

**MIDTOWN MIAMI**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 13, 2026**

**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**  
<https://midtownmiamicdd.net/>

January 6, 2026

**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 January 13, 2026 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, 2<sup>nd</sup> Floor Parking Garage, Suite 132, Miami, Florida 33127. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: EV Charging Stations
4. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
5. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
  - A. Consideration of Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025
  - B. October 1, 2025 - September 30, 2026
7. Ratification of Consent Letter for Assignment of Digital and Static Directories Agreements

8. Acceptance of Unaudited Financial Statements as of November 30, 2025
9. Approval of September 9, 2025 Public Hearing and Regular Meeting Minutes
10. 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.*

C. District Engineer: *Alvarez Engineers, Inc.*

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

- NEXT MEETING DATE: February 10, 2026 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	JENNIFER SKORDILIS	<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	LIEL KASOKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DANIEL KRON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Public Comments
12. Supervisors' Requests
13. Adjournment

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

Sincerely,

  
Daniel Rom  
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**

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## Midtown EV Charging Project – Term Summary

### 1. Key Legal & Commercial Terms

Topic	Summary / Position
Charging Rate Flexibility	CityVitae should retain freedom to set charging rates. We can agree on caps, but vague terms like 'commercially reasonable' or 'mutually agreed' are unworkable. Our financial model depends on pricing flexibility since we bear the investment risk. If the client wishes to control pricing, a purchase or subsidized model would be the alternative. A cap of x5 the cost of electricity is proposed.
Contract Term	Six years. (5 years exit clause without fee for Client).
Limitation of Liability	Liability should be capped at a fair, mutually agreed level for both parties — not the extreme clauses often seen in South Florida contracts.
Symmetry	All obligations should be reciprocal and proportional to each party's financial stake. Rights and duties should reflect the investment level of each side.
Electricity	Chargers will be connected at a Client's meter. Electricity will be reimbursed at its cost every quarter. The contract will incorporate the cost based on price of the last bill. Electricity cost may be updated.
Termination	This clause is often debated because financial proportionality isn't always understood. CityVitae operates under a license model, similar to Starbucks leasing a space. If CityVitae terminates, no fee applies. If the client terminates without cause, a termination fee equal to the fair market value of the chargers applies (\$2K for one-unit Level 2, \$17K for a Fast charger L3 30kW and \$33K for a Fast charger L3 60kW). This fee is a deterrent, not a buyout price. Upon payment, CityVitae will remove the chargers and restore the site. Electrical infrastructure will always become the property of the Client upon contract termination.



## 2. General Observation

Our founders — myself included — are transportation engineers and experts. Our passion lies in understanding neighborhoods as ecosystems and designing systems that serve them holistically. Midtown is one of these ecosystems. While it might seem practical to treat the north and south as separate projects, managing two investments in one interconnected environment adds complexity without benefit. Both areas share physical and non-physical links — starting with the fact that there's only one CDD.

## 3. Proposed Implementation

Phase 1 – South Garage (See page 3)

- 4 Level 2 chargers (4 spaces)
- 1 Level 3 fast charger
- Operations within 12 weeks of contract signature (e.g., signing in November → operations by February)
- Client to assist with improved cell signal (benefits the overall parking infrastructure)
- Capacity increases considered when average usage exceeds 4 hrs/day/space
- CityVitae capped at 10 parking spaces during the contract term

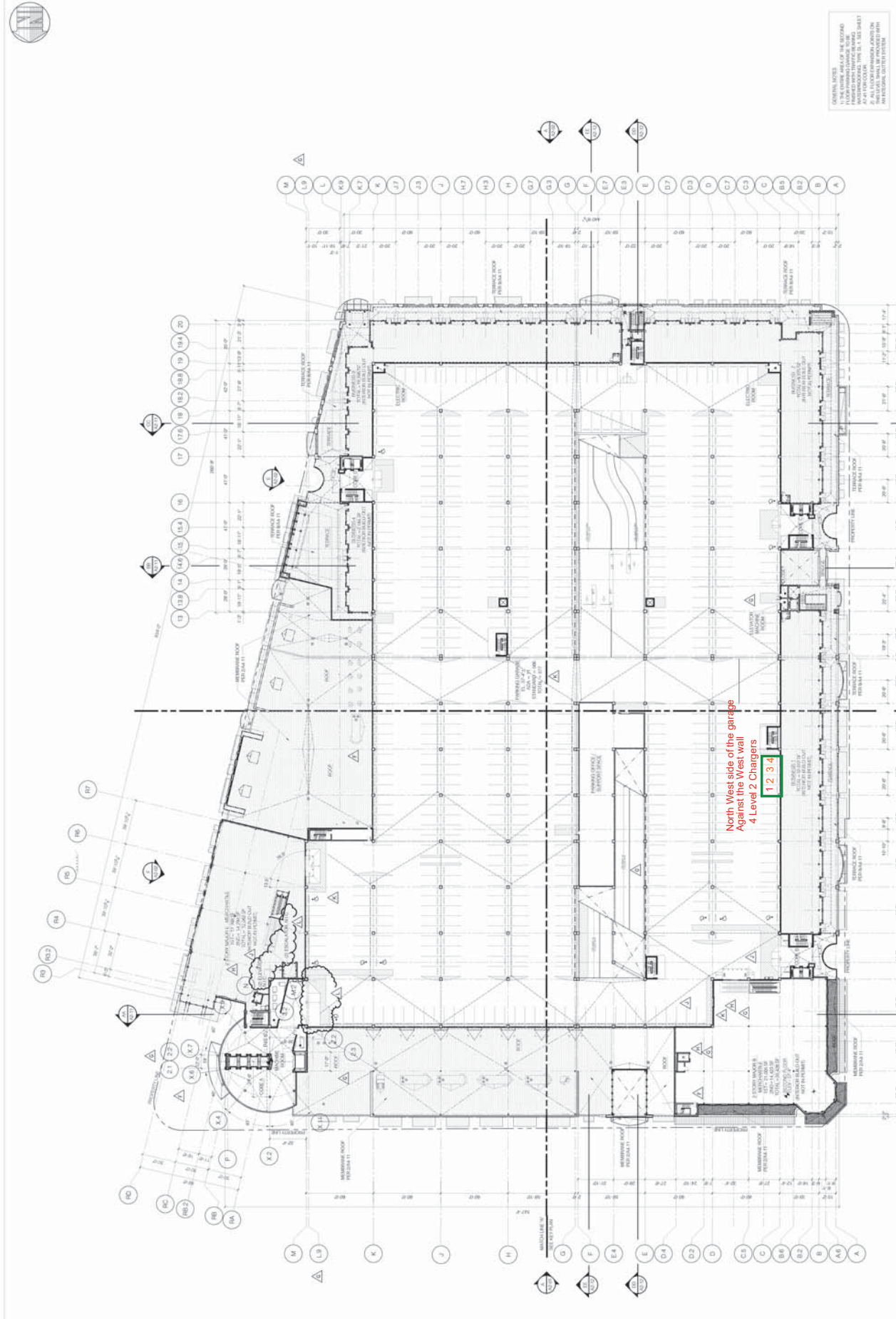
• Phase 2 – North Garage (See page 4)

- 4 Level 2 chargers (4 spaces)
- Operations within 12 weeks of contract signature (e.g., South in February → North in May)
- • Client to assist with improved cell signal (benefits the overall parking infrastructure)
- Capacity increases considered when average usage exceeds 4 hrs/day/space
- CityVitae capped at 10 parking spaces during the contract term

Residents of Midtown will always receive preferential rates at our charging stations.

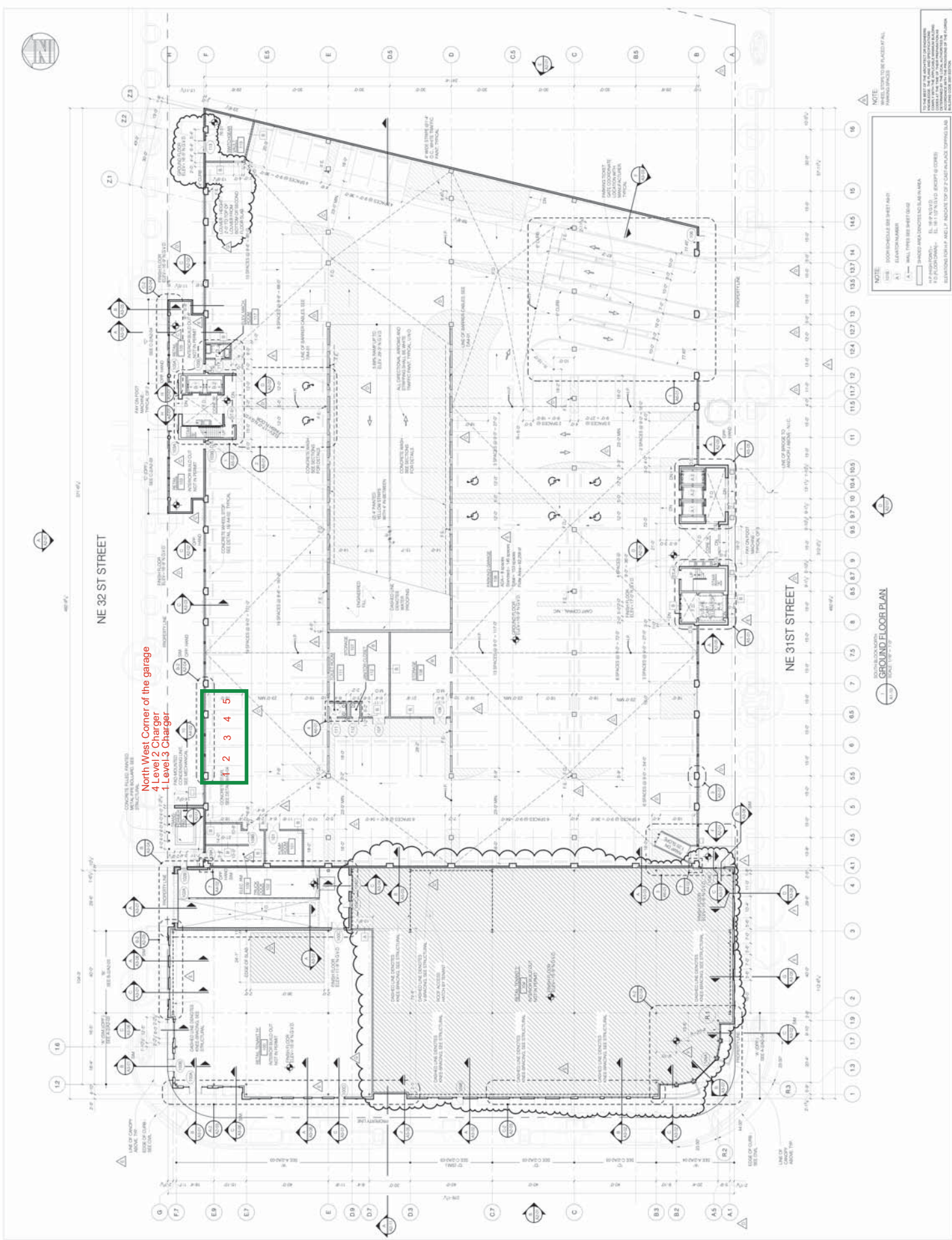


- SCOPE LEGEND
- 1. SCOPE A - PARKING GARAGE
  - 2. SCOPE B - ALL OTHER AREAS
  - 3. SCOPE C - BOUNDARY LINE
- SCOPE NOTES
- SEE OTHER DRAWING FOR ADDITIONAL SCOPE DEFINITION
  - WHEEL STOPS TO BE PLACED AT ALL PARKING SPACES



OVERALL SECOND FLOOR PLAN  
SCALE: 1/32" = 1'-0"





**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

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## RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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* being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Midtown Miami Community Development District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Miami-Dade County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Joseph Padula, Seat 2, currently held by Jennifer Skordilis, and Seat 3, currently held by Alex Miranda, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 13TH DAY OF JANUARY, 2026.**

**ATTEST:**

**MIDTOWN MIAMI COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## Exhibit A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Midtown Miami Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami-Dade County Supervisor of Elections located at 2700 NW 87th Avenue, Doral, Florida 33172, (305) 499-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Midtown Miami Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

**District Manager**  
**Midtown Miami Community Development District**

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**Midtown Miami  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**



**Midtown Miami Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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# 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, 2024, 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, 2024, 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 (*Government Auditing Standards*). 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

- 1 -



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 would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment 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 judgment, 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 October 29, 2025 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 the effectiveness of the District's 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

October 29, 2025

**Midtown Miami Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

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 business-type activities and the change in net position. Governmental activities are primarily supported by special assessments. Business-type activities are supported by charges to the users of those activities, such as parking and contributions.

The **statement of net position** presents information on all assets, liabilities, and deferred outflows of the District, with the difference between assets, deferred outflows of resources, 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 separate from the assets, liabilities, and net position of business-type 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 debt service. Business-type activities of the District include the parking garage and debt service.

*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, 2024**

**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 special assessment 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, 2024.

- The District's total liabilities exceeded total assets and deferred outflows of resources by \$(2,063,254) (net position). Total net position was \$1,689,699 for governmental activities and \$(3,752,953) for business-type activities. Unrestricted net position for governmental activities was \$3,672,270 and business-type activities was \$12,418,809. Restricted net position for governmental activities was \$705,077. Net investment in capital assets for governmental activities was \$(2,687,648) and for business-type activities was \$(16,171,762).
- Governmental activities revenues totaled \$5,582,620 while governmental activities expenses totaled \$4,927,427. Business-type activities revenues totaled \$14,325,770 while business-type activities expenses totaled \$8,072,670.

**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**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	
	2024	2023	2024	2023	2024	2023
Current assets	\$ 4,029,094	\$ 3,387,359	\$ 13,634,487	\$ 5,251,902	\$ 17,663,581	\$ 8,639,261
Restricted assets	2,004,993	3,260,481	1,044,711	2,251,284	3,049,704	5,511,765
Capital assets	14,488,755	15,561,893	26,604,106	28,465,468	41,092,861	44,027,361
Total Assets	20,522,842	22,209,733	41,283,304	35,968,654	61,806,146	58,178,387
Deferred outflows	-	-	85,299	92,078	85,299	92,078
Current liabilities	1,708,199	1,616,045	3,760,389	3,685,662	5,468,588	5,301,707
Non-current liabilities	17,124,944	18,132,688	41,361,167	43,807,617	58,486,111	61,940,305
Total Liabilities	18,833,143	19,748,733	45,121,556	47,493,279	63,954,699	67,242,012
Net investment in capital assets	(2,687,648)	(2,587,474)	(16,171,762)	(16,640,071)	(18,859,410)	(19,227,545)
Net position - restricted	705,077	1,956,161	-	281,149	705,077	2,237,310
Net position - unrestricted	3,672,270	3,092,313	12,418,809	4,926,375	16,091,079	8,018,688
Total Net Position	\$ 1,689,699	\$ 2,461,000	\$ (3,752,953)	\$ (11,432,547)	\$ (2,063,254)	\$ (8,971,547)

The increase in total current assets is primarily related to the increase in cash in the current year.

The decrease in total restricted assets is the result of debt service-related expenses exceeding revenues in the current year.

The decrease in total capital assets is due to current year depreciation.

The decrease in 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, 2024**

**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	
	2024	2023	2024	2023	2024	2023
Program Revenues						
Charges for services	\$ 5,362,171	\$ 5,116,958	\$ 4,005,325	\$ 3,939,643	\$ 9,367,496	\$ 9,056,601
Operating grants and contributions	-	-	10,060,560	3,498,218	10,060,560	3,498,218
General Revenues						
Investments earnings	218,491	109,816	197,000	64,911	415,491	174,727
Miscellaneous revenues	1,958	6,000	62,885	750	64,843	6,750
Total Revenues	<u>5,582,620</u>	<u>5,232,774</u>	<u>14,325,770</u>	<u>7,503,522</u>	<u>19,908,390</u>	<u>12,736,296</u>
Expenses						
General government	291,119	233,934	-	-	291,119	233,934
Physical environment	3,667,881	3,509,819	-	-	3,667,881	3,509,819
Interest and other charges	968,427	1,009,359	-	-	968,427	1,009,359
Parking garage	-	-	8,072,670	7,807,711	8,072,670	7,807,711
Total Expenses	<u>4,927,427</u>	<u>4,753,112</u>	<u>8,072,670</u>	<u>7,807,711</u>	<u>13,000,097</u>	<u>12,560,823</u>
Transfers	<u>(1,426,494)</u>	<u>-</u>	<u>1,426,494</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in Net Position	(771,301)	479,662	7,679,594	(304,189)	6,908,293	175,473
Net Position - Beginning of Year	<u>2,461,000</u>	<u>1,981,338</u>	<u>(11,432,547)</u>	<u>(11,128,358)</u>	<u>(8,971,547)</u>	<u>(9,147,020)</u>
Net Position - End of year	<u>\$ 1,689,699</u>	<u>\$ 2,461,000</u>	<u>\$ (3,752,953)</u>	<u>\$ (11,432,547)</u>	<u>\$ (2,063,254)</u>	<u>\$ (8,971,547)</u>

The increase in operating grants and contributions is related to the increase in the tax increment fund revenue received in the current year.

The increase in parking garage expenses is primarily related to the increase in insurance premium expenses in the current year.



**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**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, 2024.

Description	Governmental Activities	Business-type Activities	Total
Infrastructure	\$ 951,346	\$ -	\$ 951,346
Machinery and equipment	343,967	1,338,632	1,682,599
Building and improvements	30,743,784	63,555,028	94,298,812
Less: accumulated depreciation	<u>(17,550,342)</u>	<u>(38,289,554)</u>	<u>(55,839,896)</u>
Total Capital Assets (Net)	<u>\$ 14,488,755</u>	<u>\$ 26,604,106</u>	<u>\$ 41,092,861</u>

The current year activity for governmental activities was depreciation of \$1,073,138. For business-type activities, depreciation was \$2,181,106 and additions to equipment were \$319,744.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less janitorial services, consulting services and security services than anticipated.

The September 30, 2024 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, 2024 was \$18,435,000.

**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**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, 2024 was \$44,535,000.

**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 2025.

**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's Finance Department, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Midtown Miami Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Current Assets			
Cash	\$ 4,725,709	\$ 12,484,557	\$ 17,210,266
Accounts receivable	1,609	14,803	16,412
Assessments receivable	386,482	-	386,482
Prepaid expenses	45,995	126	46,121
Deposits	4,300	-	4,300
Internal balances	(1,135,001)	1,135,001	-
Total Current Assets	<u>4,029,094</u>	<u>13,634,487</u>	<u>17,663,581</u>
Non-current Assets			
Restricted assets			
Investments	2,004,993	1,044,711	3,049,704
Capital assets, being depreciated			
Infrastructure	951,346	-	951,346
Buildings and improvements	30,743,784	63,555,028	94,298,812
Machinery and equipment	343,967	1,338,632	1,682,599
Less: accumulated depreciation	<u>(17,550,342)</u>	<u>(38,289,554)</u>	<u>(55,839,896)</u>
Total Non-current Assets	<u>16,493,748</u>	<u>27,648,817</u>	<u>44,142,565</u>
Total Assets	<u>20,522,842</u>	<u>41,283,304</u>	<u>61,806,146</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount on refunding, net	<u>-</u>	<u>85,299</u>	<u>85,299</u>
<b>LIABILITIES</b>			
Current Liabilities			
Accounts payable and accrued expenses	234,963	327,361	562,324
Due to other	35,600	-	35,600
Due to developer	23,573	-	23,573
Unearned revenues	-	5,215	5,215
Bonds payable	1,030,000	2,500,000	3,530,000
Accrued interest	384,063	927,813	1,311,876
Total Current Liabilities	<u>1,708,199</u>	<u>3,760,389</u>	<u>5,468,588</u>
Non-current Liabilities			
Bonds payable, net	<u>17,124,944</u>	<u>41,361,167</u>	<u>58,486,111</u>
Total Liabilities	<u>18,833,143</u>	<u>45,121,556</u>	<u>63,954,699</u>
<b>NET POSITION</b>			
Net investment in capital assets	(2,687,648)	(16,171,762)	(18,859,410)
Restricted for debt service	705,077	-	705,077
Unrestricted	<u>3,672,270</u>	<u>12,418,809</u>	<u>16,091,079</u>
Total Net Position	<u>\$ 1,689,699</u>	<u>\$ (3,752,953)</u>	<u>\$ (2,063,254)</u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

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	
Governmental Activities						
General government	\$ (291,119)	\$ 328,622	\$ -	\$ 37,503	\$ -	\$ 37,503
Physical environment	(3,667,881)	3,074,299	-	(593,582)	-	(593,582)
Interest and other charges	(968,427)	1,959,250	-	990,823	-	990,823
Total Governmental Activities	<u>(4,927,427)</u>	<u>5,362,171</u>	<u>-</u>	<u>434,744</u>	<u>-</u>	<u>434,744</u>
Business-type Activities						
Parking garage	<u>(8,072,670)</u>	<u>4,005,325</u>	<u>10,060,560</u>	<u>-</u>	<u>5,993,215</u>	<u>5,993,215</u>
Total Primary Government	<u>\$ (13,000,097)</u>	<u>\$ 9,367,496</u>	<u>\$ 10,060,560</u>	<u>434,744</u>	<u>5,993,215</u>	<u>6,427,959</u>
<b>General Revenues</b>						
Miscellaneous revenues				1,958	62,885	64,843
Investment earnings				218,491	197,000	415,491
Total General Revenues				<u>220,449</u>	<u>259,885</u>	<u>480,334</u>
Transfers				<u>(1,426,494)</u>	<u>1,426,494</u>	<u>-</u>
Change in Net Position				<u>(771,301)</u>	<u>7,679,594</u>	<u>6,908,293</u>
Net Position - October 1, 2023				<u>2,461,000</u>	<u>(11,432,547)</u>	<u>(8,971,547)</u>
Net Position - September 30, 2024				<u>\$ 1,689,699</u>	<u>\$ (3,752,953)</u>	<u>\$ (2,063,254)</u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	2014 Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 4,725,709	\$ -	\$ 4,725,709
Accounts receivable	1,609	-	1,609
Assessments receivable	289,685	96,797	386,482
Due from other funds	415	-	415
Prepaid expenses	45,995	-	45,995
Deposits	4,300	-	4,300
Restricted assets			
Investments	-	2,004,993	2,004,993
Total Assets	<u>\$ 5,067,713</u>	<u>\$ 2,101,790</u>	<u>\$ 7,169,503</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities			
Accounts payable and accrued expenses	\$ 234,963	\$ -	\$ 234,963
Due to other funds	1,124,805	10,611	1,135,416
Due to other	35,600	-	35,600
Due to developer	75	23,498	23,573
Total Liabilities	<u>1,395,443</u>	<u>34,109</u>	<u>1,429,552</u>
Deferred Inflows of Resources			
Unavailable revenues	<u>243,475</u>	<u>96,797</u>	<u>340,272</u>
Fund Balances			
Nonspendable-prepaid expenses/deposits	50,295	-	50,295
Restricted - debt service	-	1,970,884	1,970,884
Unassigned	3,378,500	-	3,378,500
Total Fund Balances	<u>3,428,795</u>	<u>1,970,884</u>	<u>5,399,679</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 5,067,713</u>	<u>\$ 2,101,790</u>	<u>\$ 7,169,503</u>

