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities, business-type activities and each major fund of Midtown Miami Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities and each major fund of Midtown Miami Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Fort Pierce / Stuart

To the Board of Supervisors
Midtown Miami Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Midtown Miami Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 28, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Midtown Miami Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2023

Midtown Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

Management's discussion and analysis of Midtown Miami Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental and enterprise funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources. The enterprise funds financial statements provide information on all asset and liabilities of these funds, changes in economic resources (revenues and expenses) and total economic resources.

**Midtown Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. For enterprise funds a statement of net position, a statement of revenues and expenses, and changes in fund net position and a statement of cash flows are presented. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. Transactions between the different functions of the District have been eliminated in the **statement of activities** in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2022.

- The District's total liabilities exceeded total assets and deferred outflows of resources by \$(9,147,020) (net position). Total net position was \$1,981,338 for governmental activities and \$(11,128,358) for business-type activities. Unrestricted net position for governmental activities was \$2,587,229 and business-type activities was \$6,541,151. Restricted net position for governmental activities was \$1,935,306. Net investment in capital assets for governmental activities was \$(2,541,197) and for business-type activities was \$(17,669,509).
- Governmental activities revenues and transfers totaled \$6,146,208 while governmental activities expenses totaled \$4,465,385. Business-type activities revenues totaled \$8,972,363 while business-type activities expenses and transfers totaled \$9,485,304.

**Midtown Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District. It is not intended to be a complete presentation of government-wide financial activity.

	Net Position					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current assets	\$ 3,279,220	\$ 2,308,500	\$ 6,544,239	\$ 7,557,990	\$ 9,823,459	\$ 9,866,490
Restricted assets	2,801,246	1,984,077	1,482,911	1,534,610	4,284,157	3,518,687
Capital assets	16,535,694	17,529,455	30,446,634	32,069,987	46,982,328	49,599,442
Total Assets	<u>22,616,160</u>	<u>21,822,032</u>	<u>38,473,784</u>	<u>41,162,587</u>	<u>61,089,944</u>	<u>62,984,619</u>
Deferred outflows	-	-	98,857	105,636	98,857	105,636
Current liabilities	1,524,390	1,488,341	3,556,931	3,503,122	5,081,321	4,991,463
Non-current liabilities	19,110,432	20,033,176	46,144,068	48,380,519	65,254,500	68,413,695
Total Liabilities	<u>20,634,822</u>	<u>21,521,517</u>	<u>49,700,999</u>	<u>51,883,641</u>	<u>70,335,821</u>	<u>73,405,158</u>
Net investment in capital assets	(2,541,197)	(2,430,180)	(17,669,509)	(18,234,377)	(20,210,706)	(20,664,557)
Net position - restricted	1,935,306	568,593	-	-	1,935,306	568,593
Net position - unrestricted	<u>2,587,229</u>	<u>2,162,102</u>	<u>6,541,151</u>	<u>7,618,960</u>	<u>9,128,380</u>	<u>9,781,062</u>
Total Net Position	<u>\$ 1,981,338</u>	<u>\$ 300,515</u>	<u>\$ (11,128,358)</u>	<u>\$ (10,615,417)</u>	<u>\$ (9,147,020)</u>	<u>\$ (10,314,902)</u>

The decrease for current assets for business type activities is related to the decrease in internal balances in the current year.

The decrease in restricted assets for business type activities is related to the decrease in reserve account investments in the current year.

The decrease in capital assets for governmental activities and business-type activities was primarily due to current year depreciation.

The decrease in governmental and business-type activities total liabilities is primarily the result of principal payments made in the current year.

**Midtown Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented at the government-wide level for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

	Change in Net Position					
	Governmental Activities		Business-type Activities		Totals	
	2022	2021	2022	2021	2022	2021
Program Revenues						
Charges for services	\$ 4,748,758	\$ 3,812,523	\$ 4,325,595	\$ 3,918,232	\$ 9,074,353	\$ 7,730,755
Operating grants and contributions	-	-	4,697,106	4,698,906	4,697,106	4,698,906
General Revenues						
Intergovernmental revenues	1,590	1,590	-	-	1,590	1,590
Investments earnings	(32,636)	(2,510)	(51,026)	(3,787)	(83,662)	(6,297)
Miscellaneous revenues	2,002	4,566	688	752	2,690	5,318
Total Revenues	<u>4,719,714</u>	<u>3,816,169</u>	<u>8,972,363</u>	<u>8,614,103</u>	<u>13,692,077</u>	<u>12,430,272</u>
Expenses						
General government	201,303	189,274	-	-	201,303	189,274
Physical environment	3,214,865	3,102,764	-	-	3,214,865	3,102,764
Interest and other charges	1,049,217	1,086,688	-	-	1,049,217	1,086,688
Parking garage	-	-	8,058,810	7,942,361	8,058,810	7,942,361
Total Expenses	<u>4,465,385</u>	<u>4,378,726</u>	<u>8,058,810</u>	<u>7,942,361</u>	<u>12,524,195</u>	<u>12,321,087</u>
Transfers	<u>1,426,494</u>	<u>974,788</u>	<u>(1,426,494)</u>	<u>(974,788)</u>	<u>-</u>	<u>-</u>
Change in Net Position	1,680,823	412,231	(512,941)	(303,046)	1,167,882	109,185
Net Position - Beginning of Year	<u>300,515</u>	<u>(111,716)</u>	<u>(10,615,417)</u>	<u>(10,312,371)</u>	<u>(10,314,902)</u>	<u>(10,424,087)</u>
Net Position - End of year	<u>\$ 1,981,338</u>	<u>\$ 300,515</u>	<u>\$ (11,128,358)</u>	<u>\$ (10,615,417)</u>	<u>\$ (9,147,020)</u>	<u>\$ (10,314,902)</u>

The increase in transfers is related to the increased budget deficit in the debt service fund.

The increase in parking garage expenses is related to more credit card fees and repairs in the current year.

The increase in governmental activities physical environment is related to increased maintenance expenses in the current year.

**Midtown Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022.

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Infrastructure	\$ 951,346	\$ -	\$ 951,346
Machinery and equipment	244,630	820,759	1,065,389
Building and improvements	30,743,784	63,555,028	94,298,812
Less: accumulated depreciation	<u>(15,404,066)</u>	<u>(33,929,153)</u>	<u>(49,333,219)</u>
Total Capital Assets (Net)	<u>\$ 16,535,694</u>	<u>\$ 30,446,634</u>	<u>\$ 46,982,328</u>

The current year activity for governmental activities was equipment additions of \$72,856, and depreciation of \$1,066,617. In business-type activities, depreciation was \$2,145,606 and additions to equipment were \$522,253.

General Fund Budgetary Highlights

Actual expenditures were less than the budget primarily due to lower security services and consulting services expenditures than anticipated.

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In May 2014, the District issued \$26,970,000 Special Assessment Refunding Bonds Series 2014B. These bonds were issued to refund the Series 2004B Bonds. The balance outstanding at September 30, 2022 was \$20,380,000.

**Midtown Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

Business-type Activities debt includes the following:

- In May 2014, the District issued \$64,875,000 Series 2014A Special Assessment and Revenue Refunding Bonds to refund the Series 2004 Bonds. The balance outstanding at September 30, 2022 was \$49,215,000.

Economic Factors and Next Year's Budget

Midtown Miami Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Midtown Miami Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Midtown Miami Community Development District, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Midtown Miami Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets			
Cash	\$ 4,441,931	\$ 4,169,422	\$ 8,611,353
Accounts receivable	1,661	18,224	19,885
Assessments receivable	735,465	-	735,465
Prepaid expenses	58,997	393,459	452,456
Deposits	4,300	-	4,300
Internal balances	(1,963,134)	1,963,134	-
Total Current Assets	3,279,220	6,544,239	9,823,459
Non-Current Assets			
Restricted assets			
Investments	2,801,246	1,482,911	4,284,157
Capital assets, being depreciated			
Infrastructure	951,346	-	951,346
Buildings and improvements	30,743,784	63,555,028	94,298,812
Machinery and equipment	244,630	820,759	1,065,389
Less: Accumulated depreciation	(15,404,066)	(33,929,153)	(49,333,219)
Total Non-Current Assets	19,336,940	31,929,545	51,266,485
Total Assets	22,616,160	38,473,784	61,089,944
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amount on refunding, net	-	98,857	98,857
LIABILITIES			
Current Liabilities			
Accounts payable and accrued expenses	160,763	251,028	411,791
Due to developer	75	-	75
Unearned revenues	-	5,215	5,215
Bonds payable	945,000	2,290,000	3,235,000
Accrued interest	418,552	1,010,688	1,429,240
Total Current Liabilities	1,524,390	3,556,931	5,081,321
Non-Current Liabilities			
Bonds payable, net	19,110,432	46,144,068	65,254,500
Total Liabilities	20,634,822	49,700,999	70,335,821
NET POSITION			
Net investment in capital assets	(2,541,197)	(17,669,509)	(20,210,706)
Restricted for debt service	1,935,306	-	1,935,306
Unrestricted	2,587,229	6,541,151	9,128,380
Total Net Position	\$ 1,981,338	\$ (11,128,358)	\$ (9,147,020)

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position		Total
		Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-type Activities	
Primary government						
Governmental Activities						
General government	\$ (201,303)	\$ 236,145	\$ -	\$ 34,842	\$ -	\$ 34,842
Physical environment	(3,214,865)	2,688,594	-	(526,271)	-	(526,271)
Interest and other charges	(1,049,217)	1,824,019	-	774,802	-	774,802
Total Governmental Activities	<u>(4,465,385)</u>	<u>4,748,758</u>	<u>-</u>	<u>283,373</u>	<u>-</u>	<u>283,373</u>
Business-type Activities						
Parking garage	<u>(8,058,810)</u>	<u>4,325,595</u>	<u>4,697,106</u>	<u>-</u>	<u>963,891</u>	<u>963,891</u>
Total Primary Government	<u>\$ (12,524,195)</u>	<u>\$ 9,074,353</u>	<u>\$ 4,697,106</u>	<u>283,373</u>	<u>963,891</u>	<u>1,247,264</u>
General Revenues and Transfers						
Miscellaneous revenues				2,002	688	2,690
Intergovernmental revenues				1,590	-	1,590
Investment earnings				(32,636)	(51,026)	(83,662)
Transfers				1,426,494	(1,426,494)	-
Total General Revenues and Transfers				<u>1,397,450</u>	<u>(1,476,832)</u>	<u>(79,382)</u>
Change in Net Position				<u>1,680,823</u>	<u>(512,941)</u>	<u>1,167,882</u>
Net Position - October 1, 2021				<u>300,515</u>	<u>(10,615,417)</u>	<u>(10,314,902)</u>
Net Position - September 30, 2022				<u>\$ 1,981,338</u>	<u>\$ (11,128,358)</u>	<u>\$ (9,147,020)</u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	2014 Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 4,441,931	\$ -	\$ 4,441,931
Accounts receivable	1,661	-	1,661
Assessments receivable	633,113	102,352	735,465
Due from other funds	-	428,801	428,801
Prepaid expenses	58,997	-	58,997
Deposits	4,300	-	4,300
Restricted assets			
Investments, at fair value	-	2,801,246	2,801,246
Total Assets	\$ 5,140,002	\$ 3,332,399	\$ 8,472,401
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities			
Accounts payable and accrued expenses	\$ 160,763	\$ -	\$ 160,763
Due to other funds	2,391,935	-	2,391,935
Due to developer	75	-	75
Total Liabilities	2,552,773	-	2,552,773
 Deferred Inflows of Resources			
Unavailable revenues	634,230	94,230	728,460
 Fund Balances			
Nonspendable-prepaid expenses/deposits	63,297	-	63,297
Restricted - debt service	-	3,238,169	3,238,169
Unassigned	1,889,702	-	1,889,702
Total Fund Balances	1,952,999	3,238,169	5,191,168
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 5,140,002	\$ 3,332,399	\$ 8,472,401

See accompanying notes to financial statements.

Midtown Miami Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 5,191,168
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$951,346, buildings and improvements, \$30,743,784, and machinery and equipment, \$244,630, net of accumulated depreciation, \$(15,404,066) used in governmental activities are not current financial resources and; therefore, are not reported at the governmental fund level.	16,535,694
Certain special assessment receivables were not collected within 60 days of year end and thus, are not current financial resources in the current period and; therefore, are reported as deferred inflows of resources at the governmental fund level.	728,460
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported at the governmental fund level.	(20,380,000)
Bond discount, \$510,035, net of accumulated amortization, \$(185,467), are recorded as expenditures at the fund level, and are netted against bonds payable and amortized over the life of the bonds at the government wide level.	324,568
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the governmental fund level.	<u>(418,552)</u>
Net Position of Governmental Activities	<u><u>\$ 1,981,338</u></u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	2014 Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 2,199,285	\$ 1,824,019	\$ 4,023,304
Intergovernmental revenues	1,590	-	1,590
Miscellaneous revenues	5	-	5
Investment earnings	815	(33,451)	(32,636)
Total Revenues	<u>2,201,695</u>	<u>1,790,568</u>	<u>3,992,263</u>
Expenditures			
Current			
General government	188,685	12,618	201,303
Physical environment	2,148,248	-	2,148,248
Capital outlay	72,856	-	72,856
Debt service			
Principal	-	905,000	905,000
Interest	-	1,042,987	1,042,987
Total Expenditures	<u>2,409,789</u>	<u>1,960,605</u>	<u>4,370,394</u>
Excess of revenues over/(under) expenditures	<u>(208,094)</u>	<u>(170,037)</u>	<u>(378,131)</u>
Other Financing Sources/(Uses)			
Insurance proceeds	1,997	-	1,997
Transfers in	-	1,426,494	1,426,494
Total Other Financing Sources/(Uses)	<u>1,997</u>	<u>1,426,494</u>	<u>1,428,491</u>
Net Change in Fund Balances	<u>(206,097)</u>	<u>1,256,457</u>	<u>1,050,360</u>
Fund Balances - October 1, 2021	<u>2,159,096</u>	<u>1,981,712</u>	<u>4,140,808</u>
Fund Balances - September 30, 2022	<u>\$ 1,952,999</u>	<u>\$ 3,238,169</u>	<u>\$ 5,191,168</u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds \$ 1,050,360

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures at the fund level. However, at the government-wide level the cost of those assets is allocated over the estimated useful lives as depreciation. This is the amount that depreciation, \$(1,066,617), exceeded capital outlay, \$72,856 in the current year. (993,761)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 16,026

Bond discount is amortized over the life of the debt at the government-wide level. This is the accumulated amortization in the current period. (22,256)

Revenues in the Statement of Activities that do not provide current financial resources are reported as deferred inflows of resources at the fund level. This is the change in deferred inflows of resources in the current period. 725,454

Repayments of bond principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position. 905,000

Change in Net Position of Governmental Activities \$ 1,680,823

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 2,827,689	\$ 2,827,689	\$ 2,199,285	\$ (628,404)
Intergovernmental revenues	-	-	1,590	1,590
Miscellaneous revenues	-	-	5	5
Interest earnings	708	708	815	107
Total Revenues	<u>2,828,397</u>	<u>2,828,397</u>	<u>2,201,695</u>	<u>(626,702)</u>
Expenditures				
Current				
General government	288,353	288,353	188,685	99,668
Physical environment	2,402,044	2,402,044	2,148,248	253,796
Capital outlay	138,000	138,000	72,856	65,144
Total Expenditures	<u>2,828,397</u>	<u>2,828,397</u>	<u>2,409,789</u>	<u>418,608</u>
Excess of revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>(208,094)</u>	<u>(208,094)</u>
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>-</u>	<u>1,997</u>	<u>1,997</u>
Net Change in Fund Balances	-	-	(206,097)	(206,097)
Fund Balance - October 1, 2021	<u>-</u>	<u>-</u>	<u>2,159,096</u>	<u>2,159,096</u>
Fund Balance - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,952,999</u>	<u>\$ 1,952,999</u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF NET POSITION - PARKING GARAGE FUND
September 30, 2022

ASSETS	
Current Assets	
Cash	\$ 4,169,422
Accounts receivable	18,224
Due from other funds	1,963,134
Prepaid expenses	393,459
Total Current Assets	<u>6,544,239</u>
Non-Current Assets	
Restricted Assets	
Investments	1,482,911
Capital Assets, Being Depreciated	
Buildings and improvements	63,555,028
Machinery and equipment	820,759
Less: accumulated depreciation	<u>(33,929,153)</u>
Total Non-Current Assets	<u>31,929,545</u>
Total Assets	<u>38,473,784</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>98,857</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	251,028
Accrued interest	1,010,688
Unearned revenues	5,215
Bonds payable	2,290,000
Total Current Liabilities	<u>3,556,931</u>
Non-Current Liabilities	
Bonds payable, net	<u>46,144,068</u>
Total Liabilities	<u>49,700,999</u>
NET POSITION	
Net investment in capital assets	(17,669,509)
Unrestricted	<u>6,541,151</u>
Total Net Position	<u><u>\$ (11,128,358)</u></u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN FUND NET POSITION - PARKING GARAGE FUND
For the Year Ended September 30, 2022

Operating Revenues:	
Charges for services	
Parking	<u>\$ 4,325,595</u>
Operating Expenses:	
General and administrative expenses	438,599
Parking garage	2,934,208
Depreciation	<u>2,145,606</u>
Total Operating Expenses	<u>5,518,413</u>
Operating Income/(Loss)	<u>(1,192,818)</u>
Non-Operating Revenues/(Expenses):	
Intergovernmental revenues	4,697,106
Interest expense	(2,540,397)
Investment earnings	(51,026)
Miscellaneous revenues	<u>688</u>
Total Non-Operating Revenues/(Expenses)	<u>2,106,371</u>
Income/(loss) before contributions and transfers	913,553
Transfers	
Transfers out	<u>(1,426,494)</u>
Change in Net Position	(512,941)
Net Position - October 1, 2021	<u>(10,615,417)</u>
Net Position - September 30, 2022	<u><u>\$ (11,128,358)</u></u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF CASH FLOWS - PARKING GARAGE FUND
For the Year Ended September 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers	\$ 4,335,129
Payments to suppliers for goods and services	(1,426,861)
Payments to employees for services	(438,599)
Net Cash Provided By Operating Activities	2,469,669
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchases of capital assets	(522,253)
Bond principal payments	(2,195,000)
Bond interest payments	(2,518,937)
Net Cash Used By Capital and Related Financing Activities	(5,236,190)
 CASH FLOWS FROM NON CAPITAL FINANCING ACTIVITIES	
Receipts from intergovernmental revenues	4,697,794
Transfers	(1,426,494)
Net Cash Provided by Non Capital Financing Activities	3,271,300
 CASH FLOWS FROM INVESTING ACTIVITIES	
Sale of investments	3,539,831
Purchase of investments	(3,488,132)
Investment earnings	(51,026)
Net Cash Provided By Investing Activities	673
Net increase in cash and cash equivalents	505,452
Cash and equivalents - October 1, 2021	3,663,970
Cash and equivalents - September 30, 2022	\$ 4,169,422

See accompanying notes to financial statements.

Midtown Miami Community Development District
STATEMENT OF CASH FLOWS - PARKING GARAGE FUND
For the Year Ended September 30, 2022

**RECONCILIATION OF OPERATING LOSS TO NET
CASH PROVIDED BY OPERATING ACTIVITIES**

Operating income/(loss)	\$ (1,192,818)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation expense	2,145,606
Increase in accounts receivable	9,534
Increase in prepaid expenses	3,071
Decrease in accounts payable and accrued expenses	(2,322)
Decrease in due from other funds	<u>1,506,598</u>
 Net Cash Provided By Operating Activities	 <u><u>\$ 2,469,669</u></u>

See accompanying notes to financial statements.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting Entity

The District was established on December 26, 2003, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 03-271 of the Board of County Commissioners of Miami-Dade County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Midtown Miami Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Midtown Miami Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

Enterprise Funds

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Enterprise Funds (Continued)

In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund operating statements present increases (revenues) and decreases (expenses) in total net position. Enterprise fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment earnings, result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as other financing sources.

Amounts paid to reduce long-term indebtedness are reported as a reduction of the related liabilities, rather than as an expense.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 2014B – Accounts for debt service requirements to retire the special assessment refunding bonds which were issued to refund and retire the Series 2004B bonds. The bonds are secured by a pledge of the pledged revenues, consisting of all revenue received by the District from special assessments levied and collected on all or a portion of the District lands with respect to the Series 2014B Bonds.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Enterprise Major Fund

Parking Garage Fund – The Parking Garage Fund accounts for the operations of the parking garages, which are funded by proceeds from operations of these facilities, including parking fees.

c. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Chapter 280.02, Florida Statutes.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include buildings and improvements, equipment and construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements	30 years
Infrastructure	30 years
Machinery and equipment	6-20 years

d. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity
(Continued)**

f. Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in this category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is unavailable and recognized as an inflow of resources in the period that amounts become available.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$5,191,168, differs from “net position” of governmental activities, \$1,981,338, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (construction in progress) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 951,346
Buildings and improvements	30,743,784
Machinery and equipment	244,630
Accumulated depreciation	<u>(15,404,066)</u>
Total	<u>\$ 16,535,694</u>

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the government in the governmental funds due to special assessment receivables. Governmental funds financial statements report revenues which are measurable but not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual on government-wide financial statements.

Unavailable revenues	\$ <u>728,460</u>
----------------------	-------------------

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ <u>(20,380,000)</u>
---------------	------------------------

Bond discount

Bond discount, net of accumulated amortization, are recorded as expenditures at the fund level, and are netted against bonds payable and amortized over the life of the bonds.

Bond discount	\$ 510,035
Accumulated amortization	<u>(185,467)</u>
Net bond discount	<u>\$ 324,568</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(418,552)</u>
------------------	---------------------

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$1,050,360, differs from the “change in net position” for governmental activities, \$1,680,823, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation		\$ (1,066,617)
Capital outlay		<u>72,856</u>
	Total	<u>\$ (993,761)</u>

Long-term debt transactions

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>16,026</u>
--	------------------

Bond discount is amortized as a component of interest expense over the life of the debt at the government wide level. This is the current year amortization.

Bond discount amortization	\$ <u>(22,256)</u>
----------------------------	--------------------

Repayments of bond principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ <u>905,000</u>
-------------------------	-------------------

Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$ <u>725,454</u>
---	-------------------

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. The District does, however, follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balances were \$8,933,115 and the carrying values were \$8,609,353. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligation	14 Days *	\$ 2,577,700
Certificates of Deposit	4/2024-6/2024	1,706,457
Total		\$ 4,284,157

* Weighted Average Maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

The investments in First American Government Obligation and Certificates of Deposit listed above are level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The First American Government Obligation was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in First American Government Obligation represents 40% of the District's total investments and the investments in Certificates of Deposit represent 60%.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended.

NOTE D – CAPITAL ASSETS

Capital Asset activity for governmental activities for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets				
Infrastructure	\$ 951,346	\$ -	\$ -	\$ 951,346
Building and improvements	30,743,784	-	-	30,743,784
Machinery and equipment	171,774	72,856	-	244,630
Total Capital Assets	<u>31,866,904</u>	<u>72,856</u>	<u>-</u>	<u>31,939,760</u>
Less accumulated depreciation for:				
Infrastructure	(10,570)	(31,712)	-	(42,282)
Building improvements	(14,232,908)	(1,024,792)	-	(15,257,700)
Machinery and equipment	(93,971)	(10,113)	-	(104,084)
Total Accumulated Depreciation	<u>(14,337,449)</u>	<u>(1,066,617)</u>	<u>-</u>	<u>(15,404,066)</u>
Governmental activities capital assets	<u>\$ 17,529,455</u>	<u>\$ (993,761)</u>	<u>\$ -</u>	<u>\$ 16,535,694</u>

Depreciation of \$1,066,617 was charged to physical environment.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – CAPITAL ASSETS (CONTINUED)

The following is a summary of changes in the Parking Garage Fund capital assets for the year ended September 30, 2022.

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Business-type Activities:</u>				
Capital assets, being depreciated:				
Building and improvements	\$ 63,555,028	\$ -	\$ -	\$ 63,555,028
Machinery and equipment	298,506	522,253	-	820,759
Total Capital Assets, Being Depreciated	<u>63,853,534</u>	<u>522,253</u>	<u>-</u>	<u>64,375,787</u>
Less accumulated depreciation for:				
Building and improvements	(31,664,901)	(2,118,501)	-	(33,783,402)
Machinery and equipment	(118,646)	(27,105)	-	(145,751)
Total Accumulated Depreciation	<u>(31,783,547)</u>	<u>(2,145,606)</u>	<u>-</u>	<u>(33,929,153)</u>
Total Capital Assets Being Depreciated, Net	<u>\$ 32,069,987</u>	<u>\$ (1,623,353)</u>	<u>\$ -</u>	<u>\$ 30,446,634</u>

Depreciation of \$2,145,606 was charged to parking garage.

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2022:

	Balance October 1, 2021	Additions	Reductions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Bonds payable:				
Series 2014B	\$ 21,285,000	\$ -	\$ (905,000)	\$ 20,380,000
Series 2014B Bond Discount	(346,824)	-	22,256	(324,568)
Bonds Payable, Net	<u>\$ 20,938,176</u>	<u>\$ -</u>	<u>\$ (882,744)</u>	<u>\$ 20,055,432</u>
<u>Business-Type Activities:</u>				
Bonds payable:				
Series 2014A	\$ 51,410,000	\$ -	\$ (2,195,000)	\$ 49,215,000
Series 2014A Bond Discount	(834,482)	-	53,550	(780,932)
Bonds Payable, Net	<u>\$ 50,575,518</u>	<u>\$ -</u>	<u>\$ (2,141,450)</u>	<u>\$ 48,434,068</u>

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Bonds

\$26,970,000 Special Assessment Refunding, Series 2014B due in annual principal installments, beginning May 1, 2016. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at rates of 4.25% to 5%.

\$ 20,380,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>Year Ending September 30,</u>	Governmental Activities		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 945,000	\$ 1,004,526	\$ 1,949,526
2024	985,000	964,362	1,949,362
2025	1,035,000	922,500	1,957,500
2026	1,085,000	870,750	1,955,750
2027	1,145,000	816,500	1,961,500
2028-2032	6,650,000	3,164,250	9,814,250
2033-2037	<u>8,535,000</u>	<u>1,322,750</u>	<u>9,857,750</u>
Totals	<u>\$ 20,380,000</u>	<u>\$ 9,065,638</u>	<u>\$ 29,445,638</u>

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2014B Reserve Account is funded from the proceeds of the Series 2014B Bond in an amount equal to the lesser of 10% of the outstanding principal amount of the Bonds or the total principal and interest payments for the calendar year. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture. Reserve fund requirements as of September 30, 2022 are as follows:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Bonds, Series 2014B	<u>\$ 966,741</u>	<u>\$ 978,541</u>

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt for Business-type Activities is comprised of the following:

Special Assessment and Revenue Bonds

\$64,875,000 Special Assessment and Revenue Refunding Bonds, Series 2014A due in annual principal installments, beginning May 1, 2015. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at rates of 4.25% to 5%.

\$ 49,215,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Business-type Activities		
	Principal	Interest	Total
2023	\$ 2,290,000	\$ 2,425,650	\$ 4,715,650
2024	2,390,000	2,328,325	4,718,325
2025	2,500,000	2,226,750	4,726,750
2026	2,630,000	2,101,750	4,731,750
2027	2,765,000	1,970,250	4,735,250
2028-2032	16,060,000	7,631,750	23,691,750
2033-2037	20,580,000	3,190,000	23,770,000
Totals	\$ 49,215,000	\$ 21,874,475	\$ 71,089,475

**Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

SUMMARY OF SIGNIFICANT BONDS RESOLUTION TERMS AND COVENANTS

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2014A Reserve Account is funded from the proceeds of the Series 2014A Bond in an amount equal to the lesser of 10% of the outstanding principal amount of the Bonds or the total principal and interest payments for the calendar year. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture. Reserve fund requirements as of September 30, 2022 are as follows:

	Reserve Balance	Reserve Requirement
Special Assessment and Revenue Bonds, Series 2014A	\$ 1,000,190	\$1,000,000

NOTE F – ECONOMIC DEPENDENCY AND RELATED PARTIES

Part of the District’s special assessment revenue comes from the Developers. A change in developers may have a materially adverse effect on the District’s operations unless replaced with a developer of equal or greater credit worthiness. At September 30, 2022, the developers held the majority of the assessable property located within District boundaries.

In addition to the aforementioned economic dependency, the Board of Supervisors include employees of the Developers. During the fiscal year ended September 30, 2022, payments to the developers totaled \$535.

Midtown Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. For the year ended September 30, 2022, the District held insurance policies with aggregate general liability coverage of \$1,000,000. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE H – INTERFUND ACTIVITY

Interfund balances at September 30, 2022, consisted of the following:

Receivable Fund	Payable Funds
Governmental Funds:	Governmental Funds:
	General Fund
2014 Debt Service Fund	\$ 428,801
Proprietary Funds:	
Parking Garage Fund	1,963,134
	\$ 2,391,935

Due from General Fund to Enterprise Fund is mostly related to TIF funds collected by the General Fund on behalf of the Enterprise Fund. Due from General Fund to Debt Service Fund is related to tax collection revenue received by the General Fund on behalf of the Debt Service Fund.

Interfund transfers for the year ended September 30, 2022, consisted of the following:

Transfers In	Transfers Out
Governmental Fund:	Proprietary Fund
	Parking Garage Fund
Debt Service Fund	\$ 1,426,494

Transfers from the Enterprise Fund to the Debt Service Fund is related to estimated expenditures exceeding estimated revenues in the Debt Service Fund.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Midtown Miami Community Development District
Miami Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Midtown Miami Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 28, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Midtown Miami Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Midtown Miami Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Midtown Miami Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Fort Pierce / Stuart

To the Board of Supervisors
Midtown Miami Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Midtown Miami Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Midtown Miami Community Development District
Miami Dade County, Florida

Report on the Financial Statements

We have audited the financial statements of the Midtown Miami Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated June 28, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 28, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following finding was made in the prior financial audit report.

Finding 2012-01

Finding: The District continues to report a net position deficit in the Enterprise Fund for which sufficient resources were not available to cover the deficit.

To the Board of Supervisors
Midtown Miami Community Development District

Management Response: The net position deficit is attributable to the fact that depreciation occurs at a faster rate than the current principal reduction payments on the bonds. As well, the District has a strong cash position as revenues substantially exceed expenses less depreciation, which is a non-cash item.

Current Status: There is still a net position deficit at September 30, 2022.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Midtown Miami Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Midtown Miami Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Midtown Miami Community Development District. It is management's responsibility to monitor the Midtown Miami Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

To the Board of Supervisors
Midtown Miami Community Development District

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Midtown Miami Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 7
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$291,657
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,002,898
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Midtown Miami Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$0.22 – \$866.88, and the Debt Service Fund, \$0.15 – \$497.66.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$4,023,304.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Governmental Activities Series 2014 Bonds, \$20,380,000, maturing May 2037 and Business Type Activities Series 2014 Bonds, \$49,215,000, maturing May 2037.

