

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
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**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 425,361				\$ 521,995
Allowable discounts (4%)	(17,014)				(20,880)
Assessments: on-roll (net of discounts)	408,347	\$ 362,382	\$ 45,965	\$ 408,347	501,115
Assessments: off-roll	2,759,546	518,519	2,241,027	2,759,546	3,370,386
Interest & miscellaneous	31,871	24,263	-	24,263	24,263
Total revenues	<u>3,199,764</u>	<u>905,164</u>	<u>2,286,992</u>	<u>3,192,156</u>	<u>3,895,764</u>
EXPENDITURES					
Administrative					
Supervisors	12,000	600	2,000	2,600	12,000
FICA	912	-	152	152	912
Engineering	15,000	2,767	4,000	6,767	15,000
Consulting services	57,500	-	57,500	57,500	57,500
Legal	45,000	8,930	12,000	20,930	45,000
Management	64,662	32,331	32,331	64,662	65,955
Assessment roll preparation	4,668	2,334	2,334	4,668	4,668
Audit	8,600	-	8,450	8,450	8,450
Postage	600	183	417	600	600
Insurance	143,329	112,420	-	112,420	123,535
Property insurance	2,863	2,863	-	2,863	2,304
Worker's compensation	4,100	2,240	1,860	4,100	4,100
Printing and binding	600	300	300	600	600
Legal advertising	3,000	544	1,000	1,544	3,000
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	4,254	3,766	488	4,254	5,220
Web hosting	705	850	-	850	705
Website ADA compliance	210	-	145	145	145
Annual filing fee	175	175	-	175	175
Total administrative	<u>371,128</u>	<u>170,303</u>	<u>125,927</u>	<u>296,230</u>	<u>352,819</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

Field	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	
Salaries	150,163	75,336	74,827	150,163	156,956
Contracts:					
Janitorial	650,000	279,402	320,598	600,000	660,000
Security services	805,000	271,340	428,660	700,000	805,000
Street sweeping	69,000	31,130	37,870	69,000	69,000
Landscape	389,000	109,107	279,893	389,000	389,000
Road cleaning	85,000	28,500	56,500	85,000	85,000
Pest control	7,000	3,500	3,500	7,000	7,300
Other services	720	-	720	720	720
Animal waste removal	29,000	13,292	15,708	29,000	31,200
Waste removal	25,000	10,606	14,394	25,000	27,500
Utilities:					
Telephone	2,800	-	2,800	2,800	2,800
Electricity	68,000	6,959	61,041	68,000	68,000
Irrigation	107,000	38,583	68,417	107,000	107,000
Rentals: general	12,000	990	9,010	10,000	12,000
Repairs & maintenance:					
General	85,000	12,105	72,895	85,000	85,000
Buildings	40,000	18,078	21,922	40,000	40,000
Electrical	101,000	22,493	78,507	101,000	101,000
Grounds	103,000	67,215	35,785	103,000	110,210
Irrigation	34,000	30,831	3,169	34,000	34,000
Plant replacement	160,000	94,368	65,632	160,000	160,000
Signage	2,800	900	1,900	2,800	2,800
M Park (turf & playground equipment)	40,000	8,475	27,525	36,000	40,000
Stormdrain cleaning (E. Coast Ave)	25,000	-	12,000	12,000	25,000
Printing and binding	600	-	600	600	600
Holiday decorations	116,000	45,702	70,298	116,000	118,320
Radio	5,800	1,301	3,999	5,300	5,800
Licenses & permits	800	-	800	800	800
Security	32,000	14,177	17,823	32,000	35,000
Office & operating supplies	20,000	12,937	7,063	20,000	20,000
Office equipment	4,800	1,891	4,300	6,191	4,800
Capital projects					
General capital outlay	56,650	-	56,650	56,650	56,650
NE 32nd St infrastructure	-	-	-	-	40,000
NE 29th St infrastructure	40,000	5,637	34,363	40,000	-
M Park - sails (shades)	-	-	-	-	130,000
Site - faro reflector retrofits (Schreder Teceo)	-	-	-	-	80,000
Contingencies	56,500	15,723	39,277	55,000	56,500
Total field operations	<u>3,323,633</u>	<u>1,220,578</u>	<u>1,928,446</u>	<u>3,149,024</u>	<u>3,567,956</u>
Total expenditures	<u>3,694,761</u>	<u>1,390,881</u>	<u>2,054,373</u>	<u>3,445,254</u>	<u>3,920,775</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	(494,997)	(485,717)	232,619	(253,098)	(25,011)
Net change in fund balances	(494,997)	(485,717)	232,619	(253,098)	(25,011)
Fund balances - beginning	3,221,994	3,723,740	3,238,023	3,723,740	3,470,642
Assigned					
3 months working capital	1,033,334	848,037	659,904	659,904	1,074,573
Disaster recovery	150,000	150,000	150,000	150,000	150,000
Unassigned	1,543,663	2,239,986	2,660,738	2,660,738	2,221,058
Fund balance - ending	<u>\$2,726,997</u>	<u>\$3,238,023</u>	<u>\$3,470,642</u>	<u>\$3,470,642</u>	<u>\$3,445,631</u>