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, 2024**

Total Governmental Fund Balances	\$ 5,399,679
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, \$343,967, net of accumulated depreciation, \$(17,550,342), used in governmental activities are not current financial resources and; therefore, are not reported at the governmental fund level.	14,488,755
Unavailable revenues are reflected as deferred inflows of resources at the fund level however, revenues are recognized when earned at the government-wide level.	340,272
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.	(18,435,000)
Bond discount, \$510,035, net of accumulated amortization, \$(229,979), is recorded as an expenditure at the fund level, and is netted against bonds payable and amortized over the life of the bonds at the government wide level.	280,056
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the governmental fund level.	(384,063)
Net Position of Governmental Activities	<u>\$ 1,689,699</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, 2024**

	General	2014 Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 3,243,592	\$ 1,959,250	\$ 5,202,842
Miscellaneous revenues	978	-	978
Investment earnings	55,037	163,454	218,491
Total Revenues	<u>3,299,607</u>	<u>2,122,704</u>	<u>5,422,311</u>
Expenditures			
Current			
General government	277,361	13,758	291,119
Physical environment	2,594,743	-	2,594,743
Debt service			
Principal	-	985,000	985,000
Interest	-	963,613	963,613
Total Expenditures	<u>2,872,104</u>	<u>1,962,371</u>	<u>4,834,475</u>
Excess of revenues over/(under) expenditures	<u>427,503</u>	<u>160,333</u>	<u>587,836</u>
Other financing sources/(uses)			
Insurance proceeds	980	-	980
Transfers out	-	(1,426,494)	(1,426,494)
Total Other Financing Sources/(Uses)	<u>980</u>	<u>(1,426,494)</u>	<u>(1,425,514)</u>
Net Change in Fund Balances	428,483	(1,266,161)	(837,678)
Fund Balances - October 1, 2023	<u>3,000,312</u>	<u>3,237,045</u>	<u>6,237,357</u>
Fund Balances - September 30, 2024	<u>\$ 3,428,795</u>	<u>\$ 1,970,884</u>	<u>\$ 5,399,679</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, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ (837,678)
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 of depreciation in the current year.	(1,073,138)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	17,442
Bond discount is amortized over the life of the debt at the government-wide level as interest. This is the amount of amortization in the current year.	(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 year.	159,329
Repayments of bond principal are expenditures at the governmental fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	<u>985,000</u>
Change in Net Position of Governmental Activities	<u><u>\$ (771,301)</u></u>

*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, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 3,248,769	\$ 3,248,769	\$ 3,243,592	\$ (5,177)
Miscellaneous revenues	1,403	1,403	978	(425)
Investment earnings	-	-	55,037	55,037
Total Revenues	<u>3,250,172</u>	<u>3,250,172</u>	<u>3,299,607</u>	<u>49,435</u>
Expenditures				
Current				
General government	298,255	298,255	277,361	20,894
Physical environment	<u>2,888,914</u>	<u>2,888,914</u>	<u>2,594,743</u>	<u>294,171</u>
Total Expenditures	<u>3,187,169</u>	<u>3,187,169</u>	<u>2,872,104</u>	<u>315,065</u>
Excess revenues over/(under) expenditures	<u>63,003</u>	<u>63,003</u>	<u>427,503</u>	<u>364,500</u>
Other financing sources/(uses)				
Insurance proceeds	<u>-</u>	<u>-</u>	<u>980</u>	
Net Change in Fund Balances	63,003	63,003	428,483	365,480
Fund Balance - October 1, 2023	<u>2,074,739</u>	<u>2,074,739</u>	<u>3,000,312</u>	<u>925,573</u>
Fund Balance - September 30, 2024	<u><u>\$ 2,137,742</u></u>	<u><u>\$ 2,137,742</u></u>	<u><u>\$ 3,428,795</u></u>	<u><u>\$ 1,291,053</u></u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF NET POSITION - PARKING GARAGE FUND**  
**September 30, 2024**

**ASSETS**

**Current Assets**

Cash	\$ 12,484,557
Accounts receivable	14,803
Prepaid expenses	126
Due from other funds	1,135,001
Total Current Assets	<u>13,634,487</u>

**Non-current Assets**

Restricted Assets	
Investments	1,044,711
Capital Assets, Being Depreciated	
Buildings and improvements	63,555,028
Machinery and equipment	1,338,632
Less: accumulated depreciation	<u>(38,289,554)</u>
Total Non-current Assets	<u>27,648,817</u>

Total Assets	<u>41,283,304</u>
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**DEFERRED OUTFLOWS OF RESOURCES**

Deferred amount on refunding	<u>85,299</u>
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**LIABILITIES**

**Current Liabilities**

Accounts payable and accrued expenses	327,361
Accrued interest	927,813
Unearned revenues	5,215
Bonds payable	<u>2,500,000</u>
Total Current Liabilities	<u>3,760,389</u>

**Non-current Liabilities**

Bonds payable, net	<u>41,361,167</u>
Total Liabilities	<u>45,121,556</u>

**NET POSITION**

Net investment in capital assets	(16,171,762)
Unrestricted	<u>12,418,809</u>

Total Net Position	<u><u>\$ (3,752,953)</u></u>
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*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, 2024**

**Operating Revenues:**

Charges for services	
Parking	\$ 4,005,325

**Operating Expenses:**

General and administrative expenses	344,529
Parking garage	3,200,704
Depreciation	2,181,106
Total Operating Expenses	<u>5,726,339</u>

Operating Income/(Loss)	<u>(1,721,014)</u>
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**Non-Operating Revenues/(Expenses):**

Intergovernmental revenues	10,060,560
Interest expense	(2,346,331)
Investment earnings	197,000
Miscellaneous revenues	62,885
Total Non-Operating Revenues/(Expenses)	<u>7,974,114</u>

Income before transfers	6,253,100
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Transfers in	<u>1,426,494</u>
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Change in Net Position	7,679,594
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Net Position - October 1, 2023	<u>(11,432,547)</u>
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Net Position - September 30, 2024	<u><u>\$ (3,752,953)</u></u>
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*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF CASH FLOWS - PARKING GARAGE FUND**  
**For the Year Ended September 30, 2024**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers	\$ 4,005,727
Payments to suppliers for goods and services	(4,333,672)
Payments to employees for services	(344,529)
Net Cash Used By Operating Activities	<u>(672,474)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchases of capital assets	(319,744)
Bond principal payments	(2,390,000)
Bond interest payments	(2,328,324)
Net Cash Used By Capital and Related Financing Activities	<u>(5,038,068)</u>
<b>CASH FLOWS FROM NON CAPITAL FINANCING ACTIVITIES</b>	
Interfund transfers in	1,426,494
Receipts from intergovernmental revenues	10,060,560
Miscellaneous non-capital revenues	62,885
Net Cash Provided by Noncapital Financing Activities	<u>11,549,939</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Sale of investments	3,465,061
Purchase of investments	(2,258,488)
Investment earnings	197,000
Net Cash Provided By Investing Activities	<u>1,403,573</u>
Net increase in cash and cash equivalents	7,242,970
Cash and equivalents - October 1, 2023	<u>5,241,587</u>
Cash and equivalents - September 30, 2024	<u><u>\$ 12,484,557</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, 2024**

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

Operating income/(loss)	\$ (1,721,014)
Adjustments to reconcile operating loss to net cash used by operating activities:	
Depreciation expense	2,181,106
Decrease in accounts receivable	402
Decrease in prepaid expenses	62
Increase in due from other funds	(1,407,495)
Increase in accounts payable and accrued expenses	7,049
Increase in due to other funds	<u>267,416</u>
 Net Cash Used By Operating Activities	 <u><u>\$ (672,474)</u></u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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, 2024**

**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. 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 an other 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, 2024**

**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 in accordance with 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.



**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurements focus and the modified accrual basis of accounting. Revenues are considered available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal year.

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.

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, 2024**

**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.

**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.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**c. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Deferred Outflows/Inflows 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, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows/Inflows 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 infrastructure, are reported in the governmental activities and business-type activities columns.

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
Equipment	5-20 years
Infrastructure	30 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 straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**e. Budgets**

Budgets are prepared and adopted after a public hearing 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, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows/Inflows 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, \$5,399,679, differs from “net position” of governmental activities, \$1,689,699, 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 are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. 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
Equipment	343,967
Accumulated depreciation	<u>(17,550,342)</u>
Total	<u>\$ 14,488,755</u>

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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 at the governmental fund level due to special assessment receivables. Governmental fund level 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>340,272</u>
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**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 level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ <u>(18,435,000)</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>(229,979)</u>
Net bond discount	<u>\$ 280,056</u>

**Accrued interest**

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

Accrued interest	\$ <u>(384,063)</u>
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**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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, \$(837,678), differs from the “change in net position” for governmental activities, \$(771,301), 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 at the governmental fund level. 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 decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(1,073,138)</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 at the governmental fund level.

Net change in accrued interest payable	\$ <u>17,442</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>
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Repayments of bond principal are reported as expenditures at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ <u>985,000</u>
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**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>159,329</u>
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**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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, 2024, the District's carrying values were \$17,208,266 and the bank balances were \$17,389,694. 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, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligations Fund	31 Days*	<u>\$ 3,049,704</u>

\* 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 Obligations Fund 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, 2024**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

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 are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District investments in First American Government Obligations Fund were rated AAAM by Standard & Poor's as of September 30, 2024.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligations Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 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, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets				
Infrastructure	\$ 951,346	\$ -	\$ -	\$ 951,346
Building and improvements	30,743,784	-	-	30,743,784
Machinery and equipment	343,967	-	-	343,967
Total Capital Assets	<u>32,039,097</u>	<u>-</u>	<u>-</u>	<u>32,039,097</u>
Less accumulated depreciation for:				
Infrastructure	(73,993)	(31,711)	-	(105,704)
Building improvements	(16,282,493)	(1,024,793)	-	(17,307,286)
Machinery and equipment	(120,718)	(16,634)	-	(137,352)
Total Accumulated Depreciation	<u>(16,477,204)</u>	<u>(1,073,138)</u>	<u>-</u>	<u>(17,550,342)</u>
Governmental activities capital assets	<u>\$ 15,561,893</u>	<u>\$ (1,073,138)</u>	<u>\$ -</u>	<u>\$ 14,488,755</u>

Depreciation of \$1,073,138 was charged to physical environment.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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, 2024.

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Business-type Activities:</u>				
Capital assets, being depreciated:				
Building and improvements	\$ 63,555,028	\$ -	\$ -	\$ 63,555,028
Equipment	1,018,888	319,744	-	1,338,632
Total Capital Assets, Being Depreciated	<u>64,573,916</u>	<u>319,744</u>	<u>-</u>	<u>64,893,660</u>
Less accumulated depreciation for:				
Building and improvements	(35,901,903)	(2,118,501)	-	(38,020,404)
Machinery and equipment	(206,545)	(62,605)	-	(269,150)
Total Accumulated Depreciation	<u>(36,108,448)</u>	<u>(2,181,106)</u>	<u>-</u>	<u>(38,289,554)</u>
Total Capital Assets Being Depreciated, Net	<u>\$ 28,465,468</u>	<u>\$ (1,861,362)</u>	<u>\$ -</u>	<u>\$ 26,604,106</u>

Depreciation of \$2,181,106 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, 2024:

	Balance October 1, 2023	Additions	Reductions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Bonds payable:				
Series 2014B	\$ 19,420,000	\$ -	\$ (985,000)	\$ 18,435,000
Series 2014B Bond Discount, net	(302,312)	-	22,256	(280,056)
Bonds Payable, Net	<u>\$ 19,117,688</u>	<u>\$ -</u>	<u>\$ (962,744)</u>	<u>\$ 18,154,944</u>
<u>Business-type Activities:</u>				
Bonds payable:				
Series 2014A	\$ 46,925,000	\$ -	\$ (2,390,000)	\$ 44,535,000
Series 2014A Bond Discount, net	(727,383)	-	53,550	(673,833)
Bonds Payable, Net	<u>\$ 46,197,617</u>	<u>\$ -</u>	<u>\$ (2,336,450)</u>	<u>\$ 43,861,167</u>

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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%.

\$ 18,435,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,030,000	\$ 921,750	\$ 1,951,750
2026	1,085,000	870,250	1,955,250
2027	1,140,000	816,000	1,956,000
2028	1,200,000	759,000	1,959,000
2029	1,260,000	699,000	1,959,000
2030-2034	7,345,000	2,482,250	9,827,250
2035-2037	<u>5,375,000</u>	<u>546,250</u>	<u>5,921,250</u>
Totals	<u>\$ 18,435,000</u>	<u>\$ 7,094,500</u>	<u>\$ 25,529,500</u>

**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 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, 2024 are as follows:

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

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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%.

\$ 44,535,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<b>Business-type Activities</b>			
Year Ending September 30,	Principal	Interest	Total
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	2,910,000	1,832,000	4,742,000
2029	3,055,000	1,686,500	4,741,500
2030-2034	17,715,000	5,985,500	23,700,500
2035-2037	12,960,000	1,317,750	14,277,750
Totals	<u>\$ 44,535,000</u>	<u>\$ 17,120,500</u>	<u>\$ 61,655,500</u>

**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, 2024 are as follows:

	Reserve Balance	Reserve Requirement
Special Assessment and Revenue Bonds, Series 2014A	<u>\$ 1,000,000</u>	<u>\$1,000,000</u>

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – ECONOMIC DEPENDENCY**

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, 2024, the developers held the majority of the assessable property located within District boundaries.

**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, 2024, 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, 2024, consisted of the following:

	<b>Payable Fund</b>		
		2014 Debt Service	Total
<b>Receivable Fund</b>	<b>General Fund</b>		
General Fund	\$ -	\$ 415	\$ 415
Enterprise Fund	1,124,805	10,196	1,135,001
Total	<u>\$ 1,124,805</u>	<u>\$ 10,611</u>	<u>\$ 1,135,416</u>

Interfund balances are primarily related to TIF funds collected by the General Fund on behalf of the Enterprise Fund which had not been remitted to the appropriate fund as of year-end.

Interfund transfers for the year ended September 30, 2024, consisted of the following:

	<b>Transfers Out</b>
	2014 Debt Service
<b>Transfers In</b>	
Enterprise Fund	<u>\$ 1,426,494</u>

Transfers from the Debt Service Fund to the Enterprise Fund are related to the transfer of TIF funds collected by the Debt Service Fund but intended for the Enterprise 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, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 29, 2025.

**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.



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*

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

October 29, 2025



# 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, 2024, and have issued our report thereon dated October 29, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 October 29, 2025, 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, 2024.

### **Financial Condition and Management**

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 has not met one 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, 2024 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.

### **Specific Information**

The information below was provided by management and has not been audited by us; 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)7, Rules of the Auditor General, 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: 3
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 9
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$305,753.26
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,881,585
- 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, 2023, together with the total expenditures for such project: N/A



To the Board of Supervisors  
Midtown Miami Community Development District

- 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 Board did not amend the budget.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Midtown Miami Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
\$0.23 – \$866.31 for the General Fund and \$0.15 – \$497.62 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$5,632,171.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: Governmental Activities Series 2014 Bonds, \$18,435,000, maturing May 2037 and Business-type Activities Series 2014 Bonds, \$44,535,000, maturing May 2037.

#### **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 fraud, waste, or abuse, that has occurred or is likely to have occurred, that has 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  
Certified Public Accountants PL  
Fort Pierce, Florida

October 29, 2025



**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, 2024. 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, 2024.

*Berger Toombs Elam  
Gaines & Frank*

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

October 29, 2025

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

**RESOLUTION 2026-02**

**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, 2024**

**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 2024;

**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 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 13th day of January, 2026.

ATTEST:

**MIDTOWN MIAMI COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☒ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☒ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.



**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☒ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☒ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☒ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

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

**Achieved:** Yes ☒ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☒ No ☐

Submitted after June 30, 2025



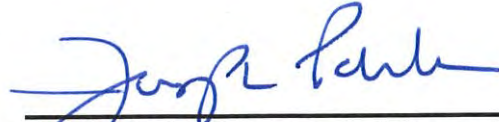
District Manager

Daniel Rom

Print Name

9/10/2024

Date



Chair/Vice Chair, Board of Supervisors

Joseph Padula

Print Name

9/10/24

Date

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

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**Achieved:** Yes ☐ No ☐

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District Manager

---

Chair/Vice Chair, Board of Supervisors

---

Print Name

---

Print Name

---

Date

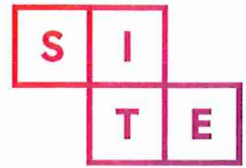
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Date



**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



July 8, 2024

Board of Supervisors  
Midtown Miami Community Development District

Re: Directors at The Shops at Midtown Miami

Dear Board Members:

This letter shall serve as confirmation that the Midtown Miami Community Development District ("CDD") consents to the assignment of the Midtown Miami Digital Signs LLC/ The Liquid Group, LLC (collectively "Liquid") agreements regarding digital and static directories located at the Shops at Midtown Miami in the area identified on the attached Exhibit 1, from DDR Miami Avenue, LLC, to CL Collection at Midtown Miami FL LLC.

Sincerely,

Erin Fair  
Assistant General Counsel

**Midtown Miami Community Development District:**

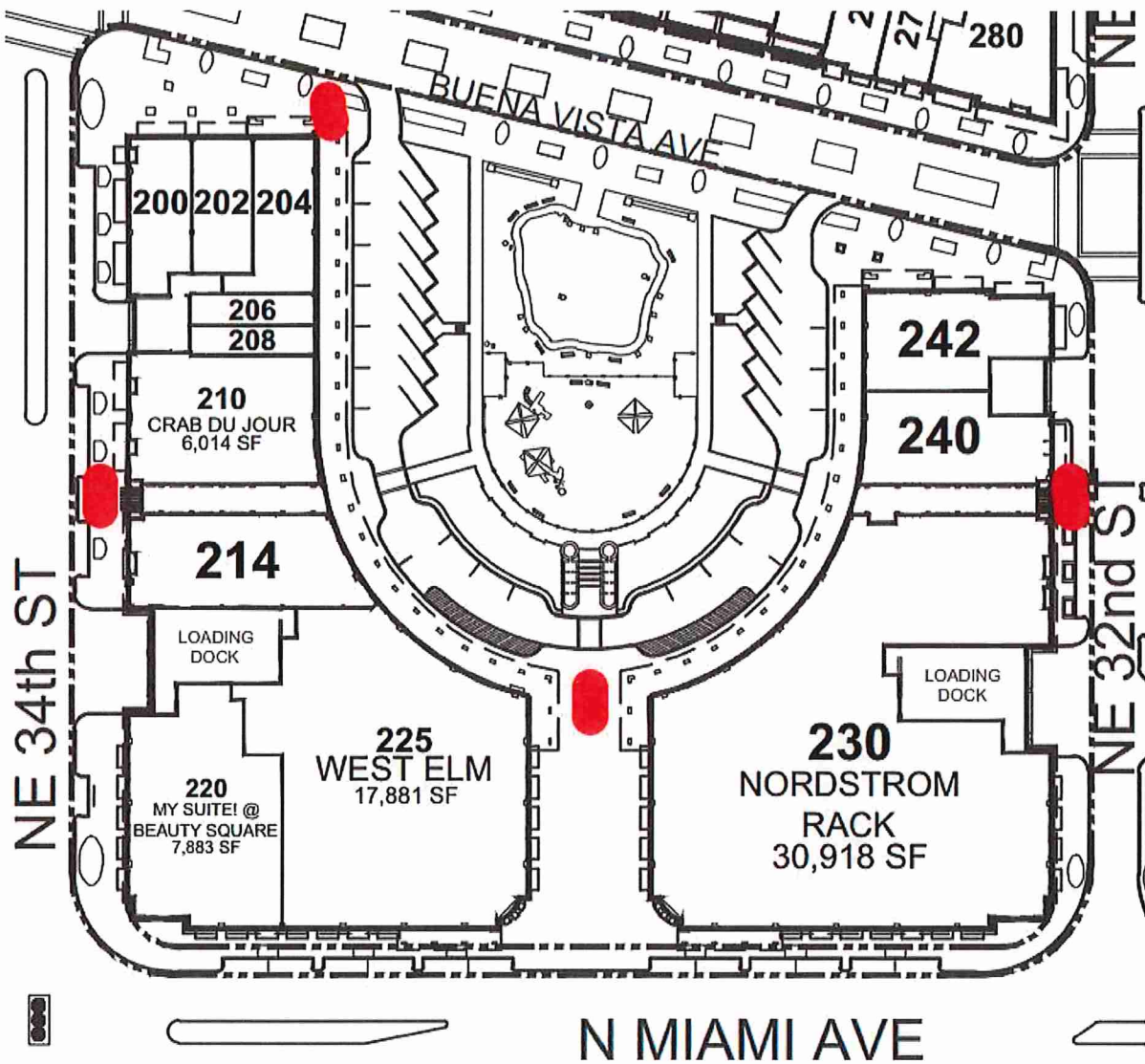
Sign: Joseph Padula  
Name: Joseph Padula  
Title: Chairman  
Date: 11/18/25



**SITE CENTERS**

3300 Enterprise Pkwy., Beachwood, OH 44122 • 877-225-5337 • SiteCenters.com

Exhibit 1



SITE CENTERS

3300 Enterprise Pkwy., Beachwood, OH 44122 • 877-225-5337 • SiteCenters.com

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2025**

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
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**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2025**