To the Board of Supervisors
Midtown Miami Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Midtown Miami Community Development District
Miami-Dade County, Florida

We have examined Midtown Miami Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Midtown Miami Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Midtown Miami Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Midtown Miami Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Midtown Miami Community Development District's compliance with the specified requirements.

In our opinion, Midtown Miami Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2023

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2022;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Annual Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 11th day of July, 2023.

ATTEST:

**MIDTOWN MIAMI COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

7

June 29, 2023

Ms. Cindy Cerbone
District Manager
Midtown Miami Community Development District
Attn: Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Re: Midtown Miami Community Development District
District Engineer's Report for Fiscal Year 2023-2024
Pursuant to Section 9.21 of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2004.**

Dear Ms. Cerbone,

This statement is being made pursuant to Section 9.21 of the Master Trust Indenture between Midtown Miami Community Development District (the "District" or "CDD") and Wachovia Bank National Association as Trustee dated July 1, 2004, related to Special Assessment Bonds, Series 2004.

Based on review of District documents and visual inspection of the public infrastructure within the District, we find that such public infrastructure is maintained in good working order and condition, as listed below:

Onsite Roads

- NE 30 St – Owned by the City of Miami. In good working order and condition.
- NE 31 St – Owned by the City of Miami. In good working order and condition.
- NE 29 St – Owned by the City of Miami. In good working order and condition.
- NE 34 St – Owned by the City of Miami. In good working order and condition.
- NE 35 St – Owned by the City of Miami. In good working order and condition.
- Midtown Boulevard – Owned by the City of Miami. In good working order and condition.
- East Coast Avenue – Owned by the District. In good working order and condition.
- Buena Vista Avenue – Owned by the City of Miami. In good working order and condition.
- NE Midtown Street – Owned by the City of Miami. In good working order and condition.

Landscaping, Streetscape & Irrigation in Public Spaces

- In good working order and condition.

Garages

- North-Block Parking Garage (Portion of Tract "A" owned by the CDD) – In good working order and condition. The District has replaced the impervious membrane on the second floor of the garage.
- Mid-Block Parking Garage (Portion of Tract "D" owned by the CDD) – In good working order and condition.
- South-Block Parking Garage (Portion of Tract "E" owned by the CDD) – In good working order and condition. Portions of the garage will be reconstructed because of the adjacent construction of the Standard Residences Project.

Mid-Block Plaza

- Portion of Tract “C” owned by the CDD. – In good working order and condition.

We have reviewed the District’s proposed budget for Fiscal Year 2024 for field operations and think that the amounts budgeted are sufficient to operate and maintain the infrastructure owned by the CDD.

The District carries general liability, property, inland marine, automobile, hired non-owned auto, employment practices liability, public officials liability, excess liability, crime, and deadly weapon protection insurance under Agreement No. 100122589 with Florida Insurance Alliance.

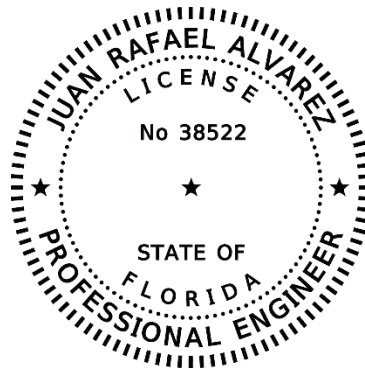
Exhibit 1 attached to this statement depicts the boundary of the District and public land ownership within the CDD.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

Juan R Alvarez Digitally signed by Juan R Alvarez
Date: 2023.06.29 16:36:32 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 29, 2023



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 29, 2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EAST COAST AVE
 TRACTS J, K (PB 161, PG 77)
 FOLIO: 01-3125-077-0110
 01-3125-077-0120
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1648)
 CATEGORY: STREETScape, LANDSCAPE,
 ROADWAYS, DRAINAGE, IRRIGATION &
 SECURITY SYSTEMS

PORTION OF TRACT A (PB 161, PG 78)
 FOLIO: 01-3125-078-0090
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1602)
 CATEGORY: NORTH-BLOCK PARKING
 GARAGE, PUBLIC SPACES LANDSCAPE
 IRRIGATION AND STREETScape

PORTION OF TRACT A (PB 161, PG 78)
 FOLIO: 01-3125-078-0010
 OWNER: DDR MIAMI AVENUE LLC ETALS
 (SWD ORB 22264, PG 1602)
 CATEGORY: NORTH-BLOCK PARKING
 GARAGE, PUBLIC SPACES LANDSCAPE,
 IRRIGATION AND STREETScape

PORTIONS OF BUENA VISTA AVE,
 NORTH MIAMI AVE, MIDTOWN BOULEVARD,
 NE 31" ST, NE 32" ST, NE 34" ST
 OWNER: CITY OF MIAMI
 COVENANT: CDD; ORB 23520, PG 4001
 CATEGORY: STREETScape,
 LANDSCAPE, IRRIGATION, LIGHTING AND
 SECURITY SYSTEMS

PORTION OF TRACT C OF BUENA
 VISTA WEST (PB 161, PG 78)
 FOLIO: 01-3125-078-0031
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1616)
 CATEGORY: MID-BLOCK
 PLAZA, PUBLIC SPACES LANDSCAPE,
 IRRIGATION AND STREETScape

PORTION OF TRACT E OF BUENA
 VISTA WEST (PB 161, PG 78)
 FOLIO: 01-3125-078-0051
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1634)
 CATEGORY: SOUTH-BLOCK
 PARKING GARAGE, PUBLIC SPACES
 LANDSCAPE, IRRIGATION AND STREETScape

TRACT F OF BUENA VISTA WEST
 (PB 161, PG 78)
 FOLIO: 01-3125-078-0061
 OWNER: MIDTOWN MIAMI CDD
 (ORB 22264, PG 1643)
 CATEGORY: PUBLIC SPACES
 LANDSCAPE, IRRIGATION AND STREETScape

PORTIONS OF BUENA
 VISTA AVE, MIDTOWN
 BOULEVARD, NE 29" ST,
 NE 30" ST, NE 32" ST,
 NE 34" ST, NE 35" ST
 OWNER: CITY OF MIAMI
 AGREEMENT: CDD; ORB
 25930, PG 3064
 CATEGORY: STREETScape,
 LANDSCAPE, IRRIGATION,
 LIGHTING AND
 SECURITY SYSTEMS

PORTION OF TRACT D OF BUENA
 VISTA WEST (PB 161, PG 78)
 FOLIO: 01-3125-078-0001
 01-3125-078-0044
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1622)
 CATEGORY: MID-BLOCK PARKING
 GARAGE, PUBLIC SPACES LANDSCAPE,
 IRRIGATION AND STREETScape

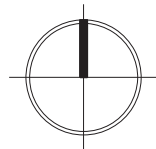
PORTION OF TRACT D (PB 161, PG 78)
 FOLIO: 01-3125-078-0044
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1643)
 CATEGORY: PARKING

EAST COAST AVE
 TRACT L (PB 161, PG 77)
 FOLIO: 01-3125-077-0100
 OWNER: MIDTOWN MIAMI CDD
 (SWD ORB 22264, PG 1648)
 CATEGORY: STREETScape, LANDSCAPE,
 ROADWAYS, DRAINAGE, IRRIGATION &
 SECURITY SYSTEMS

LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

ALVAREZ ENGINEERS, INC.
 MIDTOWN MIAMI CDD
CDD LAND OWNERSHIP

EXHIBIT 1



**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

8

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 3
Definition of General Fund Expenditures	4 - 6
Debt Service Fund Budget - Series 2014	7
Amortization Schedule - Series 2014B	8
Enterprise Fund Budget	9 - 11
Definition of Enterprise Fund Expenditures	12 - 13
Amortization Schedule - Series 2014A	14
Assessment Summary	15

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 451,519				\$ 450,665
Allowable discounts (4%)	(18,061)				(18,027)
Assessments: on-roll (net of discounts)	433,458	390,872	\$42,586	\$433,458	432,638
Assessments: off-roll	2,819,159	2,185,320	633,839	2,819,159	2,817,858
Interest & miscellaneous	708	1,403	-	1,403	1,403
Total revenues	<u>3,253,325</u>	<u>2,577,595</u>	<u>676,425</u>	<u>3,254,020</u>	<u>3,251,899</u>
EXPENDITURES					
Administrative					
Supervisors	12,000	1,200	3,000	4,200	12,000
FICA	912	84	228	312	912
Engineering	15,000	4,900	5,000	9,900	15,000
Consulting services	57,500	1,665	55,835	57,500	57,500
Legal	60,000	8,635	10,000	18,635	60,000
Management	62,151	31,076	31,075	62,151	62,151
Assessment roll preparation	4,668	2,334	2,334	4,668	4,668
Audit	8,300	-	8,300	8,300	8,500
Postage	600	43	557	600	600
Insurance	62,446	56,030	-	56,030	62,446
Property insurance	4,200	1,146	-	1,146	5,880
Worker's compensation	4,100	2,528	1,572	4,100	4,100
Printing and binding	600	300	300	600	600
Legal advertising	1,250	-	1,250	1,250	1,250
Bank charges	1,500	-	1,500	1,500	1,500
Arbitrage rebate	1,250	-	1,250	1,250	1,250
Property taxes	200	-	200	200	200
Tax collector	4,515	3,907	608	4,515	4,507
Web hosting	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Annual filing fee	175	175	-	175	175
Total administrative	<u>302,282</u>	<u>114,728</u>	<u>123,219</u>	<u>237,947</u>	<u>304,154</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

Field	Fiscal Year 2023			Proposed Budget FY 2024	
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23		Total Actual & Projected
Salaries	126,491	66,588	59,903	126,491	135,197
Contracts:					
Fountain	5,000	-	-	-	-
Janitorial	480,000	225,036	254,964	480,000	545,000
Security services	700,000	264,163	435,837	700,000	710,000
Street sweeping	63,000	27,048	35,952	63,000	67,000
Landscape	340,000	201,957	138,043	340,000	360,000
Road cleaning	60,000	8,100	51,900	60,000	62,000
Air conditioning	3,500	1,190	2,310	3,500	3,800
Pest control	6,000	2,160	3,840	6,000	6,200
Other services	720	-	720	720	720
Animal waste removal	20,000	7,500	12,500	20,000	25,000
Waste removal	18,000	6,327	11,673	18,000	22,600
Utilities:					
Telephone	2,500	2,639	-	2,639	2,800
Electricity	68,000	11,316	56,684	68,000	68,000
Irrigation	72,000	34,145	10,000	44,145	75,000
Rentals: general	10,000	-	10,000	10,000	12,000
Repairs & maintenance:					
General	76,500	33,419	43,081	76,500	80,000
Air conditioning	-	4,200	-	4,200	-
Buildings	30,000	29,106	894	30,000	36,500
Electrical	80,000	351	79,649	80,000	95,000
Grounds	90,000	29,672	60,328	90,000	98,000
Irrigation	30,000	3,670	3,000	6,670	32,000
Plant replacement	85,000	29,337	55,663	85,000	120,000
Signage	2,000	155	1,845	2,000	2,500
M Park (turf & playground equipment)	-	-	-	-	30,000
Printing and binding	600	-	600	600	600
Holiday decorations	100,000	43,638	56,362	100,000	110,000
Radio	3,000	1,466	1,534	3,000	5,500
Licenses & permits	750	-	750	750	750
Security	25,000	12,832	12,168	25,000	29,000
Office & operating supplies	12,000	10,124	1,876	12,000	14,000
Office equipment	3,000	-	2,000	2,000	4,500
General capital outlay	50,000	-	50,000	50,000	50,000
Landscaping light fixtures (Holmes)	45,000	12,469	32,531	45,000	-
Parma replacement light fixtures	36,000	35,820	180	36,000	-
MBE sprinkler pipes painting	22,000	-	22,000	22,000	-
M Park - dog park	225,000	-	225,000	225,000	-
Site - wood benches	-	-	-	-	21,000
Contingencies	60,000	26,352	33,648	60,000	60,000
Total field operations	<u>2,951,061</u>	<u>1,130,780</u>	<u>1,767,435</u>	<u>2,898,215</u>	<u>2,884,667</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23	Total Actual & Projected	
Total expenditures	3,253,343	1,245,508	1,890,654	3,136,162	3,188,821
Excess/(deficiency) of revenues over/(under) expenditures	(18)	1,332,087	(1,214,229)	117,858	63,078
Net change in fund balances	(18)	1,332,087	(1,214,229)	117,858	63,078
Fund balances - beginning	2,627,842	1,956,881	3,288,968	1,956,881	2,074,739
Assigned					
3 months working capital	863,322	863,322	659,904	659,904	848,450
Disaster recovery	150,000	150,000	150,000	150,000	150,000
Unassigned	1,614,496	2,275,646	1,264,835	1,264,835	1,139,367
Fund balance - ending	<u>\$2,627,824</u>	<u>\$ 3,288,968</u>	<u>\$ 2,074,739</u>	<u>\$ 2,074,739</u>	<u>\$ 2,137,817</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

Expenditures

Administrative

Supervisors	\$ 12,000
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates 12 meetings during the fiscal year.</p>	
FICA	912
Engineering	15,000
Consulting services	57,500
Legal	60,000
<p>Billing, Cochran, provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.</p>	
Management	62,151
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>	
Assessment roll preparation	4,668
<p>Wrathell, Hunt and Associates, LLC, provides services including preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.</p>	
Audit	8,500
<p>The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.</p>	
Postage	600
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	62,446
<p>The District's General Liability & Public Officials Liability Insurance is with Egis Insurance & Risk Advisors.</p>	
Property insurance	5,880
Worker's compensation	4,100
<p>Insurance for the district employees.</p>	
Printing and binding	600
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,250
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Bank charges	1,500
<p>Monthly bank charges incurred during the year and automated AP routing</p>	
Arbitrage rebate	1,250
Property taxes	200
<p>Billing from Miami-Dade Tax Collector for property and tangible property taxes.</p>	
Tax collector	4,507
Web hosting	705
<p>This is to comply with state Statutes for posting information on the internet.</p>	
Website ADA compliance	210
<p>Accounting and administrative supplies.</p>	

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Annual filing fee 175
Annual fee paid to the Florida Department of Economic Opportunity.

Field

Salaries 135,197
Payroll for District employees. This split is 40/60% between General and Enterprise Funds.

Contracts

Janitorial 545,000
Janitorial services for the District are provided by Interstate Cleaning Corporation. The monthly invoices are segregated between fixed and variable costs, which are split 70/30% between General and Enterprise Funds. Miscellaneous janitorial expenses are included in this category

Security services 710,000
Security for the District grounds. This split is 70/30% between General and Enterprise Funds.

Street sweeping 67,000
Side Sweeping

Landscape 360,000
Maintenance of District property.

Road cleaning 62,000
Street sweeping.

Air conditioning 3,800
Maintenance of the HVAC. This split is 70/30% between General and Enterprise Funds.

Pest control 6,200

Other services 720

Animal waste removal 25,000

Waste removal 22,600

Telephone 2,800

Telephone and fax machine connections with AT&T.

Electricity 68,000

Electrical usage for the District property from FPL.

Utilities

Irrigation 75,000

Water usage for the District.

Rentals: general

Equipment rental throughout the year. 12,000

Repairs and Maintenance:

General 80,000

Buildings 36,500

The District will incur required structural repairs & maintenance of the District buildings and property, such as painting, locksmith services, concrete repairs, pressure washing etc.

Electrical 95,000

Supplies & labor for electrical expenditures.

Grounds 98,000

Expenditures for ground maintenance not covered under the landscaping contract.

Irrigation 32,000

Irrigation repairs.

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

Expenditures (continued)	
Plant replacement	120,000
Planting and replacement of trees.	
Signage	2,500
Signs for District property.	
M Park (turf & playground equipment)	30,000
Printing and binding	600
Holiday decorations	110,000
Staging and storage of seasonal decorations.	
Radio	5,500
Service & supplies for the District remote frequency radios.	
Licenses & permits	750
Security	29,000
Office & operating supplies	14,000
Office supplies for on-site District office.	
Office equipment	4,500
Cleaning and maintenance supplies.	
Capital projects	
General capital outlay	50,000
Site - wood benches	21,000
Contingencies	60,000
Total expenditures	<u><u>\$ 3,188,821</u></u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2014B
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 332,914				\$ 332,887
Allowable discounts (4%)	(13,317)				(13,315)
Assessments: on-roll (net of discounts)	319,597	\$ 288,196	\$ 31,401	\$ 319,597	319,572
Assessments: off-roll	1,643,012	-	1,643,012	1,643,012	1,642,876
Interest and miscellaneous	-	35,479	-	35,479	-
Total revenues	<u>1,962,609</u>	<u>323,675</u>	<u>1,674,413</u>	<u>1,962,609</u>	<u>1,962,448</u>
Debt service					
Principal	945,000	15,000	930,000	945,000	985,000
Interest	1,004,525	502,262	502,263	1,004,525	964,363
Total debt service	<u>1,949,525</u>	<u>517,262</u>	<u>1,432,263</u>	<u>1,949,525</u>	<u>1,949,363</u>
Administration					
Trustee fees	3,163	-	3,163	3,163	3,163
Assessment services	4,993	2,496	2,497	4,993	4,993
Arbitrage calculation	600	500	100	600	600
Dissemination agent	1,000	-	1,000	1,000	1,000
Tax collector	3,329	2,880	449	3,329	3,329
Total administration	<u>13,085</u>	<u>5,876</u>	<u>7,209</u>	<u>13,085</u>	<u>13,085</u>
Total expenditures	<u>1,962,610</u>	<u>523,138</u>	<u>1,439,472</u>	<u>1,962,610</u>	<u>1,962,448</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1)	(199,463)	234,941	(1)	-
Fund balance - beginning	1,981,712	3,002,290	2,802,827	3,002,290	3,002,289
Fund balance - ending	<u>\$1,981,711</u>	<u>\$2,802,827</u>	<u>\$3,037,768</u>	<u>\$ 3,002,289</u>	<u>3,002,289</u>
Use of fund balance					
Debt service reserve account balance (required)					(971,219)
Interest expense - November 1, 2024					(461,250)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 1,569,820</u>

MIDTOWN MIAMI

Community Development District

Series 2014B

\$26,970,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-		482,181.25	482,181.25
05/01/2024	985,000.00	4.250%	482,181.25	1,467,181.25
11/01/2024	-		461,250.00	461,250.00
05/01/2025	1,035,000.00	5.000%	461,250.00	1,496,250.00
11/01/2025	-		435,375.00	435,375.00
05/01/2026	1,085,000.00	5.000%	435,375.00	1,520,375.00
11/01/2026	-		408,250.00	408,250.00
05/01/2027	1,145,000.00	5.000%	408,250.00	1,553,250.00
11/01/2027	-		379,625.00	379,625.00
05/01/2028	1,200,000.00	5.000%	379,625.00	1,579,625.00
11/01/2028	-		349,625.00	349,625.00
05/01/2029	1,265,000.00	5.000%	349,625.00	1,614,625.00
11/01/2029	-		318,000.00	318,000.00
05/01/2030	1,325,000.00	5.000%	318,000.00	1,643,000.00
11/01/2030	-		284,875.00	284,875.00
05/01/2031	1,395,000.00	5.000%	284,875.00	1,679,875.00
11/01/2031	-		250,000.00	250,000.00
05/01/2032	1,465,000.00	5.000%	250,000.00	1,715,000.00
11/01/2032	-		213,375.00	213,375.00
05/01/2033	1,540,000.00	5.000%	213,375.00	1,753,375.00
11/01/2033	-		174,875.00	174,875.00
05/01/2034	1,620,000.00	5.000%	174,875.00	1,794,875.00
11/01/2034	-		134,375.00	134,375.00
05/01/2035	1,705,000.00	5.000%	134,375.00	1,839,375.00
11/01/2035	-		91,750.00	91,750.00
05/01/2036	1,790,000.00	5.000%	91,750.00	1,881,750.00
11/01/2036	-		47,000.00	47,000.00
05/01/2037	1,880,000.00	5.000%	47,000.00	1,927,000.00
Total	\$19,435,000.00	-	\$8,061,112.50	\$27,496,112.50

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23	Total Actual & Projected	
OPERATING REVENUES					
Parking fees	\$ 4,300,000	\$ 2,023,811	\$ 1,800,000	\$ 3,823,811	\$ 4,300,000
Monthly maintenance - Tesla	-	-	-	-	18,240
Off-street parking	11,000	3,274	2,800	6,074	11,000
Total revenues	<u>4,311,000</u>	<u>2,027,085</u>	<u>1,802,800</u>	<u>3,829,885</u>	<u>4,329,240</u>
OPERATING EXPENSES					
Administrative					
Engineering	30,000	-	30,000	30,000	30,000
Consulting services	8,500	-	8,500	8,500	8,500
Arbitrage rebate	750	500	250	750	750
Dissemination agent	1,000	-	1,000	1,000	1,000
Bank charges	7,000	-	7,000	7,000	7,000
Mgmt and accounting	19,599	9,800	9,799	19,599	19,599
Trustee fees	12,650	-	12,650	12,650	12,650
Credit card fees	338,690	186,444	152,246	338,690	338,690
Total administrative	<u>418,189</u>	<u>196,744</u>	<u>221,445</u>	<u>418,189</u>	<u>418,189</u>
Parking facilities					
Payroll	189,736	99,870	89,866	189,736	202,795
Contracts:					
Janitorial	545,000	228,321	316,679	545,000	567,000
Parking	1,300,000	456,886	843,114	1,300,000	1,353,000
Security services	300,000	113,213	186,787	300,000	310,000
Elevator	100,000	52,973	47,027	100,000	105,000
Air conditioning	1,500	510	990	1,500	1,800
Waste removal	6,000	1,784	4,216	6,000	10,500
Telephone	18,000	7,148	10,852	18,000	18,000
Electricity	135,000	47,723	87,277	135,000	135,000
Rentals	2,000	2,000	-	2,000	3,000
Insurance:					
Property	356,828	384,466	-	384,466	499,559
General liability	40,964	37,353	-	37,353	45,060
Worker's compensation	4,000	1,685	-	1,685	4,000
Repairs and maintenance:					
General	65,000	15,745	49,255	65,000	70,000
Air conditioning	4,000	1,290	2,710	4,000	5,200
Buildings	45,000	31,867	13,133	45,000	52,000
Electrical	40,000	22,663	17,337	40,000	50,000
Equipment	26,000	12,741	7,000	19,741	28,000
Signage	4,000	2,758	1,242	4,000	5,000

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23	Total Actual & Projected	
Elevators (repairs and maintenance)	15,000	5,698	9,302	15,000	15,000
Elevators (graphics, flooring, ceiling & lgt cvs)	20,000	32	19,968	20,000	22,000
Licenses & permits	3,500	-	3,500	3,500	3,500
Contingency	20,000	-	20,000	20,000	25,000
Security enhancements	12,000	1,182	10,818	12,000	18,000
Signage, directories, banner & beautification	50,000	6,422	43,578	50,000	52,000
Capital projects	40,000	-	40,000	40,000	40,000
Office & operating supplies	15,000	11,465	3,535	15,000	20,000
Capital outlay - NB waterproofing membrane	-	127,000	-	127,000	-
Capital outlay - NB parking garage lightfixtures rep	-	-	-	-	36,000
Capital outlay - NB parking garage concrete & reb	-	-	-	-	22,000
Capital outlay - NB & SB elevator repairs	-	-	-	-	135,000
Total parking facilities	<u>3,358,528</u>	<u>1,672,795</u>	<u>1,828,186</u>	<u>3,500,981</u>	<u>3,853,415</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 03/31/23	Projected Through 09/30/23	Total Actual & Projected	
Total operating expenses	3,776,717	1,869,539	2,049,631	3,919,170	4,271,604
Operating income/(loss)	534,283	157,546	(246,831)	(89,285)	57,636
NONOPERATING REVENUES (EXPENSES)					
Interlocal agreement	4,696,376	3,498,188	1,198,188	4,696,376	4,696,500
Interest and miscellaneous	(8,000)	21,583	(29,583)	(8,000)	(8,000)
Interest expense: Series 2014A	(2,425,650)	(606,412)	(1,819,238)	(2,425,650)	(2,328,325)
Depreciation	(2,118,501)	(529,625)	(1,588,876)	(2,118,501)	(2,118,501)
Total non operating revenues/(expenses)	144,225	2,383,734	(2,239,509)	144,225	241,674
Change in net position	678,508	2,541,280	(2,486,340)	54,940	299,310
Total net position - beginning	(12,454,199)	(11,128,358)	(8,587,078)	(11,128,358)	(11,073,418)
Net position - ending					
Invested in capital assets, net of related debt*	(17,407,295)	(18,199,134)	(17,498,010)	(17,498,010)	(17,226,511)
Restricted for debt service	1,304,200	1,304,200	1,304,200	1,304,200	-
Assigned					
Parking garage improvements**	600,000	600,000	600,000	600,000	600,000
Disaster recovery**	150,000	150,000	150,000	150,000	150,000
Working capital**	200,000	200,000	200,000	100,000	200,000
Unrestricted*	3,377,404	7,357,856	4,170,392	4,270,392	5,502,403
Total net position - ending	<u>\$(11,775,691)</u>	<u>\$ (8,587,078)</u>	<u>\$(11,073,418)</u>	<u>\$(11,073,418)</u>	<u>\$(10,774,108)</u>
*These amounts are affected by estimates and non-cash transactions (such as depreciation) and will change pursuant to the annual audits.					
**The following amounts are held in cash; however, working capital may fluctuate below budget to cover current obligations.					
ADDITIONAL SOURCES/(USES) - BALANCE SHEET ITEMS					
Principal expense: Series 2014A	(2,195,000)	-	(2,290,000)	(2,290,000)	(2,390,000)
Total additional sources/(uses)	(2,195,000)	-	(2,290,000)	(2,290,000)	(2,390,000)
Total budgeted sources	8,359,294	5,543,582	2,968,605	8,512,187	8,988,500
Total budgeted uses	11,180,418	3,005,576	7,747,745	10,753,321	11,116,430
Net sources/uses	<u>(2,821,124)</u>	<u>2,538,006</u>	<u>(4,779,140)</u>	<u>(2,241,134)</u>	<u>(2,127,930)</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND EXPENDITURES**

Expenditures

Administration

Engineering	\$ 30,000
Consulting services	8,500
Arbitrage rebate	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Bank charges	7,000
Monthly bank charges incurred during the year.	
Mgmt and accounting	19,599
Wrathell, Hunt and Associates, LLC , provides services including preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.	
Trustee fees	12,650
Services as trustee, paying agent and registrar.	
Credit card fees	338,690
Fees for credit card transactions at garage pay stations.	
<i>Total administrative</i>	418,189
Parking facilities	
Payroll	202,795
Payroll for District employees. This split is 40/60% between General and Enterprise Funds.	
Contracts:	
Janitorial	567,000
Janitorial services for the District. This split is 70/30% between General and Enterprise Funds.	
Parking	1,353,000
Management of the parking garages.	
Security services	310,000
Security for the District grounds. This split is 70/30% between General and Enterprise Funds.	
Elevator	105,000
Maintenance of elevators.	
Air conditioning	1,800
Maintenance of the HVAC. This split is 70/30% between General and Enterprise Funds.	
Waste removal	10,500
Maintenance of pay stations at the parking garages.	
Telephone	18,000
Telephone connections with AT&T.	
Electricity	135,000
Electrical usage for the District property from FPL.	
Rentals	3,000
Equipment rental throughout the year.	

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND EXPENDITURES**

Expenditures (continued)

Insurance:	
Property	499,559
Worker's compensation	4,000
Insurance for the district employees.	
Repairs and maintenance:	
General	70,000
General expenditures needed for repairs and maintenance of the District area.	
Air conditioning	5,200
Air conditioning repairs not covered under Contracts-Air Conditioning.	
Buildings	52,000
The District will incur required structural repairs & maintenance of the District buildings and property, such as painting, locksmith services, concrete repairs, pressure washing etc.	
Electrical	50,000
Supplies & labor for electrical expenditures.	
Equipment	28,000
Unforeseen repairs of equipment such as the elevators and pay stations.	
Signage	5,000
Signs for District property.	
Elevators (repairs and maintenance)	15,000
Elevators (graphics, flooring, ceiling & lgt cvs)	22,000
Licenses & permits	3,500
Contingency	25,000
Security enhancements	18,000
Signage, directories, banner & beautification	52,000
Capital projects	40,000
Capital outlay - NB parking garage lightfixtures replacement	36,000
Capital outlay - NB parking garage concrete & rebar	22,000
Office & operating supplies	20,000
Capital outlay - NB & SB elevator repairs	135,000
<i>Total parking facilities</i>	<u>3,853,415</u>
Nonoperating Expenses	
Interest and miscellaneous	8,000
Interest expense: Series 2014A	2,328,325
Depreciation	2,118,501
<i>Total non operating expenses</i>	<u>4,454,826</u>
Additional uses - balance sheet items	
Principal expense: Series 2014A	2,390,000
<i>Total additional uses - balance sheet items</i>	<u>2,390,000</u>
Total budgeted uses	<u><u>\$ 11,116,430</u></u>

MIDTOWN MIAMI

Community Development District

Series 2014A

\$64,875,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016			1,468,781.25	1,468,781.25
05/01/2017	1,780,000.00	4.250%	1,468,300.00	3,248,300.00
11/01/2017	-		1,430,100.00	1,430,100.00
05/01/2018	1,855,000.00	4.250%	1,429,531.25	3,284,531.25
11/01/2018	-		1,389,668.75	1,389,668.75
05/01/2019	1,935,000.00	4.250%	1,389,437.50	3,324,437.50
11/01/2019	-		1,347,125.00	1,347,125.00
05/01/2020	2,020,000.00	4.250%	1,347,125.00	3,367,125.00
11/01/2020	-		1,304,200.00	1,304,200.00
05/01/2021	2,105,000.00	4.250%	1,304,200.00	3,409,200.00
11/01/2021	-		1,259,468.75	1,259,468.75
05/01/2022	2,195,000.00	4.250%	1,259,468.75	3,454,468.75
11/01/2022	-		1,212,825.00	1,212,825.00
05/01/2023	2,290,000.00	4.250%	1,212,825.00	3,502,825.00
11/01/2023	-		1,164,162.50	1,164,162.50
05/01/2024	2,390,000.00	4.250%	1,164,162.50	3,554,162.50
11/01/2024	-		1,113,375.00	1,113,375.00
05/01/2025	2,500,000.00	5.000%	1,113,375.00	3,613,375.00
11/01/2025	-		1,050,875.00	1,050,875.00
05/01/2026	2,630,000.00	5.000%	1,050,875.00	3,680,875.00
11/01/2026	-		985,125.00	985,125.00
05/01/2027	2,765,000.00	5.000%	985,125.00	3,750,125.00
11/01/2027	-		916,000.00	916,000.00
05/01/2028	2,910,000.00	5.000%	916,000.00	3,826,000.00
11/01/2028	-		843,250.00	843,250.00
05/01/2029	3,055,000.00	5.000%	843,250.00	3,898,250.00
11/01/2029	-		766,875.00	766,875.00
05/01/2030	3,200,000.00	5.000%	766,875.00	3,966,875.00
11/01/2030	-		686,875.00	686,875.00
05/01/2031	3,360,000.00	5.000%	686,875.00	4,046,875.00
11/01/2031	-		602,875.00	602,875.00
05/01/2032	3,535,000.00	5.000%	602,875.00	4,137,875.00
11/01/2032	-		514,500.00	514,500.00
05/01/2033	3,715,000.00	5.000%	514,500.00	4,229,500.00
11/01/2033	-		421,625.00	421,625.00
05/01/2034	3,905,000.00	5.000%	421,625.00	4,326,625.00
11/01/2034	-		324,000.00	324,000.00
05/01/2035	4,105,000.00	5.000%	324,000.00	4,429,000.00
11/01/2035	-		221,375.00	221,375.00
05/01/2036	4,315,000.00	5.000%	221,375.00	4,536,375.00
11/01/2036	-		113,500.00	113,500.00
05/01/2037	4,540,000.00	5.000%	113,500.00	4,653,500.00
Total	\$46,925,000.00	-	\$19,448,825.00	\$66,373,825.00

Midtown Miami CDD
 Assessment Summary
 FY 2023-2024

On-Roll

PER ERU											
Category	ERU	FY 2024			FY 2023			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	86.50	\$0.00	\$497.62	\$349.82	\$0.00	\$497.66	\$350.48	\$0.00	(\$0.04)	(\$0.66)	(\$0.70)
Offices (square feet)	6.68	\$0.00	\$241.18	\$349.82	\$0.00	\$241.20	\$350.48	\$0.00	(\$0.02)	(\$0.66)	(\$0.68)
Other Retail or Grocery (square feet)	19.57	\$0.00	\$241.18	\$349.82	\$0.00	\$241.20	\$350.48	\$0.00	(\$0.02)	(\$0.66)	(\$0.68)
Hotel	18.02	\$0.00	\$241.18	\$349.82	\$0.00	\$241.20	\$350.48	\$0.00	(\$0.02)	(\$0.66)	(\$0.68)
Condominiums Over 1,750 square feet	52.50	\$0.00	\$241.18	\$349.82	\$0.00	\$241.20	\$350.48	\$0.00	(\$0.02)	(\$0.66)	(\$0.68)
Condominiums 1,750 square feet or Less	1,105.00	\$0.00	\$241.18	\$349.82	\$0.00	\$241.20	\$350.48	\$0.00	(\$0.02)	(\$0.66)	(\$0.68)

PER Unit											
Category	Units	FY 2024			FY 2023			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	173	\$0.00	\$248.81	\$174.91	\$0.00	\$248.83	\$175.24	\$0.00	(\$0.02)	(\$0.33)	(\$0.35)
Offices (square feet)	10,019	\$0.00	\$0.16	\$0.23	\$0.00	\$0.16	\$0.23	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.19	\$0.28	\$0.00	\$0.19	\$0.28	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Hotel	60	\$0.00	\$72.43	\$105.06	\$0.00	\$72.44	\$105.26	\$0.00	(\$0.01)	(\$0.20)	(\$0.21)
Condominiums Over 1,750 square feet	35	\$0.00	\$361.77	\$524.73	\$0.00	\$361.80	\$525.73	\$0.00	(\$0.03)	(\$0.99)	(\$1.02)
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$241.18	\$349.82	\$0.00	\$241.20	\$350.48	\$0.00	(\$0.02)	(\$0.66)	(\$0.68)

Note: The numbers of units assessed on-roll and off-roll are based on 2022 data from the Miami-Dade County Property Appraiser and will be updated when the 2023 information becomes available.