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

Expenditures

Administrative

Supervisors	\$ 12,000
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.	
FICA	912
Engineering	15,000
Consulting services	57,500
Legal	45,000
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.	
Management	65,955
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.	
Assessment roll preparation	4,668
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.	
Audit	8,450
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
Postage	600
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	123,535
The District's General Liability & Public Officials Liability Insurance is with Egis Insurance & Risk Advisors.	
Property insurance	2,304
Insurance for M Park	
Worker's compensation	4,100
Insurance for the district employees.	
Printing and binding	600
Letterhead, envelopes, copies, etc.	
Legal advertising	3,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank charges	1,500
Monthly bank charges incurred during the year and automated AP routing	
Arbitrage rebate	1,250
Property taxes	200
Billing from Miami-Dade Tax Collector for property and tangible property taxes.	
Tax collector	5,220
Web hosting	705
This is to comply with state Statutes for posting information on the internet.	
Website ADA compliance	145
Accounting and administrative supplies.	

**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	156,956
Payroll for District employees. This split is 40/60% between General and Enterprise Funds.	
Contracts	
Janitorial	660,000
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	805,000
Security for the District grounds. This split is 70/30% between General and Enterprise Funds.	
Street sweeping	69,000
ICC site sweeping	
Landscape	389,000
Maintenance of District property.	
Road cleaning	85,000
Street sweeping	
Pest control	7,300
Other services	720
Animal waste removal	31,200
Waste removal	27,500
Telephone	2,800
Telephone and fax machine connections with AT&T.	
Electricity	68,000
Electrical usage for the District property from FPL.	
Utilities	
Irrigation	107,000
Water usage for the District.	
Rentals: general	12,000
Equipment rental throughout the year.	
Repairs and Maintenance:	
General	85,000
Buildings	40,000
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	101,000
Supplies & labor for electrical expenditures.	
Grounds	110,210
Expenditures for ground maintenance not covered under the landscaping contract.	
Irrigation	34,000
Irrigation repairs.	

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

Expenditures (continued)