	Governmental Funds		Total
	General	Debt Service Series 2014B	Governmental Funds
<b>ASSETS</b>			
Wells Fargo - operating	\$ 984,384	\$ -	\$ 984,384
Finemark	125,360	-	125,360
Finemark - ICS	932,928	-	932,928
Iberia	256,478	-	256,478
BankUnited	40,000	-	40,000
BankUnited - ICS	489,773	-	489,773
Accounts receivable	10	-	10
Undeposited funds	574,429	-	574,429
Due from governmental funds			
General fund	-	226,976	226,976
Due from enterprise fund	521,967	-	521,967
Investments			
Reserve B	-	978,541	978,541
Revenue B	-	423,907	423,907
Prepayment B	-	4,168	4,168
Prepaid expense	1,394	-	1,394
Assessments receivable	1,853	36	1,889
Deposits	4,550	-	4,550
Due from Alex Vadia	140,331	-	140,331
Due from Midtown One Investments, LLC	140,331	96,761	237,092
Due from Gary Gagne	39,904	55,030	94,934
Due from Curbline Properties	-	151,500	151,500
Due from PPF AMLI	-	91,668	91,668
Due from other	1,520	-	1,520
Total assets	<u>\$ 4,255,212</u>	<u>\$ 2,028,587</u>	<u>\$ 6,283,799</u>
<b>LIABILITIES</b>			
Liabilities:			
Accounts payable	\$ 19,164	\$ -	\$ 19,164
Credit card payable	758	-	758
Restroom deposits	250	-	250
Debt service - 2014B	226,976	-	226,976
Due to enterprise fund	-	10,196	10,196
Due to enterprise fund - TIF	244,223	-	244,223
Due to other	35,600	23,498	59,098
Due to Developer	75	-	75
Total liabilities	<u>527,046</u>	<u>33,694</u>	<u>560,740</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unearned revenue	150,187	198,265	348,452
Deferred receipts	243,394	188,465	431,859
Total deferred inflows of resources	<u>393,581</u>	<u>386,730</u>	<u>780,311</u>
<b>FUND BALANCES</b>			
Restricted for:			
Debt service	-	1,608,163	1,608,163
Assigned			
3 months working capital	612,464	-	612,464
Disaster recovery	150,000	-	150,000
Unassigned	2,572,121	-	2,572,121
Total fund balances	<u>3,334,585</u>	<u>1,608,163</u>	<u>4,942,748</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,255,212</u>	<u>\$ 2,028,587</u>	<u>\$ 6,283,799</u>

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessments: on-roll (net of discounts)	\$ 101,839	\$ 101,839	\$ 408,347	25%
Assessments: off-roll	-	-	2,759,546	0%
Interest & miscellaneous	4,512	9,389	31,871	29%
Total revenues	<u>106,351</u>	<u>111,228</u>	<u>3,199,764</u>	3%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	-	12,000	0%
FICA	1,222	1,971	912	216%
Engineering	1,257	1,257	15,000	8%
Consulting services	-	-	57,500	0%
Legal	2,430	2,430	45,000	5%
Management	5,388	10,777	64,662	17%
Assessment roll preparation	389	778	4,668	17%
Audit	-	-	8,600	0%
Postage	45	100	600	17%
Insurance	-	112,420	143,329	78%
Property insurance	-	2,863	2,863	100%
Worker's compensation	-	1,932	4,100	47%
Printing and binding	50	100	600	17%
Legal advertising	-	-	3,000	0%
Bank charges	-	-	1,500	0%
Property taxes	-	-	200	0%
Arbitrage rebate	-	-	1,250	0%
Assessment collection (tax collector)	1,061	1,061	4,254	25%
ADA website compliance	-	-	210	0%
Web hosting	-	-	705	0%
Annual filing fee	-	175	175	100%
Total administrative	<u>11,842</u>	<u>135,864</u>	<u>371,128</u>	37%



**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

<b>Field</b>	<b>Current Month</b>	<b>Year to Date</b>	<b>Budget</b>	<b>% of Budget</b>
Salaries	15,994	25,801	150,163	17%
Contracts:				
Janitorial	45,725	91,324	650,000	14%
Security services	50,039	50,331	805,000	6%
Street sweeping	5,188	10,377	69,000	15%
Landscape	21,821	43,643	389,000	11%
Road cleaning	4,800	6,300	85,000	7%
Pest control	550	1,300	7,000	19%
Other services	-	-	720	0%
Animal waste removal	2,215	4,431	29,000	15%
Waste removal	-	3,530	25,000	14%
Telephone	-	-	2,800	0%
Electricity	2,059	4,164	68,000	6%
Utilities:				
Irrigation	2,157	2,157	107,000	2%
Rentals: general	-	540	12,000	5%
Repairs & maintenance:				
General	1,900	3,345	85,000	4%
Buildings	-	3,143	40,000	8%
Electrical	388	388	101,000	0%
Grounds	12,790	17,190	103,000	17%
Irrigation	1,560	1,560	34,000	5%
Plant replacement	3,449	30,759	160,000	19%
Signage	-	-	2,800	0%
M Park (turf & playground equipment)	-	-	40,000	0%
Stormdrain cleaning (E. Coast Ave)	-	-	25,000	0%
Printing and binding	-	-	600	0%
Holiday decorations	-	45,702	116,000	39%
Radio	1,013	1,301	5,800	22%
Licenses & permits	-	-	800	0%
Security	3,391	6,455	32,000	20%
Office & operating supplies	1,079	5,171	20,000	26%
Office equipment	-	-	4,800	0%
General capital outlay	-	-	56,650	0%
Capital outlay - projects				
NE 29st infrastructure (FY26)	-	5,637	-	N/A
Site - faro retrofits	-	-	40,000	0%
Contingencies	-	-	56,500	0%
Total field operations	<u>176,118</u>	<u>364,549</u>	<u>3,323,633</u>	11%
Total expenditures	<u>187,960</u>	<u>500,413</u>	<u>3,694,761</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	(81,609)	(389,185)	(494,997)	
Fund balance - beginning	<u>3,416,194</u>	<u>3,723,770</u>	<u>3,221,994</u>	
Committed				
Assigned				
3 months working capital	1,033,334	1,033,334	1,033,334	
Disaster recovery	150,000	150,000	150,000	
Unassigned	<u>2,151,251</u>	<u>2,151,251</u>	<u>1,543,663</u>	
Fund balance - ending	<u><u>\$3,334,585</u></u>	<u><u>\$3,334,585</u></u>	<u><u>\$2,726,997</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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments: on-roll (net of discounts)	\$ 77,519	\$ 77,519	\$ 310,673	25%
Assessments: off-roll	-	-	1,658,947	0%
Interest and miscellaneous	5,318	9,820	-	N/A
Total revenues	<u>82,837</u>	<u>87,339</u>	<u>1,969,620</u>	4%
<b>Debt service</b>				
Principal	-	-	1,085,000	0%
Interest expense	435,125	435,125	870,750	50%
Total debt service	<u>435,125</u>	<u>435,125</u>	<u>1,955,750</u>	22%
<b>Administration</b>				
Trustee fees	-	-	4,041	0%
Assessment services	416	832	4,993	17%
Arbitrage calculation	-	-	600	0%
Dissemination agent	-	-	1,000	0%
Tax collector	807	807	3,236	25%
Total administration	<u>1,223</u>	<u>1,639</u>	<u>13,870</u>	12%
Total expenditures	<u>436,348</u>	<u>436,764</u>	<u>1,969,620</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	(353,511)	(349,425)	-	
Fund balance - beginning	1,961,674	1,957,588	2,032,399	
Fund balance - ending	<u>\$ 1,608,163</u>	<u>\$1,608,163</u>	<u>\$2,032,399</u>	

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PARKING GARAGE (PROPRIETARY FUND)  
NOVEMBER 30, 2025**

<b>ASSETS</b>	Balance
<b>Current assets:</b>	
Wells Fargo - garage	\$ 55
Truist - garage	2,248,297
Petty cash	2,000
Undeposited funds	2,714
Finemark	125,360
Finemark - ICS	875,726
BankUnited	250,000
BankUnited - ICS	10,116,612
Accounts receivable	4,215
Due from general fund - TIF	244,223
Due from debt service -2014B	10,196
Due from other	11,261
Investments	
Prepayment A	19,086
Reserve A	1,000,000
Revenue A	148,826
Total current assets	<u>15,058,571</u>
<b>Noncurrent assets:</b>	
Capital assets:	
Land & improvements	63,555,028
Furniture, fixtures & equipment	1,338,632
Accumulated depreciation	<u>(39,555,743)</u>
Total noncurrent assets	<u>25,337,917</u>
Total assets	<u>40,396,488</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	151,056
Accrued interest payable	1,113,375
Sales tax payable	30,793
City tax payable	57,329
Retainage payable	9,488
Due to general fund	521,967
Bonds payable - current	2,500,000
Total current liabilities	<u>4,384,008</u>
<b>Noncurrent liabilities:</b>	
Bonds payable	42,503,048
Bond premium/discount	<u>(1,227,180)</u>
Total noncurrent liabilities	<u>41,275,868</u>
Total liabilities	<u>45,659,876</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	5,215
Total deferred inflows of recourses	<u>5,215</u>
<b>NET POSITION</b>	
Net investment in capital assets	(16,730,293)
Restricted for:	
Unrestricted	9,362,864
Total net position	<u><u>\$ (5,268,603)</u></u>

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PARKING GARAGE (PROPRIETARY FUND)**  
**FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Parking fees	\$ 358,825	\$ 735,222	\$ 4,544,000	16%
Off-street parking	206	206	3,500	6%
Total revenues	<u>359,031</u>	<u>735,428</u>	<u>4,547,500</u>	16%
<b>OPERATING EXPENSES</b>				
<b>Administrative</b>				
Engineering	-	-	30,000	0%
Consulting services	-	-	8,500	0%
Arbitrage rebate	-	-	750	0%
Dissemination agent	-	-	1,000	0%
Bank charges	373	716	7,000	10%
Mgmt and accounting	1,633	3,267	19,599	17%
Trustee fees	-	-	13,360	0%
Credit card fees	21,628	48,126	288,409	17%
Total administrative	<u>23,634</u>	<u>52,109</u>	<u>368,618</u>	14%
<b>Parking facilities</b>				
Payroll	25,824	41,658	225,244	18%
Contracts:				
Janitorial	45,454	91,096	605,000	15%
Parking	72,341	147,609	1,150,000	13%
Security services	21,445	21,571	345,000	6%
Elevator	3,950	7,900	111,000	7%
Air conditioning	-	340	7,000	5%
Waste removal	-	996	15,000	7%
Telephone	943	2,094	15,000	14%
Electricity	8,630	17,575	125,000	14%
Rentals	-	-	3,000	0%
Insurance:				
Property	-	481,947	560,945	86%
General liability	-	74,946	63,913	117%
Worker's compensation	-	1,288	4,000	32%
Repairs and maintenance:				
General	481	956	75,000	1%
Air conditioning	700	1,810	8,000	23%
Buildings	463	6,899	72,000	10%
Electrical	49	5,059	53,000	10%
Equipment	-	-	35,000	0%
Signage	-	-	5,300	0%

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PARKING GARAGE (PROPRIETARY FUND)**  
**FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Elevators(repairs and maintenance)	4,088	5,401	20,000	27%
Elevators(graphics,flooring, ceiling & lgt cvs)	-	-	23,000	0%
Licenses & permits	547	1,093	3,500	31%
Contingency	-	6,370	31,000	21%
Security enhancements	531	583	30,000	2%
Signage, directories, banner & beautification	-	1,200	52,000	2%
Capital projects	-	-	46,350	0%
Office & operating supplies	584	2,355	21,000	11%
Capital outlay - elevator D1 & D2 rope replacerr	-	-	113,000	0%
Capital outlay - SB garage elevator repairs	-	-	60,000	0%
Capital outlay - NB stairs repairs (metal & concr	-	-	300,000	0%
Capital outlay -SB light fixture replace	36,024	36,024	-	N/A
Total parking facilities	222,054	956,770	4,178,252	23%
Total operating expenses	245,688	1,008,879	4,546,870	22%
Operating income/(loss)	113,343	(273,451)	630	
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Interlocal agreement	-	1,091,313	4,697,626	23%
Interest and miscellaneous	37,719	74,639	(8,000)	-933%
Interest expense: series 2014A	(1,050,875)	(1,050,875)	(2,101,750)	50%
Depreciation	-	-	(2,118,501)	0%
Total non operating revenues/(expenses)	(1,013,156)	115,077	469,375	25%
Change in net position	(899,813)	(158,374)	470,005	
Total net position - beginning	(4,368,790)	(5,110,229)	(3,493,654)	
Net position - ending				
Invested in capital assets, net of related debt*	(14,196,684)	(14,196,684)	(14,196,684)	
Assigned				
Parking garage improvements**	300,000	300,000	300,000	
Disaster recovery**	150,000	150,000	150,000	
Working capital**	200,000	200,000	200,000	
Unrestricted*	8,278,081	8,278,081	10,523,035	
Total net position - ending	<u>\$ (5,268,603)</u>	<u>\$ (5,268,603)</u>	<u>\$ (3,023,649)</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 NOVEMBER 30, 2025**

	North Block	South Block	Mid-Block East	Off Street Parking	Total
<b>REVENUES</b>					
Monthly parking	\$ 129,314	\$ 126,244	\$ 10,918	\$ -	\$ 266,476
Paystation revenue	588,557.05	97,406.00	-	-	685,963.05
Validation	722.00	90.00	766.00	-	1,578.00
Administrative fee allocation	(651.51)	(1,929.15)	(87.50)	-	(2,668.16)
City of Miami (off street parking)	-	-	-	206.18	206.18
Total revenues	717,941.38	221,811.23	11,596.00	206.18	951,554.79
<b>Parking payroll</b>					
Wages - attendant	26,399.43	-	-	-	26,399.43
Wages - accountant	7,114.00	-	-	-	7,114.00
Wages - supervisor	6,508.50	-	-	-	6,508.50
Wages - assistant manager	12,618.66	-	-	-	12,618.66
Wages - management	19,032.00	-	-	-	19,032.00
Payroll taxes	8,779.88	-	-	-	8,779.88
Employee benefits	9,976.82	-	-	-	9,976.82
Workmen's comp. insurance	6,364.52	-	-	-	6,364.52
PPACA fee	400.00	-	-	-	400.00
Payroll processing	1,376.11	-	-	-	1,376.11
Total administrative	98,569.92	-	-	-	98,569.92
<b>Operating expenses</b>					
Office supplies	7.77	-	-	-	7.77
Equipment rental	148.43	-	-	-	148.43
Equipment leases	460.10	-	-	-	460.10
Parking cards/decals/hang tags	400.44	-	-	-	400.44
Security services	714.64	-	-	-	714.64
Software license	68.46	-	-	-	68.46
Total operating expenses	1,799.84	-	-	-	1,799.84
<b>R &amp; M</b>					
Service contracts/warranties	15,705.53	-	-	-	15,705.53
Total R & M expenses	15,705.53	-	-	-	15,705.53
<b>Insurance</b>					
Crime	250.00	50.00	250.00	-	550.00
General liability	6,879.60	4,262.70	628.28	-	11,770.58
Cyber	50.00	250.00	50.00	-	350.00
Total insurance expenses	7,179.60	4,562.70	928.28	-	12,670.58
<b>Administration expenses</b>					
Cellular phone	298.14	-	-	-	298.14
Internet services	2,049.10	-	-	-	2,049.10
Base management fee	2,060.00	1,442.00	618.00	-	4,120.00
Remote monitoring	4,275.98	-	-	-	4,275.98
Accounting fees	1,190.00	1,790.00	990.00	-	3,970.00
Banking fees	674.76	56.57	16.32	-	747.65
Accounts receivable	618.00	1,200.00	250.00	-	2,068.00

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA FINANCIAL STATEMENT  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	North Block	South Block	Mid-Block East	Off Street Parking	Total
Recruiting	390.00	390.00	390.00	-	1,170.00
Dues & subscriptions	39.99	-	-	-	39.99
Meals/entertainment of client	124.71	-	-	-	124.71
Total administration expenses	11,720.68	4,878.57	2,264.32	-	18,863.57
 Total operating expenses	 134,975.57	 9,441.27	 3,192.60	 -	 147,609.44
Total operating expense/Net due	\$ 134,975.57	\$ 9,441.27	\$ 3,192.60	\$ -	\$ 147,609.44

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA (NORTH BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2025**

	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
<b>REVENUES</b>													
Monthly parking	\$ 65,843.71	\$ 63,470.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	129,314
Paystation revenue	294,552.00	294,005.05	-	-	-	-	-	-	-	-	-	-	588,557.05
Validation	343.00	379.00	-	-	-	-	-	-	-	-	-	-	722.00
Administrative fee allocaiton	(319.95)	(331.56)	-	-	-	-	-	-	-	-	-	-	(651.51)
Total revenues	360,418.76	357,522.62	-	-	-	-	-	-	-	-	-	-	717,941.38
<b>EXPENSES</b>													
<b>Parking payroll</b>													
Wages - attendant	13,367.29	13,032.14	-	-	-	-	-	-	-	-	-	-	26,399.43
Wages - accountant	3,280.67	3,833.33	-	-	-	-	-	-	-	-	-	-	7,114.00
Wages - supervisor	3,403.44	3,105.06	-	-	-	-	-	-	-	-	-	-	6,508.50
Wages - assistant manager	6,309.33	6,309.33	-	-	-	-	-	-	-	-	-	-	12,618.66
Wages - management	9,462.00	9,570.00	-	-	-	-	-	-	-	-	-	-	19,032.00
Payroll taxes	4,388.28	4,391.60	-	-	-	-	-	-	-	-	-	-	8,779.88
Employee benefits	4,986.52	4,990.30	-	-	-	-	-	-	-	-	-	-	9,976.82
Workmen's comp. insurance	3,181.05	3,183.47	-	-	-	-	-	-	-	-	-	-	6,364.52
PPACA fee	200.00	200.00	-	-	-	-	-	-	-	-	-	-	400.00
Payroll processing	687.79	688.32	-	-	-	-	-	-	-	-	-	-	1,376.11
Total administrative	49,266.37	49,303.55	-	-	-	-	-	-	-	-	-	-	98,569.92
<b>Operating expenses</b>													
Office supplies	223.39	(215.62)	-	-	-	-	-	-	-	-	-	-	7.77
Equipment rental	148.43	-	-	-	-	-	-	-	-	-	-	-	148.43
Equipment leases	230.05	230.05	-	-	-	-	-	-	-	-	-	-	460.10
Parking cards/decals/hang tags	133.48	266.96	-	-	-	-	-	-	-	-	-	-	400.44
Security services	353.47	361.17	-	-	-	-	-	-	-	-	-	-	714.64
Software license	34.23	34.23	-	-	-	-	-	-	-	-	-	-	68.46
Total operating expenses	1,123.05	676.79	-	-	-	-	-	-	-	-	-	-	1,799.84
<b>R &amp; M</b>													
Service contracts/warranties	7,832.10	7,873.43	-	-	-	-	-	-	-	-	-	-	15,705.53
Total R & M expenses	7,832.10	7,873.43	-	-	-	-	-	-	-	-	-	-	15,705.53



**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA (NORTH BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2025**

	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
<b>Insurance</b>													
Crime	125.00	125.00	-	-	-	-	-	-	-	-	-	-	250.00
General liability	3,439.80	3,439.80	-	-	-	-	-	-	-	-	-	-	6,879.60
Cyber	25.00	25.00	-	-	-	-	-	-	-	-	-	-	50.00
Total insurance expenses	<u>3,589.80</u>	<u>3,589.80</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,179.60</u>
<b>Administration expenses</b>													
Cellular phone	148.76	149.38	-	-	-	-	-	-	-	-	-	-	298.14
Internet services	1,024.55	1,024.55	-	-	-	-	-	-	-	-	-	-	2,049.10
Base management fee	1,030.00	1,030.00	-	-	-	-	-	-	-	-	-	-	2,060.00
Remote monitoring	2,137.99	2,137.99	-	-	-	-	-	-	-	-	-	-	4,275.98
Accounting fees	595.00	595.00	-	-	-	-	-	-	-	-	-	-	1,190.00
Banking fees	337.86	336.90	-	-	-	-	-	-	-	-	-	-	674.76
Accounts receivable	309.00	309.00	-	-	-	-	-	-	-	-	-	-	618.00
Recruiting	195.00	195.00	-	-	-	-	-	-	-	-	-	-	390.00
Dues & subscriptions	-	39.99	-	-	-	-	-	-	-	-	-	-	39.99
Meals/entertainment of client	-	124.71	-	-	-	-	-	-	-	-	-	-	124.71
Total administration expenses	<u>5,778.16</u>	<u>5,942.52</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,720.68</u>
Total operating expenses	<u>67,589.48</u>	<u>67,386.09</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>134,975.57</u>
Net operating income/(loss)	292,829.28	290,136.53	-	-	-	-	-	-	-	-	-	-	582,965.81
Total operating expenses	<u>67,589.48</u>	<u>67,386.09</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>134,975.57</u>
Total operating expenses/Net due	<u>\$ 67,589.48</u>	<u>\$ 67,386.09</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 134,975.57</u>

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS AMERICA (SOUTH BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2025**

	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
<b>REVENUES</b>													
Monthly parking	\$ 64,674.80	\$ 61,569.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,244.38
Paystation revenue	50,395.00	47,011.00	-	-	-	-	-	-	-	-	-	-	97,406.00
Validation	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
Administrative fee allocation	(996.37)	(932.78)	-	-	-	-	-	-	-	-	-	-	(1,929.15)
Total revenues	114,163.43	107,647.80	-	-	-	-	-	-	-	-	-	-	221,811.23
<b>Insurance</b>													
Crime	125.00	125.00	-	-	-	-	-	-	-	-	-	-	250.00
General liability	2,131.35	2,131.35	-	-	-	-	-	-	-	-	-	-	4,262.70
Cyber	25.00	25.00	-	-	-	-	-	-	-	-	-	-	50.00
Total insurance expenses	2,281.35	2,281.35	-	-	-	-	-	-	-	-	-	-	4,562.70
<b>Administration expenses</b>													
Base management fee	721.00	721.00	-	-	-	-	-	-	-	-	-	-	1,442.00
Accounting fees	895.00	895.00	-	-	-	-	-	-	-	-	-	-	1,790.00
Banking fees	28.44	28.13	-	-	-	-	-	-	-	-	-	-	56.57
Accounts receivable	600.00	600.00	-	-	-	-	-	-	-	-	-	-	1,200.00
Recruiting	195.00	195.00	-	-	-	-	-	-	-	-	-	-	390.00
Total administration expenses	2,439.44	2,439.13	-	-	-	-	-	-	-	-	-	-	4,878.57
Total operating expenses	4,720.79	4,720.48	-	-	-	-	-	-	-	-	-	-	9,441.27
Net operating income/(loss)	109,442.64	102,927.32	-	-	-	-	-	-	-	-	-	-	212,369.96
Total operating expenses	4,720.79	4,720.48	-	-	-	-	-	-	-	-	-	-	9,441.27
Total operating expenses/Net due	\$ 4,720.79	\$ 4,720.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,441.27