Midtown Miami CDD
 Assessment Summary
 FY 2023-2024

Off-Roll

PER ERU											
Category	ERU	FY 2024			FY 2023			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Midtown Opportunities											
Retail Shopping Center (square feet)	2,400.00	\$0.00	\$472.74	\$866.92	\$0.00	\$472.78	\$866.88	\$0.00	(\$0.04)	\$0.04	\$0.00
Biscayne Partners											
Apartments (units) - East	163.00	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Offices (square feet)	146.41	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Mixed Use Building	61.98	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Other Retail or Grocery (square feet)	118.62	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Restaurant, Bar, Entertainment (square feet)	128.46	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Condominiums Over 1,750 square feet	180.00	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Condominiums 1,750 square feet or Less	1,420.00	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)

PER Unit											
Category	Units	FY 2024			FY 2023			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Midtown Opportunities											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.89	\$3.47	\$0.00	\$1.89	\$3.47	\$0.00	(\$0.00)	\$0.00	\$0.00
Biscayne Partners											
Apartments (units) - East	163	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)
Offices (square feet)	219,620	\$0.00	\$0.15	\$0.22	\$0.00	\$0.15	\$0.22	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Mixed Use Building	92,970	\$0.00	\$0.15	\$0.22	\$0.00	\$0.15	\$0.22	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	148,273	\$0.00	\$0.18	\$0.27	\$0.00	\$0.18	\$0.27	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Restaurant, Bar, Entertainment (square feet)	96,347	\$0.00	\$0.31	\$0.44	\$0.00	\$0.31	\$0.44	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Condominiums Over 1,750 square feet	120	\$0.00	\$343.68	\$498.50	\$0.00	\$343.71	\$499.44	\$0.00	(\$0.03)	(\$0.94)	(\$0.97)
Condominiums 1,750 square feet or Less	1,420	\$0.00	\$229.12	\$332.33	\$0.00	\$229.14	\$332.96	\$0.00	(\$0.02)	(\$0.63)	(\$0.65)

Note: The numbers of units assessed on-roll and off-roll are based on 2022 data from the Miami-Dade County Property Appraiser.

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2023**

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
BASIC FINANCIAL STATEMENTS	
Fund Financial Statements:	
<i>Governmental Funds</i>	
Balance Sheet - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances:	
General Fund	2 - 3
Debt Service Fund: Series 2014B	4
 <i>Proprietary Fund - Parking Garage</i>	
Statement of Net Position	5
Statement of Revenues, Expenses and Changes in Net Position	6 - 7
 SUPPORT SCHEDULES	
Lanier Parking Services P&L Data from Invoices:	
Combined - Year-to-Date	8 - 9
North Block - Per Month	10-11
South Block - Per Month	12
Mid-Block East - Per Month	13
Off-Street Parking - Per Month	14

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2023**

	Governmental Funds		Total
	General	Debt Service Series 2014B	Governmental Funds
ASSETS			
Wells Fargo - operating	\$ 2,355,858	\$ -	\$ 2,355,858
Finemark	125,007	-	125,007
Finemark - ICS	836,515	-	836,515
Iberia	252,845	-	252,845
Accounts receivable	10	-	10
Undeposited funds	94	-	94
Due from governmental funds			
General fund	-	5,842	5,842
Investments			
Reserve B	-	964,000	964,000
Revenue B	-	1,757,270	1,757,270
Prepayment B	-	3,352	3,352
Prepaid expense	439	-	439
Assessments receivable	1,853	36	1,889
Deposits	4,550	-	4,550
Due from contractor	930	-	930
Due from Site Centers	360,701	-	360,701
Due from Cory Giordano	96,891	66,688	163,579
Due from PPF AMLI	102,735	164,904	267,639
Due from other	716	-	716
Total assets	<u>\$ 4,139,144</u>	<u>\$ 2,962,092</u>	<u>\$ 7,101,236</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ 14,600	\$ -	\$ 14,600
Credit card payable	770	-	770
Restroom deposits	250	-	250
Due to governmental funds			
Debt service - 2014B	5,842	-	5,842
Due to enterprise fund	723,832	-	723,832
Due to Developer	75	-	75
Total liabilities	<u>745,369</u>	<u>-</u>	<u>745,369</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	557,298	231,628	788,926
Total deferred inflows of resources	<u>557,298</u>	<u>231,628</u>	<u>788,926</u>
FUND BALANCES			
Restricted for:			
Unassigned	2,074,013	-	2,074,013
Total fund balances	<u>2,836,477</u>	<u>2,730,464</u>	<u>5,566,941</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,139,144</u>	<u>\$ 2,962,092</u>	<u>\$ 7,101,236</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments: on-roll (net of discounts)	\$ 8,573	\$ 417,084	\$ 433,458	96%
Assessments: off-roll	-	2,185,320	2,819,159	78%
Interest & miscellaneous	352	7,996	708	1129%
Total revenues	<u>8,925</u>	<u>2,610,400</u>	<u>3,253,325</u>	80%
EXPENDITURES				
Administrative				
Supervisors	610	2,410	12,000	20%
FICA	54	318	918	35%
Engineering	-	6,707	15,000	45%
Consulting services	-	1,665	57,500	3%
Legal	7,140	15,775	60,000	26%
Management	5,179	41,434	62,151	67%
Assessment roll preparation	389	3,112	4,668	67%
Audit	-	-	8,300	0%
Postage	18	82	600	14%
Insurance	(56)	55,973	62,446	90%
Property insurance	-	1,146	4,200	27%
Worker's compensation	-	2,527	4,100	62%
Printing and binding	50	400	600	67%
Legal advertising	-	-	1,250	0%
Bank charges	-	-	1,500	0%
Property taxes	-	-	200	0%
Arbitrage rebate	-	-	1,250	0%
Assessment collection (tax collector)	85	4,167	4,515	92%
ADA website compliance	-	-	210	0%
Web hosting	-	705	705	100%
Annual filing fee	-	175	175	100%
Total administrative	<u>13,469</u>	<u>136,596</u>	<u>302,288</u>	45%
Field				
Salaries	9,221	84,898	126,491	67%
Contracts:				
Fountain	-	-	5,000	0%
Janitorial	37,860	300,757	480,000	63%
Security services	53,249	371,517	700,000	53%
Street sweeping	4,508	36,064	63,000	57%
Landscape	22,962	246,105	340,000	72%
Road cleaning	1,500	11,100	60,000	19%
Air conditioning	238	1,428	3,500	41%
Pest control	360	2,880	6,000	48%
Other services	-	-	720	0%
Animal waste removal	1,250	10,000	20,000	50%
Waste removal	1,306	8,938	18,000	50%
Telephone	-	1,801	2,500	72%

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Electricity	2,424	16,207	68,000	24%
Utilities:				
Irrigation	5,578	59,591	72,000	83%
Rentals: general	-	-	10,000	0%
Repairs & maintenance:				
General	5,137	40,688	76,500	53%
Buildings	6,870	14,890	30,000	50%
Electrical	4,841	51,681	80,000	65%
Equipment	-	351	-	N/A
Grounds	12,850	71,030	90,000	79%
Irrigation	3,220	9,270	30,000	31%
Plant replacement	28,793	64,272	85,000	76%
Signage	-	155	2,000	8%
Printing and binding	-	-	600	0%
Holiday decorations	-	43,638	100,000	44%
Radio	-	2,267	3,000	76%
Licenses & permits	250	250	750	33%
Security	1,540	16,187	25,000	65%
Office & operating supplies	-	11,649	12,000	97%
Office equipment	-	910	3,000	30%
General capital outlay	22,370	22,370	50,000	45%
Landscape light fixtures (Holmes)	-	12,469	45,000	28%
Parma replacement light fixtures	-	35,820	36,000	100%
MBE sprinkler pipes painting	-	-	22,000	0%
M Park - dog park	-	-	225,000	0%
Contingencies	2,847	41,142	60,000	69%
Total field operations	<u>229,174</u>	<u>1,590,325</u>	<u>2,951,061</u>	54%
Total expenditures	<u>242,643</u>	<u>1,726,921</u>	<u>3,253,349</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(233,718)	883,479	(24)	
Net change in fund balances	<u>(233,718)</u>	<u>883,479</u>	<u>(24)</u>	
Fund balances - beginning	<u>3,070,195</u>	<u>1,952,998</u>	<u>2,627,842</u>	
Committed				
Assigned				
3 months working capital	863,322	863,322	863,322	
Disaster recovery	150,000	150,000	150,000	
Unassigned	1,823,155	1,823,155	1,614,496	
Fund balance - ending	<u><u>\$2,836,477</u></u>	<u><u>\$2,836,477</u></u>	<u><u>\$2,627,818</u></u>	

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014B
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments: on-roll (net of discounts)	\$ 6,321	\$ 307,523	\$ 319,597	96%
Assessments: off-roll	-	1,095,019	1,643,012	67%
Interest and miscellaneous	11,906	60,804	-	N/A
Total revenues	<u>18,227</u>	<u>1,463,346</u>	<u>1,962,609</u>	75%
Debt service				
Principal	945,000	945,000	945,000	100%
Principal prepayment	-	15,000	-	N/A
Interest expense	501,887	1,004,150	1,004,525	100%
Total debt service	<u>1,446,887</u>	<u>1,964,150</u>	<u>1,949,525</u>	101%
Administration				
Trustee fees	-	-	3,163	0%
Assessment services	416	3,329	4,993	67%
Arbitrage calculation	-	500	600	83%
Dissemination agent	-	-	1,000	0%
Tax collector	63	3,070	3,329	92%
Total administration	<u>479</u>	<u>6,899</u>	<u>13,085</u>	53%
Total expenditures	<u>1,447,366</u>	<u>1,971,049</u>	<u>1,962,610</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(1,429,139)	(507,703)	(1)	
Net change in fund balances	(1,429,139)	(507,703)	(1)	
Fund balance - beginning	4,159,603	3,238,167	1,981,712	
Fund balance - ending	<u>\$ 2,730,464</u>	<u>\$ 2,730,464</u>	<u>\$ 1,981,711</u>	

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PARKING GARAGE (PROPRIETARY FUND)
MAY 31, 2023**

ASSETS	<u>Balance</u>
Current assets:	
Wells Fargo - garage	\$ 3,998,498
Petty cash	2,000
Undeposited funds	677
Finemark	125,007
Finemark - ICS	784,545
Accounts receivable	4,215
Due from Developer	
Due from general fund	723,832
Due from debt service -2014B	
Due from other	8,114
Investments	
Prepayment A	1,705
Reserve A	996,361
Revenue A	527,392
Prepaid expense	188
Total current assets	<u>7,172,534</u>
Noncurrent assets:	
Capital assets:	
Land & improvements	63,555,028
Furniture, fixtures & equipment	820,759
Accumulated depreciation	<u>(34,458,778)</u>
Total capital assets, net of accumulated depreciation	<u>29,917,009</u>
Total noncurrent assets	<u>29,917,009</u>
Total assets	<u>37,089,543</u>
LIABILITIES	
Current liabilities:	
Accounts payable	97,519
Credit card payable	(9)
Accrued interest payable	404,275
Sales tax payable	47,247
City tax payable	47,858
Bonds payable - current	<u>2,290,000</u>
Total current liabilities	<u>2,886,890</u>
Noncurrent liabilities:	
Bonds payable	44,982,391
Bond premium/discount	<u>(1,227,180)</u>
Total noncurrent liabilities	<u>43,755,211</u>
Total liabilities	<u>46,642,101</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	5,215
Total deferred inflows of resources	<u>5,215</u>
NET POSITION	
Net investment in capital assets	(16,730,293)
Restricted for:	
Unrestricted	4,698,767
Total net position	<u>\$ (9,557,773)</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PARKING GARAGE (PROPRIETARY FUND)
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Parking fees	\$ 357,355	\$ 2,679,391	\$ 4,300,000	62%
Off-street parking	677	4,647	11,000	42%
Total revenues	<u>358,032</u>	<u>2,684,038</u>	<u>4,311,000</u>	62%
OPERATING EXPENSES				
Administrative				
Engineering	-	-	30,000	0%
Consulting services	8,500	8,500	8,500	100%
Arbitrage rebate	-	500	750	67%
Dissemination agent	-	-	1,000	0%
Bank charges	-	-	7,000	0%
Mgmt and accounting	1,633	13,066	19,599	67%
Trustee fees	-	-	12,650	0%
Credit card fees	28,980	245,625	338,690	73%
Total administrative	<u>39,113</u>	<u>267,691</u>	<u>418,189</u>	64%
Parking facilities				
Payroll	13,839	127,549	189,736	67%
Contracts:				
Janitorial	38,408	305,136	545,000	56%
Parking	64,758	594,816	1,300,000	46%
Security services	22,821	159,222	300,000	53%
Elevator	3,950	60,873	100,000	61%
Air conditioning	102	612	1,500	41%
Waste removal	368	2,521	6,000	42%
Telephone	1,377	10,276	18,000	57%
Electricity	10,406	67,747	135,000	50%
Rentals	-	2,000	2,000	100%
Insurance:				
Property	-	384,466	356,828	108%
General liability	(38)	37,316	40,964	91%
Worker's compensation	-	1,685	4,000	42%
Repairs and maintenance:				
General	21,795	43,670	65,000	67%
Air conditioning	-	1,290	4,000	32%
Buildings	6,757	40,854	45,000	91%
Electrical	1,378	24,441	40,000	61%
Equipment	469	13,499	26,000	52%
Signage	-	2,758	4,000	69%

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PARKING GARAGE (PROPRIETARY FUND)
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Elevators(repairs and maintenance)	-	5,698	15,000	38%
Elevators(graphics,flooring, ceiling & lgt cvs)	-	31	20,000	0%
Licenses & permits	-	-	3,500	0%
Contingency	-	-	20,000	0%
Security enhancements	675	2,051	12,000	17%
Signage, directories, banner & beautification	-	9,562	50,000	19%
Capital projects	1,835	1,835	40,000	5%
Office & operating supplies	316	12,110	15,000	81%
Capital outlak - NB Waterproofing membrane	-	127,000	-	N/A
Total parking facilities	<u>189,216</u>	<u>2,039,018</u>	<u>3,358,528</u>	61%
Total operating expenses	<u>228,329</u>	<u>2,306,709</u>	<u>3,776,717</u>	61%
Operating income/(loss)	129,703	377,329	534,283	
NONOPERATING REVENUES (EXPENSES)				
Interlocal agreement	-	3,498,188	4,696,376	74%
Interest and miscellaneous	12,189	43,927	(8,000)	-549%
Interest expense: series 2014A	(1,212,825)	(1,819,237)	(2,425,650)	75%
Depreciation	-	(529,625)	(2,118,501)	25%
Total non operating revenues/(expenses)	<u>(1,200,636)</u>	<u>1,193,253</u>	<u>144,225</u>	827%
Change in net position	(1,070,933)	1,570,582	678,508	
Total net position - beginning	(8,486,840)	(11,128,355)	(12,454,199)	
Net position - ending				
Invested in capital assets, net of related debt*	(17,407,295)	(17,407,295)	(17,407,295)	
Restricted for debt service	1,304,200	1,304,200	1,304,200	
Assigned				
Parking garage improvements**	600,000	600,000	600,000	
Disaster recovery**	150,000	150,000	150,000	
Working capital**	200,000	200,000	200,000	
Unrestricted*	5,595,322	5,595,322	3,377,404	
Total net position - ending	<u>\$ (9,557,773)</u>	<u>\$ (9,557,773)</u>	<u>\$ (11,775,691)</u>	

*These amounts are affected by estimates and non-cash transactions (such as depreciation) and will change pursuant to the annual audits.

**The following amounts are held in cash; however, working capital may fluctuate below budget to cover current obligations.

MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
LPS OF AMERICA FINANCIAL STATEMENT
FOR THE PERIOD ENDED MAY 31, 2023

	North Block	South Block	Mid-Block East	Off Street Parking	Total
REVENUES					
Monthly parking	\$ 537,024	\$ 400,682	\$ 32,127	\$ -	\$ 969,833
Paystation revenue	1,951,261.61	371,473.50	-	-	2,322,735.11
Validation	9,017.00	800.00	19,598.00	-	29,415.00
Miscellaneous income	856.00	-	-	-	856.00
City of Miami (off street parking)	-	-	-	4,646.99	4,646.99
Total revenues	<u>2,498,158.59</u>	<u>772,955.92</u>	<u>51,724.81</u>	<u>4,646.99</u>	<u>3,327,486.31</u>
Parking payroll					
Wages - attendant	121,856.34	-	-	-	121,856.34
Wages - management	105,584.84	-	-	-	105,584.84
Health insurance	2,272.41	-	-	-	2,272.41
Social Security/Medicare	1,850.00	-	-	-	1,850.00
Federal Unemployment	456.78	-	-	-	456.78
State Unemployment	0.04	-	-	-	0.04
Payroll taxes	30,136.30	-	-	-	30,136.30
Employee benefits	11,486.70	-	-	-	11,486.70
Workmen's comp. insurance	23,788.80	-	-	-	23,788.80
PPACA fee	1,850.00	-	-	-	1,850.00
Payroll processing	6,102.05	-	-	-	6,102.05
Operating supplies	5,287.54	-	-	-	5,287.54
Printing	56.47	-	-	-	56.47
Contract labor	0.73	-	-	-	0.73
Business license	348.00	-	-	-	348.00
Permits	16.61	-	-	-	16.61
Auto damage claims	18,164.71	-	-	-	18,164.71
Ins claims processing fee	15,000.00	-	-	-	15,000.00
Total operating expenses	<u>62,198.89</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62,198.89</u>
R & M					
R & M - vehicles	501.30	-	-	-	501.30
Service contracts/warranties	61,800.00	-	-	-	61,800.00
R & M - labor	203.29	-	-	-	203.29
Total R & M expenses	<u>62,504.59</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62,504.59</u>
Insurance					
Workers comp - claims	18.82	-	-	-	18.82
General liability	13,760.00	10,240.00	2,440.00	-	26,440.00
GKLL	1,020.00	1,312.00	-	-	2,332.00
Total insurance expenses	<u>14,798.82</u>	<u>11,552.00</u>	<u>2,440.00</u>	<u>-</u>	<u>28,790.82</u>
COGS - Dental Insurance	40.02	-	-	-	40.02
COGS - Life Insurance	12.54	-	-	-	12.54
Total insurance expenses	<u>52.56</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>52.56</u>

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
LPS OF AMERICA FINANCIAL STATEMENT
FOR THE PERIOD ENDED MAY 31, 2023**

	North Block	South Block	Mid-Block East	Off Street Parking	Total
Administration expenses					
Cellular phone	1,448.57	(16.84)	(41.77)	-	1,389.96
Internet services	1,767.08	-	-	-	1,767.08
Base management fee	19,784.00	6,704.00	1,336.00	-	27,824.00
Accounting fees	2,000.00	3,504.00	1,520.00	-	7,024.00
IT support	680.00	680.00	680.00	-	2,040.00
Lanier Connect	11,150.00	4,069.00	675.00	-	15,894.00
Meals/Entertainment of Client	920.61	-	-	-	920.61
Miscellaneous expenses	591.79	-	-	-	591.79
Total administration expenses	<u>85,743.07</u>	<u>23,003.45</u>	<u>5,044.67</u>	<u>-</u>	<u>113,791.19</u>
Total operating expenses	552,776.21	34,555.45	7,484.67	-	594,816.33
Net operating income/(loss)	<u>\$ 1,945,382.38</u>	<u>\$ 738,400.47</u>	<u>\$ 44,240.14</u>	<u>\$ 4,646.99</u>	<u>\$ 2,732,669.98</u>
Total operating expense/Net due	<u>\$ 492,776.21</u>	<u>\$ 34,555.45</u>	<u>\$ 7,484.67</u>	<u>\$ -</u>	<u>\$ 534,816.33</u>
Total operating expenses	\$ 552,776.21	\$ 34,555.45	\$ 7,484.67	\$ -	\$ 594,816.33
Less: base reimbursements	(60,000.00)	-	-	-	(60,000.00)
Net Pd/due Lanier System Part	<u>\$ 492,776.21</u>	<u>\$ 34,555.45</u>	<u>\$ 7,484.67</u>	<u>\$ -</u>	<u>\$ 534,816.33</u>

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
LPS OF AMERICA (NORTH BLOCK) FINANCIAL STATEMENT
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2023**

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total
REVENUES													
Monthly parking	\$ 48,355.00	\$ 74,034.50	\$ 74,337.36	\$ 62,276.99	\$ 66,302.18	\$ 82,237.00	\$ 60,132.44	\$ 69,348.51	\$ -	\$ -	\$ -	\$ -	\$ 537,024
Paystation revenue	269,968.00	231,893.25	325,504.56	209,674.50	217,457.50	237,333.00	231,415.80	228,015.00	-	-	-	-	1,951,261.61
Validation	200.00	1,167.00	678.00	1,391.00	551.00	818.00	691.00	3,521.00	-	-	-	-	9,017.00
Miscellaneous Income	-	-	-	-	856.00	-	-	-	-	-	-	-	856.00
Total revenues	318,523.00	307,094.75	400,519.92	273,342.49	285,166.68	320,388.00	292,239.24	300,884.51	-	-	-	-	2,498,158.59
EXPENSES													
Parking payroll													
Wages - attendant	17,185.50	13,562.94	20,393.70	16,729.55	12,193.11	13,851.31	14,170.24	13,769.99	-	-	-	-	121,856.34
Wages - accountant	2,712.89	2,870.65	3,294.38	2,934.46	2,684.01	3,068.51	3,396.58	2,976.61	-	-	-	-	23,938.09
Wages - management	12,186.20	18,257.05	13,835.29	13,835.30	9,763.60	12,834.50	12,038.40	12,834.50	-	-	-	-	105,584.84
Payroll taxes	4,628.59	4,162.91	4,502.79	4,019.90	2,553.06	3,166.70	3,552.62	3,549.73	-	-	-	-	30,136.30
Social Security/Medicare	-	-	-	-	228.39	228.39	-	-	-	-	-	-	456.78
Federal Unemployment	-	-	-	-	5.93	-	-	-	-	-	-	-	5.93
State Unemployment	-	-	-	-	0.04	-	-	-	-	-	-	-	0.04
Employee benefits	1,921.30	1,561.10	1,688.54	1,507.49	957.38	1,187.50	1,332.25	1,331.14	-	-	-	-	11,486.70
Health insurance	876.81	-	-	-	697.80	697.80	-	-	-	-	-	-	2,272.41
Workmen's comp. insurance	3,573.91	3,299.10	3,568.49	3,185.78	2,023.29	2,509.60	2,815.47	2,813.16	-	-	-	-	23,788.80
PPACA fee	225.00	250.00	250.00	225.00	200.00	225.00	225.00	250.00	-	-	-	-	1,850.00
Payroll processing	845.65	829.12	896.83	848.53	534.02	662.35	743.08	742.47	-	-	-	-	6,102.05
Total administrative	44,155.85	44,792.87	48,430.02	43,286.01	31,840.63	38,431.66	38,273.64	38,267.60	-	-	-	-	327,478.28
Operating expenses													
Uniforms	-	-	-	920.90	-	-	-	-	-	-	-	-	920.90
Operating supplies	-	433.50	2,118.57	1,228.12	407.63	522.88	335.09	241.75	-	-	-	-	5,287.54
Equipment rental	-	292.67	-	865.59	215.00	-	-	296.68	-	-	-	-	1,669.94
Tickets parking/violation	8,426.00	-	-	-	8,589.40	-	-	-	-	-	-	-	17,015.40
Printing	-	-	-	-	56.47	-	-	-	-	-	-	-	56.47
Contract labor	-	0.73	-	-	-	-	-	-	-	-	-	-	0.73
Security services	515.49	-	-	1,557.56	-	1,645.54	-	-	-	-	-	-	3,718.59
Business license	-	348.00	-	-	-	-	-	-	-	-	-	-	348.00
Permits	-	-	-	-	16.61	-	-	-	-	-	-	-	16.61
Auto damage claims	-	-	7,078.90	243.00	10,842.81	-	-	-	-	-	-	-	18,164.71
Ins claims processing fee	-	15,000.00	-	-	-	-	-	-	-	-	-	-	15,000.00
Total operating expenses	8,941.49	16,074.90	9,197.47	4,815.17	20,127.92	2,168.42	335.09	538.43	-	-	-	-	62,198.89
R & M													
R & M - vehicles	-	-	-	-	-	-	501.30	-	-	-	-	-	501.30
Service contracts/warranties	-	-	-	23,175.00	15,450.00	-	15,450.00	7,725.00	-	-	-	-	61,800.00
R & M - labor	-	-	-	-	-	-	203.29	-	-	-	-	-	203.29
Total R & M expenses	-	-	-	23,175.00	15,450.00	-	16,154.59	7,725.00	-	-	-	-	62,504.59

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
LPS OF AMERICA (NORTH BLOCK) FINANCIAL STATEMENT
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2023**

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total
Insurance													
Worker Comp - Claims	-	-	-	-	-	-	-	18.82	-	-	-	-	18.82
General liability	1,720.00	1,720.00	1,720.00	1,720.00	1,720.00	1,720.00	1,720.00	1,720.00	-	-	-	-	13,760.00
GKLL	127.50	127.50	127.50	127.50	127.50	127.50	127.50	127.50	-	-	-	-	1,020.00
Total insurance expenses	1,847.50	1,847.50	1,847.50	1,847.50	1,847.50	1,847.50	1,847.50	1,866.32	-	-	-	-	14,798.82
COGS													
COGS - Dental Insurance	-	-	-	-	20.01	20.01	-	-	-	-	-	-	40.02
COGS - Life Insurance	-	-	-	-	6.27	6.27	-	-	-	-	-	-	12.54
Total COGSe expenses	-	-	-	-	26.28	26.28	-	-	-	-	-	-	52.56
Administration expenses													
Cellular phone	123.98	252.09	18.89	277.86	301.26	200.78	213.03	60.68	-	-	-	-	1,448.57
Internet services	292.51	469.06	132.01	132.40	319.65	157.41	132.02	132.02	-	-	-	-	1,767.08
Base management fee	2,473.00	2,473.00	2,473.00	2,473.00	2,473.00	2,473.00	2,473.00	2,473.00	-	-	-	-	19,784.00
Accounting fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	2,000.00
IT support	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	-	-	-	-	680.00
Banking fees	530.20	387.46	402.81	365.40	481.11	447.90	293.85	379.99	-	-	-	-	3,288.72
Network security	-	-	-	-	-	85.00	-	-	-	-	-	-	85.00
Credit card fees	5,959.74	6,314.82	-	7,432.76	5,149.62	4,758.76	6,032.49	5,929.11	-	-	-	-	41,577.30
Accounts receivable	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	-	-	-	-	1,200.00
Recruiting	156.25	156.25	156.25	156.25	156.25	156.25	156.25	156.25	-	-	-	-	1,250.00
Lanier Connect	1,300.00	1,300.00	1,300.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	-	-	-	-	11,150.00
Meals/Entertainment of Client	-	-	920.61	-	-	-	-	-	-	-	-	-	920.61
Miscellaneous expense	3,145.86	(2,554.07)	-	-	-	-	-	-	-	-	-	-	591.79
Total administration expenses	14,466.54	9,283.61	5,888.57	12,772.67	10,815.89	10,214.10	11,235.64	11,066.05	-	-	-	-	85,743.07
Total operating expenses	69,411.38	71,998.88	65,363.56	85,896.35	80,108.22	52,687.96	67,846.46	59,463.40	-	-	-	-	552,776.21
Net operating income/(loss)	249,111.62	235,095.87	335,156.36	187,446.14	205,058.46	267,700.04	224,392.78	241,421.11	-	-	-	-	1,945,382.38
Total operating expenses	69,411.38	71,998.88	65,363.56	85,896.35	80,108.22	52,687.96	67,846.46	59,463.40	-	-	-	-	552,776.21
Less: base reimbursements	(60,000.00)	-	-	-	-	-	-	-	-	-	-	-	(60,000.00)
Total operating expenses/Net due	\$ 9,411.38	\$ 71,998.88	\$ 65,363.56	\$ 85,896.35	\$ 80,108.22	\$ 52,687.96	\$ 67,846.46	\$ 59,463.40	\$ -	\$ -	\$ -	\$ -	\$ 492,776.21