Plant replacement	160,000
Planting and replacement of trees.	
Signage	2,800
Signs for District property.	
M Park (turf & playground equipment)	40,000
Stormdrain cleaning (E. Coast Ave)	25,000
Printing and binding	600
Holiday decorations	118,320
Staging and storage of seasonal decorations.	
Radio	5,800
Service & supplies for the District remote frequency radios.	
Licenses & permits	800
Security	35,000
Office & operating supplies	20,000
Office supplies for on-site District office.	
Office equipment	4,800
Cleaning and maintenance supplies.	
Capital projects	
General capital outlay	56,650
NE 32nd St infrastructure	40,000
M Park - sails (shades)	130,000
Site - faro reflector retrofits (Schreder Teceo)	80,000
Contingencies	56,500
Total expenditures	<u><u>\$ 3,920,775</u></u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2014B
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 323,618				\$ 323,618
Allowable discounts (4%)	(12,945)				(12,945)
Assessments: on-roll (net of discounts)	310,673	\$ 275,839	\$ 34,834	\$ 310,673	310,673
Assessments: off-roll	1,658,947	-	1,658,947	1,658,947	1,663,798
Interest and miscellaneous	-	29,122	-	29,122	-
Total revenues	<u>1,969,620</u>	<u>304,961</u>	<u>1,693,781</u>	<u>1,998,742</u>	<u>1,974,471</u>
Debt service					
Principal	1,085,000	-	1,085,000	1,085,000	1,145,000
Interest	870,750	435,125	435,625	870,750	816,500
Total debt service	<u>1,955,750</u>	<u>435,125</u>	<u>1,520,625</u>	<u>1,955,750</u>	<u>1,961,500</u>
Administration					
Trustee fees	4,041	-	4,041	4,041	4,041
Assessment services	4,993	2,496	2,497	4,993	4,993
Arbitrage calculation	600	-	600	600	600
Dissemination agent	1,000	-	1,000	1,000	1,000
Tax collector	3,236	2,863	373	3,236	3,236
Total administration	<u>13,870</u>	<u>5,359</u>	<u>8,511</u>	<u>13,870</u>	<u>13,870</u>
Total expenditures	<u>1,969,620</u>	<u>440,484</u>	<u>1,529,136</u>	<u>1,969,620</u>	<u>1,975,370</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(135,523)	164,645	29,122	(899)
Fund balance - beginning	2,032,399	1,957,588	1,822,065	1,957,588	1,986,710
Fund balance - ending	<u>\$2,032,399</u>	<u>\$1,822,065</u>	<u>\$1,986,710</u>	<u>\$ 1,986,710</u>	<u>1,985,811</u>
Use of fund balance					
Debt service reserve account balance (required)					(971,219)
Interest expense - November 1, 2027					(379,625)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 634,967</u>

MIDTOWN MIAMI

Community Development District

Series 2014B

\$26,970,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$16,330,000.00	-	\$5,303,500.00	\$21,633,500.00

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	
OPERATING REVENUES					
Parking fees	\$ 4,544,000	\$ 2,355,211	\$ 2,400,000	\$ 4,755,211	\$ 4,800,000
Off-street parking	3,500	1,202	1,500	2,702	2,800
Total revenues	<u>4,547,500</u>	<u>2,356,413</u>	<u>2,401,500</u>	<u>4,757,913</u>	<u>4,802,800</u>
OPERATING EXPENSES					
Administrative					
Engineering	30,000	-	15,000	15,000	30,000
Consulting services	8,500	135	8,365	8,500	8,500
Arbitrage rebate	750	-	750	750	750
Dissemination agent	1,000	-	1,000	1,000	1,000
Bank charges	7,000	2,130	4,870	7,000	7,000
Mgmt and accounting	19,599	9,799	9,800	19,599	19,599
Trustee fees	13,360	-	13,360	13,360	13,360
Credit card fees	288,409	151,819	150,000	301,819	309,412
Total administrative	<u>368,618</u>	<u>163,883</u>	<u>203,145</u>	<u>367,028</u>	<u>389,621</u>
Parking facilities					
Payroll	225,244	112,913	112,913	225,826	235,433
Contracts:					
Janitorial	605,000	275,857	329,143	605,000	610,000
Parking	1,150,000	443,195	487,515	930,710	984,000
Security services	345,000	116,289	228,711	345,000	345,000
Elevator	111,000	35,545	75,455	111,000	111,000
Air conditioning	7,000	1,360	5,640	7,000	7,000
Waste removal	15,000	2,992	12,008	15,000	16,500
Telephone	15,000	6,489	8,511	15,000	15,000
Electricity	125,000	58,136	66,864	125,000	125,000
Rentals	3,000	-	2,000	2,000	3,000
Insurance:					
Property	560,945	516,942	-	516,942	460,718
General liability	63,913	74,946	-	74,946	82,357
Worker's compensation	4,000	1,493	2,507	4,000	4,000
Repairs and maintenance:					
General	75,000	11,920	63,080	75,000	75,000
Air conditioning	8,000	1,810	6,190	8,000	8,000
Buildings	72,000	25,670	46,330	72,000	75,600
Electrical	53,000	12,202	40,798	53,000	56,710
Equipment	35,000	4,364	30,636	35,000	35,000
Signage	5,300	-	4,300	4,300	5,300