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA (MID BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2025**

	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
<b>REVENUES</b>													
Monthly parking	\$ 5,610.50	\$ 5,307.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,917.50
Validation	510.00	256.00	-	-	-	-	-	-	-	-	-	-	766.00
Administrative fee allocation	(45.50)	(42.00)	-	-	-	-	-	-	-	-	-	-	(87.50)
Total revenues	<u>6,075.00</u>	<u>5,521.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,596.00</u>
<b>EXPENSES</b>													
<b>Insurance</b>													
Crime	125.00	125.00	-	-	-	-	-	-	-	-	-	-	250.00
General liability	314.14	314.14	-	-	-	-	-	-	-	-	-	-	628.28
Cyber	25.00	25.00	-	-	-	-	-	-	-	-	-	-	50.00
Total insurance expenses	<u>464.14</u>	<u>464.14</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>928.28</u>
<b>Administration expenses</b>													
Base management fee	309.00	309.00	-	-	-	-	-	-	-	-	-	-	618.00
Accounting fees	495.00	495.00	-	-	-	-	-	-	-	-	-	-	990.00
Banking fees	8.17	8.15	-	-	-	-	-	-	-	-	-	-	16.32
Accounts receivable	125.00	125.00	-	-	-	-	-	-	-	-	-	-	250.00
Recruiting	195.00	195.00	-	-	-	-	-	-	-	-	-	-	390.00
Total administration expenses	<u>1,132.17</u>	<u>1,132.15</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,264.32</u>
Total operating expenses	<u>1,596.31</u>	<u>1,596.29</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,192.60</u>
Net operating income/(loss)	4,478.69	3,924.71	-	-	-	-	-	-	-	-	-	-	8,403.40

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
OFF-STREET PARKING  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2025**

Month	Year	Amount
October	2025	\$ 206.18
November		
December		
January		
February		
March		
April		
May		
June		
July		
August		
September		
		<u>\$ 206.18</u>

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
NOVEMBER 30, 2025**

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01/07/26

Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Liability Check		11/07/2025	QuickBooks Payroll Service	101.102 · Truist - Garage Account		-10,108.06
			QuickBooks Payroll Service	512.001 · Payroll Salaries 2110 · Direct Deposit Liabilities	-15.00 -10,093.06	15.00 10,093.06
TOTAL					-10,108.06	10,108.06
Liability Check		11/21/2025	QuickBooks Payroll Service	101.102 · Truist - Garage Account		-10,108.05
			QuickBooks Payroll Service	512.001 · Payroll Salaries 2110 · Direct Deposit Liabilities	-15.00 -10,093.05	15.00 10,093.05
TOTAL					-10,108.05	10,108.05
Liability Check		11/21/2025	QuickBooks Payroll Service	101.102 · Truist - Garage Account		-12,393.91
			QuickBooks Payroll Service	512.001 · Payroll Salaries 2110 · Direct Deposit Liabilities	-15.00 -12,378.91	15.00 12,378.91
TOTAL					-12,393.91	12,393.91
Bill Pmt -Check	AUTO DEBIT	11/17/2025	FPL	101.007 · Wells Fargo Operating-8388		-9,560.87
Bill	45848-07269 110625	11/06/2025		543.006 · Electricity - General	-60.40	60.40
Bill	38854-03406 110625	11/06/2025		543.006 · Electricity - General	-870.95	870.95
				543.006 · Electricity - General	-870.96	870.96
Bill	65499-25342 110625	11/06/2025		543.006 · Electricity - General	-7,080.90	7,080.90
Bill	67055-67052 110625	11/06/2025		543.006 · Electricity - General	-677.66	677.66
TOTAL					-9,560.87	9,560.87
Bill Pmt -Check	AUTO-DEBIT	11/19/2025	FPL	101.007 · Wells Fargo Operating-8388		-1,127.66
Bill	18842-62401 110625	11/06/2025		543.006 · Electricity - General	-450.81	450.81
Bill	46484-22402 110625	11/06/2025		543.006 · Electricity - General	-676.85	676.85
TOTAL					-1,127.66	1,127.66
Bill Pmt -Check	CBI	11/21/2025	FedEx	101.007 · Wells Fargo Operating-8388		-11.68
Bill	9-071-38754	11/20/2025		541.006 · Postage & Freight	-11.68	11.68
TOTAL					-11.68	11.68

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Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	DD	11/07/2025	Deborah Samuel(	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-5,167.42	5,167.42
				512.001 · Payroll Salaries	-323.08	323.08
				202.500 · FWT Payable	454.00	-454.00
				521.001 · Fica Taxes	-340.41	340.41
				202.501 · FICA Payable	340.41	-340.41
				202.501 · FICA Payable	340.41	-340.41
				521.001 · Fica Taxes	-79.61	79.61
				202.501 · FICA Payable	79.61	-79.61
				202.501 · FICA Payable	79.61	-79.61
				2110 · Direct Deposit Liabilities	4,616.48	-4,616.48
TOTAL					0.00	0.00
Paycheck	DD	11/07/2025	Guadalupe Marquez	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-2,167.15	2,167.15
				512.001 · Payroll Salaries	-323.08	323.08
				202.500 · FWT Payable	285.00	-285.00
				521.001 · Fica Taxes	-154.39	154.39
				202.501 · FICA Payable	154.39	-154.39
				202.501 · FICA Payable	154.39	-154.39
				521.001 · Fica Taxes	-36.11	36.11
				202.501 · FICA Payable	36.11	-36.11
				202.501 · FICA Payable	36.11	-36.11
				2110 · Direct Deposit Liabilities	2,014.73	-2,014.73
TOTAL					0.00	0.00
Paycheck	DD	11/07/2025	Tariq A Bayzid	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-3,939.88	3,939.88
				512.001 · Payroll Salaries	-323.08	323.08
				202.500 · FWT Payable	475.00	-475.00
				521.001 · Fica Taxes	-264.30	264.30
				202.501 · FICA Payable	264.30	-264.30
				202.501 · FICA Payable	264.30	-264.30
				521.001 · Fica Taxes	-61.81	61.81
				202.501 · FICA Payable	61.81	-61.81
				202.501 · FICA Payable	61.81	-61.81
				2110 · Direct Deposit Liabilities	3,461.85	-3,461.85
TOTAL					0.00	0.00

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Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	DD	11/21/2025	Deborah Samuel(	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-5,167.42	5,167.42
				512.001 · Payroll Salaries	-323.08	323.08
				202.500 · FWT Payable	454.00	-454.00
				521.001 · Fica Taxes	-340.41	340.41
				202.501 · FICA Payable	340.41	-340.41
				202.501 · FICA Payable	340.41	-340.41
				521.001 · Fica Taxes	-79.61	79.61
				202.501 · FICA Payable	79.61	-79.61
				202.501 · FICA Payable	79.61	-79.61
				2110 · Direct Deposit Liabilities	4,616.48	-4,616.48
TOTAL					0.00	0.00
Paycheck	DD	11/21/2025	Guadalupe Marquez	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-2,167.15	2,167.15
				512.001 · Payroll Salaries	-323.08	323.08
				202.500 · FWT Payable	285.00	-285.00
				521.001 · Fica Taxes	-154.40	154.40
				202.501 · FICA Payable	154.40	-154.40
				202.501 · FICA Payable	154.40	-154.40
				521.001 · Fica Taxes	-36.10	36.10
				202.501 · FICA Payable	36.10	-36.10
				202.501 · FICA Payable	36.10	-36.10
				2110 · Direct Deposit Liabilities	2,014.73	-2,014.73
TOTAL					0.00	0.00
Paycheck	DD	11/21/2025	Tariq A Bayzid	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-3,939.88	3,939.88
				512.001 · Payroll Salaries	-323.08	323.08
				202.500 · FWT Payable	475.00	-475.00
				521.001 · Fica Taxes	-264.31	264.31
				202.501 · FICA Payable	264.31	-264.31
				202.501 · FICA Payable	264.31	-264.31
				521.001 · Fica Taxes	-61.81	61.81
				202.501 · FICA Payable	61.81	-61.81
				202.501 · FICA Payable	61.81	-61.81
				2110 · Direct Deposit Liabilities	3,461.84	-3,461.84
TOTAL					0.00	0.00



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Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	DD	11/21/2025	Deborah Samuel(	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-7,567.00	7,567.00
				202.500 · FWT Payable	911.00	-911.00
				521.001 · Fica Taxes	-469.15	469.15
				202.501 · FICA Payable	469.15	-469.15
				202.501 · FICA Payable	469.15	-469.15
				521.001 · Fica Taxes	-109.73	109.73
				202.501 · FICA Payable	109.73	-109.73
				202.501 · FICA Payable	109.73	-109.73
				2110 · Direct Deposit Liabilities	6,077.12	-6,077.12
TOTAL					0.00	0.00
Paycheck	DD	11/21/2025	Guadalupe Marquez	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-2,116.00	2,116.00
				202.500 · FWT Payable	236.00	-236.00
				521.001 · Fica Taxes	-131.19	131.19
				202.501 · FICA Payable	131.19	-131.19
				202.501 · FICA Payable	131.19	-131.19
				521.001 · Fica Taxes	-30.69	30.69
				202.501 · FICA Payable	30.69	-30.69
				202.501 · FICA Payable	30.69	-30.69
				2110 · Direct Deposit Liabilities	1,718.12	-1,718.12
TOTAL					0.00	0.00
Paycheck	DD	11/21/2025	Tariq A Bayzid	101.102 · Truist - Garage Account		0.00
				512.001 · Payroll Salaries	-5,769.00	5,769.00
				202.500 · FWT Payable	744.00	-744.00
				521.001 · Fica Taxes	-357.68	357.68
				202.501 · FICA Payable	357.68	-357.68
				202.501 · FICA Payable	357.68	-357.68
				521.001 · Fica Taxes	-83.65	83.65
				202.501 · FICA Payable	83.65	-83.65
				202.501 · FICA Payable	83.65	-83.65
				2110 · Direct Deposit Liabilities	4,583.67	-4,583.67
TOTAL					0.00	0.00
Bill Pmt -Check	0	11/07/2025	AT&T	101.102 · Truist - Garage Account		-192.60
Bill	146496235 102825	11/06/2025		541.003 · Telephone	-192.60	192.60
TOTAL					-192.60	192.60

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Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	11/14/2025	FedEx	101.007 · Wells Fargo Operating-8388		-10.40
Bill	9-062-22699	11/13/2025		541.006 · Postage & Freight	-10.40	10.40
TOTAL					-10.40	10.40
Bill Pmt -Check	0	11/21/2025	AT&T 2	101.102 · Truist - Garage Account		-750.04
Bill	8546139010	11/20/2025		541.003 · Telephone	-750.04	750.04
TOTAL					-750.04	750.04
Bill Pmt -Check	0	11/26/2025	FedEx	101.007 · Wells Fargo Operating-8388		-20.39
Bill	9-079-29444	11/25/2025		541.006 · Postage & Freight	-20.39	20.39
TOTAL					-20.39	20.39
Bill Pmt -Check	0	11/26/2025	Miami Dade Water & Sewer Department	101.007 · Wells Fargo Operating-8388		-2,358.27
Bill	0263879289 102725	09/30/2025		543.014 · Utility - Irrigation	-201.02	201.02
Bill	0263879289 111925	11/25/2025		543.014 · Utility - Irrigation	-62.76	62.76
Bill	0391376916 111925	11/25/2025	Miami Dade Water & Sewer Department	20000 · Accounts Payable	0.00	-171.98
Bill	0692331941 111925	11/25/2025	Miami Dade Water & Sewer Department	20000 · Accounts Payable	0.00	-2,424.04
Bill	4433591004 111925	11/25/2025		543.014 · Utility - Irrigation	-192.01	192.01
Bill	6651763579 111925	11/25/2025		543.014 · Utility - Irrigation	-1,839.17	1,839.17
Bill	6783382483 111925	11/25/2025		543.014 · Utility - Irrigation	-63.31	63.31
TOTAL					-2,358.27	-237.75
Check	6849	11/07/2025	Wells Fargo	101.007 · Wells Fargo Operating-8388		-292.84
				2040300 · Credit Card - Wells Fargo MC	-292.84	292.84
TOTAL					-292.84	292.84
Bill Pmt -Check	6850	11/07/2025	Alvarez Engineers, Inc.	101.007 · Wells Fargo Operating-8388		-1,257.50
Bill	8829	11/06/2025		531.013 · Engineering	-1,257.50	1,257.50
TOTAL					-1,257.50	1,257.50
Bill Pmt -Check	6851	11/07/2025	Berger, Toombs, Elam, Gaines & Frank	101.007 · Wells Fargo Operating-8388		-8,695.00
Bill	373990	09/30/2025		532.002 · Audit	-8,695.00	8,695.00
TOTAL					-8,695.00	8,695.00

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**Midtown Miami CDD**  
**Check Detail**  
**November 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6852</b>	<b>11/07/2025</b>	<b>BrightView Landscape Services Inc.</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-25,270.12</b>
Bill	9551006	11/06/2025		534.050 · Landscape Maintenance	-16,890.87	16,890.87
Bill	9551036	11/06/2025		534.050 · Landscape Maintenance	-4,930.56	4,930.56
Bill	9567686	11/06/2025		546.071 · R&M - Plant Replacement	-3,448.69	3,448.69
TOTAL					-25,270.12	25,270.12
<b>Bill Pmt -Check</b>	<b>6853</b>	<b>11/07/2025</b>	<b>Heavenly Gates</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-3,750.00</b>
Bill	HG25-147	11/06/2025		546.037 · R&M - Grounds	-1,100.00	1,100.00
Bill	HG25-148	11/06/2025		546.037 · R&M - Grounds	-1,100.00	1,100.00
Bill	HG25-149	11/06/2025		546.037 · R&M - Grounds	-1,100.00	1,100.00
Bill	HG25-150	11/06/2025		546.037 · R&M - Grounds	-450.00	450.00
TOTAL					-3,750.00	3,750.00
<b>Bill Pmt -Check</b>	<b>6854</b>	<b>11/07/2025</b>	<b>HiTech Radio Communications LLC</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-294.90</b>
Bill	201810711	11/06/2025		549.048 · Misc - Radio Expense	-158.70	158.70
Bill	201810712	11/06/2025		549.048 · Misc - Radio Expense	-136.20	136.20
TOTAL					-294.90	294.90
<b>Bill Pmt -Check</b>	<b>6855</b>	<b>11/07/2025</b>	<b>Interstate Cleaning Corporation</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-50,550.21</b>
Bill	9193293-IN	11/06/2025		534.038 · Street Sweeping	-5,188.38	5,188.38
Bill	9193292-IN	11/06/2025		534.026 · Janitorial Services	-31,336.78	44,766.83
				534.026 · Janitorial Services	-13,430.05	19,185.79
Bill	9193294-IN	11/06/2025		534.026 · Janitorial Services	-416.50	595.00
				534.026 · Janitorial Services	-178.50	255.00
TOTAL					-50,550.21	69,991.00
<b>Bill Pmt -Check</b>	<b>6856</b>	<b>11/07/2025</b>	<b>PME Inc.</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-4,800.00</b>
Bill	27101	11/06/2025		534.080 · Road Cleaning	-3,300.00	3,300.00
Bill	27041	11/06/2025		534.080 · Road Cleaning	-1,500.00	1,500.00
TOTAL					-4,800.00	4,800.00
<b>Bill Pmt -Check</b>	<b>6857</b>	<b>11/07/2025</b>	<b>Tidy Pets Pooper Scoopers</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-2,215.40</b>
Bill	001235	11/06/2025		543.087 · Animal Feces Removal	-1,376.94	1,376.94
Bill	001236	11/06/2025		543.087 · Animal Feces Removal	-838.46	838.46
TOTAL					-2,215.40	2,215.40

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**Midtown Miami CDD**  
**Check Detail**  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6858</b>	<b>11/07/2025</b>	<b>Wrathell, Hunt &amp; Associates, LLC</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-6,243.58</b>
Bill	2026-0121	11/06/2025		531.027 · Management	-4,271.20	5,388.50
				531.038 · Assessment Services	-308.34	389.00
				547.001 · Printing & Binding	-39.63	50.00
				531.038 · Assessment Services	-329.81	416.08
				531.028 · Management & Accounting	-1,294.60	1,633.25
TOTAL					-6,243.58	7,876.83
<b>Check</b>	<b>6859</b>	<b>11/07/2025</b>	<b>Midtown Miami CDD</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-94,059.60</b>
				207.203 · Due to DS 2014B	-94,059.60	94,059.60
TOTAL					-94,059.60	94,059.60
<b>Bill Pmt -Check</b>	<b>6860</b>	<b>11/14/2025</b>	<b>Allied Universal</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-49,745.69</b>
Bill	17750976	11/13/2025		534.037 · Security Services	-14,824.82	21,178.31
				534.037 · Security Services	-34,591.23	49,416.05
Bill	17750977	11/13/2025		534.037 · Security Services	-98.89	141.28
				534.037 · Security Services	-230.75	329.64
TOTAL					-49,745.69	71,065.28
<b>Bill Pmt -Check</b>	<b>6861</b>	<b>11/14/2025</b>	<b>Billing Cochran, P.A.</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-2,430.00</b>
Bill	195999	11/13/2025		531.023 · Legal	-2,430.00	2,430.00
TOTAL					-2,430.00	2,430.00
<b>Bill Pmt -Check</b>	<b>6862</b>	<b>11/14/2025</b>	<b>BrightView Landscape Services Inc.</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-1,560.00</b>
Bill	9574044	11/13/2025		546.041 · R&M - Irrigation	-520.00	520.00
Bill	9574050	11/13/2025		546.041 · R&M - Irrigation	-1,040.00	1,040.00
TOTAL					-1,560.00	1,560.00
<b>Bill Pmt -Check</b>	<b>6863</b>	<b>11/14/2025</b>	<b>Grainger</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-70.62</b>
Bill	9700329874	11/13/2025		551.002 · Office Supplies	-70.62	70.62
TOTAL					-70.62	70.62
<b>Bill Pmt -Check</b>	<b>6864</b>	<b>11/14/2025</b>	<b>HiTech Radio Communications LLC</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-718.50</b>
Bill	201810718	11/13/2025		549.048 · Misc - Radio Expense	-718.50	718.50
TOTAL					-718.50	718.50

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**Midtown Miami CDD**  
**Check Detail**  
**November 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>6865</b>	<b>11/14/2025</b>	<b>NCY Services &amp; Repairs, Inc.</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-600.00</b>
Bill	11062025	11/13/2025		546.001 · R&M - General	-600.00	600.00
TOTAL					-600.00	600.00
<b>Bill Pmt -Check</b>	<b>6866</b>	<b>11/14/2025</b>	<b>Orion Pest Control</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-550.00</b>
Bill	46832	11/13/2025		534.125 · Pest Control	-550.00	550.00
TOTAL					-550.00	550.00
<b>Bill Pmt -Check</b>	<b>6867</b>	<b>11/14/2025</b>	<b>South Florida Design Management, Inc.</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-2,250.00</b>
Bill	914	11/13/2025		546.037 · R&M - Grounds	-550.00	550.00
Bill	915	11/13/2025		546.037 · R&M - Grounds	-350.00	350.00
Bill	916	11/13/2025		546.037 · R&M - Grounds	-1,350.00	1,350.00
TOTAL					-2,250.00	2,250.00
<b>Check</b>	<b>6868</b>	<b>11/14/2025</b>	<b>Wells Fargo</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-117.74</b>
				2040300 · Credit Card - Wells Fargo MC	-117.74	117.74
TOTAL					-117.74	117.74
<b>Check</b>	<b>6869</b>	<b>11/21/2025</b>	<b>Wells Fargo</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-492.92</b>
				2040300 · Credit Card - Wells Fargo MC	-492.92	492.92
TOTAL					-492.92	492.92
<b>Bill Pmt -Check</b>	<b>6870</b>	<b>11/21/2025</b>	<b>Heavenly Gates</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-2,950.00</b>
Bill	HG25-152	11/20/2025		546.037 · R&M - Grounds	-750.00	750.00
Bill	HG25-153	11/20/2025		546.037 · R&M - Grounds	-1,100.00	1,100.00
Bill	HG25-154	11/20/2025		546.037 · R&M - Grounds	-1,100.00	1,100.00
TOTAL					-2,950.00	2,950.00
<b>Bill Pmt -Check</b>	<b>6871</b>	<b>11/21/2025</b>	<b>Interstate Cleaning Corporation</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-363.49</b>
Bill	9193444-IN	11/20/2025		534.026 · Janitorial Services	-109.05	155.78
				534.026 · Janitorial Services	-254.44	363.49
TOTAL					-363.49	519.27

11:29 AM  
01/07/26

Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	6872	11/26/2025	Grainger	101.007 · Wells Fargo Operating-8388		-1,008.80
Bill	9717805452	11/25/2025		551.002 · Office Supplies	-198.98	198.98
Bill	9721180363	11/25/2025		551.002 · Office Supplies	-809.82	809.82
TOTAL					-1,008.80	1,008.80
Bill Pmt -Check	6873	11/26/2025	Interstate Cleaning Corporation	101.007 · Wells Fargo Operating-8388		-1,299.87
Bill	9193439-IN	11/25/2025		546.001 · R&M - General	-1,299.87	1,299.87
TOTAL					-1,299.87	1,299.87
Bill Pmt -Check	6874	11/26/2025	Prolock and Safe Corporation	101.007 · Wells Fargo Operating-8388		-1,912.00
Bill	10652	11/25/2025		549.905 · Misc - Security	-1,912.00	1,912.00
TOTAL					-1,912.00	1,912.00
Bill Pmt -Check	6875	11/26/2025	South Florida Design Management, Inc.	101.007 · Wells Fargo Operating-8388		-3,840.00
Bill	917	11/25/2025		546.037 · R&M - Grounds	-780.00	780.00
Bill	918	11/25/2025		546.037 · R&M - Grounds	-1,250.00	1,250.00
Bill	919	11/25/2025		546.037 · R&M - Grounds	-750.00	750.00
Bill	920	11/25/2025		546.037 · R&M - Grounds	-480.00	480.00
Bill	921	11/25/2025		546.037 · R&M - Grounds	-580.00	580.00
TOTAL					-3,840.00	3,840.00
Bill Pmt -Check	6876	11/26/2025	SY Electronics Corp	101.007 · Wells Fargo Operating-8388		-270.00
Bill	25880	11/25/2025		546.020 · R&M - Electrical	-270.00	270.00
TOTAL					-270.00	270.00
Check	6877	11/26/2025	Wells Fargo	101.007 · Wells Fargo Operating-8388		-985.84
				2040300 · Credit Card - Wells Fargo MC	-985.84	985.84
TOTAL					-985.84	985.84
Check	10708	11/06/2025	City of Miami -	101.102 · Truist - Garage Account		-44,645.11
				204.001 · City Tax Payable	-44,645.11	44,645.11
TOTAL					-44,645.11	44,645.11