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
LPS OF AMERICA (MID BLOCK) FINANCIAL STATEMENT
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2023**

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total
REVENUES													
Monthly parking	\$ 2,565.00	\$ 2,755.00	\$ 5,224.96	\$ 6,133.85	\$ 2,850.00	\$ 3,895.00	\$ 4,465.00	\$ 4,238.00	\$ -	\$ -	\$ -	\$ -	\$ 32,126.81
Validation	3,170.00	3,288.00	-	4,104.00	1,720.00	4,372.00	2,944.00	-	-	-	-	-	19,598.00
Total revenues	5,735.00	6,043.00	5,224.96	10,237.85	4,570.00	8,267.00	7,409.00	4,238.00	-	-	-	-	51,724.81
EXPENSES													
Insurance													
General liability	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	-	-	-	-	2,440.00
Total insurance expenses	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	-	-	-	-	2,440.00
Administration expenses													
Cellular phone	-	-	(41.77)	-	-	-	-	-	-	-	-	-	(41.77)
Base management fee	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	-	-	-	-	1,336.00
Accounting fees	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	-	-	-	-	1,520.00
IT support	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	-	-	-	-	680.00
Banking fees	5.91	5.99	5.99	5.75	4.73	4.85	4.85	4.85	-	-	-	-	42.92
Accounts receivable	92.50	92.50	92.50	92.50	115.63	115.63	115.63	115.63	-	-	-	-	832.52
Lanier Connect	225.00	225.00	225.00	-	-	-	-	-	-	-	-	-	675.00
Total administration expenses	765.41	765.49	723.72	540.25	562.36	562.48	562.48	562.48	-	-	-	-	5,044.67
Total operating expenses	1,070.41	1,070.49	1,028.72	845.25	867.36	867.48	867.48	867.48	-	-	-	-	7,484.67
Net operating income/(loss)	4,664.59	4,972.51	4,196.24	9,392.60	3,702.64	7,399.52	6,541.52	3,370.52	-	-	-	-	44,240.14

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
LPS AMERICA (SOUTH BLOCK) FINANCIAL STATEMENT
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2023**

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total
REVENUES													
Monthly parking	\$ 43,225.09	\$ 48,849.00	\$ 47,121.71	\$ 56,319.41	\$ 53,118.21	\$ 47,710.00	\$ 58,558.50	\$ 45,780.50	\$ -	\$ -	\$ -	\$ -	\$ 400,682.42
Paystation revenue	45,743.00	38,934.00	50,250.00	46,649.50	48,041.00	51,405.00	48,049.00	42,402.00	-	-	-	-	371,473.50
Validation	105.00	-	-	-	-	105.00	350.00	240.00	-	-	-	-	800.00
Total revenues	89,073.09	87,783.00	97,371.71	102,968.91	101,159.21	99,220.00	106,957.50	88,422.50	-	-	-	-	772,955.92
EXPENSES													
Insurance													
General liability	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	-	-	-	-	10,240.00
GKLL	164.00	164.00	164.00	164.00	164.00	164.00	164.00	164.00	-	-	-	-	1,312.00
Administration expenses													
Cellular phone	-	-	(16.84)	-	-	-	-	-	-	-	-	-	(16.84)
Base management fee	838.00	838.00	838.00	838.00	838.00	838.00	838.00	838.00	-	-	-	-	6,704.00
Accounting fees	438.00	438.00	438.00	438.00	438.00	438.00	438.00	438.00	-	-	-	-	3,504.00
IT support	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	-	-	-	-	680.00
Banking fees	24.13	20.29	24.48	20.20	28.14	24.49	26.03	24.93	-	-	-	-	192.69
Credit card fees	-	702.08	-	1,378.00	728.96	1,001.92	808.10	778.54	-	-	-	-	5,397.60
Accounts receivable	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	-	-	-	-	1,120.00
Recruiting	164.00	205.00	164.00	164.00	164.00	164.00	164.00	164.00	-	-	-	-	1,353.00
Lanier Connect	498.00	498.00	498.00	515.00	515.00	515.00	515.00	515.00	-	-	-	-	4,069.00
Total administration expenses	2,187.13	2,926.37	2,170.64	3,578.20	2,937.10	3,206.41	3,014.13	2,983.47	-	-	-	-	23,003.45
Total operating expenses	3,631.13	4,370.37	3,614.64	5,022.20	4,381.10	4,650.41	4,458.13	4,427.47	-	-	-	-	34,555.45
Net operating income/(loss)	85,441.96	83,412.63	93,757.07	97,946.71	96,778.11	94,569.59	102,499.37	83,995.03	-	-	-	-	738,400.47
Total operating expenses	3,631.13	4,370.37	3,614.64	5,022.20	4,381.10	4,650.41	4,458.13	4,427.47	-	-	-	-	34,555.45
Total operating expenses/Net due	\$ 3,631.13	\$ 4,370.37	\$ 3,614.64	\$ 5,022.20	\$ 4,381.10	\$ 4,650.41	\$ 4,458.13	\$ 4,427.47	\$ -	\$ -	\$ -	\$ -	\$ 34,555.45

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT
OFF-STREET PARKING
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2023**

<u>Month</u>	<u>Year</u>	<u>Amount</u>
October	2022	\$ 654.88
November	2022	751.62
December	2022	631.23
January	2023	583.45
February	2023	652.52
March	2023	696.27
April	2023	677.02
May	2023	
June	2023	
July	2023	
August	2023	
September	2023	-
		<u>\$ 4,646.99</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
MAY 31, 2023**

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Liability Check		05/04/2023	QuickBooks Payroll Service	101.002 · Wells Fa...		-372.90
				511.001 · Superviso...	-3.50	3.50
			QuickBooks Payroll Service	2110 · Direct Depos...	-369.40	369.40
TOTAL					-372.90	372.90
Liability Check		05/12/2023	QuickBooks Payroll Service	101.002 · Wells Fa...		-9,031.60
				512.001 · Payroll S...	-5.25	5.25
			QuickBooks Payroll Service	2110 · Direct Depos...	-9,026.35	9,026.35
TOTAL					-9,031.60	9,031.60
Liability Check		05/12/2023	QuickBooks Payroll Service	101.002 · Wells Fa...		-745.80
				511.001 · Superviso...	-7.00	7.00
			QuickBooks Payroll Service	2110 · Direct Depos...	-738.80	738.80
TOTAL					-745.80	745.80
Liability Check		05/26/2023	QuickBooks Payroll Service	101.002 · Wells Fa...		-9,031.59
				66000 · Payroll Exp...	-5.25	5.25
			QuickBooks Payroll Service	2110 · Direct Depos...	-9,026.34	9,026.34
TOTAL					-9,031.59	9,031.59
Bill Pmt -Check	CBI	05/05/2023	Staples Credit Plan	101.002 · Wells Fa...		-108.14
Bill	326300354	05/04/2023		551.002 · Office Su...	-108.14	108.14
TOTAL					-108.14	108.14
Bill Pmt -Check	CBI	05/05/2023	FedEx	101.007 · Wells Fa...		-10.45
Bill	8-117-80648	05/04/2023		541.006 · Postage ...	-10.45	10.45
TOTAL					-10.45	10.45
Bill Pmt -Check	CBI	05/26/2023	FedEx	101.007 · Wells Fa...		-7.80
Bill	8-140-45609	05/25/2023		541.006 · Postage ...	-7.80	7.80

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-7.80	7.80
Bill Pmt -Check	CBI	05/26/2023	Miami Dade Water & Sewer ...	101.007 · Wells Fa...		-5,577.57
Bill	0391376916 051823	05/25/2023		543.014 · Utility - Irr...	-1,710.99	1,710.99
Bill	0692331941 051823	05/25/2023		543.014 · Utility - Irr...	-3,142.50	3,142.50
Bill	4433591004 051823	05/25/2023		543.014 · Utility - Irr...	-473.63	473.63
Bill	6651763579 051823	05/25/2023		543.014 · Utility - Irr...	-119.07	119.07
Bill	6783382483 051823	05/25/2023		543.014 · Utility - Irr...	-131.38	131.38
TOTAL					-5,577.57	5,577.57
Bill Pmt -Check	CBI	05/26/2023	Staples Credit Plan	101.002 · Wells Fa...		-60.87
Bill	327486490	05/25/2023		551.002 · Office Su...	-60.87	60.87
TOTAL					-60.87	60.87
Bill Pmt -Check	CBP	05/05/2023	AT&T 2	101.002 · Wells Fa...		-644.92
Bill	1229887708	05/04/2023		541.003 · Telephone	-644.92	644.92
TOTAL					-644.92	644.92
Bill Pmt -Check	CBP	05/12/2023	AT&T	101.002 · Wells Fa...		-160.50
Bill	146496235 042823	05/11/2023		541.003 · Telephone	-160.50	160.50
TOTAL					-160.50	160.50
Paycheck	DD	05/04/2023	Lindsey N Vicha	101.002 · Wells Fa...		0.00
				511.001 · Superviso...	-184.70	184.70
				2110 · Direct Depos...	184.70	-184.70
TOTAL					0.00	0.00
Paycheck	DD	05/04/2023	Lindsey N Vicha	101.002 · Wells Fa...		0.00
				511.001 · Superviso...	-184.70	184.70
				2110 · Direct Depos...	184.70	-184.70
TOTAL					0.00	0.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	DD	05/12/2023	Deborah Samuel(101.002 · Wells Fa...		0.00
				512.001 · Payroll S...	-4,463.80	4,463.80
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	370.00	-370.00
				521.001 · Fica Taxes	-296.79	296.79
				202.501 · FICA Pay...	296.79	-296.79
				202.501 · FICA Pay...	296.79	-296.79
				521.001 · Fica Taxes	-69.41	69.41
				202.501 · FICA Pay...	69.41	-69.41
				202.501 · FICA Pay...	69.41	-69.41
				2110 · Direct Depos...	4,050.68	-4,050.68
TOTAL					0.00	0.00
Paycheck	DD	05/12/2023	Guadalupe Marquez	101.002 · Wells Fa...		0.00
				512.001 · Payroll S...	-1,872.10	1,872.10
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	191.00	-191.00
				521.001 · Fica Taxes	-136.10	136.10
				202.501 · FICA Pay...	136.10	-136.10
				202.501 · FICA Pay...	136.10	-136.10
				521.001 · Fica Taxes	-31.83	31.83
				202.501 · FICA Pay...	31.83	-31.83
				202.501 · FICA Pay...	31.83	-31.83
				2110 · Direct Depos...	1,836.25	-1,836.25
TOTAL					0.00	0.00
Paycheck	DD	05/12/2023	Tariq A Bayzid	101.002 · Wells Fa...		0.00
				512.001 · Payroll S...	-3,403.41	3,403.41
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	302.00	-302.00
				521.001 · Fica Taxes	-231.04	231.04
				202.501 · FICA Pay...	231.04	-231.04
				202.501 · FICA Pay...	231.04	-231.04
				521.001 · Fica Taxes	-54.03	54.03
				202.501 · FICA Pay...	54.03	-54.03
				202.501 · FICA Pay...	54.03	-54.03
				2110 · Direct Depos...	3,139.42	-3,139.42
TOTAL					0.00	0.00
Paycheck	DD	05/12/2023	Alexis Miranda	101.002 · Wells Fa...		0.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.001 · Superviso...	-200.00	200.00
				521.001 · Fica Taxes	-12.40	12.40
				202.501 · FICA Pay...	12.40	-12.40
				202.501 · FICA Pay...	12.40	-12.40
				521.001 · Fica Taxes	-2.90	2.90
				202.501 · FICA Pay...	2.90	-2.90
				202.501 · FICA Pay...	2.90	-2.90
				2110 · Direct Depos...	184.70	-184.70
TOTAL					0.00	0.00
Paycheck	DD	05/12/2023	Joseph Padula	101.002 · Wells Fa...		0.00
				511.001 · Superviso...	-200.00	200.00
				521.001 · Fica Taxes	-12.40	12.40
				202.501 · FICA Pay...	12.40	-12.40
				202.501 · FICA Pay...	12.40	-12.40
				521.001 · Fica Taxes	-2.90	2.90
				202.501 · FICA Pay...	2.90	-2.90
				202.501 · FICA Pay...	2.90	-2.90
				2110 · Direct Depos...	184.70	-184.70
TOTAL					0.00	0.00
Paycheck	DD	05/12/2023	Lindsey N Vicha	101.002 · Wells Fa...		0.00
				511.001 · Superviso...	-184.70	184.70
				2110 · Direct Depos...	184.70	-184.70
TOTAL					0.00	0.00
Paycheck	DD	05/12/2023	Lindsey N Vicha	101.002 · Wells Fa...		0.00
				511.001 · Superviso...	-200.00	200.00
				521.001 · Fica Taxes	-12.40	12.40
				202.501 · FICA Pay...	12.40	-12.40
				202.501 · FICA Pay...	12.40	-12.40
				521.001 · Fica Taxes	-2.90	2.90
				202.501 · FICA Pay...	2.90	-2.90
				202.501 · FICA Pay...	2.90	-2.90
				2110 · Direct Depos...	184.70	-184.70
TOTAL					0.00	0.00
Paycheck	DD	05/26/2023	Deborah Samuel(101.002 · Wells Fa...		0.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				512.001 · Payroll S...	-4,463.80	4,463.80
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	370.00	-370.00
				521.001 · Fica Taxes	-296.78	296.78
				202.501 · FICA Pay...	296.78	-296.78
				202.501 · FICA Pay...	296.78	-296.78
				521.001 · Fica Taxes	-69.41	69.41
				202.501 · FICA Pay...	69.41	-69.41
				202.501 · FICA Pay...	69.41	-69.41
				2110 · Direct Depos...	4,050.69	-4,050.69
TOTAL					0.00	0.00
Paycheck	DD	05/26/2023	Guadalupe Marquez	101.002 · Wells Fa...		0.00
				512.001 · Payroll S...	-1,872.10	1,872.10
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	191.00	-191.00
				521.001 · Fica Taxes	-136.10	136.10
				202.501 · FICA Pay...	136.10	-136.10
				202.501 · FICA Pay...	136.10	-136.10
				521.001 · Fica Taxes	-31.83	31.83
				202.501 · FICA Pay...	31.83	-31.83
				202.501 · FICA Pay...	31.83	-31.83
				2110 · Direct Depos...	1,836.25	-1,836.25
TOTAL					0.00	0.00
Paycheck	DD	05/26/2023	Tariq A Bayzid	101.002 · Wells Fa...		0.00
				512.001 · Payroll S...	-3,403.41	3,403.41
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	302.00	-302.00
				521.001 · Fica Taxes	-231.05	231.05
				202.501 · FICA Pay...	231.05	-231.05
				202.501 · FICA Pay...	231.05	-231.05
				521.001 · Fica Taxes	-54.04	54.04
				202.501 · FICA Pay...	54.04	-54.04
				202.501 · FICA Pay...	54.04	-54.04
				2110 · Direct Depos...	3,139.40	-3,139.40
TOTAL					0.00	0.00
Bill Pmt -Check	730	05/19/2023	FPL	101.007 · Wells Fa...		-507.26
Bill	18842-62405 0508...	05/08/2023		543.006 · Electricity...	-507.26	507.26

Midtown Miami CDD
Check Detail
 May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-507.26	507.26
Bill Pmt -Check	731	05/19/2023	FPL	101.007 · Wells Fa...		-2,036.21
Bill	38854-03406 0508...	05/08/2023		543.006 · Electricity...	-1,018.11	1,018.11
				543.006 · Electricity...	-1,018.10	1,018.10
TOTAL					-2,036.21	2,036.21
Bill Pmt -Check	732	05/19/2023	FPL	101.007 · Wells Fa...		-89.05
Bill	45848-07269 0508...	05/08/2023		543.006 · Electricity...	-89.05	89.05
TOTAL					-89.05	89.05
Bill Pmt -Check	733	05/19/2023	FPL	101.007 · Wells Fa...		-746.44
Bill	46484-22402 0508...	05/08/2023		543.006 · Electricity...	-746.44	746.44
TOTAL					-746.44	746.44
Bill Pmt -Check	734	05/19/2023	FPL	101.007 · Wells Fa...		-7,630.61
Bill	65499-25342 0508...	05/08/2023		543.006 · Electricity...	-7,630.61	7,630.61
TOTAL					-7,630.61	7,630.61
Bill Pmt -Check	735	05/19/2023	FPL	101.007 · Wells Fa...		-707.82
Bill	67055-67052 0508...	05/08/2023		543.006 · Electricity...	-707.82	707.82
TOTAL					-707.82	707.82
Bill Pmt -Check	736	05/19/2023	FPL	101.007 · Wells Fa...		-63.57
Bill	71576-36262 0508...	05/08/2023		543.006 · Electricity...	-63.57	63.57
TOTAL					-63.57	63.57
Check	5656	05/05/2023	Wells Fargo	101.007 · Wells Fa...		-385.00
				2040300 · Credit C...	-385.00	385.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-385.00	385.00
Bill Pmt -Check	5657	05/05/2023	A&A Iron Work Design LLC	101.007 · Wells Fa...		-4,055.00
Bill	095	05/04/2023		546.001 · R&M - Ge...	-480.00	480.00
Bill	096	05/04/2023		546.001 · R&M - Ge...	-3,250.00	3,250.00
Bill	097	05/04/2023		546.001 · R&M - Ge...	-325.00	325.00
TOTAL					-4,055.00	4,055.00
Bill Pmt -Check	5658	05/05/2023	Billing, Cochran, Lyles, Ma...	101.007 · Wells Fa...		-5,790.00
Bill	180608	05/04/2023		531.023 · Legal	-5,790.00	5,790.00
TOTAL					-5,790.00	5,790.00
Bill Pmt -Check	5659	05/05/2023	BrightView Landscape Serv...	101.007 · Wells Fa...		-79,424.39
Bill	8386530	05/04/2023		534.050 · Landscap...	-16,398.90	16,398.90
Bill	8386566	05/04/2023		534.050 · Landscap...	-4,786.95	4,786.95
Bill	8398606	05/04/2023		546.071 · R&M - Pl...	-1,684.89	1,684.89
Bill	8398797	05/04/2023		546.071 · R&M - Pl...	-636.89	636.89
Bill	8398820	05/04/2023		546.071 · R&M - Pl...	-737.85	737.85
Bill	8400177	05/04/2023		546.037 · R&M - Gr...	-4,160.16	4,160.16
Bill	8400190	05/04/2023		546.041 · R&M - Irri...	-280.00	280.00
Bill	8403187	05/04/2023		546.071 · R&M - Pl...	-1,043.35	1,043.35
Bill	8403204	05/04/2023		546.071 · R&M - Pl...	-1,086.82	1,086.82
Bill	8403211	05/04/2023		534.050 · Landscap...	-391.26	391.26
Bill	8403242	05/04/2023		546.071 · R&M - Pl...	-6,167.25	6,167.25
Bill	8403511	05/04/2023		538.037 · General c...	-5,115.99	5,115.99
Bill	8404825	05/04/2023		546.041 · R&M - Irri...	-2,560.00	2,560.00
Bill	8404936	05/04/2023		538.037 · General c...	-4,377.16	4,377.16
Bill	8404942	05/04/2023		534.050 · Landscap...	-695.57	695.57
Bill	8404957	05/04/2023		534.050 · Landscap...	-689.07	689.07
Bill	8405154	05/04/2023		546.071 · R&M - Pl...	-7,151.13	7,151.13
Bill	8405185	05/04/2023		538.037 · General c...	-4,292.23	4,292.23
Bill	8405191	05/04/2023		546.071 · R&M - Pl...	-8,584.46	8,584.46
Bill	8405230	05/04/2023		538.037 · General c...	-4,292.23	4,292.23
Bill	8405250	05/04/2023		538.037 · General c...	-4,292.23	4,292.23
TOTAL					-79,424.39	79,424.39
Bill Pmt -Check	5660	05/05/2023	Coastal Waste & Recycling	101.007 · Wells Fa...		-1,305.63
Bill	WW0000560794	05/04/2023		534.126 · Waste Re...	-287.24	368.26

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				534.126 · Waste Re...	-1,018.39	1,305.63
TOTAL					-1,305.63	1,673.89
Bill Pmt -Check	5661	05/05/2023	Forever Propane	101.007 · Wells Fa...		-172.09
Bill	382599	05/04/2023		546.001 · R&M - Ge...	-172.09	172.09
TOTAL					-172.09	172.09
Bill Pmt -Check	5662	05/05/2023	Grainger	101.007 · Wells Fa...		-100.80
Bill	9682837670	05/04/2023		546.001 · R&M - Ge...	-100.80	100.80
TOTAL					-100.80	100.80
Bill Pmt -Check	5663	05/05/2023	MG Tech Inc.	101.007 · Wells Fa...		-238.00
Bill	4501	05/04/2023		534.081 · Contracts...	-71.40	102.00
				534.081 · Contracts...	-166.60	238.00
TOTAL					-238.00	340.00
Bill Pmt -Check	5664	05/05/2023	PME Inc.	101.007 · Wells Fa...		-1,500.00
Bill	21530	05/04/2023		534.080 · Road Cle...	-1,500.00	1,500.00
TOTAL					-1,500.00	1,500.00
Bill Pmt -Check	5665	05/05/2023	South Florida Design Mana...	101.007 · Wells Fa...		-3,000.00
Bill	680	05/04/2023		546.037 · R&M - Gr...	-1,680.00	1,680.00
Bill	681	05/04/2023		546.037 · R&M - Gr...	-795.00	795.00
Bill	682	05/04/2023		546.037 · R&M - Gr...	-525.00	525.00
TOTAL					-3,000.00	3,000.00
Bill Pmt -Check	5666	05/05/2023	Venturita LLC	101.007 · Wells Fa...		-600.00
Bill	2019170	05/04/2023		546.020 · R&M - EI...	-180.00	180.00
Bill	2019171	05/04/2023		546.020 · R&M - EI...	-240.00	240.00
Bill	2019172	05/04/2023		546.020 · R&M - EI...	-180.00	180.00
TOTAL					-600.00	600.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	5667	05/05/2023	Wrathell, Hunt & Associates...	101.007 · Wells Fa...		-6,034.33
Bill	2021-3606	05/04/2023		531.027 · Managem...	-4,076.03	5,179.25
				531.038 · Assessm...	-306.14	389.00
				547.001 · Printing &...	-39.35	50.00
				531.038 · Assessm...	-327.45	416.08
				531.028 · Managem...	-1,285.36	1,633.25
TOTAL					-6,034.33	7,667.58
Check	5668	05/11/2023	Castor Construction Group,...	101.007 · Wells Fa...		-9,980.00
				546.037 · R&M - Gr...	-9,980.00	9,980.00
TOTAL					-9,980.00	9,980.00
Bill Pmt -Check	5669	05/12/2023	Budget Ace Hardware	101.007 · Wells Fa...		-320.64
Bill	651773	05/11/2023		546.001 · R&M - Ge...	-320.64	320.64
TOTAL					-320.64	320.64
Bill Pmt -Check	5670	05/12/2023	Interstate Cleaning Corpora...	101.007 · Wells Fa...		-42,368.24
Bill	9183717-IN	05/11/2023		534.026 · Janitorial ...	-212.50	425.00
				534.026 · Janitorial ...	-212.50	425.00
Bill	9183715-IN	05/11/2023		534.026 · Janitorial ...	-11,230.57	16,043.68
				534.026 · Janitorial ...	-26,204.67	37,435.24
Bill	9183716-IN	05/11/2023		534.038 · Street Sw...	-4,508.00	4,508.00
TOTAL					-42,368.24	58,836.92
Bill Pmt -Check	5671	05/12/2023	NCY Services & Repairs, Inc.	101.007 · Wells Fa...		-550.00
Bill	050423	05/11/2023		546.012 · R&M - Bu...	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	5672	05/12/2023	Omar Electrical Contractor ...	101.007 · Wells Fa...		-6,320.00
Bill	5052023	05/11/2023		546.012 · R&M - Bu...	-6,320.00	6,320.00
TOTAL					-6,320.00	6,320.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	5673	05/12/2023	South Florida Design Mana...	101.007 · Wells Fa...		-4,780.00
Bill	683	05/11/2023		546.037 · R&M - Gr...	-580.00	580.00
Bill	684	05/11/2023		546.037 · R&M - Gr...	-490.00	490.00
Bill	685	05/11/2023		546.037 · R&M - Gr...	-950.00	950.00
Bill	686	05/11/2023		546.037 · R&M - Gr...	-300.00	300.00
Bill	687	05/11/2023		546.037 · R&M - Gr...	-530.00	530.00
Bill	688	05/11/2023		546.037 · R&M - Gr...	-880.00	880.00
Bill	689	05/11/2023		546.037 · R&M - Gr...	-650.00	650.00
Bill	690	05/11/2023		546.037 · R&M - Gr...	-400.00	400.00
TOTAL					-4,780.00	4,780.00
Bill Pmt -Check	5674	05/12/2023	Tidy Pets Pooper Scoopers	101.007 · Wells Fa...		-1,250.00
Bill	000874	05/11/2023		543.087 · Animal F...	-1,250.00	1,250.00
TOTAL					-1,250.00	1,250.00
Check	5675	05/19/2023	Wells Fargo	101.007 · Wells Fa...		-942.54
				2040300 · Credit C...	-942.54	942.54
TOTAL					-942.54	942.54
Bill Pmt -Check	5676	05/19/2023	Advantage Golf Cars, Inc.	101.007 · Wells Fa...		-439.26
Bill	29757	05/18/2023		155.000 · Prepaid It...	-131.78	188.25
				155.000 · Prepaid It...	-307.48	439.26
TOTAL					-439.26	627.51
Bill Pmt -Check	5677	05/19/2023	Allied Universal	101.007 · Wells Fa...		-116.52
Bill	14211817	05/18/2023		534.037 · Security ...	-34.96	49.94
				534.037 · Security ...	-81.56	116.52
TOTAL					-116.52	166.46
Bill Pmt -Check	5678	05/19/2023	Grainger	101.007 · Wells Fa...		-282.82
Bill	9702988438	05/18/2023		546.001 · R&M - Ge...	-282.82	282.82

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-282.82	282.82
Bill Pmt -Check	5679	05/19/2023	Joe Blair	101.007 · Wells Fa...		-57.16
Bill	791189	05/18/2023		546.001 · R&M - Ge...	-57.16	57.16
TOTAL					-57.16	57.16
Bill Pmt -Check	5680	05/19/2023	One Seed Landscaping	101.007 · Wells Fa...		-2,848.00
Bill	10091	05/18/2023		549.900 · Misc - Co...	-2,848.00	2,848.00
TOTAL					-2,848.00	2,848.00
Bill Pmt -Check	5681	05/19/2023	Orion Pest Control	101.007 · Wells Fa...		-360.00
Bill	43001	05/18/2023		534.125 · Pest Cont...	-360.00	360.00
TOTAL					-360.00	360.00
Bill Pmt -Check	5682	05/19/2023	South Florida Design Mana...	101.007 · Wells Fa...		-910.00
Bill	691	05/18/2023		546.037 · R&M - Gr...	-525.00	525.00
Bill	692	05/18/2023		546.037 · R&M - Gr...	-385.00	385.00
TOTAL					-910.00	910.00
Bill Pmt -Check	5683	05/19/2023	SY Electronics Corp	101.007 · Wells Fa...		-1,650.00
Bill	23206	05/18/2023		546.020 · R&M - El...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	5684	05/26/2023	Allied Universal	101.007 · Wells Fa...		-52,693.66
Bill	14243977	05/25/2023		534.037 · Security ...	-15,808.10	22,583.00
				534.037 · Security ...	-36,885.56	52,693.66
TOTAL					-52,693.66	75,276.66
Bill Pmt -Check	5685	05/26/2023	Billing, Cochran, Lyles, Ma...	101.007 · Wells Fa...		-1,350.00
Bill	181144	05/25/2023		531.023 · Legal	-1,350.00	1,350.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,350.00	1,350.00
Bill Pmt -Check	5686	05/26/2023	BrightView Landscape Serv...	101.007 · Wells Fa...		-2,080.00
Bill	5534978	05/25/2023		546.041 · R&M - Irri...	-380.00	380.00
Bill	8417544	05/25/2023		546.071 · R&M - PI...	-1,700.00	1,700.00
TOTAL					-2,080.00	2,080.00
Bill Pmt -Check	5687	05/26/2023	Budget Ace Hardware	101.007 · Wells Fa...		-135.89
Bill	652161	05/25/2023		546.001 · R&M - Ge...	-135.89	135.89
TOTAL					-135.89	135.89
Bill Pmt -Check	5688	05/26/2023	Joe Blair	101.007 · Wells Fa...		-12.91
Bill	792033	05/25/2023		546.001 · R&M - Ge...	-12.91	12.91
TOTAL					-12.91	12.91
Bill Pmt -Check	5689	05/26/2023	Lightworks, Inc.	101.007 · Wells Fa...		-2,178.00
Bill	05851	05/25/2023		546.020 · R&M - EI...	-2,178.00	2,178.00
TOTAL					-2,178.00	2,178.00
Bill Pmt -Check	5690	05/26/2023	PC-CAD LLC.	101.007 · Wells Fa...		-250.00
Bill	2008-3398	05/25/2023		549.066 · Misc - Lic...	-250.00	250.00
TOTAL					-250.00	250.00
Bill Pmt -Check	5691	05/26/2023	Venturita LLC	101.007 · Wells Fa...		-240.00
Bill	2019174	05/25/2023		546.020 · R&M - EI...	-240.00	240.00
TOTAL					-240.00	240.00
Check	7352	05/04/2023	City of Miami -	101.002 · Wells Fa...		-12,799.37
				204.001 · City Tax ...	-12,799.37	12,799.37