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual Through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	
Elevators (repairs and maintenance)	20,000	8,612	11,388	20,000	20,000
Elevators (graphics, flooring, ceiling & lgt cvs)	23,000	1,453	18,547	20,000	23,000
Licenses & permits	3,500	2,766	734	3,500	3,500
Contingency	31,000	12,310	18,690	31,000	31,000
Security enhancements	30,000	22,836	7,164	30,000	30,000
Signage, directories, banner & beautification	52,000	19,823	27,177	47,000	52,000
Capital projects	46,350	-	46,350	46,350	46,350
Office & operating supplies	21,000	3,918	14,582	18,500	21,000
Capital outlay - elevator D1 & D2 rope replacement	113,000	49,000	64,000	113,000	-
Capital outlay - NB garage light fixtures replacement	-	-	-	-	-
Capital outlay - SB garage light fixture replacement	60,000	52,414	-	52,414	-
Capital outlay - NB stairs repairs	300,000	4,630	-	4,630	300,000
Capital outlay - elevator B2, C1, C2 rope replacement	-	-	-	-	140,000
Capital outlay - SB garage 2nd floor light fixture replacement	-	-	-	-	60,000
Capital outlay - NB garage door & frame closure replacement	-	-	-	-	30,000
Total parking facilities	4,178,252	1,879,885	1,731,233	3,611,118	4,011,468
Total operating expenses	4,546,870	2,043,768	1,934,378	3,978,146	4,401,089
Operating income/(loss)	630	312,645	467,123	779,768	401,711
NONOPERATING REVENUES (EXPENSES)					
Interlocal agreement	4,697,626	1,091,313	3,671,813	4,763,126	4,697,626
Interest and miscellaneous	(8,000)	155,101	155,101	310,202	300,000
Interest expense: Series 2014A	(2,101,750)	(1,050,875)	(1,050,875)	(2,101,750)	(1,970,250)
Depreciation	(2,118,501)	-	(2,118,501)	(2,118,501)	(2,118,501)
Total non operating revenues/(expenses)	469,375	195,539	657,538	853,077	908,875
Change in net position	470,005	508,184	1,124,661	1,632,845	1,310,586
Total net position - beginning	(3,493,654)	(5,110,298)	(4,602,114)	(5,110,298)	(3,477,454)
Net position - ending					
Invested in capital assets, net of related debt*	(14,196,684)	(14,196,684)	(14,025,185)	(14,025,185)	(13,753,686)
Assigned					
Parking garage improvements**	300,000	300,000	300,000	600,000	300,000
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*	10,523,035	8,944,570	9,897,732	9,697,732	10,936,819
Total net position - ending	\$(3,023,649)	\$(4,602,114)	\$(3,477,454)	\$(3,477,454)	\$(2,166,868)
*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	(2,630,000)	-	(2,630,000)	(2,630,000)	(2,765,000)
Total additional sources/(uses)	(2,630,000)	-	(2,630,000)	(2,630,000)	(2,765,000)
Total budgeted sources	9,237,126	3,602,827	6,228,414	9,831,241	9,800,426
Total budgeted uses	11,397,121	3,094,643	7,733,754	10,828,397	11,254,840
Net sources/uses	(2,159,995)	508,184	(1,505,340)	(997,156)	(1,454,414)