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Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10709	11/06/2025	City of Miami -	101.102 · Truist - Garage Account		-13,898.55
				204.001 · City Tax Payable	-13,898.55	13,898.55
TOTAL					-13,898.55	13,898.55
Check	10710	11/07/2025	Wells Fargo	101.102 · Truist - Garage Account		-125.50
				2040300 · Credit Card - Wells Fargo MC	-125.50	125.50
TOTAL					-125.50	125.50
Bill Pmt -Check	10711	11/07/2025	Grainger	101.102 · Truist - Garage Account		-137.86
Bill	9694976755	11/06/2025		546.086 · R&M - Elevators	-137.86	137.86
TOTAL					-137.86	137.86
Bill Pmt -Check	10712	11/07/2025	Interstate Cleaning Corporation	101.102 · Truist - Garage Account		-45,297.79
Bill	9193292-IN	11/06/2025		534.026 · Janitorial Services	-13,430.05	44,766.83
				534.026 · Janitorial Services	-5,755.74	19,185.79
Bill	9193294-IN	11/06/2025		534.026 · Janitorial Services	-178.50	595.00
				534.026 · Janitorial Services	-76.50	255.00
Bill	9193295-IN	11/06/2025		534.026 · Janitorial Services	-25,857.00	25,857.00
TOTAL					-45,297.79	90,659.62
Bill Pmt -Check	10713	11/07/2025	Kone Inc.	101.102 · Truist - Garage Account		-3,950.00
Bill	871842266	11/06/2025		534.072 · Contracts - Elevator	-3,950.00	3,950.00
TOTAL					-3,950.00	3,950.00
Bill Pmt -Check	10714	11/07/2025	LVD Plus LLC	101.102 · Truist - Garage Account		-1,490.00
Bill	25091301	09/30/2025		549.900 · Misc - Contingency	-1,010.00	1,010.00
Bill	25101601	11/06/2025		549.911 · Misc - Security Enhancements	-480.00	480.00
TOTAL					-1,490.00	1,490.00
Bill Pmt -Check	10715	11/07/2025	MG Tech Inc.	101.102 · Truist - Garage Account		-700.00
Bill	5382	11/06/2025		546.004 · R&M - Air Conditioning	-700.00	700.00
TOTAL					-700.00	700.00

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**Midtown Miami CDD**  
**Check Detail**  
**November 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10716</b>	<b>11/07/2025</b>	<b>PC-CAD LLC.</b>	<b>101.102 · Truist - Garage Account</b>		<b>-546.95</b>
Bill	2008-4371	11/06/2025		549.066 · Misc - Licenses & Permits	-546.95	546.95
TOTAL					-546.95	546.95
<b>Bill Pmt -Check</b>	<b>10717</b>	<b>11/07/2025</b>	<b>RDSTEAM.COM</b>	<b>101.102 · Truist - Garage Account</b>		<b>-38.95</b>
Bill	IN155494	11/06/2025		551.002 · Office Supplies	-38.95	38.95
TOTAL					-38.95	38.95
<b>Bill Pmt -Check</b>	<b>10718</b>	<b>11/07/2025</b>	<b>Wrathell, Hunt &amp; Associates, LLC</b>	<b>101.102 · Truist - Garage Account</b>		<b>-1,633.25</b>
Bill	2026-0121	11/06/2025		531.027 · Management	-1,117.30	5,388.50
				531.038 · Assessment Services	-80.66	389.00
				547.001 · Printing & Binding	-10.37	50.00
				531.038 · Assessment Services	-86.27	416.08
				531.028 · Management & Accounting	-338.65	1,633.25
TOTAL					-1,633.25	7,876.83
<b>Bill Pmt -Check</b>	<b>10719</b>	<b>11/14/2025</b>	<b>Allied Universal</b>	<b>101.102 · Truist - Garage Account</b>		<b>-21,319.59</b>
Bill	17750976	11/13/2025		534.037 · Security Services	-6,353.49	21,178.31
				534.037 · Security Services	-14,824.82	49,416.05
Bill	17750977	11/13/2025		534.037 · Security Services	-42.39	141.28
				534.037 · Security Services	-98.89	329.64
TOTAL					-21,319.59	71,065.28
<b>Bill Pmt -Check</b>	<b>10720</b>	<b>11/14/2025</b>	<b>Pico Propane - Miami</b>	<b>101.102 · Truist - Garage Account</b>		<b>-82.12</b>
Bill	1755394	11/13/2025		546.001 · R&M - General	-82.12	82.12
TOTAL					-82.12	82.12
<b>Bill Pmt -Check</b>	<b>10721</b>	<b>11/14/2025</b>	<b>Universal Parking &amp; Transportation, LLC.</b>	<b>101.102 · Truist - Garage Account</b>		<b>-12,639.40</b>
Bill	1399	10/31/2025		534.030 · Contracts - Parking	-12,639.40	12,639.40
TOTAL					-12,639.40	12,639.40
<b>Check</b>	<b>10722</b>	<b>11/21/2025</b>	<b>Wells Fargo</b>	<b>101.102 · Truist - Garage Account</b>		<b>-647.79</b>
				2040300 · Credit Card - Wells Fargo MC	-647.79	647.79
TOTAL					-647.79	647.79



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**Midtown Miami CDD**  
**Check Detail**  
**November 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10723</b>	<b>11/21/2025</b>	<b>Air Esscentials, Inc.</b>	<b>101.102 · Truist - Garage Account</b>		<b>-100.00</b>
Bill	272342	11/20/2025		546.001 · R&M - General	-100.00	100.00
TOTAL					-100.00	100.00
<b>Bill Pmt -Check</b>	<b>10724</b>	<b>11/21/2025</b>	<b>Interstate Cleaning Corporation</b>	<b>101.102 · Truist - Garage Account</b>		<b>-155.78</b>
Bill	9193444-IN	11/20/2025		534.026 · Janitorial Services	-46.73	155.78
				534.026 · Janitorial Services	-109.05	363.49
TOTAL					-155.78	519.27
<b>Bill Pmt -Check</b>	<b>10725</b>	<b>11/26/2025</b>	<b>1000Bulbs.com</b>	<b>101.102 · Truist - Garage Account</b>		<b>-36,024.00</b>
Bill	15269324	11/25/2025		538.058 · SB Garage Light Fixtrue Replace	-36,024.00	36,024.00
TOTAL					-36,024.00	36,024.00
<b>Bill Pmt -Check</b>	<b>10726</b>	<b>11/26/2025</b>	<b>DynaFire, LLC</b>	<b>101.102 · Truist - Garage Account</b>		<b>-463.00</b>
Bill	SO243703	11/25/2025		546.012 · R&M - Buildings	-463.00	463.00
TOTAL					-463.00	463.00
<b>Bill Pmt -Check</b>	<b>10727</b>	<b>11/26/2025</b>	<b>South Florida Design Management, Inc.</b>	<b>101.102 · Truist - Garage Account</b>		<b>-3,950.00</b>
Bill	913	11/25/2025		546.086 · R&M - Elevators	-3,950.00	3,950.00
TOTAL					-3,950.00	3,950.00
<b>Check</b>	<b>10728</b>	<b>11/26/2025</b>	<b>Wells Fargo</b>	<b>101.102 · Truist - Garage Account</b>		<b>-240.38</b>
				2040300 · Credit Card - Wells Fargo MC	-240.38	240.38
TOTAL					-240.38	240.38
<b>Liability Check</b>	<b>183354669</b>	<b>11/07/2025</b>	<b>IRS</b>	<b>101.007 · Wells Fargo Operating-8388</b>		<b>-3,087.26</b>
				202.500 · FWT Payable	-1,214.00	1,214.00
				202.501 · FICA Payable	-177.53	177.53
				202.501 · FICA Payable	-177.53	177.53
				202.501 · FICA Payable	-759.10	759.10
				202.501 · FICA Payable	-759.10	759.10
TOTAL					-3,087.26	3,087.26

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01/07/26

Midtown Miami CDD  
Check Detail  
November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Liability Check	505881541	11/21/2025	IRS	101.007 · Wells Fargo Operating-8388		-4,255.18
				202.500 · FWT Payable	-1,891.00	1,891.00
				202.501 · FICA Payable	-224.07	224.07
				202.501 · FICA Payable	-224.07	224.07
				202.501 · FICA Payable	-958.02	958.02
				202.501 · FICA Payable	-958.02	958.02
TOTAL					-4,255.18	4,255.18
Liability Check	513125458	11/21/2025	IRS	101.007 · Wells Fargo Operating-8388		-3,087.28
				202.500 · FWT Payable	-1,214.00	1,214.00
				202.501 · FICA Payable	-177.52	177.52
				202.501 · FICA Payable	-177.52	177.52
				202.501 · FICA Payable	-759.12	759.12
				202.501 · FICA Payable	-759.12	759.12
TOTAL					-3,087.28	3,087.28

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

The Board of Supervisors of the Midtown Miami Community Development District held a Public Hearing and Regular Meeting on September 9, 2025 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, 2<sup>nd</sup> Floor Parking Garage, Suite 132, Miami, Florida 33127.

**Present:**

Joseph Padula	Chair
Alex Miranda	Vice Chair
Jennifer Skordilis	Assistant Secretary
Daniel Kron	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC
Ginger Wald	District Counsel
John Oglesby (via telephone)	Parking Whisperer
Deborah Samuel	Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 2:08 p.m.

Supervisors Padula, Miranda and Kron were present. Supervisor Skordilis was not present at roll call. Supervisor Kasoker was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

▪ **Consideration of Parking Consultant Recommendations**

**This item, previously the Seventh Order of Business, was presented out of order.**

Mr. Oglesby, of Parking Whisperer, recalled that the Board previously considered EV charging proposals from City Vitae and XLR8 and decided to engage City Vitae. Unfortunately, the vendor was unwilling to proceed because they do not believe it is financially viable unless they are allowed to install the devices in the north garage on Level 2, which has been a non-starter from the beginning. He then engaged XLR8, in an effort to install EV chargers in at least one of the garages by year's end. He then supplied District Counsel with the most up-to-date insurance recommendations, which will be provided by XLR8 representatives, and Ms. Wald prepared the EVaaS Site Host Agreement. XLR8 has the option to add additional chargers but they can only do so with the express written approval of the Board.

Mr. Oglesby reviewed the numbers and type of chargers that will be installed in the north and south garages and stated, aside from Board approval, the only other item needed is a certification from Florida Power & Light (FPL) for the electricity component. In the interim, XLR8 is reviewing protocols and providing weekly updates. The contract is comprehensive and unchanged from when it was previously presented. He noted that there are no out-of-pocket costs to the CDD at any time. The rate cannot be changed without the Board's approval. The recommendation is for the Board to approve the EVaaS Charging Station Site Host Agreement and the XLR8 Proposal.

- **EVaaS Charging Station Site Host Agreement**

Ms. Wald presented a draft Charging Station Site Host Use Agreement and stated it has undergone several revisions. She reviewed the changes in verbiage from prior drafts, including the language under Terms (Section 8), Default (Section 12) and Termination (Section 31). She discussed her issues with the termination clause, common area usage, a private portion of the garage, the COREAs, the need to include the insurance clause and exhibits in the Agreement and a possible increase in the CDD's insurance premium.

Discussion ensued regarding vendor exclusivity, the ten-year term, the termination clause, EV charger installation process, digital signage, the attached exhibits and whether to approve the EVaaS Agreement.

- **XLR8 America Chargers Summary Proposal**

Mr. Rom asked if Board approval is needed for the XLR8 proposal. Mr. Oglesby stated the proposal would be added as an exhibit to the contract. He recommended including an additional exhibit of the XLR8 specifications to the EVaaS Charging Station Site Host Agreement.

Asked if it is different from Exhibit B, Mr. Oglesby stated he did not believe so and this is an additional level of detail.

**On MOTION by Mr. Kron and seconded by Mr. Miranda, with all in favor, the Charging Station Site Host Agreement, EVaaS Solutions Owned Charging Stations, in substantial final form, including the XLR8 Proposal as Exhibit E, was approved.**

Mr. Oglesby thanked the Board and left the call.

▪ **Consideration of Raptor Vac-Systems Proposal [Storm Drain Maintenance]**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Rom presented the Raptor Vac-Systems Proposal for Storm Drain Maintenance.

**On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, the Raptor Vac-Systems Proposal for Storm Drain Maintenance, was approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Ratifying the Actions of the District Manager in Re-Setting the Date of the Fiscal Year 2025/2026 Budget Public Hearing; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-07.

**On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-07, Ratifying the Actions of the District Manager in Re-Setting the Date of the Fiscal Year 2025/2026 Budget Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

**A. Proof/Affidavit of Publication**

**B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-08. He reviewed the proposed Fiscal Year 2026 budget. Assessment levels will remain the same.

**On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Padula and seconded by Mr. Miranda, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-09.

**On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties**

and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**SIXTH ORDER OF BUSINESS****Consideration of Raptor Vac-Systems Proposal [Storm Drain Maintenance]**

This item was presented following the Second Order of Business.

**SEVENTH ORDER OF BUSINESS****Consideration of Parking Consultant Recommendations**

This item was presented following the Second Order of Business.

**EIGHTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]**

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

**NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of July 31, 2025**



On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

**TENTH ORDER OF BUSINESS****Approval of May 13, 2025 Regular Meeting Minutes**

On MOTION by Mr. Padula and seconded by Mr. Kron, with all in favor, the May 13, 2025 Regular Meeting Minutes, as presented, were approved.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. Operations Manager: Deborah Samuel****I. Monthly Report**

Ms. Samuel presented the Monthly Operations Manager's Report, which was included for informational purposes. She discussed the status of various improvement projects.

**II. Parking Information**

- Executive Summary
- Transient Parking Year Over Year Comparison
- Revenue By Lane Reports

These items were included for informational purposes.

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

Ms. Wald reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

**C. District Engineer: Alvarez Engineers, Inc.**

There was no report.

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

- 1,906 Registered Voters as of April 15, 2025
- NEXT MEETING DATE: October 14, 2025 at 2:00 PM
  - QUORUM CHECK

The October 14, 2025 meeting will be cancelled.

212

213 **TWELFTH ORDER OF BUSINESS****Public Comments**

214

215 No members of the public spoke.

216

217 **THIRTEENTH ORDER OF BUSINESS****Supervisors' Requests**

218

219 There were no Supervisor's requests.

220

221 **FOURTEENTH ORDER OF BUSINESS****Adjournment**

222

223 On MOTION by Mr. Padula and seconded by Ms. Skordilis, with all in favor, the  
224 meeting adjourned at 3:01 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**A**

**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 January 13th 2026

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### EV Charging update

We have been working with our parking consultant John Ogelsby and he has recommended City Vitae and XLR8. The BOD approved to move forward with XLR8 at the last BOD meeting but could not come to terms

We are working with City Vitae on the installation due diligence phase. I have requested spec information on installation and have sent all the details to in the district engineer. Ginger has sent a contract with red lines and they are in the midst of negotiating

4 Level 2 chargers (4 spaces)

- 1 Level 3 fast charger

North Garage

- 4 Level 2 chargers (4 spaces)

We also requested details on what the branding and equipment will look like ( SEE EXHIBIT A)

### Midtown Park

We are replacing some of existing sections of artificial grass throughout the playground and green space area. We pressure washed them but they are worn and damaged from normal wear and tear along with some minor vandalism. We have ordered pardon our appearance signs and will have to close the park for repairs

In addition to the grass repairs, We are also working on getting pricing, for both hard and soft costs to add additional shades. Each year, we receive numerous requests from residents for additional sun coverage. The current sails are just directly over the equipment, these new sails would be over the playground area providing shade as recommended by the architect

The Standard Damages  
Trees

Unfortunately we have damage to the several oak trees and gumbo limbo caused by the construction of the Standard Thankfully, due to our well documented oversight of development projects, we were able to show TSR, that they were responsible for the damage to the trees on the CDD right of way.. The damages amount to about 11,000,as the trees were hat racked, we have located an expert that will trim the trees properly to get the best result.

Infrastructure Punch List

MISC Punch List

We started a MISC punch list to address and track 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.( EXHIBIT B)

Capital Improvements

Capital 2025-2026Project

NE 29th Street Project \$40,000.00-This project will bring water and electricity to the south side of 29th street to feed the planters with water and electricity. The original infrastructure was damaged,when All Aboard did work on 29th street many years ago when DDR was managing the district prior to bond agreement we have with the city of Miami- We are waiting for permits

Elevator D1 /D2 Rope Replacement \$113,000.00- The elevator roped have damage due water intrusion and an inspection by Kone required replacement. The work will be completed over a two year period. Waiting for parts ETA is February 1

SB Garage LED project \$60,000.00- The light fixture will be replaced with a LED fixture LED project as completed on 2nd floor North Garage. COMPLETED

NB Stair Repair (steel and rebar) \$140,000.00 District engineer has reviewed and recommended we repair and replace rebar and concrete in all the stairwells over a three year period and is working on the plans and will bid out the work. We are waiting for structural plans from district engineer and for them to start bidding process.



EXHIBIT B

FORM OF EQUIPMENT INSTALLATION SCHEDULE - MATERIAL

Phase 1: South Garage: 4 Level 2 units and 1 Level 3 unit.

Phase 2: North Garage: 4 Level 2 chargers additional.

Cap of 10 parking spaces in any of the two garages before the term.



## Miscellaneous Damages in the District

### 1. Site: Crown Castle (AT&T) – WHOLE District! Several Avenues and Streets. (02.03.2021).

- ☐ **PW23001354UP** Small Cell FL5291BA (3453 Buena Vista Blvd.)
  - 10.21.2024 Andrea Perez reached out in ref to this project; Surety bond.
- ☐ **PW20002133UP** Small Cell FL5292BA (NW 35<sup>th</sup> Street) Bond \$20,000.
  - 2021-H-690-00035
- ☐ **PW20002133UP** Small Cell FL5293BA (NW 32<sup>nd</sup> Street) 05.08.2023 Bond \$20,000.
- ☐ **PW24000917UP** Small Cell FL5473BA – mPark (112 Buena vista Blvd.) (10.09.2024)
- ☐ **FDOT – 2020 H 690 00521 AT&T Mobility (06.29.2022)**
- ☐ FDOT - 2018-H-690-00601 (NW 36th St/ NW 5th Ave) **(07.07.2022)**
- ☐ **FL5472BA FDOT Permit #2021-H-690-00201** to be installed by Target on NE 36<sup>th</sup> Street. (01.27.2023) Bond \$20,000.

### 2. South Block North: The Standard Residences – BD22-029468-001.

November 2021 the project started.

- ☐ Palm trees on NE 32<sup>nd</sup> within the encroachment area need to be checked. (03.02.2022)
- ☐ Area on NE 31<sup>st</sup> Street within the encroachment area need to be checked. (03.02.2022)
- ☐ District bollards need to get restored.
  - NE 31<sup>st</sup> Street and NE 1<sup>st</sup> Av.
- ☐ East Oak trees need to get reworked.
- ☐ Sidewalk Restoration Pending
- ☐ Irrigation lines repair pending
  - NE 32<sup>nd</sup> Street
  - NE 31<sup>st</sup> Street
  - East side of the building
- ☐ Main water line repair pending
  - NE 32<sup>nd</sup> Street
  - NE 31<sup>st</sup> Street
- ☐ Receive payment of Fire Extinguisher & cabinets replacement
- ☐ Receive payment of Plants & Trees damages (Brightview invoices)
- ☐ Damaged light fixtures
  - Parma 2 x
  - Faro 1x
- ☐ PW24000661UP – Sewer connection

☐ Damaged electrical conduits.

- Stand Alone tree permit; **BD23-006009-001-L001**. (Quatisha Oguntinyinbo)
- south lot (EX-Walmart Lot) curb of NE 31<sup>st</sup> Street opposite the gate into the Lot
- Concrete by the FPL Vault will need to be restored before completion.

**3. Hotwire – The Standard Residences - PW24001752UP001 – Brian Harmony (10.30.2024)**

- ☐ Underground boring across Midtown Blvd.
- ☐ Plans are in review (Col & Bond have been provided)

**4. Lightpath (Cablevision)– NE 29<sup>th</sup> street – PW24001078UP & 1079UP & 1080UP – Gabriela Orellana.**

- ☐ PW24001079UP & PW24001080UP & PW24001078UP are done.

**5. Crown Castle - N Miami Av - PW24002067UP**

- ☐ Approved to start (07.29.2025)
- ☐ Waiting on project to start

**6. Beauchamp Construction – PW25000055RW – The Rider - Demo – Mariangelis Ramirez (03.19.2025) (Reviewer Ana Vasquez)**

- ☐ **The Rider Building.**
  - Master process /permit #: **BD23-020919-001**.
  - Waiting for contractor to be done.XX

**7. PW24002065UP (WR#12631887) FPL – NE 29<sup>th</sup> Street & NE 1<sup>st</sup> Ave. – (south side sidewalk) – Electrical Conduits / Duct Bank – New. (03.28.2025) (Reviewer Anni Ordenana)**

- ☐ Install duct bank.
- ☐ Waiting for contractor to be done. XX

**8. PW24002087UP : FPL – NE 29<sup>th</sup> Street & NE 1<sup>st</sup> Ave. – (south side sidewalk) – Electrical Conduits / Duct Bank – New. (03.28.2025)**

- ☐ Install duct bank.
- ☐ Waiting for contractor to be done. XX

**9. FPL – NE 29<sup>th</sup> Street & NE 1<sup>st</sup> Ave. – (south side sidewalk) – PW23001897UP (FPL - SITING AND PERMITTING) (04.02.2025) (Reviewer Anni Ordenana)**

- ☐ Electrical conduits below the concrete sidewalk
- ☐ Waiting for contractor to be done. XX

**10. PW25000059UP (WR#12902612): FPL - SITING AND PERMITTING | V/O 94 NE 29 ST (04.03.2025)**

- ☐ Electrical conduits below the concrete sidewalk
- ☐ Waiting for contractor to be done.XX

**11. PW24002302UP: Cablevision Lightpath LLC | Bore Tech Utilities & Maintenance Inc. | NE 29 St between N Miami Ave & Railroad. (Fiber Optic Network installation) 04.03.2025**

☐ Fiber conduit conduits below the pavers AND sidewalk. Project Done.