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-12,799.37	12,799.37
Check	7353	05/04/2023	City of Miami -	101.002 · Wells Fa...		-36,492.88
				204.001 · City Tax ...	-36,492.88	36,492.88
TOTAL					-36,492.88	36,492.88
Check	7354	05/05/2023	Wells Fargo	101.002 · Wells Fa...		-70.01
				2040300 · Credit C...	-70.01	70.01
TOTAL					-70.01	70.01
Bill Pmt -Check	7355	05/05/2023	Coastal Waste & Recycling	101.002 · Wells Fa...		-368.26
Bill	WW0000560794	05/04/2023		534.126 · Waste Re...	-81.02	368.26
				534.126 · Waste Re...	-287.24	1,305.63
TOTAL					-368.26	1,673.89
Bill Pmt -Check	7356	05/05/2023	Eveling J. Rosales Gonzales	101.002 · Wells Fa...		-393.00
Bill	17081	05/04/2023		546.001 · R&M - Ge...	-196.50	196.50
Bill	17082	05/04/2023		546.001 · R&M - Ge...	-196.50	196.50
TOTAL					-393.00	393.00
Bill Pmt -Check	7357	05/05/2023	Family Fire Protection, Inc.	101.002 · Wells Fa...		-1,498.00
Bill	FF3200Q	05/04/2023		546.012 · R&M - Bu...	-1,498.00	1,498.00
TOTAL					-1,498.00	1,498.00
Bill Pmt -Check	7358	05/05/2023	MG Tech Inc.	101.002 · Wells Fa...		-102.00
Bill	4501	05/04/2023		534.081 · Contracts...	-30.60	102.00
				534.081 · Contracts...	-71.40	238.00
TOTAL					-102.00	340.00
Bill Pmt -Check	7359	05/05/2023	Midblock Miami Condo Ass...	101.002 · Wells Fa...		-1,165.55
Bill	33123116555	05/04/2023		543.006 · Electricity...	-1,049.32	1,049.32

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				546.001 · R&M - Ge...	-90.65	90.65
				546.001 · R&M - Ge...	-25.58	25.58
TOTAL					-1,165.55	1,165.55
Bill Pmt -Check	7360	05/05/2023	SY Electronics Corp	101.002 · Wells Fa...		-675.00
Bill	23189	05/04/2023		549.911 · Misc - Se...	-675.00	675.00
TOTAL					-675.00	675.00
Bill Pmt -Check	7361	05/05/2023	The Sherwin Williams Co.	101.002 · Wells Fa...		-1,241.40
Bill	8166-6	05/04/2023		546.001 · R&M - Ge...	-1,241.40	1,241.40
TOTAL					-1,241.40	1,241.40
Bill Pmt -Check	7362	05/05/2023	Venturita LLC	101.002 · Wells Fa...		-90.00
Bill	2019173	05/04/2023		546.020 · R&M - El...	-90.00	90.00
TOTAL					-90.00	90.00
Bill Pmt -Check	7363	05/05/2023	Wrathell, Hunt & Associates...	101.002 · Wells Fa...		-1,633.25
Bill	2021-3606	05/04/2023		531.027 · Managem...	-1,103.22	5,179.25
				531.038 · Assessm...	-82.86	389.00
				547.001 · Printing &...	-10.65	50.00
				531.038 · Assessm...	-88.63	416.08
				531.028 · Managem...	-347.89	1,633.25
TOTAL					-1,633.25	7,667.58
Check	7364	05/12/2023	Wells Fargo	101.002 · Wells Fa...		-160.45
				2040300 · Credit C...	-160.45	160.45
TOTAL					-160.45	160.45
Bill Pmt -Check	7365	05/12/2023	1000Bulbs.com	101.002 · Wells Fa...		-176.29
Bill	W03625666	05/11/2023		546.020 · R&M - El...	-176.29	176.29
TOTAL					-176.29	176.29

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	7366	05/12/2023	Crown Lift Trucks	101.002 · Wells Fa...		-998.15
Bill	117500894	05/11/2023		546.001 · R&M - Ge...	-998.15	998.15
TOTAL					-998.15	998.15
Bill Pmt -Check	7367	05/12/2023	DDR Miami Avenue, LLC	101.002 · Wells Fa...		-3,848.53
Bill	3796347	05/11/2023		546.012 · R&M - Bu...	-503.50	503.50
Bill	3802014	05/11/2023		546.012 · R&M - Bu...	-2,669.05	2,669.05
Bill	3802015	05/11/2023		546.012 · R&M - Bu...	-675.98	675.98
TOTAL					-3,848.53	3,848.53
Bill Pmt -Check	7368	05/12/2023	DynaFire, LLC	101.002 · Wells Fa...		-19,997.50
Bill	SO133478	05/11/2023		546.012 · R&M - Bu...	-1,410.00	1,410.00
Bill	SO134421	05/11/2023		546.001 · R&M - Ge...	-18,587.50	18,587.50
TOTAL					-19,997.50	19,997.50
Bill Pmt -Check	7369	05/12/2023	Interstate Cleaning Corpora...	101.002 · Wells Fa...		-38,407.68
Bill	9183717-IN	05/11/2023		534.026 · Janitorial ...	-212.50	425.00
				534.026 · Janitorial ...	-212.50	425.00
Bill	9183718-IN	05/11/2023		534.026 · Janitorial ...	-21,939.00	21,939.00
Bill	9183715-IN	05/11/2023		534.026 · Janitorial ...	-4,813.11	16,043.68
				534.026 · Janitorial ...	-11,230.57	37,435.24
TOTAL					-38,407.68	76,267.92
Bill Pmt -Check	7370	05/12/2023	Kone Inc.	101.002 · Wells Fa...		-3,950.00
Bill	871033467	05/11/2023		534.072 · Contracts...	-3,950.00	3,950.00
TOTAL					-3,950.00	3,950.00
Bill Pmt -Check	7371	05/12/2023	LPS of America, Inc.	101.002 · Wells Fa...		-58,205.85
Bill	137614	05/11/2023		534.030 · Contracts...	-58,205.85	60,000.00
TOTAL					-58,205.85	60,000.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	7372	05/19/2023	Wells Fargo	101.002 · Wells Fa...		-1,956.95
				2040300 · Credit C...	-1,956.95	1,956.95
TOTAL					-1,956.95	1,956.95
Bill Pmt -Check	7373	05/19/2023	Advantage Golf Cars, Inc.	101.002 · Wells Fa...		-188.25
Bill	29757	05/18/2023		155.000 · Prepaid It...	-56.47	188.25
				155.000 · Prepaid It...	-131.78	439.26
TOTAL					-188.25	627.51
Bill Pmt -Check	7374	05/19/2023	Allied Universal	101.002 · Wells Fa...		-49.94
Bill	14211817	05/18/2023		534.037 · Security ...	-14.98	49.94
				534.037 · Security ...	-34.96	116.52
TOTAL					-49.94	166.46
Bill Pmt -Check	7375	05/19/2023	Budget Ace Hardware	101.002 · Wells Fa...		-358.79
Bill	651976	05/18/2023		546.001 · R&M - Ge...	-358.79	358.79
TOTAL					-358.79	358.79
Bill Pmt -Check	7376	05/19/2023	Killowatts Electric & Lightin...	101.002 · Wells Fa...		-104.74
Bill	0698829-IN	05/18/2023		546.020 · R&M - El...	-104.74	309.40
TOTAL					-104.74	309.40
Bill Pmt -Check	7377	05/19/2023	LVD Plus LLC	101.002 · Wells Fa...		-880.00
Bill	23050601r	05/18/2023		546.020 · R&M - El...	-880.00	880.00
TOTAL					-880.00	880.00
Bill Pmt -Check	7378	05/26/2023	Air Essentials, Inc.	101.002 · Wells Fa...		-100.00
Bill	183523	05/25/2023		546.001 · R&M - Ge...	-100.00	100.00
TOTAL					-100.00	100.00

Midtown Miami CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	7379	05/26/2023	Allied Universal	101.002 · Wells Fa...		-22,583.00
Bill	14243977	05/25/2023		534.037 · Security ...	-6,774.90	22,583.00
				534.037 · Security ...	-15,808.10	52,693.66
TOTAL					-22,583.00	75,276.66
Bill Pmt -Check	7380	05/26/2023	GEM of Miami	101.002 · Wells Fa...		-468.61
Bill	309749	05/25/2023		546.022 · R&M - Eq...	-468.61	468.61
TOTAL					-468.61	468.61
Bill Pmt -Check	7381	05/26/2023	Parking Whisperer	101.002 · Wells Fa...		-8,500.00
Bill	5222023	05/25/2023		531.014 · Consultin...	-8,500.00	8,500.00
TOTAL					-8,500.00	8,500.00
Liability Check	21484251	05/12/2023	IRS	101.007 · Wells Fa...		-2,501.40
				202.500 · FWT Pay...	-863.00	863.00
				202.501 · FICA Pay...	-155.27	155.27
				202.501 · FICA Pay...	-155.27	155.27
				202.501 · FICA Pay...	-663.93	663.93
				202.501 · FICA Pay...	-663.93	663.93
TOTAL					-2,501.40	2,501.40
Liability Check	41507994	05/12/2023	IRS	101.007 · Wells Fa...		-91.80
				202.501 · FICA Pay...	-8.70	8.70
				202.501 · FICA Pay...	-8.70	8.70
				202.501 · FICA Pay...	-37.20	37.20
				202.501 · FICA Pay...	-37.20	37.20
TOTAL					-91.80	91.80
Liability Check	50888501	05/26/2023	IRS	101.007 · Wells Fa...		-2,501.42
				202.500 · FWT Pay...	-863.00	863.00
				202.501 · FICA Pay...	-155.28	155.28
				202.501 · FICA Pay...	-155.28	155.28
				202.501 · FICA Pay...	-663.93	663.93

3:57 PM

07/05/23

Midtown Miami CDD
Check Detail
May 2023

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				202.501 · FICA Pay...	-663.93	663.93
TOTAL					-2,501.42	2,501.42

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on May 9, 2023 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, Suite 132, Miami, Florida 33127.

Present were:

Joseph Padula	Chair
Alex Miranda	Vice Chair
Lindsey Vicha	Assistant Secretary
Kiahna Perez	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC (WHA)
Ginger Wald	District Counsel
Deborah Samuel	Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:07 p.m. Supervisors Padula, Vicha, Miranda and Perez were present. Supervisor Riccobono was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

41
 42 Mr. Rom presented Resolution 2023-04. He reviewed the proposed Fiscal Year 2024
 43 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
 44 Year 2023 budget, and explained the reasons for any changes.

45 Ms. Samuel discussed the issues of increased traffic in areas coming online, including
 46 dog traffic, owners not cleaning up dog waste and possible ways to remedy the situation,
 47 security, landscaping and maintenance.

48

49 **On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor,**
 50 **Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024**
 51 **and Setting a Public Hearing Thereon, for September 12, 2023 at 2:00 p.m. at**
 52 **the Shops at Midtown Miami, Office of the CDD, 3401 N. Miami Avenue, 2nd**
 53 **floor parking garage, Suite 132, Miami, Florida 33127, Pursuant to Florida Law;**
 54 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
 55 **Severability; and Providing an Effective Date, was adopted.**

56

57

58 **FOURTH ORDER OF BUSINESS**

59 **Consideration of Resolution 2023-05,**
 60 **Designating Dates, Times and Locations for**
 61 **Regular Meetings of the Board of**
 62 **Supervisors of the District for Fiscal Year**
 63 **2023/2024 and Providing for an Effective**
 64 **Date**

65 Mr. Rom presented Resolution 2023-05.

66

67 **On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor,**
 68 **Resolution 2023-05, Designating Dates, Times and Locations for Regular**
 69 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024**
 70 **and Providing for an Effective Date, was adopted.**

71

72

73 **FIFTH ORDER OF BUSINESS**

74 **Consideration of Tesla Florida, Inc., Tesla**
 75 **Supercharger Agreement**

76 Mr. Rom presented the Tesla Florida, Inc., Tesla Supercharger Agreement.

77

78 Ms. Samuel stated 16 charging stations will be installed on the third floor of the South
 Block parking garage; the transformer will be on the northwest side of 32nd and will be hidden

79 by landscaping. The CDD will receive \$95 per space for maintenance. There will be 12
80 superchargers and four Level 2 chargers that will charge any vehicle.

81 Ms. Wald stated that she prepared this Agreement but Tesla needs to review it. The
82 Agreement enable work to commence July 1, 2023. Ms. Samuel noted that Tesla wants some
83 work completed before they commence work.

84

85 **On MOTION by Mr. Miranda and seconded by Mr. Padula, with all in favor, the**
86 **Tesla Florida, Inc., Tesla Supercharger Agreement, in substantially final form,**
87 **was approved.**

88

89

90 **SIXTH ORDER OF BUSINESS**

Update: M Park Dog Park Proposals

91

92 Ms. Samuel recalled the decision at the last meeting to defer this at this time.

93 This item will be removed from future agendas.

94

95 **SEVENTH ORDER OF BUSINESS**

Consideration of Windcave Agreements

96

97 Mr. Rom presented the following and noted that a few matters must still be resolved:

98 **A. Merchant Application**

99 **B. Gateway**

100 Ms. Wald discussed things that need to be changed in the Agreements, such as the state
101 and venue for any litigation; a response from Windcave is pending. The indemnity clauses were
102 removed. She noted the items that were adjusted, revised and added or removed. Windcave
103 refused to accept the termination clause typically utilized the CDD but agreed to reduce the
104 term of the Agreement from two years to one year; however, if something happens, such as a
105 hurricane, the CDD would not be responsible for the remainder of the months. Mr. Rom stated
106 the fixed fees are approximately \$3,000 per month. Ms. Wald stated that Windcave is working
107 on being registered in Florida.

108

109 **On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the**
110 **Windcave Agreements, including the Merchant Application and Gateway**
111 **Agreement, both in substantially final form, were approved.**

112
113
114
115
116
117
118

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

121
122
123
124
125
126

NINTH ORDER OF BUSINESS

Approval of February 14, 2023 Regular Meeting Minutes

Mr. Rom presented the February 14, 2023 Regular Meeting Minutes.

On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, the February 14, 2023 Regular Meeting Minutes, as presented, were approved.

130
131

TENTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager: Deborah Samuel

I. Monthly Report

Ms. Samuel presented the Monthly Operations Manager’s Report. She discussed parking issues.

On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, engaging the services of a parking consultant for a parking evaluation, in an amount not-to-exceed the statutory limit, was approved.

142
143
144
145
146
147

Mr. Rom recalled that the initial Parking Facility Management contract expires September 11, 2023. It is not necessary to do anything now; it can be addressed at the September meeting. Ms. Wald noted that, if no action is taken, the contract automatically renews for one year; however, the CDD could still exercise the 30-day termination provision.

148 II. Parking Information

- 149 • Executive Summary
- 150 • Transient Parking Year Over Year Comparison
- 151 • Revenue By Lane Reports

152 These items were included for informational purposes.

153 B. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

154 Ms. Wald stated that, once the legislative session is over, an update will be provided.
155 Board Members might be required to attend an annual four-hour ethics training course.

156 C. District Engineer: Alvarez Engineers, Inc.

157 Mr. Rom stated that, per Mr. Alvarez, the Department of Environmental Protection
158 (DERM) is extending the report deadline for Terracon Consultants to June 18, 2023.

159 Discussion ensued regarding where a new Brightline station might be located.

160 D. District Manager: Wrathell, Hunt and Associates, LLC

- 161 • NEXT MEETING DATE: June 13, 2023 at 2:00 P.M.

- 162 ○ QUORUM CHECK

163 The next meeting will be held on June 13, 2023, unless cancelled.

164

165 ELEVENTH ORDER OF BUSINESS

Public Comments

166

167 There were no public comments.

168

169 TWELFTH ORDER OF BUSINESS

Supervisors' Requests

170

171 There were no Board Member requests.

172

173 THIRTEENTH ORDER OF BUSINESS

Adjournment

174

175

176 On MOTION by Ms. Vicha and seconded by Ms. Perez, with all in favor, the
177 meeting adjourned at 2:54 p.m.

178

179

180

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

181
182
183
184
185
186

Secretary/Assistant Secretary

Chair/Vice Chair

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
AI



Midtown Miami Community
Development District

3401 N. Miami Avenue, Suite 132
Miami, Florida 33127
305-573-3371

Managers' Report July 11th 2023

Mpark Park Restoration

We have completed the park restoration project. We had our staff dis-assemble the benches and tables and close the park and hired an electrostatic spray company to refinish the table and bench bases. We also had an issue with the landscape die, which was acting as a barrier in front of the storm drain. We installed a black metal fence around the area and will have installed artificial turf.

We removed the artificial turf to locate an irrigation leak and repair it. We restored the area and reinstalled the turf. At this time we also capped off the original plumbing from the previous fountain.

We have completed the fountain retrofit project and converted the fountain into a beautiful garden SEE EXHIBIT A

Ike Directories

The city of Miami has launched a directory program in cooperation with a 3rd party media company. They have already started installation on 36th street and 29th not within the boundaries.

We met with the city and explained that Site centers is already in contract with a directory company and there would be duplicate directories.

Parking Assessment

We have entered into an agreement with Parking Whisper, a parking consultant company to complete a full assessment of our protocols, staffing, equipment, policies and procedure. I look forward to sharing the report the findings to the BOD

Infrastructure Punch List

MISC Punch List

We started a MISC punch list to address the Utility and infrastructure damages to our infrastructure. We have required a bond from the utility companies in an effort to make sure they comply with the repairs in a timely manner. It has been challenging when the work is done outside the district, yet impacts our infrastructure i.e. on 36th street and 29th street. Please see EXHIBIT B

Capital Improvement

Landscape Light Fixture Replacement \$45,000.00
We have received the delivery, work has commenced and we anticipate completing the project in August

Parma Replacement Light Fixtures \$36,000.00
We have received the delivery, work has commenced and we anticipate completing the project in the end of July

MBE Sprinkler Pipes Painting.....\$22,000.00
COMPLETED

Stripping Street

We have received requests from residents and retailers about re-striping city streets. We explained that we do not manage the city streets. With that said we met with the city and followed up and recently received work order info and tentative date of May 19th. Unfortunately the work did not commence and we will continue to follow up. The areas to be addressed are as follows
SR# 2023006360 NE 35th Street between E Coast and NE 1st Avenue
SR# 2023006363 NE 34th Street between 1st and N Miami Avenue
SR# 2023006367 NE 32nd Street between 1st and N Miami Avenue
SR# 2023006380 NE 31st Street between NE 1st and N Miami Avenue
SR# 2023006381 NE 1st Avenue and NE 29th Street EXHIBIT D

EXHIBIT A



Miscellaneous Damages in the District

1. NE 29th Street - All Aboard Florida: 03/07/2017

Provided Fabiola (City of Miami) again all the open info on 20190529.

20190619 Mentioned in City of Miami MOT meeting. (Mario, Collin & Genady)

20190731 Mentioned in City of Miami MOT meeting. (Mario, Collin & Genady)

20190925 Mentioned in City of Miami MOT meeting. (Mario, Collin & Genady)

20200108 Charles Alfaro sent an email to Archer Western that they need to address the issues.. (Edwin Vega & Fabio Baldini Fuentes)

20200122 Mentioned in City of Miami MOT meeting. (Mario Machin, Alejandro Munera)

20200213 Went to see Charles Alfaro to discuss.

20200219 Mentioned in City of Miami MOT meeting. (Mario Machin, Genady Beylin & Charles Alfaro)

20200805 Mentioned in City of Miami MOT meeting follow-upped with an email. (Mario Machin, Genady Beylin & Alejandro Munera)

20200902 Lien Hernandez replied that Archer Western does not get any response from All Aboard Florida.

202010xx

20201109 Forwarded the email from Lien Hernandez to Charles Alfaro (City of Miami PW) He replied asking what the issue was.

20201110 Forwarded all emails again to Charles Alfaro.

20210805 Send an email to all parties.

20210805 Mentioned in City of Miami MOT meeting follow-upped with an email. (Mario Machin, Genady Beylin & Charles Alfaro)

09.01.2021 Mentioned in City of Miami MOT (Collin Worth, Mario Machin, Genady Beylin & Charles Alfaro) Collin asked Charles if he was aware and he acknowledged. Mentioned that we would be OK with only irrigation and electrical being restored.

11.0x.2021 Mentioned to Juvenal Santana and Nzeribe I.. (Assistant City Manager)

11.10.2021 Mentioned in City of Miami MOT (Collin Worth, Mario Machin, Genady Beylin & Charles Alfaro)

09.26.2022 Send email to Juvenal & Charles to see what we can do.

10.17.2022 Send a reminder email to Juvenal & Charles.

12.12.2022 Send a reminder email to Juvenal & Charles.

01.01.2023 Send a reminder email to Juvenal & Charles. (Only requesting 2 items be fixed; Irrigation & Electricity to the landscaping lights.

01.18.2023 Discussed in the MOT with Charles Alfaro.

02.01.2023 Discussed in the MOT with Charles Alfaro. Send him a follow-up email.

- The irrigation system is NOT installed.
- The electricity to the landscaping lights is NO longer working
- One landscaping pedestal has been removed.
- The landscaping light pedestals are no longer **centered** within the median!
- The Royal Palms are no longer **centered** within the median!
- There is on the east side an unfinished cable (for a pole?) sticking out of the ground.

2. **NE 36th Street – VENDOR UNKNOWN** (Sat 10/29/2019)
Sidewalk damages. (Email to Juvenal Santana 10/31/2019)
08.30.2021 Guadalupe will follow up with FDOT.

3. **Site: Crown Castle (AT&T)** – Several Avenues and Streets. (02.03.2021 Fernando Vazquez – First meeting
10.11.2019 Martin Mikhail) Crown Castle; Larry Polk (407) 505-8825 & Kleimer Cruz (305) 297-8162.
 1. **Fiber Build 6MD1093A-011_ED_18** (NW 36 & 35th street & Buena Vista Ave.)
 2. **Power Bore and Pole Installation:** Small Cell FL5292BA (NW 35th Street)
 3. **Power Build and Pole Installation:** Small Cell FL5293BA (NW 32nd Street)

FDOT – 2020 H 690 00521 AT&T Mobility (06.29.2022)

06.29.2022 Juan Velasquez sends email Pre-Construction 2018-H-690-00601 (NW 36th St/ NW 5th Ave) (2020 H 690 00521)

07/07/2022 Pre-Construction Meeting with Kleimer to work on FDOT NE 36th street first. 2 new manholes installations.

07.22.2022 Kleimer Cruz reaches out to start next week.

08.04.2022 Kleimer Cruz & crew working on NE 36th street with a one lane closure. NE 36th ramp is accessible to entry and exit.

08.30.2022 Requested Kleimer Cruz a status on the project.

09.06.2022 Kleimer Cruz called, we will meet Thursday at 09:30

09.12.2022 Kleimer's crew did the trench today below the pavers on the corner of west side of Buena Vista Ave north bound lane and NE 36th street (by the entertainment lot). He is planning to pour concrete tomorrow.

09.29.2022 Kleimer called, he need to restore NE 36th and Buena Vista Ave east side and wait for other project to finish on NE 34th street as he wants to cross that area.

10.12.2022 Meeting with Larry Polk about several 5G poles (example: **FL5292BA & FL5293BA** City of Miami Permit PW20002133UP) in several areas.

12.01.2022 Meeting with Jessica Fernandez, Richard Ribe, Johnmani Seoane & Hector Mejia to discuss the surety bond and scope of work. The installation of 2 (two) 5G poles; FL5292BA & FL5293BA. They are requesting a Hold Harmless letter. Once provided to the district we will see if the district will accept it.

12.05.2022 Carolina send the Col Prerequisites.

01.24.2023 Larry reached out to discuss the pole color.

01.26.2023 FDOT Juan Velasquez replied to Larry in ref to the lane closure approval. Larry Provided a pole picture, could not open (see) it. I requested Larry plans for this new proposed pole.

01.27.2023 Larry provided a permit package for a new to install pole **FL5472BA** FDOT Permit #2021-H-690-00201 to be installed by Target on NE 36th Street. Requested again the Coi, etc...

01.30.2023 Received from Larry the Coi. Jessica Fernandez requesting a call-in reference to the Surety bond requested by the district.

01.31.2023 Col has been approved by Guadalupe. Send email to Larry and Jessica that we are still missing the Surety Bond.

02.09.2023 Kleimer Cruz called asking when he can resume with the project. Let's meet when I get back from Orlando.

03.08.2023 Kleimer Cruz called asking when he can resume with the project. Tariq out on Sick Leave.

03.13.2023 Kleimer Cruz called asking when he can resume with the project. Tariq still out on sick leave.

03.30.2023 Jessica Fernandez called to discuss Bond.

03.31.2023 Richard Ribe called to discuss Bond. Asked him to send an email. Replied to his email asking him what the SOW is?

04.18.2023 Richard Ribe called me to provide the Original Surety Bond. Send email with the unanswered question.

04.19.2023 Richard R came to the CDDD office and dropped the original bond of \$40,000 for the 2 poles above. Larry Polk sent an email about a 3rd pole (**FL5472BA**) (to install by Target and NE 36th str. Bond was

received and will be verified.

04.20.2023 Bond was verified for \$20,000, not \$40,000 what we requested. We requested \$20,000 per pole. Richard Ribe wrote they made a mistake. Tariq Bayzid requested the right bond value and mentioned the 3rd pole.

05.03.2023 Received a \$60,00 bond, requested clarification on what poles this was for.

05.08.2023 Send email to Richard Ribe asking to verify what 3 poles the \$60,000 bond was for? Larry Polk called me to schedule pole FL 5293BA installation.

05.09.2023 Richard & Larry reached out to meet tomorrow.

05.10.2023 met with Richard and Larry to discuss the proposed bores for several poles and conduit installations. Send email with a site plan of the proposed directional bores and poles to install. Discussed location and it is NOT approved. They requested closer to NE 32nd street. Called Larry Polk to discuss, I will be sending him an email to clarify location.

05.23.2023 Richard called in reference to the bond; they are proposing to do one big amount bond instead of several bonds.

XXX

4. **North Block: Verizon – 2001CVNU-3401 N. Miami Ave. (Contractor = Mastec)**

Location: N. Miami Ave at the height of Loading Dock entrance. (Enrique Hernandez – Meeting 03.15.2021 - Requested \$20,000 Surety bond)

NB - Verizon (Brittney Robinson & Kevin Rodriguez) – Site Center (Glen Sullivan) for Target and Bath & Body Works.

11.14.2022 Glen Sullivan included me in the email thread. Asked Brittney if he will be using existing conduits and manholes and requested plans. He added his Engineer Kevin Rodriguez.

11.15.2022 Brittney mentioned they do not believe that there are any existing conduits, etc.. reaching the Data room.

12.05.2022 Brittney reached out.

12.08.2022 Wrote Brittney that I did not see any plans. Brittney provided plans and I see that this is related to the project “started” in 03.2021. Glen wrote to Brittney.

12.12.2022 Kevin Rodriguez wrote to Glen in ref to a Point of Entry (POE).

03.07.2023 Kevin Rodriguez wrote to Glen to ask when they can survey the rooms. Glen approves and Kevin notifies that his team will be there on 03.08.2023.

5. **Site: SW 34th Street & N Miami Ave. – Main irrigation Leak (03.18.2021) VENDOR UNKNOWN.**

Wrote to the City of Miami, they said Mastec worked there.

03.25.2021 Met with Mastec; did not do the damages.

03.26.2021 Wrote again to the City of Miami, they said TECO People Gas worked there. PW20000670UP

03.29.2021 Met with TECO People Gas; did not do the damages.

04.06.2021 Wrote to the City of Miami, they said WASD (emergency repair) worked there. PW19001923UP

04.07.2021 Lissette Hildago (WASD); we will not repair.

04.15.2021 Wrote to the City of Miami.

05.19.2021 Follow-up with the City of Miami.

05.20.2021 City replied that WASD did not want to accept responsibility.

05.21.2021 Proposing WASD to install a new water meter with corresponding backflow meter.

06.01.2021 Contacted Oscar Vasquez WASD (Chief) to see what we can do.

06.02.2021 Oscar Vasquez put me in contact with Juan Pelay (WASD); we discussed to cap both sides of the leaking area (north and south) of the street and install on the north side a brand new irrigation meter with a corresponding backflow meter.

06.02.2021 Contact Process Runner Patricia C. to start the process of applying for a water meter / Backflow meter. For the application we need a survey.

06.03.2021 Contacted Oscar & Juan in reference to the survey request.

07.07.2021 Email follow to surveyor

07.08.2021 Surveyor called and I clarified what I need for WASD.

07.19.2021 Email follow with surveyor.
07.30.2021 Email follow with surveyor. Received the Survey. Forwarded the survey to the process runner.
08.05.2021 Process Runner called me and in conference with WASD, assisting with clarifying.
08.10.2021 requested process runner status of project.
08.11.2021 process runner called needs info. WASD send an automated reply that the application was received.
08.12.2021 Latarsha Cleare from WASD called asking clarification to where the new meter should be installed. Modified the survey and resend it to her. Received the invoice to pay. Send email to Oscar Valdes and Juan Pelay asking if there was anyway, we could get a discount.
08.12.2021 Ricardo Rojas gave paving contractor a notice of violation in reference to as build were we could see if they damaged the main water irrigation line.
08.13.2021 Juan Pelay replied to unfortunately no discount.
08.18.2021 Paid to have water meter installed. Send email to Juan Pelay asking to see if he can expedite.
09.01.2021 Follow-up email to Juan Pelay.
09.24.2021 Follow-up email to Juan Pelay.
10.12.2021 Follow-up email to Juan Pelay.
12.xx.2021 contacted process runner to follow up with City and WASD.
12.xx.2021 WASD revising plans & dealing with the City of Miami for the Permit.
01.19.2022 WASD – Anton discussed in MOT to install meter. Reached out to Anton. X
01.26.2022 Called Alain Nunez to request status; City inspector requested WASD to RE-asphalt the street as it is still within its moratorium.
02.16.2022 WASD – Isabel Rodriguez came back with a invoice for the restauration of the Asphalt.
03.04. & 03.07.2022 Went to WASD New Business to pay for the asphalt restoration.
03.16.2022 Received an email that a Set Meter request has been created.
03.30.2022 Met with WASD Installers to discuss location of water meter to install.
05.05.2022 Meter box has been installed on N Miami Ave. Notified Brightview; Carlos to install backflow and connect the system to the existing irrigation system.
05.12.2022 Backflow has been installed waiting for meter to be placed.
05.17.2022 Patricia process runner went back to WASD to follow-up on the water meter placement.
06.23.2022 Meter has been placed but no water is flowing.
07.15.2022 Called WASD call center that we still have no water. Met with WASD onsite and got the water turned on, notified Carlos Victoria to check the whole irrigation system (Island 1 and surrounding areas)
07.22.2022 Received a quote to repair.
07.25.2022 Approved quote.
07.27.2022 Discussing with Carlos Victoria logistics on installing irrigation on Island 1 (close to NE 36th street)
08.02.2022 Discussing with Jason Pillifant Green Island ficus in the median Island #1. Gave OK to proceed to Carlos Victoria.
08.15.2022 Requested Carlos status, Green Island Ficus needs to get removed. Gave OK to proceed.
08.30.2022 BrightView removing the Green Island Ficus from Island 1 in the median.
09.01.2022 Irrigation system has been installed.

6. NB: MCI Metro; Verizon - Project 1808AHXZ.529 – Cynthia Ferrell (DraftPro's) & Ann Cline (06.02.2021)

06.04.2021 Received new revised plans. (Jonathan Leon-DraftPro's)
06.16.2021 Received an updated version of the revised plans. (Jonathan Leon)
06.22.2021 Requested clarification on phase 2 of plans & time frame, etc.. Jonathan clarified and forwarded remaining questions to Aylin for more clarification.
07.06.2021 Received clarification on expected duration of project. (Aylin Alban-Mastec)
07.12.2021 Reviewed the plans & asked questions. Received clarification from (Jonathan Leon).