**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	13,360
Services as trustee, paying agent and registrar.	
Credit card fees	309,412
Fees for credit card transactions at garage pay stations.	
<i>Total administrative</i>	389,621
Parking facilities	
Payroll	235,433
Payroll for District employees. This split is 40/60% between General and Enterprise Funds.	
Contracts:	
Janitorial	610,000
Janitorial services for the District. This split is 70/30% between General and Enterprise Funds.	
Parking	984,000
Management of the parking garages.	
Security services	345,000
Security for the District grounds. This split is 70/30% between General and Enterprise Funds.	
Elevator	111,000
Maintenance of elevators.	
Air conditioning	7,000
Maintenance of the HVAC. This split is 70/30% between General and Enterprise Funds.	
Waste removal	16,500
Maintenance of pay stations at the parking garages.	
Telephone	15,000
Telephone connections with AT&T.	
Electricity	125,000
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	460,718
General liability	82,357
Worker's compensation	4,000
Insurance for the district employees.	
Repairs and maintenance:	
General	75,000
General expenditures needed for repairs and maintenance of the District area.	
Air conditioning	8,000
Air conditioning repairs not covered under Contracts-Air Conditioning.	
Buildings	75,600
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	56,710
Supplies & labor for electrical expenditures.	
Equipment	35,000
Unforeseen repairs of equipment such as the elevators and pay stations.	
Signage	5,300
Signs for District property.	
Elevators (repairs and maintenance)	20,000
Elevators (graphics, flooring, ceiling & lgt cvs)	23,000
Licenses & permits	3,500
Contingency	31,000
Security enhancements	30,000
Signage, directories, banner & beautification	52,000
Capital projects	46,350
Office & operating supplies	21,000
Capital outlay - NB stairs repairs	300,000
FY26 project year 1 of 3	
Capital outlay - NB garage door & frame closure replacement	30,000
Capital outlay - elevator B2, C1, C2 rope replacement	140,000
Capital outlay - SB garage 2nd floor light fixture replacement	60,000
<i>Total parking facilities</i>	<u>4,011,468</u>
Nonoperating Expenses	
Interest expense: Series 2014A	1,970,250
Depreciation	2,118,501
<i>Total non operating expenses</i>	<u>4,088,751</u>
Additional uses - balance sheet items	
Principal expense: Series 2014A	2,765,000
<i>Total additional uses - balance sheet items</i>	<u>2,765,000</u>
Total budgeted uses	<u><u>\$ 11,254,840</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	\$39,405,000.00	-	\$12,792,000.00	\$52,197,000.00

Midtown Miami CDD
 Assessment Summary
 FY 2026-2027

PER ERU											
Category	FY 2027			FY 2026			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)	\$0.00	\$486.87	\$1,080.16	\$0.00	\$485.45	\$885.95	\$0.00	\$1.42	\$194.21	\$195.63	
Biscayne Partners											
Apartments (units) - East	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Apartments (units) - Midblock	\$0.00	\$486.87	\$405.19	\$0.00	\$485.45	\$330.18	\$0.00	\$1.42	\$75.01	\$76.43	
Offices (square feet)	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Mixed Use Building	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Other Retail or Grocery (square feet)	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Restaurant, Bar, Entertainment (square feet)	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Hotel	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Condominiums Over 1,750 square feet	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Condominiums 1,750 square feet or Less	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	