**12. Midtown 5 – Impact Glass Services – Yussef Saieh Velez. (05.20.2025)**

- Glass replacement on 5<sup>th</sup> floor & installation.
- Contractor needs to provide a valid Col and get a permit from the City of Miami. (05.22.2025)
- Waiting for contractor to pull permit XX

**13. PW25000887UP – AT&T NE 29<sup>th</sup> Street (06.19.2025) (Reviewer: Norma Roca)**

- North side; Removing 5 Poles, adding 2 new poles.
- 06.25.2025 added comments in City of Miami ProjectDox and send email to Antonio & Norma Roca (City reviewer), approved for night work. XX

**14. Guess AC Unit (07.22.2025)**

- Leah Pacheco; replacing AC unit from Guess. XX

**15. FDOT 2025-H-690-00347 NE 36<sup>th</sup> Str – Tara Brown (09.03.2025)**

☐ Directional Boring across NE 36<sup>th</sup> Street.

☐ Needs:

- Meeting
- Col
- Restore Concrete

**16. Economy Sign Co. – Marshalls Midtown - Exis Toledo (09.04.2025)**

☐ refurbish east elevation Marshalls Sign

☐ Needs:

- Meeting
- Col
- Permit, MOT, MPA, MPD, etc..

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

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**All**

**Monthly Parking Report- December 2025**  
**Executive Summary**

	<u>North Block Garage</u>		<u>South Block Garage</u>		<u>Mid Block Garage</u>	
	<u>Nov-25</u>	<u>Dec-25</u>	<u>Nov-25</u>	<u>Dec-25</u>	<u>Nov-25</u>	<u>Dec-25</u>
Garage Retail and Office	543	556	379	381	0	0
2 Midtown Residents	4	4	9	9	0	0
2 Midtown Retail	1	0	0	0	0	0
3 Midtown- Hyde Resident	0	0	3	3	0	0
4 Midtown Resident	0	0	16	17	0	0
4 Midtown Retail	0	0	7	6	0	0
5 Midtown Residents	0	0	14	13	0	0
6 Midtown Residents	0	0	1	1	0	0
GIO Residential	0	0	1	2	0	0
Midtown Yard 8 Residents	0	0	0	0	0	0
Midblock Residents	0	0	4	4	0	0
Midblock East Offices	4	4	11	12	50	48
Midblock East Retail	9	9	58	65	0	0
Midblock West Retail	31	32	41	41	0	0
Secondary Vehicles	17	17	2	2	0	0
Complimentary	102	104	0	0	382	382
	<b>711</b>	<b>726</b>	<b>546</b>	<b>556</b>	<b>432</b>	<b>430</b>

**Notes**

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

Universal Parking  
3401 N Miami Ave Ste 264  
Miami, Fl. 33127

### Transient Parking Year-over-Year Comparison

### North Block

### South Block

		Revenue			Tickets					Revenue			Tickets				
2025		2024		2025	2024		2025	2024		2025		2024		2025	2024		
		\$12,441.00			3105				\$2,033.00			340					
12/1/2025	Monday	\$9,112.00	\$7,805.00	-14.34%	2302	1970	-14.42%		\$1,410.00	\$ 1,166.00	-17.30%	258	222	-13.95%		Sunday 12/1/2024	
12/2/2025	Tuesday	\$8,822.00	\$8,439.00	-4.34%	2200	2053	-6.68%		\$1,408.00	\$ 1,392.00	-1.14%	337	241	-28.49%		Monday 12/2/2024	
12/3/2025	Wednesday	\$9,899.00	\$8,940.00	-9.69%	2309	2085	-9.70%		\$1,314.00	\$ 1,460.00	11.11%	348	267	-23.28%		Tuesday 12/3/2024	
12/4/2025	Thursday	\$9,665.00	\$9,466.00	-2.06%	2154	2072	-3.81%		\$1,541.00	\$ 1,681.00	9.09%	280	259	-7.50%		Wednesday 12/4/2024	
12/5/2025	Friday	\$10,575.00	\$11,832.00	11.89%	2409	2498	3.69%		\$2,213.00	\$ 1,749.00	-20.97%	383	280	-26.89%		Thursday 12/5/2024	
12/6/2025	Saturday	\$14,574.00	\$20,777.00	42.56%	3138	3712	18.29%		\$2,638.00	\$ 3,102.00	17.59%	462	419	-9.31%		Friday 12/6/2024	
12/7/2025	Sunday	\$13,548.00	\$12,039.00	-11.14%	2972	2683	-9.72%		\$2,134.00	\$ 1,899.00	-11.01%	381	252	-33.86%		Saturday 12/7/2024	
12/8/2025	Monday	\$9,309.00	\$8,570.00	-7.94%	2263	2010	-11.18%		\$1,553.00	\$ 1,553.00	0.00%	268	249	-7.09%		Sunday 12/8/2024	
12/9/2025	Tuesday	\$10,648.00	\$9,097.00	-14.57%	2581	2240	-13.21%		\$1,913.00	\$ 1,931.00	0.94%	380	270	-28.95%		Monday 12/9/2024	
12/10/2025	Wednesday	\$11,069.00	\$10,065.00	-9.07%	2674	2419	-9.54%		\$1,866.00	\$ 1,814.00	-2.79%	373	287	-23.06%		Tuesday 12/10/2024	
12/11/2025	Thursday	\$11,872.00	\$10,086.00	-15.04%	2884	2480	-14.01%		\$1,637.00	\$ 1,486.00	-9.22%	370	260	-29.73%		Wednesday 12/11/2024	
12/12/2025	Friday	\$14,423.00	\$12,323.00	-14.56%	3321	2855	-14.03%		\$2,412.00	\$ 2,031.00	-15.80%	523	364	-30.40%		Thursday 12/12/2024	
12/13/2025	Saturday	\$18,240.00	\$15,375.00	-15.71%	4233	3577	-15.50%		\$2,567.00	\$ 2,398.00	-6.58%	516	453	-12.21%		Friday 12/13/2024	
12/14/2025	Sunday	\$15,692.00	\$13,524.00	-13.82%	3797	3282	-13.56%		\$2,067.00	\$ 1,797.00	-13.06%	403	374	-7.20%		Saturday 12/14/2024	
12/15/2025	Monday	\$11,929.00	\$10,401.00	-12.81%	3019	2939	-2.65%		\$1,683.00	\$ 1,196.00	-28.94%	357	249	-30.25%		Sunday 12/15/2024	
12/16/2025	Tuesday	\$13,843.00	\$11,818.00	-14.63%	3325	2962	-10.92%		\$1,765.00	\$ 1,350.00	-23.51%	442	290	-34.39%		Monday 12/16/2024	
12/17/2025	Wednesday	\$14,451.00	\$11,885.00	-17.76%	3554	3017	-15.11%		\$1,676.00	\$ 1,610.00	-3.94%	426	344	-19.25%		Tuesday 12/17/2024	
12/18/2025	Thursday	\$14,935.00	\$13,194.00	-11.66%	3558	3231	-9.19%		\$2,094.00	\$ 1,679.00	-19.82%	521	312	-40.12%		Wednesday 12/18/2024	
12/19/2025	Friday	\$15,573.00	\$12,082.00	-22.42%	3726	2943	-21.01%		\$2,102.00	\$ 1,551.00	-26.21%	446	326	-26.91%		Thursday 12/19/2024	
12/20/2025	Saturday	\$19,702.00	\$17,117.00	-13.12%	4595	4015	-12.62%		\$2,608.00	\$ 2,117.00	-18.83%	553	408	-26.22%		Friday 12/20/2024	
12/21/2025	Sunday	\$18,300.00	\$15,094.00	-17.52%	4349	3644	-16.21%		\$2,349.00	\$ 1,506.00	-35.89%	447	276	-38.26%		Saturday 12/21/2024	
12/22/2025	Monday	\$19,923.00	\$16,253.00	-18.42%	4954	3906	-21.15%		\$1,925.00	\$ 1,511.00	-21.51%	498	343	-31.12%		Sunday 12/22/2024	
12/23/2025	Tuesday	\$16,450.00	\$19,329.00	17.50%	4325	4747	9.76%		\$1,544.00	\$ 1,753.00	13.54%	354	371	4.80%		Monday 12/23/2024	
12/24/2025	Wednesday	\$660.00	\$17,091.00	2489.55%	98	4590	4583.67%		\$516.00	\$ 1,360.00	163.57%	58	278	379.31%		Tuesday 12/24/2024	
12/25/2025	Thursday	\$12,339.00	\$822.00	-93.34%	2907	190	-93.46%		\$1,422.00	\$ 378.00	-73.42%	337	35	-89.61%		Wednesday 12/25/2024	
12/26/2025	Friday	\$12,297.00	\$12,444.00	1.20%	2871	2933	2.16%		\$1,770.00	\$ 1,538.00	-13.11%	414	270	-34.78%		Thursday 12/26/2024	
12/27/2025	Saturday	\$13,473.00	\$11,938.00	-11.39%	3186	2760	-13.37%		\$2,141.00	\$ 1,636.00	-23.59%	392	295	-24.74%		Friday 12/27/2024	
12/28/2025	Sunday	\$13,915.00	\$10,054.00	-27.75%	3179	2452	-22.87%		\$1,447.00	\$ 1,684.00	16.38%	285	231	-18.95%		Saturday 12/28/2024	
12/29/2025	Monday	\$12,279.00	\$10,305.00	-16.08%	2934	2478	-15.54%		\$1,659.00	\$ 1,698.00	2.35%	320	261	-18.44%		Sunday 12/29/2024	
12/30/2025	Tuesday	\$11,561.00	\$13,340.00	15.39%	2980	3059	2.65%		\$1,260.00	\$ 1,917.00	52.14%	277	322	16.25%		Monday 12/30/2024	
12/31/2025	Wednesday		\$11,997.00			3020				\$ 1,675.00			256			Tuesday 12/31/2024	
		\$401,519.00	\$373,502.00	-7%	95902	88822	-7.38%		\$56,667.00	\$51,618.00	-8.91%	11749	9064	-22.85%			

NOTE:

# Revenue-by-lane Report

From:	12/1/2025 12:00:00 AM	Prepared by:	jencarnacion
To:	12/31/2025 11:59:59 PM	Generated:	1/5/2026 10:45:56 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[50] North Block		

Lane	Rate	Count VISA	VISA MASTERCARD	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX DISCOVER	Count DISCOVER	DISCOVER	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Revenue
24	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	112	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
24	3.00 USD	5769	17,307.00 USD	2773	8,319.00 USD	1007	3,021.00 USD	152	456.00 USD	29,103.00 USD	0	0.00 USD	0	0.00 USD	357.00 USD	29,460.00 USD
24	4.00 USD	3012	12,048.00 USD	1537	6,148.00 USD	551	2,204.00 USD	82	328.00 USD	20,728.00 USD	0	0.00 USD	0	0.00 USD	164.00 USD	20,892.00 USD
24	5.00 USD	951	4,755.00 USD	486	2,430.00 USD	156	780.00 USD	30	150.00 USD	8,115.00 USD	0	0.00 USD	0	0.00 USD	40.00 USD	8,155.00 USD
24	10.00 USD	292	2,920.00 USD	151	1,510.00 USD	47	470.00 USD	8	80.00 USD	4,980.00 USD	0	0.00 USD	0	0.00 USD	50.00 USD	5,030.00 USD
24	15.00 USD	102	1,530.00 USD	47	705.00 USD	20	300.00 USD	1	15.00 USD	2,550.00 USD	0	0.00 USD	0	0.00 USD	45.00 USD	2,595.00 USD
24	20.00 USD	64	1,280.00 USD	20	400.00 USD	11	220.00 USD	0	0.00 USD	1,900.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1,900.00 USD
24	25.00 USD	28	700.00 USD	14	350.00 USD	1	25.00 USD	3	75.00 USD	1,150.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1,150.00 USD
24	30.00 USD	15	450.00 USD	5	150.00 USD	5	150.00 USD	0	0.00 USD	750.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	780.00 USD
24	35.00 USD	84	2,940.00 USD	32	1,120.00 USD	25	875.00 USD	0	0.00 USD	4,935.00 USD	0	0.00 USD	0	0.00 USD	105.00 USD	5,040.00 USD
24	60.00 USD	0	0.00 USD	1	60.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
24	70.00 USD	3	210.00 USD	0	0.00 USD	1	70.00 USD	0	0.00 USD	280.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	280.00 USD
24	Total Lane	10320	44,140.00 USD	5066	21,192.00 USD	1824	8,115.00 USD	276	1,104.00 USD	74,551.00 USD	112	0.00 USD	0	0.00 USD	791.00 USD	75,342.00 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
28	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	90	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
28	3.00 USD	5246	15,738.00 USD	2220	6,660.00 USD	849	2,547.00 USD	152	456.00 USD	25,401.00 USD	0	0.00 USD	0	0.00 USD	273.00 USD	25,674.00 USD
28	4.00 USD	2630	10,520.00 USD	1347	5,388.00 USD	508	2,032.00 USD	67	268.00 USD	18,208.00 USD	0	0.00 USD	0	0.00 USD	156.00 USD	18,364.00 USD
28	5.00 USD	857	4,285.00 USD	389	1,945.00 USD	151	755.00 USD	20	100.00 USD	7,085.00 USD	0	0.00 USD	0	0.00 USD	45.00 USD	7,130.00 USD
28	10.00 USD	307	3,070.00 USD	119	1,190.00 USD	59	590.00 USD	6	60.00 USD	4,910.00 USD	0	0.00 USD	0	0.00 USD	20.00 USD	4,930.00 USD
28	15.00 USD	106	1,590.00 USD	61	915.00 USD	17	255.00 USD	1	15.00 USD	2,775.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	2,790.00 USD
28	20.00 USD	44	880.00 USD	22	440.00 USD	10	200.00 USD	0	0.00 USD	1,520.00 USD	0	0.00 USD	0	0.00 USD	20.00 USD	1,540.00 USD
28	25.00 USD	30	750.00 USD	9	225.00 USD	3	75.00 USD	2	50.00 USD	1,100.00 USD	0	0.00 USD	0	0.00 USD	25.00 USD	1,125.00 USD
28	30.00 USD	16	480.00 USD	8	240.00 USD	3	90.00 USD	0	0.00 USD	810.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	840.00 USD
28	35.00 USD	68	2,380.00 USD	34	1,190.00 USD	17	595.00 USD	2	70.00 USD	4,235.00 USD	0	0.00 USD	0	0.00 USD	245.00 USD	4,480.00 USD
28	38.00 USD	0	0.00 USD	0	0.00 USD	1	38.00 USD	0	0.00 USD	38.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	38.00 USD
28	39.00 USD	0	0.00 USD	1	39.00 USD	0	0.00 USD	0	0.00 USD	39.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	39.00 USD
28	70.00 USD	0	0.00 USD	1	70.00 USD	0	0.00 USD	0	0.00 USD	70.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70.00 USD
28	105.00 USD	0	0.00 USD	0	0.00 USD	1	105.00 USD	0	0.00 USD	105.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	105.00 USD
28	Total Lane	9304	39,693.00 USD	4211	18,302.00 USD	1619	7,282.00 USD	250	1,019.00 USD	66,296.00 USD	90	0.00 USD	0	0.00 USD	829.00 USD	67,125.00 USD
29	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	11	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
29	3.00 USD	1822	5,466.00 USD	852	2,556.00 USD	325	975.00 USD	35	105.00 USD	9,102.00 USD	963	2,889.00 USD	0	0.00 USD	75.00 USD	12,066.00 USD
29	4.00 USD	695	2,780.00 USD	366	1,464.00 USD	134	536.00 USD	13	52.00 USD	4,832.00 USD	438	1,752.00 USD	0	0.00 USD	36.00 USD	6,620.00 USD
29	5.00 USD	153	765.00 USD	131	655.00 USD	33	165.00 USD	1	5.00 USD	1,590.00 USD	116	580.00 USD	0	0.00 USD	0.00 USD	2,170.00 USD
29	10.00 USD	69	690.00 USD	46	460.00 USD	17	170.00 USD	4	40.00 USD	1,360.00 USD	35	350.00 USD	0	0.00 USD	10.00 USD	1,720.00 USD
29	15.00 USD	21	315.00 USD	25	375.00 USD	3	45.00 USD	1	15.00 USD	750.00 USD	9	135.00 USD	0	0.00 USD	0.00 USD	885.00 USD
29	20.00 USD	6	120.00 USD	5	100.00 USD	2	40.00 USD	0	0.00 USD	260.00 USD	6	120.00 USD	0	0.00 USD	0.00 USD	380.00 USD
29	25.00 USD	3	75.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	75.00 USD	2	50.00 USD	0	0.00 USD	0.00 USD	125.00 USD
29	30.00 USD	3	90.00 USD	2	60.00 USD	0	0.00 USD	0	0.00 USD	150.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	180.00 USD
29	35.00 USD	7	245.00 USD	4	140.00 USD	1	35.00 USD	0	0.00 USD	420.00 USD	1	35.00 USD	0	0.00 USD	35.00 USD	490.00 USD
29	39.00 USD	1	39.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	39.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	39.00 USD
29	70.00 USD	0	0.00 USD	0	0.00 USD	1	70.00 USD	0	0.00 USD	70.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70.00 USD
29	Total Lane	2780	10,585.00 USD	1431	5,810.00 USD	516	2,036.00 USD	54	217.00 USD	18,648.00 USD	1581	5,911.00 USD	0	0.00 USD	186.00 USD	24,745.00 USD
30	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	84	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
30	3.00 USD	4428	13,284.00 USD	2032	6,096.00 USD	673	2,019.00 USD	100	300.00 USD	21,699.00 USD	0	0.00 USD	0	0.00 USD	216.00 USD	21,915.00 USD
30	4.00 USD	1965	7,860.00 USD	1057	4,228.00 USD	341	1,364.00 USD	40	160.00 USD	13,612.00 USD	0	0.00 USD	0	0.00 USD	56.00 USD	13,668.00 USD
30	5.00 USD	538	2,690.00 USD	267	1,335.00 USD	101	505.00 USD	6	30.00 USD	4,560.00 USD	0	0.00 USD	0	0.00 USD	35.00 USD	4,595.00 USD