07.29.2021 Requested final *revised* plans to discuss the surety bond amount.
xx
10.07.2021 offered Mastec to take full responsibility for both projects going on in the district. Cynthia Ferrell said she would reach out to Mastec to see what they say.
**** Project on HOLD. ****
01.14.2022 **Steven Lencse** reached out to request status.
02.16.2022 **Steven Lencse** reached out to request status.
03.16.2022 Project has been started again.
03.17.2022 Meeting set for Thursday 03.24.2022
03.18.2022 Requested Col.
03.22.2022 Send email requesting the permits and several other questions.
03.23.2022 They provided the Col. No workers Comp and automobile, they need to revise.
03.24.2022 We were supposed to meet and no one showed up. Meeting rescheduled from next week. They provided a revised Col.
03.25.2022 Col approved.
03.28.2022 **Greg Arguez** setup meeting to meet Manuel Echevarria and or Alexander Perez.
03.29.2022 Met with **Alexander Perez** and discussed the SoW. Requested **Greg Arguez** a \$30,000 surety bond.
04.14.2022 **Steven Lencse** emailed the bond.
04.18.2022 **Carolina Reyes** verified the security bond
04.29.2022 **Trisha Arroyo** requested our address to mail the original bond to. I replied to her.
05.16.2022 Send email to **Trisha Arroyo** requesting an update on the project. **Steven Lencse** replied. Asked him for a copy of the permit.
05.17.2022 **Steven Lencse** Replied that the permit is expired and that they are trying to extend it.
06.08.2022 **Steven Lencse** supplied the renewed permit.
06.09.2022 Asked him when they plan to begin?
06.10.2022 **Steven Lencse** requested 811 (locates), he plans to start after 07.04.2022.
07.11.2022 Send email asking when they plan to start project?
07.15.2022 City of Miami Permit # PW20001959UP001; **Mercy Marus** (Sotitia Marus) called me, they worked last night on NE 34th street and they found a pipe and could not do what the planned todo. We will meet onsite on Monday.
07.18.2022 Had a meeting with **Mercy Marus**, discussed District concerns with City of Miami PW, vendor.
08.02.2022 **Mercy Marus** meeting another vendor today as previous vendor could not do the work. **Steven Lencse** informed us that he is still waiting for the markings to be done before start..
08.30.2022 **Greg Arguez** send an email and **Alex Perez** called me to mention that work would start on Thursday 9/1.
09.07.2022 **Mercy** called to discuss restoration. I send an email with an area of concern.
09.16.2022 **Mercy** called to provide an update. Waiting on contractor to restore.
09.26.2022 Send **Mercy & Greg** an email asking about restoration. **Greg** replied that **Anthony** from **JM Builders** will be doing the restoration.
09.30.2022 Met with **Greg** to discuss restoration and access into NB data room, I put him in contact with **Glen Sullivan** from Site Centers.
10.05.2022 **Greg** XX
10.06.2022 Met with **Mercy** to discuss the restoration & pressure washing of the area next week.
10.11.2022 Installing fiber
10.20.2022 Pavers are missing
10.24.2022 Anthony Sans called me if I had any extra pavers he could buy.
10.25.2022 Restoration of pavers.
10.26.2022 Anthony called me asking me about the restoration of the concrete on NE 34th street.
10.29.2022 They took pavers from another location to fix the work area.
10.31.2022 Send email that pavers were removed at another location to finalize worked area and that some pavers were a trip hazard.
11.02.2022 Pavers repaired.
12.13.2022 All marking on sidewalk were removed. Project is DONE.
04.18.2023 Andrew Blackwood requested closeout of permit 2022-H-491-00473, I am not aware of this permit nr. He asked to disregard the permit nr, the permit number is TDB5 associated with 1808AHXZ.529.

04.25.2023 Andrew Blackwood Requested again closeout of the permit. Gave him the OK.

7. **Site: N. Miami Ave. & South Block** (Comcast) – MFI 052044 Summer DeBella & Andrea Chavez & Nicole Lambert (07.16.2021)
07.16.2021 Requested permit # & MOT Plan, Col & Surety Bond (No amount established yet).
07.26.2021 Provide Col is incorrect.
**** Project on HOLD. ****
8. **Site: MidBlock - Comcast:** Julio (07.19.2021) (610) 628-9411 & Diana Goecke.
**** Project on HOLD. ****
9. **Site: Midblock West Nordstrom – Lumen/CenturyLink;** Jamie Jallick, Rolando Santos, Anelissa Roncal, Rolando Santos (08.12.2021)
08.20.2021 Requested Col and Permits, etc..
08.30.2021 Follow-up on site meeting.
09.02.2021 Site meeting with Ricardo Santos; Discussed concerns.
09.08.2021 received updates plans from Jaime Jallick.
09.14.2021 & 09.16.2021 building access agreement
09.20.2021 Resend my concerns.
09.30.2021 Engineers are working on items noted in my request.
**** Project on HOLD. ****
02.04.2022 Victoria Crump reached out if they can start? They are still missing permit, etc... Col is expired, requested an updated one.
02.08.2022 Advised that Comcast still needs to finish.
02.09.2022 Received updated Col.
02.17.2022 Nicole Mulloy (Site Centers) discussing agreement for Site Centers.
02.22.2022 Agreement with Site Centers has been fully executed.
03.23.2022 Nicole Mulloy (Site Centers) asking about a check.
03.30.2022 Nicole Mulloy (Site Centers) following-up on request.
09.28.2022 Victoria Crump reached out; Provided City of Miami permit (PW21001551UP 07/22/22) Is the Comcast project done? Col is expired. Waiting on 2 projects on NE 34th street to finish. (Mastec; FDOT/ Kleimer Cruz & Mercy Sotiria/Greg Arguez). Did not receive any bond yet!
04.20.2023 Victoria Crump reached out; They are still working on the FEC Permit. She requested if we received the bond in December 2022. We could not find the bond.
04.21.2023 She will check what she needs to do.
05/02/2023 She send a duplicate surety bond.
05/03/2023 Received the surety bond, Guadalupe will verify it.
05.10.2023 Walter Emmons Send an email stating they are waiting for the FEC permit.
XXX
**** Project on HOLD. ****
10. **N. Miami Ave. – MMCCDD - PW21002024UP** Street lights (CDD Project) – Omar Electric & Antonio Varona & Castor Construction.
09.27.2021 Short under the road.
xx.xx.2021 created MOT drawings
xx.xx.2021 Locator marked N. Miami Ave.
10.28.2021 Signed City of Miami application
12.zz.2021 City of Miami plans approved waiting for Miami-Dade County plans.
01.26.2022 Antonio Varona Provide status? – MDC wants a revision.
02.11.2022 Antonio Varona Provide status
XX
04.01.2022 Request status on the Miami-Dade permit.
04.04.2022 waiting for Miami Dade county to complete their review of the plans submitted.

05.03.2022 Requested an update on the County permit.
05.06.2022 Antonio Varona notified me that we can pay the permit. Cost \$910.00. Paid the permit. Antonio will provide an **invoice** and get it to me.
XX
05.xx.2022 Need to discuss / organize what vendor does what?
06.xx.2022 Contacted Road GC.
XX
01.04.2023 Moratorium is over. Reached out to Glen to check Loading dock dates.
01.13.2023 Send Glen a reminder.
01.18.2023 Discussed in the MOT.
01.25.2023 Send Glen a reminder. Glen asked if on a Sunday it would work.
01.26.2023 Glen set dates for Monday 27th and Tuesday 28th February, Notified Alex from Omar Electric and Dennis from Castor Construction. They BOTH acknowledged the dates.
02.09.2023 Confirming with Omar Electrical and Castor Construction the dates
02.27.2023 Crew started working in the West Loading Dock area to fix lights.
02.28.2023 Crew continued working, managed to get the lights back on. They found that a 4" piped went through our existing conduit. Crew needs one more day. Requested permission from Glen (Site Centers). Received authorization.
03.01.2023 Concrete was poured in the driveway.
03.17.2023 Started creating email to City of Miami in ref to 4" directional bore conduit.

11. N. Miami Ave. – MMCCDD – Royal Palms Project (CDD Project) – Brightview.

09.10.2021 Contacted Antonio Varona the permit process Runner.
09.13.2021 Discussed plans, MOT, etc.
09.16.2021 Discussing MOT specifics.
10.08.2021 Getting all paperwork ready to register Brightview in the City of Miami.
10.13.2021 Process Runner requesting licenses and Insurance documents.
04.XX Issues with MDC, requested assistance from City of Miami; Mario
05.03.2022 Requested an update on the County permit.
05.24.2022 Antonio called me, we need a copy of a recorded covenant.
06.17.2022 Emailed Antonio requesting screen shot of what reviewers want.
06.19.2022 Requested process runner to search for covenant.
06.21.2022 Process runner went to MDC; could not find.
06.23.2022 Looking for recorded covenant.
06.30.2022 Received recorded covenant.
07.01.2022 provide recorded covenant to permit process runner; uploaded to MDC.
07.06.2022 Requested an update
07.07.2022 Miami Dade county want revision of plans.
07.18.2022 Antonio contacted Jose from Interactive Blue to get a quote for the drawings.
07.25.2022 Follow-up with Antonio.
07.27.2022 Requested plans from Antonio.
07.29.2022 Requested again plans from Antonio.
08.01.2022 Requested again plans from Antonio.
08.02.2022 Requested again plans from Antonio.
08.03.2022 Antonio requested the Covenant for Miami Dade County.
08.04.2022 Requested Patricia if we need a covenant whole we have one. She replied that this would be one for MDC as the one we have is for City of Miami.
08.05.2022 I approved for her to follow-up.
08.16.2022 Provided Covenant to Antonio. He will get it recorded and will uploaded asap.
08.29.2022 Received a Miami Dade Public works application from him.
08.30.2022 Got BrightView to sign and notarize the application form and send it back to Antonio.
08.31.2022 Requested Antonio for the plans. Received them.
09.14.2022 Requested an update of the permit approval status.
09.16.2022 No update yet.

09.21.2022 2 Reviewers approved, 3 still pending.
11.17.2022 Requested an update on the review, still pending.
01.04.2023 Requested an update on the review, still pending.
01.12.2023 Permit has been issued.
01.18.2023 Received Permit & Discussed in the MOT. Discussed with Jason P the Royal palms.
01.31.2023 Follow up on Royal Palms with Jason and Jay. Send email to Antonio Varona.
02.xx.2023 Follow up on financial payments
03.15.2023 Jason Pillifant in reference to Police presence. Tariq provided dates for them to choose from.
03.20.2023 Date was set for Royal Palm Install on 04.17.2023, they might need 3 days.
04.04.2023 Follow-up with Antonio process Runner.
04.05.2023 Follow-up with Antonio process Runner.
04.20.2023 Follow-up with Antonio process Runner.
04.25.2023 Follow-up with Antonio process Runner.
05.03.2023 Follow-up with Antonio process Runner.
05.05.2023 Follow-up with Antonio process Runner.
05.10.2023 Follow-up with Antonio process Runner.
05.26.2023 Follow-up with Antonio process Runner.
06.05.2023 Met with MDPW Inspctor and need a revision for 1 palm.
06.20.2023 Follow-up with Antonio process Runner.
XX

12. Lot 7

12.xx.2021 Damage of SOD and possible irrigation system.
08.04.2022 Send an email as the weeds are overgrowing over the existing chain-link fence. They replied they will take care of the issue.
08.05.2022 Send a follow-up email as there are other areas of concern.
08.08.2022 **Camilo Cedeno** reported that the lot will be cleaned today.
09.20.2022 Send an email as the weeds are overgrowing over the existing chain-link fence.
09.30.2022 Followed-up on the previous email. They replied they will take care of the issue.
10.01.2022 **Francys Soza** send an email with pictures of the cleaning of the weeds, etc.. on the East and South side.

13. South Block North: The Standard Residences

11.16.2021 a sale center pad has been installed.
12.27.2022 s sale banner has been installed on the façade of South Block Garage.
03.02.2022 A fence and fence wrap has been installed; it does not provide the CDD access to the existing electrical panels and they are encroaching into CDD property on the north and south side of the lot.
03.10.2022 A fence banner has been installed.
03.14.2022 Juan Alvarez reached out to Bruce Cavossa and Luis Franco to have a site meeting.
03.21.2022 Juan Alvarez sends a reminder to Bruce and Luis.
04.01.2022 Tariq send Email to Carlos Rosso requesting to assist as his staff is not responsive.
04.07.2022 District engineer approved encroachment in order to facilitate construction .
08.01.2022 District bollard has been removed without approval, trip hazard in concrete sidewalk was left behind.
08.05.2022 Notified Carlos Rosso and team about the bollard. Luis wrote back it was fixed but it is NOT fixed.
08.08.2022 Bollard has been restored.
09.13.2022 Buena Vista Ave sales center. Added plants in Districts planters and added plant pots all over the sidewalk. Requested them to remove & relocate.
09.16.2022 Emailed management in reference to the 4x4 wood posts installed in the ENT lot.
09.21.2022 ENT-Lot; Follow-up on the previous send email. Container will be removed 09.22.2022.
09.23.2022 ENT-Lot; Southwest post have been removed. Container is still on site.
09.26.2022 ENT-Lot; Container will be removed today.
xx
01.xx.2023 Discussing with District Engineer of the proposed digging they plan todo.
xx
03.16.2023 Irrigation team found a leak coming from inside the lot. It seems our irrigation lines are running

within the lot. (Irrigation main, parallel line and controller lines)

03.20.2023 Send email to Juan Alvarez in Reference to irrigation damages on the northwest side of the lot. He asked Angel Camacho to meet up with me to discuss the concerns. Angel and I set up a call meeting for tomorrow 03.21.2023 as he will be onsite.

xx

03.28.2023 Received email from Jorge Quintero (Civic Construction) in reference to parking Garage Footing Encroachments = today's meeting.

03.29.2023 Tariq Bayzid replied to Jorge's email.

04.03.2023 Carlos Rosso requested Tariq Bayzid and or Juan Alvarez to confirm if they could start chipping.

Jorge Q scheduled a mobilization date (04/05) to start "exploratory chipping". Tariq Bayzid replied to Jorge Q.

04.05.2023 Jorge Q emailed images of the first footer that was chipped.

04.11.2023 Jorge Q emailed images of several footers. Carlos R emailed asking Claudia Bruder (Thornton & Tomasetti)

04.14.2023 Jaime Jaramillo (BJEFL) emailed Claudia

04.18.2023 Jaime J (BJEFL) emailed Claudia. Carlos R emailed Jorge Q.

04.20.2023 Breaking Ground Party.

04.21.2023 Jorge Q requesting AS IS plans.

04.27.2023 Angel Camacho replying we do not have AS IS Plans

05.03.2023 Jorge Q reaching out to Jeffrey Miterko from Thorson Baker for plans.

05.08.2023 Jorge Q following up on Jeffrey.

05.09.2023 As Jeffrey is unresponsive Jorge Q requests Angel Camacho and Juan Alvarez to decide.

05.16.2023 Jorge Q emailing to Richard Way from the City of Miami in ref to the relocation of the Electrical Panel.

05.18.2023 Jorge Q emailing to confirm onsite meeting with electrical contractor.

05.19.2023 Had onsite meeting.

05.25.2023 Jorge Q requested electrical calculations of street lights and landscaping lights.

06.01.2023 CDD Office meeting with Jorge Q in reference to the MOT plan and other CDD concerns.

06.05.2023 Replied to email referring parking garage footer that I will defer to districts engineer; Juan Alvarez.

06.06.2023 Juan Alvarez replied to the parking garage footer email. Jorge Q emailed asking me the status of my MOT comments. Carlos Rosso emailed he wants to start removing tree and grading the site.

06.07.2023 Carlos R requested if I could help speed up the process.

06.08.2023 Send Jorge Q the comments I have on the proposed MOT plan.

06.09.2023 Jorge Q replied to my comments. Carlos R requested we speed up and advise the City of Miami. Notified Jorge Q that we have removed some bollard caps and some landscaping lights.

06.13.2023 Send email to Ana Vasquez from the City of Miami that we partially agree on the proposed MOT plan.

xx

14. Gio – Removery (Buildout) - NE 32nd Street – 04.05.2022

Daniel Franco

04.05.2022 Requested an onsite meeting.

04.18.2022 Daniel wants to meet on 4.25.2022 I will not be available. Proposed 4.26.2022

04.21.2022 Daniel Franco onsite meeting set up for 04.26.2022

04.26.2022 Meeting Daniel & Contractor to discuss MMCDD sidewalk, etc..

07.05.2022 they contacted me for putting a generator outside. Put them in contact with Stephen E.

11.17.2022 Requested an update on completion date. Joe Silvaggi; they received their Certificate of Completion on 09.03.2022.

12.02.2022 Will Douglas reached out that they will hang the exterior sign on Tue 12/06/2023.

12.05.2022 Send email requesting the Col, etc from them before any work get's done.

15. MBW – Fresh Kitchen (Buildout) – Ex Hurricane Grill Space. – 04.20.2022 (BD2102004600B001)

Pippa send email.

04.20.2022 Pippa requested an onsite meeting for 05.02.2022

04.21.2022 Pippa provided the Col. Carolina verified the Col and approved.
04.27.2022 Diana Keller (**DK**) called me to discuss staging plans. City of Miami Permit: BD21-020046-B001
05.06.2022 They put temporary for demo a dumpster outside on the parking lot.
05.23.2022 Dumpster has been removed.
07.20.2022 David Rose (**DR**) reached out as Fresh Kitchen hired them to install a brand-new grease trap.
07.25.2022 Meeting with **DR** to discuss Districts concerns. They still did not receive their permit. Put him in touch with Javier A. from MPA and Thad Carraway from Lanier parking for parking in the garage.
07.29.2022 AC Vendor (754) 209-9576 contacted me for a MOT as they want to close the street to put a crane.
08.05.2022 Send email to **DK** to notify about no response from AC Vendor. **DK** called me to discuss the AC Vendor.
08.15.2022 **DR** stated his grease trap project.
8.29.2022 **DR** finished his grease Trap project.
09.07.2022 Delivery of Materials and Equipment.
11.17.2022 Requested an update on completion date. Diana Keller; closing finals and waiting for outdoor seating.
01.04.2022 Diana reached out and they received their Certificate of Completion yesterday.
01.xx.2022 Stopped Sign company from blocking the sidewalk without approval, did not receive Col, etc..
01.xx.2023 Received Col, etc.
01.27.2023 They plan to install the sign on Thursday 02.02.2023.
02.03.2023 Sign was installed

16. NB – Midtown Miami CDD Warranty Waterproofing of North Block 2nd floor garage floor.

Michael Matthew, Tom Slater, Calvin x, Carlos Paulino, Juan Alvarez.

07.11.2022 Started Major Phase I Project

07.27.2022 Materials arrived on site.

07.25.2022 Closed sub-phase I (Ramp on NE 34th street).

08.02.2022 Opened sub-Phase 1A; Ramp on NE 34th street. Started sub-Phase 2.

08.04.2022 sub-Phase 1 stripping

08.05.2022 sub-Phase 1 open again.

08.10.2022 sub-Phase 2 open again Started Phase 3.

08.19.2022 sub-Phase 3 started stripping.

08.22.2022 sub-Phase 3 open again and started phase 4. Phase 4 slit in 2 phases.

08.26.2022 sub-Phase 4A started stripping.

08.29.2022 sub-Phase 4A is back open. sub-Phase 4B is still closed as we are waiting for material. (Access to Target and Marshalls is open). Tom Slater is waiting for feedback from Ronald (Ron) Poleon from Lymtal to material delivery.

09.05.2022 Received a partial of the pending materials.

09.06.2022 Tom Slater informed me he is waiting for the pending materials.

09.07.2022 Tom Slater informed that he is expecting the materials to arrive today.

09.12.2022 sub-Phase 4B is Back open, missing NO PARKING signs in front of the CDD Office and the expansion joint "protection" plates. Restocon has ordered new stencils.

09.21.2022 NO PARKING signs have been painted. Project is DONE.

Project ramps will be added to this project. - Major Phase I DONE.

Major Phase II will start on 16th Jan 2023.

sub-phase I; 34th street Ramp & Ramp between 2nd & 4rd Floor.

sub-Phase II; 36th stree Ramp.

10.13.2022 Send email in reference to 2nd floor entry and exit gates area. Membrane has come loose from base.

10.18.2022 Ron Poleon came to check on the gate area. Area was not done correctly.

11.03.2022 Material arrived and was stored.

11.17.2022 Send email in reference to Core A (Target area) close to Column A01. Membrane has come loose from base. Tom Slater replied the area will be repaired once they come out in Jan 2023.

01.16.2023 Closed NE 34th street Ramp and the Ramp between the 2nd and 3rd floor.

01.23.2023 NE 34th street ramp was opened and NE 36th street ramp was started.

01.30.2023 Ramp opened. Project done.
03.03.2023 Dumpster is still on site. Contacted Bill Howell to remind him.
03.07.2023 Dumpster is gone.

17. Hyde – Swing Stages – Henry Souto (Hyde Chief Engineer) 08.05.2022

08.05.2022 He called and discussed the project.
08.08.2022 Antoine (786) 825-9623 called he works for Empire Works, he will be doing work on the south and west side of the Hyde. North as well but that does not concern MMCDD.
08.09.2022 Met with John & Henry Souto to go over the MOT and concerns.
08.19.2022 Alina Cruz contacted me (Midtown 2) that NO one has reached out to her. We are still waiting for a Col.
08.22.2022 Send a reminder on the Col.
08.30.2022 Send a reminder of the unreceived Col.
09.02.2022 received the Col and WC.
11.10.2022 project has been finished.

18. NE 36th street Pole Installation – Crown Castle (This is partial work that is connected to item nr 3 above) Urma Charlemange (08.10.2022)

08.10.2022 Urma Charlemange (UC) (Permit Coordinator) send the email with the MOT Plan. 2021-H-690-00035 (FL5292BA)
08.11.2022 Send Urma an email to let her know that there is another project going on on NE 36th street and she has to wait till they are done. Carolina sent her the Col requirements.
08.23.2022 Larry Polk (LP) email (LCIS-2 FL5292BA Site – CMS PO 3948) me with answers to my questions. Kerry Ann Baychu sent us the Col.
08.24.2022 LP send the latest plans.
08.30.2022 Forwarded the Col to Carolina so she can check it.
09.07.2022 Col has been approved by Carolina Reyes.
XX
09.21.2022 UC send an email requesting an update on the LCIS (??)
09.23.2022 Juan Velasquez (FDOT) called if the district approves the restorations of the work that was done on NE 36th street. Send email to UC asking what they need?
XX

19. Lot 1 TerraGroup- Santiago Eliashev & Rocio Martinez (09.08.2022)

09.08.2022 Received email on scheduling an appointment to discuss the non-standard improvements.
09.19.2022 Received a follow-up on scheduling an appointment. Set appointment for Friday 9.23.2022.
09.23.2022 Had a MS Teams meeting with Santiago & Rocio (and others) discussed the Districts Non-Standard improvements.
10.21.2022 Send them the specifications of the non-standard improvements & the introduction email to FDOT & requesting what light fixtures on NE 35th street they are proposing to remove. They are proposing to remove 4 Hess Faro light Fixtures from NE 35th street.
10.24.2022 Rocio Martinez emailed FDOT in reference to design guidelines, etc..
XX

20. Hyde – Salvaje Restaturant - Martina Maione (10.19.2022)

10.19.2022 Received email from Karen Diaz (KD) property manager of the Hyde in reference to a crane needed to bring up to the deck several items.
10.20.2022 received a call from Elan the architect of the work, discussed MOT plans, noise waiver, closing on the north bound lane and the side walk, days of allowed closure, etc..
10.21.2022 Christopher provided a MOT plan for the proposed crane location, etc.. (Gold Coast Crane) CDD Provided Col prerequisites.
10.22.2022 Martina Maione provided plans.
10.24.2022 Plans are finalized and expired. Looking at other ways of resolving the issue.
10.25.2022 They plan to make use of Swing Stages that are currently there.
12.01.2022 Project has been finalized.

21. MBE – Harrison Crane – Replacing AC units on Roof. – 08.04.2022

Mario Machin (**MM**) sent an email with Michael Harrison (**MH**) info.
08.04.2022 Received proposed MOT plan. On call with **MH**, Carlos Sanchez (**CS**) & Michael Samuel (**MS**) to discuss MOT and proposed day & hours. Requested Col and received it.
08.12.2022 send email to **MH** to see if there is any update. He replied.
08.15.2022 Send email to **MH** to be sure to talk to Manuel Arango (Fire Rescue)
08.22.2022 Midtown Blvd. closed with MOT. MPD on site as well.
Project Phase I - DONE.
10.20.2022 Continuation from last year... Mike reached out as they want to close the road again. Discussing proposed 2nd and final closure of Midtown Blvd. for Monday 11/07/2022.
10.21.2022 Mike provided the plans and has requested the city of Miami to revise the permit dates.
10.26.2022 David Harrison in the MOT. Mario Machin said that MPD and MPA are still missing to approve.
10.27.2022 MPA States parking spots were not paid back on 22nd Aug 2022.
11.01.2022 Previous parking spots have been agreed to get paid.
11.04.2022 Material has NOT arrived, so the road closure & Crane setup got cancelled.
11.16.2022 Send **MH** & **CS** a reminder as 2022 Holiday Season Moratorium is starting Tuesday 11.22.2022.
11.30.2022 **MH** emailed asking for a follow-up. **Evelyn Brache** (HVAC Masters) replied they are still waiting for parts.
03.31.2023 Carlos requested to have parking spots available for loading.
04.11.2023 Carlos requested to have parking spots available for loading.
04.14.2023 Project is done.

22. Midtown 2 – Alina Cruz (10.20.2022)

10.20.2022 Discussed scaffolding.
11.16.2022 Send a follow-up email asking about the status.

23. NE 36th street & N Miami Ave. - Breezeline / Atlantic Broadband utility work / FDOT Permit 2022-H-690-00336.

FDOT; Juan Velasquez
Breezeline; Roberto Cruz & Adriana Contreras.
11.14.2022 Juan called that Breezeline would like to work on NE 36th and N Miami Ave. right in front of Ross 1st floor entrance.
11.15.2022 Roberto Cruz reached out, he emailed plans & permits. Due to the short time before the start of the 2022 Holiday Season Moratorium Tariq did not approve the proposed start on Monday 11.21.2022 of the project. Tariq recommended they plan/schedule for start on Jan 2023.
11.16.2022 Roberto Cruz confirmed proposed start on Monday 11.21.2022 has been declined. I notified him to plan for Jan 2023. Adriana Contreras (Permit Manager) contacted me for Jan 2023.
11.17.2022 Replied to Adriana that she can schedule for Jan 4th but will need to revise all documents and deliver a valid Col.
11.18.2022 Adriana requested Carolina info about the Col, etc..
01.04.2023 Adriana resent the email I send her on 11.18.2022. I send her the Col Guidelines.
01.05.2023 Received the Col. Asked if Unitec will be doing the work?
01.11.2023 Adriana asked if we approve for them to start. They need a letter from us that we approved.
01.13.2023 Adriana requested the letter. Replied to her with a few questions.
01.18.2023 Adriana replied to my questions, and I asked questions again.
01.23.2023 Adriana replied to my questions and I asked questions again.
02.08.2023 Adriana replied to my questions and I asked questions again.
02.15.2023 Adriana replied to my questions.
02.16.2023 Deborah Samuel replied to Adriana that Tariq is out of Town.
02.21.2023 Adriana requesting the letter. Deborah approved in an email.
02.24.2023 Adriana provided Heberto Duo (786) 258-7470 contact information.
02.27.2023 Roberto Cruz reached out as they need an approval for the lane closure. Tariq replied to meet closer to the proposed work date.
03.01.2023 Roberto called to setup a call meeting with The District & FDOT as well for 03.06.2023.
03.06.2023 Roberto Cruz & Javier attended the online meeting.

03.07.2023 Tariq send a summary of the online meeting yesterday. FDOT Juan Velasquez approved they can proceed requesting the lane closure.

24. Five Guys Midtown RTU Replacement; Chris Sonnhalter, Kevin Garden, Glen Sullivan.

11.28.2022 Glen forwarded an email from Chris. Replied with requirement for Col and MOT, etc.. Requested Carolina to provide Col prerequisites. She provided Chris with the prerequisites.

Chris said Kevin Garden will be managing the project.

Kevin acknowledged receiving the Col prerequisites.

12.01.2022 Kevin Garden provided the Col.

Never heard back from them...

03.21.2023 Emailed Kevin Garden to find out if this project was ever done/finalized. He replied that he received the permit today.

03.22.2023 Emailed Kevin requesting a valid Col, Permit, MOT, etc..

03.29.2023 Kevin provided the Col (Supreme Mechanical Services)

05.04.2023 Carol Judd & Christian Russo (Right O Way Consultants) called me in reference to the MOT Plan. Discussing closing the NB Lane & a noise waiver they will need approximately 3 hours of work time. Work will need to get done on either Mon-Wed as we do not allow any road closures Thu-Sun.

XX

06.09.2023 Meeting on site with team member.

06.13.2023 Road closure. Project done.

25. NE 36th Street - IKE Smart City Kiosks - Permit # 2023-K-690-00030; Gunnar Samuelson.

04.28.2023 Received an email from Gunnar S, replied to him.

05.03.2023 He called me to discuss my concerns; move the kiosk more to the east so the visibility triangle is better when people drive out of the North Garage (ramp on NE 36th street).

05.xx meeting with William Pino.

06.xx.2023 They will have another one by Lot1.

06.xx.2023 They reached out to discuss install.

26. OXXO Cleaners – Well; Gianni Lannelli, Rick Wood

08.08.2018 MIAMI-DADE COUNTY DRY CLEANER COMPLIANCE MONITORING WELL APPLICATION

**** Project on HOLD. ****

05.03.2023 Gianni called me with Rick in conference, discussed MOT for the proposed well and sidewalk prerequisites.

27. Lot 1 -

Pending Items

Project developer / contractor unknown

Project temporary on HOLD.

project completed

Planned **FUTURE** Projects:

1. East Coast Ave - Hotwire –(20190618)

Pay attention to: Sidewalk damages, SOW Directional Boring, installing man holes and pulling cable from man hole to man hole.