PER Unit											
Category	FY 2027			FY 2026			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)	\$0.00	\$1.95	\$4.32	\$0.00	\$1.94	\$3.54	\$0.00	\$0.01	\$0.78	\$0.78	
Biscayne Partners											
Apartments (units) - East	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	
Apartments (units) - Midblock	\$0.00	\$243.43	\$202.59	\$0.00	\$242.72	\$165.09	\$0.00	\$0.71	\$37.51	\$38.22	
Offices (square feet)	\$0.00	\$0.16	\$0.27	\$0.00	\$0.16	\$0.22	\$0.00	\$0.00	\$0.05	\$0.05	
Mixed Use Building	\$0.00	\$0.16	\$0.27	\$0.00	\$0.16	\$0.22	\$0.00	\$0.00	\$0.05	\$0.05	
Other Retail or Grocery (square feet)	\$0.00	\$0.19	\$0.32	\$0.00	\$0.19	\$0.26	\$0.00	\$0.00	\$0.06	\$0.06	
Restaurant, Bar, Entertainment (square feet)	\$0.00	\$0.31	\$0.54	\$0.00	\$0.31	\$0.44	\$0.00	\$0.00	\$0.10	\$0.10	
Hotel	\$0.00	\$70.59	\$121.69	\$0.00	\$70.38	\$99.16	\$0.00	\$0.21	\$22.53	\$22.73	
Condominiums Over 1,750 square feet	\$0.00	\$352.54	\$607.78	\$0.00	\$351.51	\$495.27	\$0.00	\$1.03	\$112.52	\$113.54	
Condominiums 1,750 square feet or Less	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70	

Midtown Miami CDD
 Assessment Summary
 FY 2026-2027

On-Roll

PER ERU

Category	ERU	FY 2027			FY 2026			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	\$486.87	\$405.19	\$0.00	\$485.45	\$330.18	\$0.00	\$1.42	\$75.01	\$76.43
Offices (square feet)	6.68	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70
Other Retail or Grocery (square feet)	19.57	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70
Hotel	18.02	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70
Condominiums Over 1,750 square feet	52.50	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70
Condominiums 1,750 square feet or Less	1,105.00	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70

PER Unit

Category	Units	FY 2027			FY 2026			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	\$243.43	\$202.59	\$0.00	\$242.72	\$165.09	\$0.00	\$0.71	\$37.51	\$38.22
Offices (square feet)	10,019	\$0.00	\$0.16	\$0.27	\$0.00	\$0.16	\$0.22	\$0.00	\$0.00	\$0.05	\$0.05
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.19	\$0.32	\$0.00	\$0.19	\$0.26	\$0.00	\$0.00	\$0.06	\$0.06
Hotel	60	\$0.00	\$70.59	\$121.69	\$0.00	\$70.38	\$99.16	\$0.00	\$0.21	\$22.53	\$22.73
Condominiums Over 1,750 square feet	35	\$0.00	\$352.54	\$607.78	\$0.00	\$351.51	\$495.27	\$0.00	\$1.03	\$112.52	\$113.54
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$235.03	\$405.19	\$0.00	\$234.34	\$330.18	\$0.00	\$0.69	\$75.01	\$75.70

Note: The numbers of units assessed on-roll and off-roll are based on 2026 (FY 2027) information

Off-Roll

PER ERU											
Category	ERU	FY 2027			FY 2026			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/Curbline											
Retail Shopping Center (square feet)	2,400.00	\$0.00	\$461.18	\$841.65	\$0.00	\$461.59	\$860.71	\$0.00	(\$0.41)	(\$19.06)	(\$19.47)
Biscayne Partners											
Offices (square feet)	48.19	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Other Retail or Grocery (square feet)	171.71	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Condominiums Over 1,750 square feet	3.00	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Condominiums 1,750 square feet or Less	2,021.00	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)

PER Unit											
Category	Units	FY 2027			FY 2026			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/Curbline											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.84	\$3.37	\$0.00	\$1.85	\$3.44	\$0.00	(\$0.00)	(\$0.08)	(\$0.08)
Biscayne Partners											
Offices (square feet)	72,281	\$0.00	\$0.15	\$0.21	\$0.00	\$0.15	\$0.21	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	214,639	\$0.00	\$0.18	\$0.25	\$0.00	\$0.18	\$0.25	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Condominiums Over 1,750 square feet	2	\$0.00	\$333.94	\$470.51	\$0.00	\$334.24	\$475.98	\$0.00	(\$0.30)	(\$5.48)	(\$5.77)
Condominiums 1,750 square feet or Less	2,021	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)

Note: The numbers of units assessed on-roll and off-roll are based on 2026 (FY 2027) information