30		10.00 USD	170	1,700.00 USD	86	860.00 USD	30	300.00 USD	0	0.00 USD	2,860.00 USD	0	0.00 USD	0	0.00 USD	40.00 USD	2,900.00 USD
30		15.00 USD	77	1,155.00 USD	20	300.00 USD	6	90.00 USD	2	30.00 USD	1,575.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	1,605.00 USD
30		20.00 USD	27	540.00 USD	14	280.00 USD	5	100.00 USD	0	0.00 USD	920.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	920.00 USD
30		25.00 USD	13	325.00 USD	6	150.00 USD	1	25.00 USD	0	0.00 USD	500.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	500.00 USD
30		30.00 USD	15	450.00 USD	1	30.00 USD	2	60.00 USD	0	0.00 USD	540.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	540.00 USD
30		35.00 USD	57	1,995.00 USD	19	665.00 USD	9	315.00 USD	1	35.00 USD	3,010.00 USD	0	0.00 USD	0	0.00 USD	35.00 USD	3,045.00 USD
30		70.00 USD	1	70.00 USD	0	0.00 USD	1	70.00 USD	0	0.00 USD	140.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	140.00 USD
30		155.00 USD	1	155.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	155.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	155.00 USD
30	<b>Total Lane</b>		<b>7292</b>	<b>30,224.00 USD</b>	<b>3502</b>	<b>13,944.00 USD</b>	<b>1169</b>	<b>4,848.00 USD</b>	<b>149</b>	<b>555.00 USD</b>	<b>49,571.00 USD</b>	<b>84</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>412.00 USD</b>	<b>49,983.00 USD</b>
31		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	46	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
31		3.00 USD	1284	3,852.00 USD	597	1,791.00 USD	226	678.00 USD	14	42.00 USD	6,363.00 USD	492	1,476.00 USD	0	0.00 USD	93.00 USD	7,932.00 USD
31		4.00 USD	539	2,155.00 USD	336	1,344.00 USD	101	404.00 USD	5	20.00 USD	3,923.00 USD	315	1,259.00 USD	0	0.00 USD	38.00 USD	5,220.00 USD
31		5.00 USD	183	915.00 USD	85	425.00 USD	29	145.00 USD	1	5.00 USD	1,490.00 USD	114	570.00 USD	0	0.00 USD	15.00 USD	2,075.00 USD
31		10.00 USD	69	690.00 USD	30	300.00 USD	9	90.00 USD	1	10.00 USD	1,090.00 USD	34	340.00 USD	0	0.00 USD	10.00 USD	1,440.00 USD
31		15.00 USD	24	360.00 USD	25	375.00 USD	3	45.00 USD	1	15.00 USD	795.00 USD	10	150.00 USD	0	0.00 USD	15.00 USD	960.00 USD
31		20.00 USD	10	200.00 USD	5	100.00 USD	0	0.00 USD	0	0.00 USD	300.00 USD	2	40.00 USD	0	0.00 USD	0.00 USD	340.00 USD
31		25.00 USD	5	125.00 USD	3	75.00 USD	0	0.00 USD	0	0.00 USD	200.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	200.00 USD
31		30.00 USD	1	30.00 USD	1	30.00 USD	1	30.00 USD	0	0.00 USD	90.00 USD	2	60.00 USD	0	0.00 USD	0.00 USD	150.00 USD
31		35.00 USD	12	420.00 USD	8	280.00 USD	0	0.00 USD	0	0.00 USD	700.00 USD	3	105.00 USD	0	0.00 USD	0.00 USD	805.00 USD
31	<b>Total Lane</b>		<b>2127</b>	<b>8,747.00 USD</b>	<b>1090</b>	<b>4,720.00 USD</b>	<b>369</b>	<b>1,392.00 USD</b>	<b>22</b>	<b>92.00 USD</b>	<b>14,951.00 USD</b>	<b>1018</b>	<b>4,000.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>171.00 USD</b>	<b>19,122.00 USD</b>
32		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
32		3.00 USD	2736	8,208.00 USD	1327	3,981.00 USD	468	1,404.00 USD	49	147.00 USD	13,740.00 USD	0	0.00 USD	0	0.00 USD	126.00 USD	13,866.00 USD
32		4.00 USD	1213	4,851.00 USD	693	2,772.00 USD	197	788.00 USD	34	136.00 USD	8,547.00 USD	0	0.00 USD	0	0.00 USD	33.00 USD	8,580.00 USD
32		5.00 USD	321	1,605.00 USD	168	840.00 USD	55	275.00 USD	10	50.00 USD	2,770.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	2,785.00 USD
32		10.00 USD	94	940.00 USD	45	450.00 USD	24	240.00 USD	3	30.00 USD	1,660.00 USD	0	0.00 USD	0	0.00 USD	10.00 USD	1,670.00 USD
32		15.00 USD	38	570.00 USD	20	300.00 USD	5	75.00 USD	0	0.00 USD	945.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	975.00 USD
32		20.00 USD	11	220.00 USD	10	200.00 USD	3	60.00 USD	0	0.00 USD	480.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	480.00 USD
32		25.00 USD	5	125.00 USD	3	75.00 USD	1	25.00 USD	0	0.00 USD	225.00 USD	0	0.00 USD	0	0.00 USD	25.00 USD	250.00 USD
32		30.00 USD	6	180.00 USD	4	120.00 USD	1	30.00 USD	0	0.00 USD	330.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	330.00 USD
32		35.00 USD	29	1,015.00 USD	15	525.00 USD	5	175.00 USD	0	0.00 USD	1,715.00 USD	0	0.00 USD	0	0.00 USD	35.00 USD	1,750.00 USD
32		55.00 USD	0	0.00 USD	0	0.00 USD	1	55.00 USD	0	0.00 USD	55.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	55.00 USD
32	<b>Total Lane</b>		<b>4453</b>	<b>17,714.00 USD</b>	<b>2285</b>	<b>9,263.00 USD</b>	<b>760</b>	<b>3,127.00 USD</b>	<b>96</b>	<b>363.00 USD</b>	<b>30,467.00 USD</b>	<b>70</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>274.00 USD</b>	<b>30,741.00 USD</b>
33		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	10	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
33		3.00 USD	892	2,676.00 USD	434	1,302.00 USD	186	558.00 USD	12	36.00 USD	4,572.00 USD	0	0.00 USD	0	0.00 USD	33.00 USD	4,605.00 USD
33		4.00 USD	384	1,536.00 USD	212	848.00 USD	68	272.00 USD	6	24.00 USD	2,680.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	2,684.00 USD
33		5.00 USD	120	600.00 USD	76	380.00 USD	21	105.00 USD	0	0.00 USD	1,085.00 USD	0	0.00 USD	0	0.00 USD	20.00 USD	1,105.00 USD
33		10.00 USD	49	490.00 USD	18	180.00 USD	15	150.00 USD	1	10.00 USD	830.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	830.00 USD
33		15.00 USD	9	135.00 USD	9	135.00 USD	4	60.00 USD	1	15.00 USD	345.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	345.00 USD
33		20.00 USD	7	140.00 USD	5	100.00 USD	0	0.00 USD	0	0.00 USD	240.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	240.00 USD
33		25.00 USD	1	25.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	25.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	25.00 USD
33		30.00 USD	1	30.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	30.00 USD
33		35.00 USD	5	175.00 USD	3	105.00 USD	1	35.00 USD	0	0.00 USD	315.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	315.00 USD
33	<b>Total Lane</b>		<b>1468</b>	<b>5,807.00 USD</b>	<b>757</b>	<b>3,050.00 USD</b>	<b>295</b>	<b>1,180.00 USD</b>	<b>20</b>	<b>85.00 USD</b>	<b>10,122.00 USD</b>	<b>10</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>57.00 USD</b>	<b>10,179.00 USD</b>
35		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	17	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
35		3.00 USD	1494	4,482.00 USD	682	2,046.00 USD	239	717.00 USD	22	66.00 USD	7,311.00 USD	0	0.00 USD	0	0.00 USD	51.00 USD	7,362.00 USD
35		4.00 USD	579	2,316.00 USD	356	1,424.00 USD	112	448.00 USD	8	32.00 USD	4,220.00 USD	0	0.00 USD	0	0.00 USD	32.00 USD	4,252.00 USD
35		5.00 USD	193	965.00 USD	99	495.00 USD	36	180.00 USD	4	20.00 USD	1,660.00 USD	0	0.00 USD	0	0.00 USD	5.00 USD	1,665.00 USD
35		10.00 USD	52	520.00 USD	42	420.00 USD	17	170.00 USD	1	10.00 USD	1,120.00 USD	0	0.00 USD	0	0.00 USD	10.00 USD	1,130.00 USD
35		15.00 USD	25	375.00 USD	15	225.00 USD	1	15.00 USD	1	15.00 USD	630.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	645.00 USD
35		20.00 USD	9	180.00 USD	4	80.00 USD	3	60.00 USD	0	0.00 USD	320.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	320.00 USD
35		25.00 USD	5	125.00 USD	4	100.00 USD	0	0.00 USD	0	0.00 USD	225.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	225.00 USD
35		30.00 USD	5	150.00 USD	3	90.00 USD	1	30.00 USD	0	0.00 USD	270.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	270.00 USD
35		35.00 USD	4	140.00 USD	0	0.00 USD	1	35.00 USD	0	0.00 USD	175.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	175.00 USD
35	<b>Total Lane</b>		<b>2366</b>	<b>9,253.00 USD</b>	<b>1205</b>	<b>4,880.00 USD</b>	<b>410</b>	<b>1,655.00 USD</b>	<b>36</b>	<b>143.00 USD</b>	<b>15,931.00 USD</b>	<b>17</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>113.00 USD</b>	<b>16,044.00 USD</b>
37	<b>Total Lane</b>		<b>0</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>0.00 USD</b>
39		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	5	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
39		3.00 USD	169	507.00 USD	75	225.00 USD	23	69.00 USD	4	12.00 USD	813.00 USD	0	0.00 USD	0	0.00 USD	6.00 USD	819.00 USD
39		4.00 USD	99	396.00 USD	56	224.00 USD	14	56.00 USD	0	0.00 USD	676.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	680.00 USD
39		5.00 USD	43	215.00 USD	22	110.00 USD	7	35.00 USD	1	5.00 USD	365.00 USD	0	0.00 USD	0	0.00 USD	5.00 USD	370.00 USD

39		10.00 USD	18	180.00 USD	8	80.00 USD	3	30.00 USD	0	0.00 USD	290.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	290.00 USD
39		15.00 USD	9	135.00 USD	3	45.00 USD	1	15.00 USD	0	0.00 USD	195.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	195.00 USD
39		20.00 USD	2	40.00 USD	4	80.00 USD	2	40.00 USD	1	20.00 USD	180.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	180.00 USD
39		25.00 USD	3	75.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	75.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	75.00 USD
39	<b>Total Lane</b>		<b>343</b>	<b>1,548.00 USD</b>	<b>168</b>	<b>764.00 USD</b>	<b>50</b>	<b>245.00 USD</b>	<b>6</b>	<b>37.00 USD</b>	<b>2,594.00 USD</b>	<b>5</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>15.00 USD</b>	<b>2,609.00 USD</b>
41		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	30	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
41		3.00 USD	428	1,284.00 USD	202	606.00 USD	35	105.00 USD	15	45.00 USD	2,040.00 USD	340	1,020.00 USD	0	0.00 USD	6.00 USD	3,066.00 USD
41		4.00 USD	309	1,236.00 USD	178	712.00 USD	24	96.00 USD	4	16.00 USD	2,060.00 USD	299	1,196.00 USD	0	0.00 USD	24.00 USD	3,280.00 USD
41		5.00 USD	104	520.00 USD	50	250.00 USD	11	55.00 USD	1	5.00 USD	830.00 USD	98	490.00 USD	0	0.00 USD	5.00 USD	1,325.00 USD
41		10.00 USD	32	320.00 USD	21	210.00 USD	3	30.00 USD	2	20.00 USD	580.00 USD	19	190.00 USD	0	0.00 USD	0.00 USD	770.00 USD
41		15.00 USD	11	165.00 USD	6	90.00 USD	1	15.00 USD	0	0.00 USD	270.00 USD	9	135.00 USD	0	0.00 USD	15.00 USD	420.00 USD
41		20.00 USD	5	100.00 USD	3	60.00 USD	0	0.00 USD	0	0.00 USD	160.00 USD	2	40.00 USD	0	0.00 USD	0.00 USD	200.00 USD
41		25.00 USD	1	25.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	25.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	25.00 USD
41		30.00 USD	2	60.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
41		35.00 USD	3	105.00 USD	4	140.00 USD	1	35.00 USD	0	0.00 USD	280.00 USD	1	35.00 USD	0	0.00 USD	0.00 USD	315.00 USD
41	<b>Total Lane</b>		<b>895</b>	<b>3,815.00 USD</b>	<b>464</b>	<b>2,068.00 USD</b>	<b>75</b>	<b>336.00 USD</b>	<b>22</b>	<b>86.00 USD</b>	<b>6,305.00 USD</b>	<b>798</b>	<b>3,106.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>50.00 USD</b>	<b>9,461.00 USD</b>
43		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	10	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
43		3.00 USD	209	627.00 USD	111	333.00 USD	9	27.00 USD	9	27.00 USD	1,014.00 USD	0	0.00 USD	0	0.00 USD	6.00 USD	1,020.00 USD
43		4.00 USD	129	516.00 USD	76	304.00 USD	13	52.00 USD	1	4.00 USD	876.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	876.00 USD
43		5.00 USD	42	210.00 USD	23	115.00 USD	3	15.00 USD	0	0.00 USD	340.00 USD	0	0.00 USD	0	0.00 USD	10.00 USD	350.00 USD
43		10.00 USD	17	170.00 USD	10	100.00 USD	0	0.00 USD	1	10.00 USD	280.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	280.00 USD
43		15.00 USD	3	45.00 USD	3	45.00 USD	1	15.00 USD	0	0.00 USD	105.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	105.00 USD
43		20.00 USD	2	40.00 USD	1	20.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
43	<b>Total Lane</b>		<b>402</b>	<b>1,608.00 USD</b>	<b>224</b>	<b>917.00 USD</b>	<b>26</b>	<b>109.00 USD</b>	<b>11</b>	<b>41.00 USD</b>	<b>2,675.00 USD</b>	<b>10</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>16.00 USD</b>	<b>2,691.00 USD</b>
45		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
45		3.00 USD	423	1,269.00 USD	205	615.00 USD	94	282.00 USD	8	24.00 USD	2,190.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	2,205.00 USD
45		4.00 USD	159	636.00 USD	107	428.00 USD	36	144.00 USD	7	28.00 USD	1,236.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	1,240.00 USD
45		5.00 USD	64	320.00 USD	27	135.00 USD	18	90.00 USD	1	5.00 USD	550.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	565.00 USD
45		10.00 USD	25	250.00 USD	11	110.00 USD	2	20.00 USD	0	0.00 USD	380.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	380.00 USD
45		15.00 USD	4	60.00 USD	3	45.00 USD	2	30.00 USD	0	0.00 USD	135.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	135.00 USD
45		20.00 USD	4	80.00 USD	2	40.00 USD	1	20.00 USD	0	0.00 USD	140.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	140.00 USD
45		25.00 USD	3	75.00 USD	1	25.00 USD	0	0.00 USD	0	0.00 USD	100.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	100.00 USD
45		30.00 USD	0	0.00 USD	2	60.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
45		35.00 USD	2	70.00 USD	1	35.00 USD	1	35.00 USD	0	0.00 USD	140.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	140.00 USD
45	<b>Total Lane</b>		<b>684</b>	<b>2,760.00 USD</b>	<b>359</b>	<b>1,493.00 USD</b>	<b>154</b>	<b>621.00 USD</b>	<b>16</b>	<b>57.00 USD</b>	<b>4,931.00 USD</b>	<b>2</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>34.00 USD</b>	<b>4,965.00 USD</b>
47		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	13	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
47		3.00 USD	450	1,350.00 USD	207	621.00 USD	96	288.00 USD	9	27.00 USD	2,286.00 USD	188	564.00 USD	0	0.00 USD	6.00 USD	2,856.00 USD
47		4.00 USD	226	904.00 USD	112	448.00 USD	49	196.00 USD	5	20.00 USD	1,568.00 USD	88	352.00 USD	0	0.00 USD	4.00 USD	1,924.00 USD
47		5.00 USD	115	575.00 USD	54	270.00 USD	18	90.00 USD	1	5.00 USD	940.00 USD	30	150.00 USD	0	0.00 USD	0.00 USD	1,090.00 USD
47		10.00 USD	34	340.00 USD	21	210.00 USD	9	90.00 USD	0	0.00 USD	640.00 USD	9	90.00 USD	0	0.00 USD	0.00 USD	730.00 USD
47		15.00 USD	11	165.00 USD	6	90.00 USD	0	0.00 USD	0	0.00 USD	255.00 USD	3	45.00 USD	0	0.00 USD	0.00 USD	300.00 USD
47		20.00 USD	9	180.00 USD	3	60.00 USD	0	0.00 USD	0	0.00 USD	240.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	240.00 USD
47		25.00 USD	2	50.00 USD	1	25.00 USD	0	0.00 USD	0	0.00 USD	75.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	75.00 USD
47		30.00 USD	3	90.00 USD	2	60.00 USD	0	0.00 USD	0	0.00 USD	150.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	150.00 USD
47		35.00 USD	8	280.00 USD	4	140.00 USD	1	35.00 USD	0	0.00 USD	455.00 USD	1	35.00 USD	0	0.00 USD	0.00 USD	490.00 USD
47	<b>Total Lane</b>		<b>858</b>	<b>3,934.00 USD</b>	<b>410</b>	<b>1,924.00 USD</b>	<b>173</b>	<b>699.00 USD</b>	<b>15</b>	<b>52.00 USD</b>	<b>6,609.00 USD</b>	<b>332</b>	<b>1,236.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>10.00 USD</b>	<b>7,855.00 USD</b>
49		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	12	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
49		3.00 USD	252	756.00 USD	147	441.00 USD	45	135.00 USD	4	12.00 USD	1,344.00 USD	0	0.00 USD	0	0.00 USD	3.00 USD	1,347.00 USD
49		4.00 USD	171	684.00 USD	111	444.00 USD	24	96.00 USD	4	16.00 USD	1,240.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	1,244.00 USD
49		5.00 USD	56	280.00 USD	35	175.00 USD	9	45.00 USD	0	0.00 USD	500.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	500.00 USD
49		10.00 USD	27	270.00 USD	14	140.00 USD	6	60.00 USD	0	0.00 USD	470.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	470.00 USD
49		15.00 USD	12	180.00 USD	6	90.00 USD	4	60.00 USD	1	15.00 USD	345.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	345.00 USD
49		20.00 USD	2	40.00 USD	2	40.00 USD	0	0.00 USD	0	0.00 USD	80.00 USD	0	0.00 USD	0	0.00 USD	20.00 USD	100.00 USD
49		25.00 USD	1	25.00 USD	1	25.00 USD	1	25.00 USD	0	0.00 USD	75.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	75.00 USD
49		30.00 USD	0	0.00 USD	1	30.00 USD	0	0.00 USD	0	0.00 USD	30.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	30.00 USD
49		35.00 USD	1	35.00 USD	1	35.00 USD	0	0.00 USD	0	0.00 USD	70.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70.00 USD
49	<b>Total Lane</b>		<b>522</b>	<b>2,270.00 USD</b>	<b>318</b>	<b>1,420.00 USD</b>	<b>89</b>	<b>421.00 USD</b>	<b>9</b>	<b>43.00 USD</b>	<b>4,154.00 USD</b>	<b>12</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>27.00 USD</b>	<b>4,181.00 USD</b>
51		3.00 USD	1	3.00 USD	1	3.00 USD	1	3.00 USD	0	0.00 USD	9.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	9.00 USD
51		4.00 USD	0	0.00 USD	1	4.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	8.00 USD

51		5.00 USD	0	0.00 USD	1	5.00 USD	0	0.00 USD	0	0.00 USD	5.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	5.00 USD
51		10.00 USD	0	0.00 USD	2	20.00 USD	0	0.00 USD	0	0.00 USD	20.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	20.00 USD
51	Total Lane		1	3.00 USD	5	32.00 USD	1	3.00 USD	0	0.00 USD	38.00 USD	0	0.00 USD	0	0.00 USD	4.00 USD	42.00 USD
53	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
55	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
57		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
57		3.00 USD	457	1,371.00 USD	200	600.00 USD	75	225.00 USD	8	24.00 USD	2,220.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	2,235.00 USD
57		4.00 USD	444	1,776.00 USD	201	804.00 USD	82	328.00 USD	9	36.00 USD	2,944.00 USD	0	0.00 USD	0	0.00 USD	28.00 USD	2,972.00 USD
57		5.00 USD	195	975.00 USD	102	510.00 USD	40	200.00 USD	7	35.00 USD	1,720.00 USD	0	0.00 USD	0	0.00 USD	5.00 USD	1,725.00 USD
57		10.00 USD	61	610.00 USD	38	380.00 USD	13	130.00 USD	0	0.00 USD	1,120.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1,120.00 USD
57		15.00 USD	33	495.00 USD	23	345.00 USD	6	90.00 USD	0	0.00 USD	930.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	930.00 USD
57		20.00 USD	10	200.00 USD	5	100.00 USD	1	20.00 USD	0	0.00 USD	320.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	320.00 USD
57		25.00 USD	2	50.00 USD	1	25.00 USD	2	50.00 USD	0	0.00 USD	125.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	125.00 USD
57		30.00 USD	3	90.00 USD	0	0.00 USD	1	30.00 USD	0	0.00 USD	120.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	120.00 USD
57		35.00 USD	17	595.00 USD	1	35.00 USD	9	315.00 USD	0	0.00 USD	945.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	945.00 USD
57		38.00 USD	1	38.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	38.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	38.00 USD
57		70.00 USD	1	70.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	70.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70.00 USD
57		105.00 USD	0	0.00 USD	1	105.00 USD	0	0.00 USD	0	0.00 USD	105.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	105.00 USD
57	Total Lane		1224	6,270.00 USD	572	2,904.00 USD	229	1,388.00 USD	24	95.00 USD	10,657.00 USD	1	0.00 USD	0	0.00 USD	48.00 USD	10,705.00 USD
59		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	15	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
59		3.00 USD	636	1,908.00 USD	353	1,059.00 USD	124	372.00 USD	12	36.00 USD	3,375.00 USD	217	651.00 USD	0	0.00 USD	27.00 USD	4,053.00 USD
59		4.00 USD	772	3,088.00 USD	409	1,636.00 USD	141	564.00 USD	15	60.00 USD	5,348.00 USD	217	868.00 USD	0	0.00 USD	36.00 USD	6,252.00 USD
59		5.00 USD	344	1,718.00 USD	159	795.00 USD	45	225.00 USD	6	30.00 USD	2,768.00 USD	103	515.00 USD	0	0.00 USD	42.00 USD	3,325.00 USD
59		10.00 USD	130	1,300.00 USD	65	650.00 USD	26	260.00 USD	3	30.00 USD	2,240.00 USD	40	400.00 USD	0	0.00 USD	30.00 USD	2,670.00 USD
59		15.00 USD	54	810.00 USD	28	420.00 USD	9	135.00 USD	1	15.00 USD	1,380.00 USD	30	450.00 USD	0	0.00 USD	0.00 USD	1,830.00 USD
59		20.00 USD	27	540.00 USD	12	240.00 USD	3	60.00 USD	0	0.00 USD	840.00 USD	40	800.00 USD	0	0.00 USD	0.00 USD	1,640.00 USD
59		25.00 USD	10	250.00 USD	4	100.00 USD	3	75.00 USD	0	0.00 USD	425.00 USD	13	325.00 USD	0	0.00 USD	25.00 USD	775.00 USD
59		30.00 USD	5	150.00 USD	0	0.00 USD	1	30.00 USD	0	0.00 USD	180.00 USD	14	420.00 USD	0	0.00 USD	0.00 USD	600.00 USD
59		35.00 USD	38	1,330.00 USD	14	490.00 USD	11	385.00 USD	1	35.00 USD	2,240.00 USD	18	630.00 USD	0	0.00 USD	70.00 USD	2,940.00 USD
59		39.00 USD	1	39.00 USD	1	39.00 USD	0	0.00 USD	0	0.00 USD	78.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	78.00 USD
59		40.00 USD	1	40.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	40.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	40.00 USD
59		65.00 USD	1	65.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	65.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	65.00 USD
59		70.00 USD	2	140.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	140.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	140.00 USD
59	Total Lane		2021	11,378.00 USD	1045	5,429.00 USD	363	2,106.00 USD	38	206.00 USD	19,119.00 USD	707	5,059.00 USD	0	0.00 USD	230.00 USD	24,408.00 USD
61		0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	11	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
61		3.00 USD	206	618.00 USD	100	300.00 USD	26	78.00 USD	4	12.00 USD	1,008.00 USD	0	0.00 USD	0	0.00 USD	12.00 USD	1,020.00 USD
61		4.00 USD	194	776.00 USD	92	368.00 USD	29	116.00 USD	0	0.00 USD	1,260.00 USD	0	0.00 USD	0	0.00 USD	16.00 USD	1,276.00 USD
61		5.00 USD	67	335.00 USD	43	215.00 USD	19	95.00 USD	1	5.00 USD	650.00 USD	0	0.00 USD	0	0.00 USD	5.00 USD	655.00 USD
61		10.00 USD	35	350.00 USD	13	130.00 USD	6	60.00 USD	0	0.00 USD	540.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	540.00 USD
61		15.00 USD	13	195.00 USD	9	135.00 USD	3	45.00 USD	0	0.00 USD	375.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	375.00 USD
61		20.00 USD	10	200.00 USD	3	60.00 USD	1	20.00 USD	0	0.00 USD	280.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	280.00 USD
61		25.00 USD	1	25.00 USD	1	25.00 USD	0	0.00 USD	0	0.00 USD	50.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	50.00 USD
61		35.00 USD	9	315.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	315.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	315.00 USD
61		50.00 USD	1	50.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	50.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	50.00 USD
61		70.00 USD	1	70.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	70.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70.00 USD
61	Total Lane		537	2,934.00 USD	261	1,233.00 USD	84	414.00 USD	5	17.00 USD	4,598.00 USD	11	0.00 USD	0	0.00 USD	33.00 USD	4,631.00 USD
Total	Total		47597	202,683.00 USD	23373	99,345.00 USD	8206	35,977.00 USD	1049	4,212.00 USD	342,217.00 USD	4860	19,312.00 USD	0	0.00 USD	3,300.00 USD	364,829.00 USD

Total summary

Revenue-by-lane Report			
From:	12/1/2025 12:00:00 AM	Prepared by:	jencarnacion
To:	12/31/2025 11:59:59 PM	Generated:	1/5/2026 10:45:56 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[50] North Block		