2. FDOT & MDC & City of Miami - Railroad Crossing and Roadway Reconstruction Project.

NE 36th Street & NE 4th Ave & Federal Highway. (Virtual Meeting 11/30/2020 Fernando Gomez, Hector Badia)

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
ALL



Lanier Parking Solution
 3401 N Miami Ave Ste 134
 Miami, Fl. 33127

Monthly Parking Report- June 2023
Executive Summary

	<u>North Garage</u>		<u>South Garage</u>		<u>Mid Block Garage</u>	
	<u>May-23</u>	<u>Jun-23</u>	<u>May-23</u>	<u>Jun-23</u>	<u>May-23</u>	<u>Jun-23</u>
Garage Retail and Office	576	573	337	341	0	0
2 Midtown Residents	15	13	11	10	0	0
2 Midtown Retail	1	1	0	0	0	0
3 Midtown- Hyde Resident	0	0	3	3	0	0
4 Midtown Resident	1	1	31	29	0	0
4 Midtown Retail	0	0	4	4	0	0
5 Midtown Residents	0	0	35	32	0	0
6 Midtown Residents	0	0	1	1	0	0
GIO Residential	0	0	3	4	0	0
Midtown Yard 8 Residents	0	0	2	2	0	0
Midblock Residents	0	0	4	4	0	0
Midblock East Offices	4	4	30	33	34	34
Midblock East Retail	14	13	52	53	0	0
Midblock West Retail	45	46	42	44	0	0
Secondary Vehicles	53	54	24	26	1	1
Complimentary	99	96	0	0	319	321
	808	801	579	586	354	356

Notes

Secondary vehicles are necessary due to the AVI but are accounted for as complimentary.



Lanier Parking Solution
3401 N Miami Ave Ste 134
Miami, Fl. 33127

Transient Parking
Year-over-Year Comparison

North Block

South Block

		Revenue					Tickets			Revenue					Tickets					
		<u>2022</u>	<u>2023</u>		<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>		<u>2022</u>	<u>2023</u>		<u>2022</u>	<u>2023</u>		<u>2022</u>	<u>2023</u>		<u>2022</u>	<u>2023</u>
		\$7,245.00			2488		\$ 1,015.00			236										
6/1/2023	Thursday	\$7,593.00	\$6,929.00	-8.74%	2624	2411	-8.12%		\$1,026.00	\$ 1,374.00	33.92%	243	311	27.98%				Wednesday	6/1/2022	
6/2/2023	Friday	\$7,290.00	\$7,933.00	8.82%	2628	2667	1.48%		\$1,042.00	\$ 1,675.00	60.75%	163	350	114.72%				Thursday	6/2/2022	
6/3/2023	Saturday	\$8,030.00	\$10,035.00	24.97%	2761	3494	26.55%		\$1,050.00	\$ 2,230.00	112.38%	185	435	135.14%				Friday	6/3/2022	
6/4/2023	Sunday	\$9,722.00	\$8,717.05	-10.34%	3193	3072	-3.79%		\$1,597.00	\$ 1,882.00	17.85%	274	344	25.55%				Saturday	6/4/2022	
6/5/2023	Monday	\$6,989.00	\$5,935.00	-15.08%	2412	2174	-9.87%		\$1,059.00	\$ 864.00	-18.41%	171	216	26.32%				Sunday	6/5/2022	
6/6/2023	Tuesday	\$6,894.00	\$6,484.00	-5.95%	2453	2269	-7.50%		\$1,118.00	\$ 1,147.00	2.59%	232	232	0.00%				Monday	6/6/2022	
6/7/2023	Wednesday	\$7,328.00	\$6,749.00	-7.90%	2538	2272	-10.48%		\$1,007.00	\$ 954.00	-5.26%	252	240	-4.76%				Tuesday	6/7/2022	
6/8/2023	Thursday	\$7,341.00	\$6,439.00	-12.29%	2508	2261	-9.85%		\$936.00	\$ 979.00	4.59%	228	229	0.44%				Wednesday	6/8/2022	
6/9/2023	Friday	\$8,216.00	\$8,491.00	3.35%	2769	2862	3.36%		\$1,236.00	\$ 1,520.00	22.98%	265	336	26.79%				Thursday	6/9/2022	
6/10/2023	Saturday	\$10,328.00	\$9,439.00	-8.61%	3705	3132	-15.47%		\$2,002.00	\$ 1,872.00	-6.49%	373	413	10.72%				Friday	6/10/2022	
6/11/2023	Sunday	\$8,371.00	\$8,906.00	6.39%	2935	3058	4.19%		\$1,194.00	\$ 1,995.00	67.09%	253	326	28.85%				Saturday	6/11/2022	
6/12/2023	Monday	\$6,845.00	\$5,927.00	-13.41%	2305	2094	-9.15%		\$654.00	\$ 953.00	45.72%	147	197	34.01%				Sunday	6/12/2022	
6/13/2023	Tuesday	\$7,156.00	\$6,313.00	-11.78%	2396	2157	-9.97%		\$1,120.00	\$ 1,199.00	7.05%	228	238	4.39%				Monday	6/13/2022	
6/14/2023	Wednesday	\$7,275.00	\$6,888.00	-5.32%	2485	2340	-5.84%		\$1,079.00	\$ 1,318.00	22.15%	226	297	31.42%				Tuesday	6/14/2022	
6/15/2023	Thursday	\$7,528.00	\$6,726.00	-10.65%	2555	2362	-7.55%		\$627.00	\$ 1,228.00	95.85%	187	281	50.27%				Wednesday	6/15/2022	
6/16/2023	Friday	\$8,862.00	\$7,814.01	-11.83%	2975	2716	-8.71%		\$1,083.00	\$ 1,373.00	26.78%	262	328	25.19%				Thursday	6/16/2022	
6/17/2023	Saturday	\$11,256.00	\$10,638.00	-5.49%	3664	3673	0.25%		\$1,720.00	\$ 2,048.00	19.07%	350	441	26.00%				Friday	6/17/2022	
6/18/2023	Sunday	\$7,608.00	\$7,636.00	0.37%	2663	2696	1.24%		\$1,409.00	\$ 1,110.00	-21.22%	244	240	-1.64%				Saturday	6/18/2022	
6/19/2023	Monday	\$7,791.00	\$6,280.00	-19.39%	2649	2296	-13.33%		\$1,019.00	\$ 1,095.00	7.46%	239	222	-7.11%				Sunday	6/19/2022	
6/20/2023	Tuesday	\$7,020.00	\$6,526.75	-7.03%	2315	2238	-3.33%		\$1,190.00	\$ 1,418.00	19.16%	208	258	24.04%				Monday	6/20/2022	
6/21/2023	Wednesday	\$6,962.00	\$6,490.00	-6.78%	2374	2219	-6.53%		\$925.00	\$ 1,375.00	48.65%	205	294	43.41%				Tuesday	6/21/2022	
6/22/2023	Thursday	\$7,165.00	\$6,732.00	-6.04%	2383	2253	-5.46%		\$935.00	\$ 1,062.00	13.58%	196	269	37.24%				Wednesday	6/22/2022	
6/23/2023	Friday	\$7,488.00	\$7,443.00	-0.60%	2547	2529	-0.71%		\$1,528.00	\$ 1,468.00	-3.93%	333	308	-7.51%				Thursday	6/23/2022	
6/24/2023	Saturday	\$10,516.00	\$9,713.00	-7.64%	3539	3302	-6.70%		\$2,021.00	\$ 2,049.00	1.39%	395	442	11.90%				Friday	6/24/2022	
6/25/2023	Sunday	\$9,097.00	\$8,454.00	-7.07%	2999	2899	-3.33%		\$1,746.00	\$ 1,681.00	-3.72%	291	312	7.22%				Saturday	6/25/2022	
6/26/2023	Monday	\$6,490.00	\$6,023.00	-7.20%	2176	2073	-4.73%		\$854.00	\$ 1,038.00	21.55%	206	201	-2.43%				Sunday	6/26/2022	
6/27/2023	Tuesday	\$6,906.00	\$5,984.00	-13.35%	2314	2102	-9.16%		\$1,057.00	\$ 1,279.00	21.00%	229	235	2.62%				Monday	6/27/2022	
6/28/2023	Wednesday	\$7,079.00	\$6,312.00	-10.83%	2300	2148	-6.61%		\$1,055.00	\$ 910.00	-13.74%	222	227	2.25%				Tuesday	6/28/2022	
6/29/2023	Thursday	\$7,022.00	\$6,750.00	-3.87%	2463	2313	-6.09%		\$1,238.00	\$ 1,053.00	-14.94%	227	262	15.42%				Wednesday	6/29/2022	
6/30/2023	Friday		\$7,260.00			2552				\$ 1,230.00								Thursday	6/30/2022	
		\$235,413.00	\$221,966.81	-6%	80116	76634	-4.35%		\$35,542.00	\$41,379.00	16%	7270	8766	20.58%						

Revenue-by-lane Report

From:	3 :00:00 AM	Prepared by:	jencarnacion
To:	30/2023 11:59:59 PM	Generated:	7/3/2023 11:56:15 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[50] North Block		

Lane	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Revenue
4	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	93	.00 USD		.00 USD	.00 USD	.00 USD
4	.00 USD	4587	9,174.00 USD	875	3,750.00 USD	814	,628.00 USD	7	34.00 USD	4,786.00 USD		.00 USD	73	46.00 USD	.00 USD	4,932.00 USD
4	3.00 USD	398	7,192.00 USD		3,306.00 USD	397	,191.00 USD	55	5.00 USD	,854.00 USD		.00 USD	9	7.00 USD	5.00 USD	,886.00 USD
4	4.00 USD	718	,868.00 USD	363	,451.00 USD	7	508.00 USD		80.00 USD	4,907.00 USD		.00 USD	4	.00 USD	5.00 USD	4,932.00 USD
4	8.00 USD	43	,939.00 USD	37	,096.00 USD	49	392.00 USD	3	4.00 USD	3,451.00 USD		.00 USD		3.00 USD	.00 USD	3,464.00 USD
4	.00 USD	7	,070.00 USD	49	490.00 USD	9	90.00 USD	4	40.00 USD	,790.00 USD		.00 USD		.00 USD	.00 USD	,790.00 USD
4	5.00 USD	39	574.00 USD	7	55.00 USD	9	35.00 USD		5.00 USD	979.00 USD		.00 USD	9	.00 USD	45.00 USD	,050.00 USD
4	.00 USD	4	480.00 USD		.00 USD	8	.00 USD	3	.00 USD	920.00 USD		.00 USD		.00 USD	.00 USD	940.00 USD
4	5.00 USD	9	475.00 USD	9	.00 USD		50.00 USD		.00 USD	735.00 USD		.00 USD		.00 USD	5.00 USD	750.00 USD
4	30.00 USD	8	40.00 USD		80.00 USD		.00 USD		.00 USD	420.00 USD		.00 USD		.00 USD	90.00 USD	570.00 USD
4	35.00 USD	7	888.00 USD	5	752.00 USD		.00 USD		.00 USD	,850.00 USD		.00 USD	8	5.00 USD	70.00 USD	,135.00 USD
4	39.00 USD		39.00 USD		.00 USD		.00 USD		.00 USD	39.00 USD		.00 USD		.00 USD	.00 USD	39.00 USD
4	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
24	Total Lane	8171	24,939.00 USD	3595	11,775.00 USD	1431	4,464.00 USD	203	618.00 USD	41,796.00 USD	93	0.00 USD	115	487.00 USD	270.00 USD	42,553.00 USD
26	Total Lane	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
8	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	9	.00 USD		.00 USD	.00 USD	.00 USD
8	.00 USD	3612	7,224.00 USD	491	,981.00 USD	588	,176.00 USD	95	90.00 USD	,571.00 USD		.00 USD	38	76.00 USD	5.00 USD	,652.00 USD
8	3.00 USD	894	5,677.00 USD	853	,559.00 USD	330	990.00 USD	53	59.00 USD	9,385.00 USD		.00 USD	5	.00 USD	9.00 USD	9,405.00 USD
8	4.00 USD	564	,252.00 USD	57	,028.00 USD	7	428.00 USD		48.00 USD	3,756.00 USD		.00 USD	5	8.00 USD	.00 USD	3,764.00 USD
8	8.00 USD	73	,380.00 USD	77	.00 USD	41	328.00 USD	9	72.00 USD	,396.00 USD		.00 USD		.00 USD	4.00 USD	,400.00 USD
8	.00 USD	7	70.00 USD	9	90.00 USD		.00 USD		.00 USD	,030.00 USD		.00 USD		.00 USD	.00 USD	,030.00 USD
8	5.00 USD		330.00 USD		50.00 USD	8	.00 USD		5.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
8	.00 USD	8	360.00 USD	3	.00 USD	3	.00 USD		.00 USD	480.00 USD		.00 USD		.00 USD	.00 USD	480.00 USD
8	5.00 USD	9	5.00 USD		5.00 USD		50.00 USD		.00 USD	300.00 USD		.00 USD		.00 USD	.00 USD	300.00 USD
8	30.00 USD		.00 USD		30.00 USD		30.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
8	35.00 USD	32	,088.00 USD	4	426.00 USD	3	5.00 USD		.00 USD	,619.00 USD		.00 USD	3	96.00 USD	.00 USD	,925.00 USD
8	70.00 USD		.00 USD		70.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
28	Total Lane	6393	19,266.00 USD	2737	8,235.00 USD	1090	3,417.00 USD	171	494.00 USD	31,412.00 USD	69	0.00 USD	51	191.00 USD	228.00 USD	31,831.00 USD
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	41	.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD	79	4,158.00 USD	881	,762.00 USD	306	.00 USD	48	96.00 USD	,628.00 USD	864	3,731.00 USD		.00 USD	-1.00USD	,358.00 USD
9	3.00 USD	815	,445.00 USD	380	,140.00 USD	4	372.00 USD	7	51.00 USD	4,008.00 USD	717	,153.00 USD		.00 USD	-2.00USD	,159.00 USD
9	4.00 USD		824.00 USD	3	452.00 USD	9	.00 USD		4.00 USD	,396.00 USD	82	728.00 USD		.00 USD	.00 USD	,124.00 USD
9	8.00 USD	57	456.00 USD	36	88.00 USD		8.00 USD		8.00 USD	880.00 USD	49	392.00 USD		.00 USD	.00 USD	,272.00 USD
9	.00 USD		.00 USD	3	30.00 USD	5	50.00 USD		.00 USD	450.00 USD		.00 USD		.00 USD	.00 USD	710.00 USD
9	5.00 USD	3	95.00 USD		90.00 USD		30.00 USD		.00 USD	315.00 USD	8	70.00 USD		.00 USD	.00 USD	585.00 USD
9	.00 USD	4	80.00 USD		.00 USD		.00 USD		.00 USD	320.00 USD	4	80.00 USD		.00 USD	.00 USD	400.00 USD
9	5.00 USD	5	5.00 USD		5.00 USD		5.00 USD		.00 USD	75.00 USD		50.00 USD		.00 USD	.00 USD	5.00 USD

29	30.00 USD	7	.00 USD		30.00 USD		.00 USD		.00 USD	40.00 USD		30.00 USD		.00 USD	.00 USD	70.00 USD
9	35.00 USD	8	80.00 USD	5	75.00 USD		.00 USD		.00 USD	455.00 USD		35.00 USD		.00 USD	.00 USD	490.00 USD
29	Total Lane	3230	9,233.00 USD	1437	4,112.00 USD	484	1,353.00 USD	68	169.00 USD	14,867.00 USD	2905	7,729.00 USD	0	0.00 USD	3.00USD	22,593.00 USD
30	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	7	.00 USD		.00 USD	.00 USD	.00 USD
30	.00 USD	879	5,758.00 USD	92	,384.00 USD	422	844.00 USD		32.00 USD	9,118.00 USD		.00 USD		.00 USD	.00 USD	9,118.00 USD
30	3.00 USD		3,636.00 USD	521	,563.00 USD	90	570.00 USD	5	75.00 USD	5,844.00 USD		.00 USD		.00 USD	.00 USD	5,844.00 USD
30	4.00 USD	83	,132.00 USD		400.00 USD	43	72.00 USD		40.00 USD	,744.00 USD		.00 USD		.00 USD	.00 USD	,744.00 USD
30	8.00 USD		528.00 USD	40	320.00 USD		8.00 USD		.00 USD	992.00 USD		.00 USD		.00 USD	.00 USD	992.00 USD
30	.00 USD		.00 USD		.00 USD	3	30.00 USD		.00 USD	360.00 USD		.00 USD		.00 USD	.00 USD	360.00 USD
30	5.00 USD	7	5.00 USD	7	5.00 USD		.00 USD		5.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
30	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
30	5.00 USD	5	5.00 USD	5	5.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
30	30.00 USD	3	90.00 USD	3	90.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	30.00 USD	.00 USD
30	35.00 USD	9	315.00 USD	7	45.00 USD		35.00 USD		35.00 USD	30.00 USD		.00 USD		.00 USD	35.00 USD	5.00 USD
30	38.00 USD		.00 USD		38.00 USD		.00 USD		.00 USD	38.00 USD		.00 USD		.00 USD	.00 USD	38.00 USD
30	50.00 USD		.00 USD		50.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
30	70.00 USD		70.00 USD		.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
30	Total Lane	4493	12,099.00 USD	1889	5,450.00 USD	676	1,799.00 USD	105	313.00 USD	19,661.00 USD	167	0.00 USD	0	0.00 USD	65.00 USD	19,726.00 USD
31	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	8	.00 USD		.00 USD	.00 USD	.00 USD
31	.00 USD	52	,303.00 USD	57	514.00 USD	7	4.00 USD	4	8.00 USD	,059.00 USD	729	,464.00 USD		.00 USD	-5.00USD	3,518.00 USD
31	3.00 USD	97	891.00 USD	77	531.00 USD	46	38.00 USD		8.00 USD	,578.00 USD	340	,022.00 USD		.00 USD	.00 USD	,601.00 USD
31	4.00 USD	97	388.00 USD	43	72.00 USD	8	72.00 USD		4.00 USD	36.00 USD	4	416.00 USD		.00 USD	.00 USD	,052.00 USD
31	8.00 USD	36	88.00 USD	4	.00 USD	9	72.00 USD		.00 USD	472.00 USD	30	40.00 USD		.00 USD	.00 USD	712.00 USD
31	.00 USD	4	40.00 USD	4	40.00 USD		.00 USD		.00 USD	90.00 USD	7	70.00 USD		.00 USD	.00 USD	.00 USD
31	5.00 USD		50.00 USD	4	.00 USD		.00 USD		.00 USD	.00 USD	9	35.00 USD		.00 USD	.00 USD	345.00 USD
31	.00 USD		40.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD	3	.00 USD		.00 USD	.00 USD	.00 USD
31	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
31	30.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
31	35.00 USD	3	455.00 USD		.00 USD		.00 USD		.00 USD	455.00 USD	3	5.00 USD		.00 USD	.00 USD	560.00 USD
31	Total Lane	1124	3,740.00 USD	499	1,429.00 USD	181	506.00 USD	21	50.00 USD	5,725.00 USD	1293	3,512.00 USD	0	0.00 USD	4.00USD	9,233.00 USD
32	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
32	.00 USD	3090	,180.00 USD	321	,642.00 USD	440	880.00 USD	86	72.00 USD	9,874.00 USD		.00 USD		40.00 USD	.00 USD	9,914.00 USD
32	3.00 USD	81	3,842.00 USD	578	,734.00 USD	8	54.00 USD	7	81.00 USD	,311.00 USD		.00 USD		4.00 USD	.00 USD	,315.00 USD
32	4.00 USD	93	,172.00 USD	4	496.00 USD	54	.00 USD	5	.00 USD	,904.00 USD		.00 USD		.00 USD	8.00 USD	,912.00 USD
32	8.00 USD	82	52.00 USD	52	416.00 USD	5	.00 USD		.00 USD	,188.00 USD		.00 USD		4.00 USD	.00 USD	,192.00 USD
32	.00 USD	30	300.00 USD	8	80.00 USD		.00 USD		.00 USD	460.00 USD		.00 USD		.00 USD	.00 USD	460.00 USD
32	5.00 USD		80.00 USD		80.00 USD	5	75.00 USD		.00 USD	435.00 USD		.00 USD		.00 USD	.00 USD	435.00 USD
32	.00 USD	4	80.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
32	5.00 USD	3	75.00 USD	3	75.00 USD		5.00 USD		.00 USD	75.00 USD		.00 USD		.00 USD	.00 USD	75.00 USD
32	30.00 USD		.00 USD		30.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	80.00 USD	70.00 USD
32	35.00 USD		420.00 USD		.00 USD	5	75.00 USD		.00 USD	805.00 USD		.00 USD		.00 USD	75.00 USD	980.00 USD
32	Total Lane	4809	12,961.00 USD	2106	5,883.00 USD	745	2,225.00 USD	121	313.00 USD	21,382.00 USD	160	0.00 USD	23	48.00 USD	383.00 USD	21,813.00 USD
33	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	90	.00 USD		.00 USD	.00 USD	.00 USD
33	.00 USD	978	3,956.00 USD	852	,704.00 USD	99	598.00 USD	46	92.00 USD	,350.00 USD		.00 USD		.00 USD	.00 USD	,358.00 USD
33	3.00 USD	825	,474.00 USD	407	,221.00 USD	40	420.00 USD	8	54.00 USD	4,169.00 USD		.00 USD		.00 USD	.00 USD	4,176.00 USD
33	4.00 USD	38	952.00 USD	36	544.00 USD	35	39.00 USD	4	.00 USD	,651.00 USD		.00 USD		.00 USD	.00 USD	,652.00 USD
33	8.00 USD	70	560.00 USD	57	456.00 USD		88.00 USD		8.00 USD	,112.00 USD		.00 USD		.00 USD	.00 USD	,112.00 USD
33	.00 USD		.00 USD	9	90.00 USD	4	40.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
33	5.00 USD	7	5.00 USD	8	.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD

33	.00 USD	3	.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
33	5.00 USD		50.00 USD		5.00 USD		5.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
33	30.00 USD		30.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
33	35.00 USD		35.00 USD		35.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
33	45.00 USD		45.00 USD		.00 USD		.00 USD		.00 USD	45.00 USD		.00 USD		.00 USD	.00 USD	45.00 USD
33	Total Lane	3136	8,367.00 USD	1472	4,215.00 USD	491	1,330.00 USD	70	180.00 USD	14,092.00 USD	90	0.00 USD	0	8.00 USD	8.00 USD	14,108.00 USD
35	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	82	.00 USD		.00 USD	.00 USD	.00 USD
35	.00 USD	36	,072.00 USD	457	914.00 USD	4	328.00 USD	9	38.00 USD	3,352.00 USD		.00 USD		.00 USD	.00 USD	3,356.00 USD
35	3.00 USD	408	,224.00 USD	94	582.00 USD	87	.00 USD		30.00 USD	,097.00 USD		.00 USD		.00 USD	.00 USD	,097.00 USD
35	4.00 USD		444.00 USD	53	.00 USD		84.00 USD		.00 USD	740.00 USD		.00 USD		.00 USD	4.00 USD	744.00 USD
35	8.00 USD	8	4.00 USD		96.00 USD		80.00 USD		8.00 USD	408.00 USD		.00 USD		.00 USD	8.00 USD	416.00 USD
35	.00 USD	3	30.00 USD	4	40.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
35	5.00 USD	7	5.00 USD	4	.00 USD		5.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
35	.00 USD		40.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
35	5.00 USD		.00 USD		.00 USD		5.00 USD		5.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
35	30.00 USD		30.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
35	Total Lane	1606	4,269.00 USD	724	1,904.00 USD	285	803.00 USD	31	101.00 USD	7,077.00 USD	82	0.00 USD	0	2.00 USD	14.00 USD	7,093.00 USD
37	Total Lane	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
39	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	7	.00 USD		.00 USD	.00 USD	.00 USD
39	.00 USD	88	376.00 USD	86	72.00 USD	30	.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
39	3.00 USD	93	79.00 USD	8	4.00 USD	9	7.00 USD		.00 USD	516.00 USD		.00 USD		.00 USD	.00 USD	516.00 USD
39	4.00 USD	40	.00 USD	3	92.00 USD	5	.00 USD		8.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
39	8.00 USD	4	.00 USD	3	4.00 USD		.00 USD		.00 USD	36.00 USD		.00 USD		.00 USD	.00 USD	36.00 USD
39	.00 USD		.00 USD	3	30.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
39	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
39	30.00 USD		30.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
39	Total Lane	337	967.00 USD	184	542.00 USD	46	137.00 USD	10	26.00 USD	1,672.00 USD	17	0.00 USD	0	0.00 USD	2.00 USD	1,674.00 USD
41	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	37	.00 USD		.00 USD	.00 USD	.00 USD
41	.00 USD	4	448.00 USD	9	8.00 USD	8	36.00 USD		4.00 USD	706.00 USD	84	368.00 USD		.00 USD	.00 USD	,074.00 USD
41	3.00 USD	79	537.00 USD	91	73.00 USD	4	42.00 USD		.00 USD	858.00 USD	97	91.00 USD		.00 USD	.00 USD	,149.00 USD
41	4.00 USD	41	4.00 USD	7	8.00 USD		4.00 USD		.00 USD	36.00 USD	36	50.00 USD		.00 USD	-2.00 USD	384.00 USD
41	8.00 USD	4	92.00 USD	5	.00 USD		.00 USD		.00 USD	328.00 USD		48.00 USD		.00 USD	.00 USD	376.00 USD
41	.00 USD	5	50.00 USD		.00 USD		.00 USD		.00 USD	70.00 USD	4	40.00 USD		.00 USD	.00 USD	.00 USD
41	5.00 USD		30.00 USD		5.00 USD		.00 USD		.00 USD	45.00 USD		30.00 USD		.00 USD	.00 USD	75.00 USD
41	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
41	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
41	Total Lane	475	1,421.00 USD	236	749.00 USD	34	92.00 USD	6	26.00 USD	2,288.00 USD	367	947.00 USD	0	0.00 USD	2.00 USD	3,233.00 USD
43	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	71	.00 USD		.00 USD	.00 USD	.00 USD
43	.00 USD	316	32.00 USD	59	318.00 USD		42.00 USD	5	.00 USD	,002.00 USD		.00 USD		.00 USD	.00 USD	,002.00 USD
43	3.00 USD	31	93.00 USD	5	315.00 USD		36.00 USD		8.00 USD	,062.00 USD		.00 USD		.00 USD	.00 USD	,062.00 USD
43	4.00 USD	40	.00 USD	30	.00 USD	4	.00 USD		4.00 USD	300.00 USD		.00 USD		.00 USD	4.00 USD	304.00 USD
43	8.00 USD	3	84.00 USD		88.00 USD		.00 USD		8.00 USD	96.00 USD		.00 USD		.00 USD	.00 USD	96.00 USD
43	.00 USD	5	50.00 USD		.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
43	5.00 USD		30.00 USD		30.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
43	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
43	Total Lane	618	1,769.00 USD	309	891.00 USD	39	110.00 USD	13	40.00 USD	2,810.00 USD	71	0.00 USD	0	0.00 USD	4.00 USD	2,814.00 USD
45	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	5	.00 USD		.00 USD	.00 USD	.00 USD
45	.00 USD	511	,022.00 USD	70	540.00 USD		.00 USD	3	.00 USD	,788.00 USD		.00 USD		.00 USD	.00 USD	,790.00 USD
45	3.00 USD	98	594.00 USD	90	70.00 USD	50	50.00 USD	9	7.00 USD	,041.00 USD		.00 USD		.00 USD	3.00 USD	,044.00 USD

45	4.00 USD		4.00 USD	33	32.00 USD	5	.00 USD		8.00 USD	464.00 USD		.00 USD		.00 USD	.00 USD	464.00 USD
45	8.00 USD	9	52.00 USD	4	.00 USD	3	4.00 USD		.00 USD	88.00 USD		.00 USD		.00 USD	.00 USD	88.00 USD
45	.00 USD	7	70.00 USD		.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
45	5.00 USD	5	75.00 USD	3	45.00 USD		5.00 USD		.00 USD	35.00 USD		.00 USD		.00 USD	.00 USD	35.00 USD
45	.00 USD		.00 USD		40.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
45	5.00 USD		.00 USD		5.00 USD		5.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
45	30.00 USD		30.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
45	Total Lane	808	2,227.00 USD	414	1,174.00 USD	171	484.00 USD	24	61.00 USD	3,946.00 USD	25	0.00 USD	0	0.00 USD	5.00 USD	3,951.00 USD
47	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	5	.00 USD		.00 USD	.00 USD	.00 USD
47	.00 USD	51	502.00 USD		42.00 USD	48	96.00 USD	3	.00 USD	846.00 USD	3	424.00 USD		.00 USD	.00 USD	272.00 USD
47	3.00 USD	33	399.00 USD	70	.00 USD	31	93.00 USD	3	9.00 USD	711.00 USD	80	40.00 USD		.00 USD	.00 USD	951.00 USD
47	4.00 USD	52	8.00 USD	5	.00 USD	9	36.00 USD		.00 USD	344.00 USD	9	.00 USD		.00 USD	4.00 USD	464.00 USD
47	8.00 USD	3	84.00 USD	7	56.00 USD	8	4.00 USD		.00 USD	304.00 USD	5	40.00 USD		.00 USD	.00 USD	344.00 USD
47	.00 USD		.00 USD	3	30.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
47	5.00 USD	5	75.00 USD	5	75.00 USD		30.00 USD		5.00 USD	95.00 USD		5.00 USD		.00 USD	.00 USD	.00 USD
47	.00 USD		40.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
47	5.00 USD		5.00 USD		5.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
47	30.00 USD		.00 USD		.00 USD		30.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
47	35.00 USD	3	5.00 USD		70.00 USD		35.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
47	Total Lane	483	1,708.00 USD	234	808.00 USD	101	394.00 USD	7	30.00 USD	2,940.00 USD	346	875.00 USD	1	2.00 USD	4.00 USD	3,821.00 USD
49	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
49	.00 USD	3	46.00 USD	7	4.00 USD	3	.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
49	3.00 USD	3	39.00 USD	7	.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
49	4.00 USD		8.00 USD	3	.00 USD		4.00 USD		.00 USD	4.00 USD		.00 USD		.00 USD	.00 USD	4.00 USD
49	8.00 USD		.00 USD		.00 USD		8.00 USD		.00 USD	4.00 USD		.00 USD		.00 USD	.00 USD	4.00 USD
49	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
49	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
49	35.00 USD		.00 USD		35.00 USD		.00 USD		.00 USD	35.00 USD		.00 USD		.00 USD	.00 USD	35.00 USD
49	Total Lane	39	108.00 USD	21	108.00 USD	5	18.00 USD	0	0.00 USD	234.00 USD	6	0.00 USD	0	0.00 USD	0.00 USD	234.00 USD
51	Total Lane	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
53	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	3	.00 USD		.00 USD	.00 USD	.00 USD
53	.00 USD	76	52.00 USD	33	.00 USD		32.00 USD	3	.00 USD	56.00 USD		.00 USD		.00 USD	.00 USD	56.00 USD
53	3.00 USD	8	352.00 USD	48	44.00 USD	31	93.00 USD		.00 USD	589.00 USD		.00 USD		.00 USD	.00 USD	591.00 USD
53	4.00 USD	51	4.00 USD	9	76.00 USD	7	8.00 USD		4.00 USD	312.00 USD		.00 USD		.00 USD	.00 USD	312.00 USD
53	8.00 USD	9	52.00 USD	7	56.00 USD		48.00 USD		.00 USD	56.00 USD		.00 USD		.00 USD	.00 USD	56.00 USD
53	.00 USD	5	50.00 USD		.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
53	5.00 USD	4	.00 USD		.00 USD		5.00 USD		5.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
53	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
53	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
53	30.00 USD	3	90.00 USD		.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
53	35.00 USD		.00 USD		.00 USD		70.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
53	Total Lane	277	1,080.00 USD	110	387.00 USD	64	296.00 USD	5	25.00 USD	1,788.00 USD	3	0.00 USD	0	12.00 USD	0.00 USD	1,800.00 USD
55	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	8	.00 USD		.00 USD	.00 USD	.00 USD
55	.00 USD	95	90.00 USD	42	84.00 USD	4	8.00 USD		.00 USD	314.00 USD		.00 USD		.00 USD	.00 USD	314.00 USD
55	3.00 USD	53	458.00 USD	49	47.00 USD	3	9.00 USD	5	5.00 USD	89.00 USD		.00 USD		.00 USD	.00 USD	96.00 USD
55	4.00 USD	72	86.00 USD	8	.00 USD	5	.00 USD		8.00 USD	466.00 USD		.00 USD		.00 USD	.00 USD	468.00 USD
55	8.00 USD	31	44.00 USD		92.00 USD	5	40.00 USD		.00 USD	376.00 USD		.00 USD		8.00 USD	.00 USD	384.00 USD
55	.00 USD	3	30.00 USD	5	50.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
55	5.00 USD		90.00 USD		30.00 USD		5.00 USD		.00 USD	35.00 USD		.00 USD		.00 USD	.00 USD	35.00 USD

55	.00 USD	4	70.00 USD		.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
55	5.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
55	30.00 USD		30.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
55	35.00 USD		70.00 USD		70.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
55	Total Lane	377	1,568.00 USD	140	585.00 USD	62	277.00 USD	14	45.00 USD	2,475.00 USD	18	0.00 USD	0	20.00 USD	7.00 USD	2,502.00 USD
57	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	5	.00 USD		.00 USD	.00 USD	.00 USD
57	.00 USD	779	,558.00 USD	348	96.00 USD	8	336.00 USD	5	30.00 USD	,620.00 USD		.00 USD		.00 USD	.00 USD	,622.00 USD
57	3.00 USD	789	,366.00 USD	388	,164.00 USD	3	489.00 USD		3.00 USD	4,082.00 USD		.00 USD		.00 USD	9.00 USD	4,092.00 USD
57	4.00 USD	357	,427.00 USD	93	,771.00 USD	72	88.00 USD	4	56.00 USD	,542.00 USD		.00 USD		.00 USD	4.00 USD	,548.00 USD
57	8.00 USD		960.00 USD	83	4.00 USD	30	40.00 USD		.00 USD	,880.00 USD		.00 USD		.00 USD	.00 USD	,880.00 USD
57	.00 USD	49	490.00 USD		.00 USD	8	80.00 USD		.00 USD	850.00 USD		.00 USD		.00 USD	.00 USD	850.00 USD
57	5.00 USD	8	70.00 USD	7	5.00 USD	3	45.00 USD		.00 USD	420.00 USD		.00 USD		.00 USD	.00 USD	420.00 USD
57	.00 USD		40.00 USD	3	.00 USD		.00 USD		.00 USD	300.00 USD		.00 USD		.00 USD	.00 USD	300.00 USD
57	5.00 USD		50.00 USD	4	.00 USD		5.00 USD		.00 USD	75.00 USD		.00 USD		.00 USD	.00 USD	75.00 USD
57	30.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
57	35.00 USD		350.00 USD	5	75.00 USD		35.00 USD		.00 USD	560.00 USD		.00 USD		.00 USD	.00 USD	560.00 USD
57	38.00 USD		38.00 USD		.00 USD		.00 USD		.00 USD	38.00 USD		.00 USD		.00 USD	.00 USD	38.00 USD
57	Total Lane	2143	7,909.00 USD	1059	4,055.00 USD	446	1,538.00 USD	54	185.00 USD	13,687.00 USD	65	0.00 USD	0	5.00 USD	13.00 USD	13,705.00 USD
59	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	44	.00 USD		.00 USD	.00 USD	.00 USD
59	.00 USD	348	96.00 USD	8	336.00 USD	4	8.00 USD	9	8.00 USD	,178.00 USD	58	.00 USD		.00 USD	.00 USD	,294.00 USD
59	3.00 USD	367	,101.00 USD	3	489.00 USD	70	.00 USD	7	.00 USD	,821.00 USD	49	47.00 USD		.00 USD	3.00 USD	,971.00 USD
59	4.00 USD	55	.00 USD	75	300.00 USD	7	8.00 USD		4.00 USD	,052.00 USD	5	.00 USD		.00 USD	.00 USD	,152.00 USD
59	8.00 USD	70	560.00 USD	3	84.00 USD	8	4.00 USD	4	32.00 USD	840.00 USD		80.00 USD		.00 USD	.00 USD	920.00 USD
59	.00 USD	4	40.00 USD		.00 USD		.00 USD		.00 USD	300.00 USD	4	40.00 USD		.00 USD	.00 USD	340.00 USD
59	5.00 USD	9	35.00 USD	4	.00 USD		.00 USD		5.00 USD	.00 USD		5.00 USD		.00 USD	.00 USD	5.00 USD
59	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
59	5.00 USD		5.00 USD		5.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
59	30.00 USD		.00 USD		.00 USD		30.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
59	35.00 USD	7	45.00 USD		70.00 USD		.00 USD		.00 USD	315.00 USD		70.00 USD		.00 USD	.00 USD	385.00 USD
59	70.00 USD		70.00 USD		.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
59	Total Lane	980	3,772.00 USD	446	1,564.00 USD	177	620.00 USD	27	110.00 USD	6,066.00 USD	193	568.00 USD	0	0.00 USD	3.00 USD	6,637.00 USD
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	3	.00 USD		.00 USD	.00 USD	.00 USD
	.00 USD	371	742.00 USD	9	338.00 USD	56	.00 USD	7	4.00 USD	,206.00 USD		.00 USD		.00 USD	.00 USD	,208.00 USD
	3.00 USD	90	870.00 USD	35	405.00 USD	49	47.00 USD		8.00 USD	,440.00 USD		.00 USD		.00 USD	.00 USD	,446.00 USD
	4.00 USD		484.00 USD	9	76.00 USD	7	8.00 USD		.00 USD	828.00 USD		.00 USD		.00 USD	.00 USD	828.00 USD
	8.00 USD	9	32.00 USD	8	44.00 USD		80.00 USD		8.00 USD	464.00 USD		.00 USD		.00 USD	.00 USD	464.00 USD
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
	5.00 USD		90.00 USD	3	45.00 USD		30.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
	.00 USD		.00 USD	5	.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
	5.00 USD		50.00 USD		.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
	30.00 USD		30.00 USD		30.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
	35.00 USD		70.00 USD		.00 USD		35.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
61	Total Lane	836	2,813.00 USD	410	1,438.00 USD	137	492.00 USD	14	40.00 USD	4,783.00 USD	63	0.00 USD	0	8.00 USD	0.00 USD	4,791.00 USD
Total	Total	40335	120,216.00 USD	18022	55,304.00 USD	6665	20,355.00 USD	964	2,826.00 USD	198,701.00 USD	6033	13,631.00 USD	190	783.00 USD	997.00 USD	214,112.00 USD

Total summary

Revenue-by-lane Report

From:	3 :00:00 AM	Prepared by:	jencarnacion
To:	30/2023 11:59:59 PM	Generated:	7/3/2023 11:56:15 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[50] North Block		

	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Count CC	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Count	Total Revenue
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	34	.00 USD		.00 USD	.00 USD	34	.00 USD
	.00 USD	3095	46,189.00 USD	9838	9,675.00 USD	3678	7,356.00 USD	560	,120.00 USD	37171	74,340.00 USD	3048	,103.00 USD	32	76.00 USD	7.00 USD	40361	80,726.00 USD
	3.00 USD	94	35,069.00 USD	5426	,278.00 USD	984	5,952.00 USD	72	816.00 USD	9376	58,115.00 USD	83	3,853.00 USD		43.00 USD	50.00 USD	79	,061.00 USD
	4.00 USD	3507	4,017.00 USD	704	,814.00 USD	7	,427.00 USD	81	324.00 USD	5899	3,582.00 USD	376	,510.00 USD	9	.00 USD	38.00 USD	85	5,152.00 USD
	8.00 USD	7	8,999.00 USD		4,956.00 USD	40	,920.00 USD	7	.00 USD	4	,091.00 USD		800.00 USD	3	5.00 USD	.00 USD		,928.00 USD
	.00 USD	411	4,110.00 USD	91	,910.00 USD	8	80.00 USD		.00 USD	82	,820.00 USD	43	430.00 USD		.00 USD	.00 USD	726	7,260.00 USD
	5.00 USD	75	,614.00 USD	95	,425.00 USD	35	525.00 USD		90.00 USD	311	4,654.00 USD	31	465.00 USD	9	.00 USD	45.00 USD	344	5,190.00 USD
	.00 USD		,010.00 USD	30	.00 USD	8	360.00 USD	4	80.00 USD	53	3,050.00 USD	9	80.00 USD		.00 USD	40.00 USD		3,280.00 USD
	5.00 USD	54	,350.00 USD	9	710.00 USD		75.00 USD		5.00 USD	95	,360.00 USD		50.00 USD		.00 USD	5.00 USD	97	,425.00 USD
	30.00 USD	39	,170.00 USD	5	450.00 USD	3	90.00 USD		.00 USD	57	,710.00 USD		30.00 USD		.00 USD	300.00 USD		,100.00 USD
	35.00 USD		4,321.00 USD	70	,263.00 USD		700.00 USD		35.00 USD	7	7,319.00 USD		.00 USD		311.00 USD	490.00 USD	4	8,330.00 USD
	38.00 USD		38.00 USD		38.00 USD		.00 USD		.00 USD		76.00 USD		.00 USD		.00 USD	.00 USD		76.00 USD
	39.00 USD		39.00 USD		.00 USD		.00 USD		.00 USD		39.00 USD		.00 USD		.00 USD	.00 USD		39.00 USD
	45.00 USD		45.00 USD		.00 USD		.00 USD		.00 USD		45.00 USD		.00 USD		.00 USD	.00 USD		45.00 USD
	50.00 USD		.00 USD		50.00 USD		.00 USD		.00 USD		50.00 USD		.00 USD		.00 USD	.00 USD		50.00 USD
	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	.00 USD		5.00 USD
	70.00 USD		40.00 USD		70.00 USD		70.00 USD		.00 USD	4	80.00 USD		.00 USD		.00 USD	.00 USD	4	80.00 USD
	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	.00 USD		5.00 USD
	Total	40335	120,216.00 USD	18022	55,304.00 USD	6665	20,355.00 USD	964	2,826.00 USD	65986	198,701.00 USD	6033	13,631.00 USD	190	783.00 USD	997.00 USD	72199	214,112.00 USD

Revenue-by-lane Report

From:	3 :00:00 AM	Prepared by:	jencarnacion
To:	30/2023 11:59:59 PM	Generated:	7/3/2023 12:00:14 PM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[54] South Block		

Lane	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Revenue
8	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	50	.00 USD		.00 USD	.00 USD	.00 USD
8	.00 USD	438	876.00 USD	33	466.00 USD		.00 USD	7	34.00 USD	1,588.00 USD		.00 USD	7	34.00 USD	.00 USD	,622.00 USD
8	3.00 USD	338	,014.00 USD	5	495.00 USD	78	34.00 USD	7	51.00 USD	,794.00 USD		.00 USD		.00 USD	3.00 USD	,803.00 USD
8	4.00 USD		48.00 USD	76	302.00 USD	37	48.00 USD	7	8.00 USD	,126.00 USD		.00 USD	3	.00 USD	.00 USD	,132.00 USD
8	8.00 USD	81	48.00 USD	9	32.00 USD	4	.00 USD		.00 USD	,008.00 USD		.00 USD		.00 USD	.00 USD	,008.00 USD
8	.00 USD	36	360.00 USD	3	30.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
8	5.00 USD	9	85.00 USD	8	.00 USD	4	.00 USD		5.00 USD	480.00 USD		.00 USD		.00 USD	.00 USD	480.00 USD
8	.00 USD	8	360.00 USD		.00 USD		.00 USD		.00 USD	560.00 USD		.00 USD		.00 USD	.00 USD	560.00 USD
8	5.00 USD		300.00 USD	8	.00 USD	4	.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
8	30.00 USD	9	70.00 USD		.00 USD		.00 USD		.00 USD	330.00 USD		.00 USD	5	30.00 USD	30.00 USD	390.00 USD
8	35.00 USD	34	,190.00 USD		385.00 USD		350.00 USD		35.00 USD	1,960.00 USD		.00 USD	5	35.00 USD	.00 USD	1,995.00 USD
8	37.00 USD		.00 USD		.00 USD		37.00 USD		.00 USD	37.00 USD		.00 USD		.00 USD	.00 USD	37.00 USD
8	39.00 USD		.00 USD		.00 USD		.00 USD		39.00 USD	39.00 USD		.00 USD		.00 USD	.00 USD	39.00 USD
8	70.00 USD		40.00 USD		.00 USD		70.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
8	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
8	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
8	40.00 USD		40.00 USD		.00 USD		.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
8	Total Lane	1152	6,451.00 USD	555	2,590.00 USD	267	1,443.00 USD	47	228.00 USD	10,712.00 USD	50	0.00 USD	33	121.00 USD	33.00 USD	10,866.00 USD
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	4	.00 USD		.00 USD	.00 USD	.00 USD
	.00 USD	709	,418.00 USD	319	38.00 USD		4.00 USD	7	34.00 USD	,314.00 USD		.00 USD	32	4.00 USD	.00 USD	,378.00 USD
	3.00 USD	419	,255.00 USD	98	594.00 USD	86	58.00 USD	9	7.00 USD	,134.00 USD		.00 USD	5	.00 USD	3.00 USD	,148.00 USD
	4.00 USD	89	,756.00 USD	4	416.00 USD	47	88.00 USD	9	36.00 USD	,396.00 USD		.00 USD		.00 USD	4.00 USD	,400.00 USD
	8.00 USD	97	,776.00 USD	40	320.00 USD	9	52.00 USD		.00 USD	,264.00 USD		.00 USD		.00 USD	.00 USD	,264.00 USD
	.00 USD	38	380.00 USD	9	90.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
	5.00 USD	4	360.00 USD	3	95.00 USD		30.00 USD		.00 USD	585.00 USD		.00 USD	3	5.00 USD	.00 USD	.00 USD
	.00 USD		320.00 USD	3	.00 USD		40.00 USD		40.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
	5.00 USD	5	375.00 USD		50.00 USD		5.00 USD		.00 USD	550.00 USD		.00 USD	4	5.00 USD	.00 USD	575.00 USD
	30.00 USD	4	420.00 USD	4	.00 USD	3	90.00 USD		.00 USD	30.00 USD		.00 USD	5	30.00 USD	.00 USD	.00 USD
	35.00 USD	38	,330.00 USD	4	490.00 USD	5	75.00 USD		.00 USD	1,995.00 USD		.00 USD		70.00 USD	.00 USD	,065.00 USD
	39.00 USD		39.00 USD		.00 USD		.00 USD		.00 USD	39.00 USD		.00 USD		.00 USD	.00 USD	39.00 USD
	70.00 USD	3	.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
	74.00 USD		74.00 USD		.00 USD		.00 USD		.00 USD	74.00 USD		.00 USD		.00 USD	.00 USD	74.00 USD
	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
10	Total Lane	1565	7,818.00 USD	730	3,373.00 USD	283	1,242.00 USD	39	153.00 USD	12,586.00 USD	104	0.00 USD	59	215.00 USD	7.00 USD	12,808.00 USD
3	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	.00 USD		40.00 USD		4.00 USD	7	54.00 USD		4.00 USD	422.00 USD	84	4.00 USD		4.00 USD	.00 USD	592.00 USD
3	3.00 USD	40	420.00 USD	83	49.00 USD	46	38.00 USD	5	5.00 USD	822.00 USD	92	78.00 USD		.00 USD	-2.00 USD	,098.00 USD

13	4.00 USD	90	360.00 USD	33	32.00 USD	5	.00 USD		4.00 USD	596.00 USD	31	4.00 USD		.00 USD	.00 USD	720.00 USD
3	8.00 USD	46	368.00 USD	3	4.00 USD		96.00 USD		8.00 USD	576.00 USD	5	.00 USD		.00 USD	.00 USD	96.00 USD
3	.00 USD	5	50.00 USD		.00 USD	5	50.00 USD		.00 USD	420.00 USD	5	50.00 USD		.00 USD	.00 USD	470.00 USD
3	5.00 USD	8	.00 USD		90.00 USD		.00 USD		.00 USD	.00 USD	4	5.00 USD		.00 USD	-5.00 USD	70.00 USD
3	.00 USD	7	40.00 USD		40.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
3	5.00 USD		50.00 USD		50.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	30.00 USD		30.00 USD		30.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	35.00 USD	3	455.00 USD	9	315.00 USD		35.00 USD		.00 USD	805.00 USD	5	75.00 USD		.00 USD	.00 USD	980.00 USD
3	45.00 USD		.00 USD		.00 USD		.00 USD		45.00 USD	45.00 USD		.00 USD		.00 USD	.00 USD	45.00 USD
13	Total Lane	452	2,433.00 USD	222	1,244.00 USD	117	493.00 USD	12	306.00 USD	4,476.00 USD	249	996.00 USD	2	4.00 USD	5.00 USD	5,471.00 USD
5	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	.00 USD	303	.00 USD	4	8.00 USD	72	44.00 USD	5	.00 USD	968.00 USD		.00 USD		.00 USD	.00 USD	968.00 USD
5	3.00 USD	370	,110.00 USD	4	42.00 USD	89	7.00 USD	4	42.00 USD	,061.00 USD		.00 USD		9.00 USD	.00 USD	,070.00 USD
5	4.00 USD	79	716.00 USD	98	392.00 USD	35	38.00 USD	8	32.00 USD	,278.00 USD		.00 USD		.00 USD	.00 USD	,280.00 USD
5	8.00 USD	74	592.00 USD	36	88.00 USD		76.00 USD		8.00 USD	,064.00 USD		.00 USD		.00 USD	.00 USD	,064.00 USD
5	.00 USD	31	310.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
5	5.00 USD	4	360.00 USD	8	70.00 USD		5.00 USD		.00 USD	45.00 USD		.00 USD		.00 USD	.00 USD	45.00 USD
5	.00 USD	3	.00 USD		.00 USD		.00 USD		.00 USD	500.00 USD		.00 USD		.00 USD	.00 USD	500.00 USD
5	5.00 USD		75.00 USD	3	75.00 USD		50.00 USD		.00 USD	400.00 USD		.00 USD		.00 USD	.00 USD	400.00 USD
5	30.00 USD	4	.00 USD	3	90.00 USD		30.00 USD		.00 USD	40.00 USD		.00 USD		.00 USD	.00 USD	40.00 USD
5	35.00 USD		350.00 USD		420.00 USD	3	5.00 USD		.00 USD	875.00 USD		.00 USD		.00 USD	.00 USD	875.00 USD
5	70.00 USD	3	.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
15	Total Lane	1023	5,014.00 USD	519	2,805.00 USD	238	1,065.00 USD	28	92.00 USD	8,976.00 USD	12	0.00 USD	0	11.00 USD	0.00 USD	8,987.00 USD
7	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	36	.00 USD		.00 USD	.00 USD	.00 USD
7	.00 USD	313	.00 USD	5	.00 USD	37	74.00 USD	3	.00 USD	916.00 USD	54	492.00 USD	8	.00 USD	.00 USD	,424.00 USD
7	3.00 USD	5	95.00 USD	3	9.00 USD	9	7.00 USD		.00 USD	91.00 USD	38	4.00 USD		.00 USD	.00 USD	405.00 USD
7	4.00 USD	3	52.00 USD	9	36.00 USD		8.00 USD		.00 USD	96.00 USD	3	52.00 USD		.00 USD	.00 USD	48.00 USD
7	8.00 USD	3	4.00 USD	8	4.00 USD		8.00 USD		.00 USD	76.00 USD	4	32.00 USD		.00 USD	.00 USD	8.00 USD
7	.00 USD	4	40.00 USD		.00 USD		.00 USD		.00 USD	50.00 USD	5	50.00 USD		.00 USD	.00 USD	.00 USD
7	5.00 USD	7	5.00 USD	4	.00 USD		.00 USD		.00 USD	5.00 USD		5.00 USD		.00 USD	.00 USD	80.00 USD
7	.00 USD	4	80.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		40.00 USD		.00 USD	.00 USD	.00 USD
7	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD	3	75.00 USD		.00 USD	.00 USD	.00 USD
7	30.00 USD		.00 USD		30.00 USD		30.00 USD		.00 USD	.00 USD		30.00 USD		.00 USD	.00 USD	50.00 USD
7	35.00 USD		70.00 USD		.00 USD		70.00 USD		.00 USD	40.00 USD		35.00 USD		35.00 USD	.00 USD	.00 USD
7	95.00 USD		95.00 USD		.00 USD		.00 USD		.00 USD	95.00 USD		.00 USD		.00 USD	.00 USD	95.00 USD
17	Total Lane	424	1,427.00 USD	153	524.00 USD	53	237.00 USD	3	6.00 USD	2,194.00 USD	359	935.00 USD	9	51.00 USD	0.00 USD	3,180.00 USD
9	.00 USD	5	.00 USD	3	.00 USD		4.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	3.00 USD		.00 USD		.00 USD		3.00 USD		.00 USD	9.00 USD		.00 USD		.00 USD	.00 USD	9.00 USD
9	4.00 USD	3	.00 USD		8.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
19	Total Lane	10	28.00 USD	6	29.00 USD	4	17.00 USD	1	2.00 USD	76.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	76.00 USD
Total	Total	4626	23,171.00 USD	2185	10,565.00 USD	962	4,497.00 USD	130	787.00 USD	39,020.00 USD	774	1,931.00 USD	103	402.00 USD	35.00 USD	41,388.00 USD

Total summary

Revenue-by-lane Report

From:	3 :00:00 AM	Prepared by:	jencarnacion
To:	30/2023 11:59:59 PM	Generated:	7/3/2023 12:00:14 PM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[54] South Block		

	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Count CC	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Count	Total Revenue
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	4	.00 USD		.00 USD	.00 USD	4	.00 USD
	.00 USD	888	3,776.00 USD	826	,652.00 USD	356	712.00 USD	45	90.00 USD	3115	,230.00 USD	338	56.00 USD	59	8.00 USD	.00 USD	3502	7,006.00 USD
	3.00 USD	334	4,000.00 USD	83	,049.00 USD	309	927.00 USD	45	35.00 USD	371	7,111.00 USD	30	392.00 USD	7	.00 USD	4.00 USD	509	7,533.00 USD
	4.00 USD	36	2,544.00 USD	322	,286.00 USD	46	582.00 USD	5	.00 USD	9	4,512.00 USD	44	76.00 USD	3	8.00 USD	4.00 USD	74	4,700.00 USD
	8.00 USD	311	,488.00 USD		,008.00 USD	8	544.00 USD		48.00 USD	511	4,088.00 USD	9	52.00 USD		.00 USD	.00 USD	530	4,240.00 USD
	.00 USD	34	,340.00 USD	4	40.00 USD	36	360.00 USD		.00 USD	36	,360.00 USD		.00 USD		.00 USD	.00 USD	47	,470.00 USD
	5.00 USD	82	,230.00 USD	50	750.00 USD	7	5.00 USD		5.00 USD	40	,100.00 USD	5	80.00 USD	3	5.00 USD	-5.00USD	46	,190.00 USD
	.00 USD	58	,160.00 USD	37	740.00 USD	5	.00 USD	3	.00 USD	3	,060.00 USD	3	.00 USD		.00 USD	.00 USD		,120.00 USD
	5.00 USD	40	,000.00 USD		500.00 USD	7	75.00 USD		.00 USD	7	,675.00 USD	3	75.00 USD	4	5.00 USD	.00 USD	71	,775.00 USD
	30.00 USD	30	900.00 USD		330.00 USD	5	50.00 USD		.00 USD	46	,380.00 USD		30.00 USD		.00 USD	30.00 USD	49	1,500.00 USD
	35.00 USD	97	3,395.00 USD	46	,610.00 USD		735.00 USD		35.00 USD	5	5,775.00 USD	7	.00 USD		40.00 USD	.00 USD	75	,125.00 USD
	37.00 USD		.00 USD		.00 USD		37.00 USD		.00 USD		37.00 USD		.00 USD		.00 USD	.00 USD		37.00 USD
	39.00 USD		39.00 USD		.00 USD		.00 USD		39.00 USD		78.00 USD		.00 USD		.00 USD	.00 USD		78.00 USD
	70.00 USD	8	560.00 USD		.00 USD		70.00 USD		.00 USD	9	30.00 USD		.00 USD		.00 USD	.00 USD	9	30.00 USD
	74.00 USD		74.00 USD		.00 USD		.00 USD		.00 USD		74.00 USD		.00 USD		.00 USD	.00 USD		74.00 USD
	95.00 USD		95.00 USD		.00 USD		.00 USD		.00 USD		95.00 USD		.00 USD		.00 USD	.00 USD		95.00 USD
	5.00 USD	3	315.00 USD		.00 USD		.00 USD		.00 USD	3	315.00 USD		.00 USD		.00 USD	.00 USD	3	315.00 USD
	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	.00 USD		5.00 USD
	40.00 USD		40.00 USD		.00 USD		.00 USD		.00 USD		40.00 USD		.00 USD		.00 USD	.00 USD		40.00 USD
	45.00 USD		.00 USD		.00 USD		.00 USD		45.00 USD		45.00 USD		.00 USD		.00 USD	.00 USD		45.00 USD
	Total	4626	23,171.00 USD	2185	10,565.00 USD	962	4,497.00 USD	130	787.00 USD	7903	39,020.00 USD	774	1,931.00 USD	103	402.00 USD	35.00 USD	8743	41,388.00 USD

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

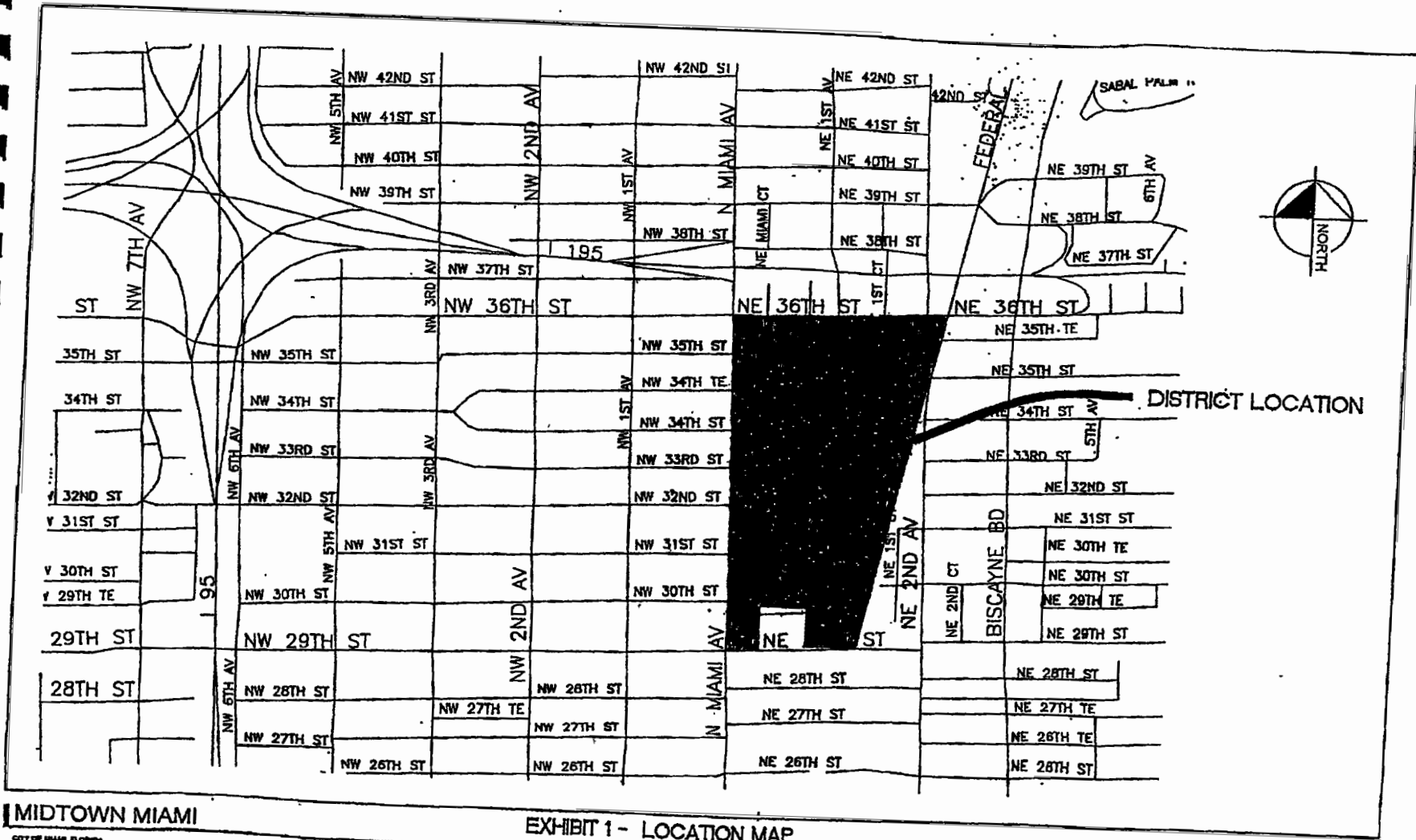
I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Midtown Miami Community Development District, as described in the attached EXHIBIT 1, has 1878 voters.

A handwritten signature in blue ink, appearing to be "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 8th DAY OF
MAY, 2023

Please submit a check for \$ 60.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.



MIDTOWN MIAMI

EXHIBIT 1 - LOCATION MAP

CITY OF MIAMI, FLORIDA

SCALE 1" = 800'

FILE NO. 8881

CEN
 City of Miami and Planning, Inc.
 331 Biscayne Blvd. Suite 317
 Miami, FL 33132

MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION**

*Offices of the CDD, Shops at Midtown Miami
3401 N. Miami Avenue, Suite 132, 2nd floor parking garage, Miami, Florida 33127*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2022 CANCELED	Regular Meeting	2:00 P.M.
November 8, 2022 CANCELED	Regular Meeting	2:00 P.M.
December 13, 2022 CANCELED	Regular Meeting	2:00 P.M.
January 10, 2023	Regular Meeting	2:00 P.M.
February 14, 2023	Regular Meeting	2:00 P.M.
March 14, 2023 CANCELED	Regular Meeting	2:00 P.M.
April 11, 2023 CANCELED NO QUORUM	Regular Meeting	2:00 P.M.
May 9, 2023	Regular Meeting	2:00 P.M.
June 13, 2023 CANCELED	Regular Meeting	2:00 P.M.
July 11, 2023	Regular Meeting	2:00 P.M.
August 8, 2023	Regular Meeting	2:00 P.M.
September 12, 2023	Regular Meeting	2:00 P.M.