	Rate	Count VISA	VISA MASTERCARD	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
	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	539	0.00 USD	0	0.00 USD	0.00 USD	539	0.00 USD
	3.00 USD	26902	80,706.00 USD	12518	37,554.00 USD	4501	13,503.00 USD	609	1,827.00 USD	44530	133,590.00 USD	2200	6,600.00 USD	0	0.00 USD	1,320.00 USD	47082	141,510.00 USD
	4.00 USD	13520	54,078.00 USD	7247	28,988.00 USD	2424	9,696.00 USD	300	1,200.00 USD	23491	93,962.00 USD	1357	5,427.00 USD	0	0.00 USD	643.00 USD	24983	100,032.00 USD
	5.00 USD	4346	21,728.00 USD	2217	11,085.00 USD	752	3,760.00 USD	90	450.00 USD	7405	37,023.00 USD	461	2,305.00 USD	0	0.00 USD	262.00 USD	7911	39,590.00 USD
	10.00 USD	1481	14,810.00 USD	740	7,400.00 USD	286	2,860.00 USD	30	300.00 USD	2537	25,370.00 USD	137	1,370.00 USD	0	0.00 USD	180.00 USD	2689	26,920.00 USD
	15.00 USD	552	8,280.00 USD	309	4,635.00 USD	86	1,290.00 USD	10	150.00 USD	957	14,355.00 USD	61	915.00 USD	0	0.00 USD	165.00 USD	1025	15,435.00 USD
	20.00 USD	249	4,980.00 USD	120	2,400.00 USD	42	840.00 USD	1	20.00 USD	412	8,240.00 USD	50	1,000.00 USD	0	0.00 USD	40.00 USD	463	9,280.00 USD
	25.00 USD	113	2,825.00 USD	48	1,200.00 USD	12	300.00 USD	5	125.00 USD	178	4,450.00 USD	15	375.00 USD	0	0.00 USD	75.00 USD	195	4,900.00 USD
	30.00 USD	75	2,250.00 USD	29	870.00 USD	15	450.00 USD	0	0.00 USD	119	3,570.00 USD	16	480.00 USD	0	0.00 USD	90.00 USD	138	4,140.00 USD
	35.00 USD	344	12,040.00 USD	140	4,900.00 USD	82	2,870.00 USD	4	140.00 USD	570	19,950.00 USD	24	840.00 USD	0	0.00 USD	525.00 USD	601	21,315.00 USD
	38.00 USD	1	38.00 USD	0	0.00 USD	1	38.00 USD	0	0.00 USD	2	76.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	76.00 USD
	39.00 USD	2	78.00 USD	2	78.00 USD	0	0.00 USD	0	0.00 USD	4	156.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	4	156.00 USD
	40.00 USD	1	40.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	40.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	40.00 USD
	50.00 USD	1	50.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	50.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	50.00 USD
	55.00 USD	0	0.00 USD	0	0.00 USD	1	55.00 USD	0	0.00 USD	1	55.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	55.00 USD
	60.00 USD	0	0.00 USD	1	60.00 USD	0	0.00 USD	0	0.00 USD	1	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	60.00 USD
	65.00 USD	1	65.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	65.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	65.00 USD
	70.00 USD	8	560.00 USD	1	70.00 USD	3	210.00 USD	0	0.00 USD	12	840.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	12	840.00 USD
	105.00 USD	0	0.00 USD	1	105.00 USD	1	105.00 USD	0	0.00 USD	2	210.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	210.00 USD
	155.00 USD	1	155.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	155.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	155.00 USD
	Total	47597	202,683.00 USD	23373	99,345.00 USD	8206	35,977.00 USD	1049	4,212.00 USD	80225	342,217.00 USD	4860	19,312.00 USD	0	0.00 USD	3,300.00 USD	85652	364,829.00 USD

# Revenue-by-lane Report

From:	12/1/2025 12:00:00 AM	Prepared by:	jencarnacion
To:	12/31/2025 11:59:59 PM	Generated:	1/5/2026 10:47:14 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[54] South Block		

Lane	Rate	Count VISA	VISA MASTERCARD	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX DISCOVER	Count DISCOVER	DISCOVER	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Revenue
8	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	47	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
8	3.00 USD	593	1,779.00 USD	299	897.00 USD	127	381.00 USD	17	51.00 USD	3,108.00 USD	0	0.00 USD	0	0.00 USD	123.00 USD	3,231.00 USD
8	4.00 USD	442	1,766.00 USD	241	964.00 USD	120	480.00 USD	15	60.00 USD	3,270.00 USD	0	0.00 USD	0	0.00 USD	146.00 USD	3,416.00 USD
8	5.00 USD	195	969.00 USD	109	542.00 USD	49	245.00 USD	1	5.00 USD	1,761.00 USD	0	0.00 USD	0	0.00 USD	19.00 USD	1,780.00 USD
8	10.00 USD	102	1,008.00 USD	58	580.00 USD	16	160.00 USD	3	30.00 USD	1,778.00 USD	0	0.00 USD	0	0.00 USD	12.00 USD	1,790.00 USD
8	15.00 USD	32	480.00 USD	21	315.00 USD	9	135.00 USD	1	15.00 USD	945.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	945.00 USD
8	20.00 USD	19	380.00 USD	8	160.00 USD	4	80.00 USD	0	0.00 USD	620.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	620.00 USD
8	25.00 USD	22	550.00 USD	5	125.00 USD	3	75.00 USD	0	0.00 USD	750.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	750.00 USD
8	30.00 USD	10	300.00 USD	2	60.00 USD	2	60.00 USD	0	0.00 USD	420.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	420.00 USD
8	35.00 USD	48	1,680.00 USD	21	735.00 USD	17	595.00 USD	1	35.00 USD	3,045.00 USD	0	0.00 USD	0	0.00 USD	280.00 USD	3,325.00 USD
8	38.00 USD	0	0.00 USD	1	38.00 USD	0	0.00 USD	0	0.00 USD	38.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	38.00 USD
8	39.00 USD	1	39.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	39.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	39.00 USD
8	45.00 USD	1	45.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	45.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	45.00 USD
8	50.00 USD	1	50.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	50.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	50.00 USD
8	65.00 USD	1	65.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	65.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	65.00 USD
8	70.00 USD	4	280.00 USD	2	140.00 USD	0	0.00 USD	0	0.00 USD	420.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	420.00 USD
8	73.00 USD	1	73.00 USD	1	73.00 USD	0	0.00 USD	0	0.00 USD	146.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	146.00 USD
8	80.00 USD	0	0.00 USD	1	80.00 USD	0	0.00 USD	0	0.00 USD	80.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	80.00 USD
8	90.00 USD	0	0.00 USD	1	90.00 USD	0	0.00 USD	0	0.00 USD	90.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	90.00 USD
8	315.00 USD	1	315.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	315.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	315.00 USD
8	Total Lane	1473	9,779.00 USD	770	4,799.00 USD	347	2,211.00 USD	38	196.00 USD	16,985.00 USD	47	0.00 USD	0	0.00 USD	580.00 USD	17,565.00 USD
10	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	63	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
10	3.00 USD	644	1,932.00 USD	330	990.00 USD	144	432.00 USD	26	78.00 USD	3,432.00 USD	0	0.00 USD	0	0.00 USD	171.00 USD	3,603.00 USD
10	4.00 USD	404	1,613.00 USD	227	907.00 USD	136	544.00 USD	11	43.00 USD	3,107.00 USD	0	0.00 USD	0	0.00 USD	41.00 USD	3,148.00 USD
10	5.00 USD	159	791.00 USD	93	464.00 USD	37	185.00 USD	3	15.00 USD	1,455.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	1,470.00 USD
10	10.00 USD	78	780.00 USD	33	324.00 USD	19	190.00 USD	2	20.00 USD	1,314.00 USD	0	0.00 USD	0	0.00 USD	16.00 USD	1,330.00 USD
10	15.00 USD	27	395.00 USD	21	315.00 USD	5	75.00 USD	1	15.00 USD	800.00 USD	0	0.00 USD	0	0.00 USD	85.00 USD	885.00 USD
10	20.00 USD	17	340.00 USD	8	160.00 USD	6	120.00 USD	1	20.00 USD	640.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	640.00 USD
10	25.00 USD	12	300.00 USD	4	100.00 USD	2	50.00 USD	0	0.00 USD	450.00 USD	0	0.00 USD	0	0.00 USD	25.00 USD	475.00 USD
10	30.00 USD	11	330.00 USD	2	60.00 USD	1	30.00 USD	0	0.00 USD	420.00 USD	0	0.00 USD	0	0.00 USD	150.00 USD	570.00 USD
10	35.00 USD	38	1,330.00 USD	24	840.00 USD	10	350.00 USD	0	0.00 USD	2,520.00 USD	0	0.00 USD	0	0.00 USD	280.00 USD	2,800.00 USD
10	38.00 USD	1	38.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	38.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	38.00 USD
10	70.00 USD	4	280.00 USD	2	140.00 USD	0	0.00 USD	0	0.00 USD	420.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	420.00 USD
10	105.00 USD	1	105.00 USD	0	0.00 USD	2	210.00 USD	0	0.00 USD	315.00 USD	0	0.00 USD	0	0.00 USD	105.00 USD	420.00 USD
10	140.00 USD	1	140.00 USD	1	140.00 USD	0	0.00 USD	0	0.00 USD	280.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	280.00 USD
10	145.00 USD	1	145.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	145.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	145.00 USD
10	210.00 USD	1	210.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	210.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	210.00 USD
10	Total Lane	1399	8,729.00 USD	745	4,440.00 USD	362	2,186.00 USD	44	191.00 USD	15,546.00 USD	63	0.00 USD	0	0.00 USD	888.00 USD	16,434.00 USD
13	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
13	3.00 USD	182	546.00 USD	99	297.00 USD	52	156.00 USD	3	9.00 USD	1,008.00 USD	62	186.00 USD	0	0.00 USD	18.00 USD	1,212.00 USD
13	4.00 USD	210	840.00 USD	128	512.00 USD	68	271.00 USD	10	40.00 USD	1,663.00 USD	78	312.00 USD	0	0.00 USD	41.00 USD	2,016.00 USD
13	5.00 USD	119	593.00 USD	62	310.00 USD	30	150.00 USD	4	20.00 USD	1,073.00 USD	40	200.00 USD	0	0.00 USD	17.00 USD	1,290.00 USD
13	10.00 USD	35	350.00 USD	27	270.00 USD	10	100.00 USD	2	20.00 USD	740.00 USD	14	140.00 USD	0	0.00 USD	0.00 USD	880.00 USD
13	15.00 USD	23	335.00 USD	21	315.00 USD	7	105.00 USD	0	0.00 USD	755.00 USD	4	60.00 USD	0	0.00 USD	10.00 USD	825.00 USD
13	20.00 USD	17	330.00 USD	12	240.00 USD	0	0.00 USD	1	20.00 USD	590.00 USD	2	40.00 USD	0	0.00 USD	10.00 USD	640.00 USD
13	25.00 USD	9	225.00 USD	2	50.00 USD	1	25.00 USD	0	0.00 USD	300.00 USD	1	25.00 USD	0	0.00 USD	0.00 USD	325.00 USD

13	30.00 USD	3	80.00 USD	4	120.00 USD	0	0.00 USD	0	0.00 USD	200.00 USD	2	60.00 USD	0	0.00 USD	10.00 USD	270.00 USD
13	35.00 USD	15	525.00 USD	7	245.00 USD	5	175.00 USD	0	0.00 USD	945.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	945.00 USD
13	50.00 USD	0	0.00 USD	1	50.00 USD	0	0.00 USD	0	0.00 USD	50.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	50.00 USD
13	70.00 USD	0	0.00 USD	0	0.00 USD	1	70.00 USD	0	0.00 USD	70.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	70.00 USD
13	<b>Total Lane</b>	<b>613</b>	<b>3,824.00 USD</b>	<b>363</b>	<b>2,409.00 USD</b>	<b>174</b>	<b>1,052.00 USD</b>	<b>20</b>	<b>109.00 USD</b>	<b>7,394.00 USD</b>	<b>205</b>	<b>1,023.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>106.00 USD</b>	<b>8,523.00 USD</b>
15	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
15	3.00 USD	166	498.00 USD	89	267.00 USD	31	93.00 USD	6	18.00 USD	876.00 USD	0	0.00 USD	0	0.00 USD	24.00 USD	900.00 USD
15	4.00 USD	205	820.00 USD	115	460.00 USD	46	184.00 USD	4	16.00 USD	1,480.00 USD	0	0.00 USD	0	0.00 USD	40.00 USD	1,520.00 USD
15	5.00 USD	88	440.00 USD	60	296.00 USD	22	110.00 USD	1	5.00 USD	851.00 USD	0	0.00 USD	0	0.00 USD	9.00 USD	860.00 USD
15	10.00 USD	30	294.00 USD	23	224.00 USD	11	110.00 USD	0	0.00 USD	628.00 USD	0	0.00 USD	0	0.00 USD	12.00 USD	640.00 USD
15	15.00 USD	17	255.00 USD	10	150.00 USD	2	30.00 USD	0	0.00 USD	435.00 USD	0	0.00 USD	0	0.00 USD	15.00 USD	450.00 USD
15	20.00 USD	7	140.00 USD	5	100.00 USD	0	0.00 USD	0	0.00 USD	240.00 USD	0	0.00 USD	0	0.00 USD	20.00 USD	260.00 USD
15	25.00 USD	2	50.00 USD	8	200.00 USD	0	0.00 USD	0	0.00 USD	250.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	250.00 USD
15	30.00 USD	3	90.00 USD	0	0.00 USD	1	30.00 USD	1	30.00 USD	150.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	150.00 USD
15	35.00 USD	7	245.00 USD	5	175.00 USD	5	175.00 USD	0	0.00 USD	595.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	595.00 USD
15	<b>Total Lane</b>	<b>525</b>	<b>2,832.00 USD</b>	<b>315</b>	<b>1,872.00 USD</b>	<b>118</b>	<b>732.00 USD</b>	<b>12</b>	<b>69.00 USD</b>	<b>5,505.00 USD</b>	<b>2</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>120.00 USD</b>	<b>5,625.00 USD</b>
17	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	12	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
17	3.00 USD	247	741.00 USD	109	327.00 USD	33	99.00 USD	11	33.00 USD	1,200.00 USD	18	54.00 USD	0	0.00 USD	45.00 USD	1,299.00 USD
17	4.00 USD	36	144.00 USD	19	76.00 USD	12	47.00 USD	1	4.00 USD	271.00 USD	1	4.00 USD	0	0.00 USD	5.00 USD	280.00 USD
17	5.00 USD	19	95.00 USD	19	95.00 USD	6	30.00 USD	2	10.00 USD	230.00 USD	3	15.00 USD	0	0.00 USD	0.00 USD	245.00 USD
17	10.00 USD	4	40.00 USD	6	60.00 USD	0	0.00 USD	0	0.00 USD	100.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	100.00 USD
17	15.00 USD	2	30.00 USD	2	30.00 USD	2	30.00 USD	0	0.00 USD	90.00 USD	1	15.00 USD	0	0.00 USD	0.00 USD	105.00 USD
17	20.00 USD	1	20.00 USD	2	40.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
17	25.00 USD	0	0.00 USD	2	50.00 USD	0	0.00 USD	0	0.00 USD	50.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	50.00 USD
17	30.00 USD	0	0.00 USD	2	60.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
17	35.00 USD	0	0.00 USD	1	35.00 USD	0	0.00 USD	0	0.00 USD	35.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	35.00 USD
17	<b>Total Lane</b>	<b>309</b>	<b>1,070.00 USD</b>	<b>162</b>	<b>773.00 USD</b>	<b>53</b>	<b>206.00 USD</b>	<b>14</b>	<b>47.00 USD</b>	<b>2,096.00 USD</b>	<b>35</b>	<b>88.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>50.00 USD</b>	<b>2,234.00 USD</b>
19	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	0.00 USD	0	0.00 USD	0.00 USD	0.00 USD
19	3.00 USD	62	186.00 USD	22	66.00 USD	7	21.00 USD	0	0.00 USD	273.00 USD	0	0.00 USD	0	0.00 USD	3.00 USD	276.00 USD
19	4.00 USD	57	228.00 USD	21	84.00 USD	10	40.00 USD	4	16.00 USD	368.00 USD	0	0.00 USD	0	0.00 USD	8.00 USD	376.00 USD
19	5.00 USD	22	110.00 USD	14	70.00 USD	7	35.00 USD	2	10.00 USD	225.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	225.00 USD
19	10.00 USD	11	110.00 USD	9	90.00 USD	1	10.00 USD	1	10.00 USD	220.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	220.00 USD
19	15.00 USD	6	90.00 USD	2	30.00 USD	0	0.00 USD	0	0.00 USD	120.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	120.00 USD
19	20.00 USD	3	60.00 USD	4	80.00 USD	3	60.00 USD	0	0.00 USD	200.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	200.00 USD
19	25.00 USD	2	50.00 USD	2	50.00 USD	2	50.00 USD	0	0.00 USD	150.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	150.00 USD
19	30.00 USD	1	30.00 USD	1	30.00 USD	0	0.00 USD	0	0.00 USD	60.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	60.00 USD
19	35.00 USD	0	0.00 USD	3	105.00 USD	1	35.00 USD	0	0.00 USD	140.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	140.00 USD
19	105.00 USD	1	105.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	105.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	105.00 USD
19	<b>Total Lane</b>	<b>165</b>	<b>969.00 USD</b>	<b>78</b>	<b>605.00 USD</b>	<b>31</b>	<b>251.00 USD</b>	<b>7</b>	<b>36.00 USD</b>	<b>1,861.00 USD</b>	<b>2</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>11.00 USD</b>	<b>1,872.00 USD</b>
<b>Total</b>	<b>Total</b>	<b>4484</b>	<b>27,203.00 USD</b>	<b>2433</b>	<b>14,898.00 USD</b>	<b>1085</b>	<b>6,638.00 USD</b>	<b>135</b>	<b>648.00 USD</b>	<b>49,387.00 USD</b>	<b>354</b>	<b>1,111.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>1,755.00 USD</b>	<b>52,253.00 USD</b>

Total summary

Revenue-by-lane Report			
From:	12/1/2025 12:00:00 AM	Prepared by:	jencarnacion
To:	12/31/2025 11:59:59 PM	Generated:	1/5/2026 10:47:14 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[54] South Block		

	Rate	Count VISA	VISA MASTERCARD	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX DISCOVER	Count DISCOVER	DISCOVER	Total Count CC	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Count	Total Revenue
	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	128	0.00 USD	0	0.00 USD	0.00 USD	128	0.00 USD
	3.00 USD	1894	5,682.00 USD	948	2,844.00 USD	394	1,182.00 USD	63	189.00 USD	3299	9,897.00 USD	80	240.00 USD	0	0.00 USD	384.00 USD	3395	10,521.00 USD
	4.00 USD	1354	5,411.00 USD	751	3,003.00 USD	392	1,566.00 USD	45	179.00 USD	2542	10,159.00 USD	79	316.00 USD	0	0.00 USD	281.00 USD	2640	10,756.00 USD
	5.00 USD	602	2,998.00 USD	357	1,777.00 USD	151	755.00 USD	13	65.00 USD	1123	5,595.00 USD	43	215.00 USD	0	0.00 USD	60.00 USD	1173	5,870.00 USD
	10.00 USD	260	2,582.00 USD	156	1,548.00 USD	57	570.00 USD	8	80.00 USD	481	4,780.00 USD	14	140.00 USD	0	0.00 USD	40.00 USD	496	4,960.00 USD
	15.00 USD	107	1,585.00 USD	77	1,155.00 USD	25	375.00 USD	2	30.00 USD	211	3,145.00 USD	5	75.00 USD	0	0.00 USD	110.00 USD	217	3,330.00 USD
	20.00 USD	64	1,270.00 USD	39	780.00 USD	13	260.00 USD	2	40.00 USD	118	2,350.00 USD	2	40.00 USD	0	0.00 USD	30.00 USD	121	2,420.00 USD
	25.00 USD	47	1,175.00 USD	23	575.00 USD	8	200.00 USD	0	0.00 USD	78	1,950.00 USD	1	25.00 USD	0	0.00 USD	25.00 USD	79	2,000.00 USD
	30.00 USD	28	830.00 USD	11	330.00 USD	4	120.00 USD	1	30.00 USD	44	1,310.00 USD	2	60.00 USD	0	0.00 USD	160.00 USD	47	1,530.00 USD
	35.00 USD	108	3,780.00 USD	61	2,135.00 USD	38	1,330.00 USD	1	35.00 USD	208	7,280.00 USD	0	0.00 USD	0	0.00 USD	560.00 USD	217	7,840.00 USD
	38.00 USD	1	38.00 USD	1	38.00 USD	0	0.00 USD	0	0.00 USD	2	76.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	76.00 USD
	39.00 USD	1	39.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	39.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	39.00 USD
	45.00 USD	1	45.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	45.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	45.00 USD
	50.00 USD	1	50.00 USD	1	50.00 USD	0	0.00 USD	0	0.00 USD	2	100.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	100.00 USD
	65.00 USD	1	65.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	65.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	65.00 USD
	70.00 USD	8	560.00 USD	4	280.00 USD	1	70.00 USD	0	0.00 USD	13	910.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	13	910.00 USD
	73.00 USD	1	73.00 USD	1	73.00 USD	0	0.00 USD	0	0.00 USD	2	146.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	146.00 USD
	80.00 USD	0	0.00 USD	1	80.00 USD	0	0.00 USD	0	0.00 USD	1	80.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	80.00 USD
	90.00 USD	0	0.00 USD	1	90.00 USD	0	0.00 USD	0	0.00 USD	1	90.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	90.00 USD
	105.00 USD	2	210.00 USD	0	0.00 USD	2	210.00 USD	0	0.00 USD	4	420.00 USD	0	0.00 USD	0	0.00 USD	105.00 USD	5	525.00 USD
	140.00 USD	1	140.00 USD	1	140.00 USD	0	0.00 USD	0	0.00 USD	2	280.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	2	280.00 USD
	145.00 USD	1	145.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	145.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	145.00 USD
	210.00 USD	1	210.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	210.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	210.00 USD
	315.00 USD	1	315.00 USD	0	0.00 USD	0	0.00 USD	0	0.00 USD	1	315.00 USD	0	0.00 USD	0	0.00 USD	0.00 USD	1	315.00 USD
	Total	4484	27,203.00 USD	2433	14,898.00 USD	1085	6,638.00 USD	135	648.00 USD	8137	49,387.00 USD	354	1,111.00 USD	0	0.00 USD	1,755.00 USD	8547	52,253.00 USD

**MIDTOWN MIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**



MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Offices of the CDD, Shops at Midtown Miami</i>		
<i>3401 N. Miami Avenue, 2<sup>nd</sup> floor parking garage, Suite 132, Miami, Florida 33127</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 14, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>2:00 PM</del>
<b>December 9, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>2:00 PM</del>
<b>January 13, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 10, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 10, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 14, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 12, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 9, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 14, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 11, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 8, 2026</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>