

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
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**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 03/31/25	Projected Through 09/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 430,310				\$ 425,361
Allowable discounts (4%)	(17,212)				(17,014)
Assessments: on-roll (net of discounts)	413,098	\$ 369,893	\$ 43,205	\$ 413,098	408,347
Assessments: off-roll	2,813,896	1,101,727	1,712,169	2,813,896	2,759,546
Interest & miscellaneous	22,962	31,871	-	31,871	31,871
Total revenues	3,249,956	1,503,491	1,755,374	3,258,865	3,199,764
EXPENDITURES					
Administrative					
Supervisors	12,000	800	3,000	3,800	12,000
FICA	912	61	228	289	912
Engineering	15,000	3,655	8,000	11,655	15,000
Consulting services	57,500	1,341	7,500	8,841	57,500
Legal	60,000	12,280	15,000	27,280	45,000
Management	63,394	31,697	31,697	63,394	64,662
Assessment roll preparation	4,668	2,334	2,334	4,668	4,668
Audit	8,500	8,450	-	8,450	8,600
Postage	600	273	327	600	600
Insurance	109,571	76,174	-	76,174	143,329
Property insurance	2,863	2,863	-	2,863	2,863
Worker's compensation	4,100	1,677	2,423	4,100	4,100
Printing and binding	600	300	300	600	600
Legal advertising	3,000	-	3,000	3,000	3,000
Bank charges	1,500	-	1,500	1,500	1,500
Arbitrage rebate	1,250	-	1,250	1,250	1,250
Property taxes	200	-	200	200	200
Tax collector	4,303	3,704	599	4,303	4,254
Web hosting	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Annual filing fee	175	175	-	175	175
Total administrative	351,051	146,489	77,568	224,057	371,128

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

Field	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 03/31/25	Projected Through 09/30/25	Total Actual & Projected	
Salaries	143,690	72,118	71,572	143,690	150,163
Contracts:					
Fountain	-	-	-	-	-
Janitorial	640,000	260,244	379,756	640,000	650,000
Security services	805,000	249,960	555,040	805,000	805,000
Street sweeping	70,000	30,035	39,965	70,000	69,000
Landscape	389,000	130,929	258,071	389,000	389,000
Road cleaning	65,000	18,500	46,500	65,000	85,000
Pest control	6,600	2,520	4,080	6,600	7,000
Other services	720	-	720	720	720
Animal waste removal	27,000	12,540	14,460	27,000	29,000
Waste removal	24,000	9,280	14,720	24,000	25,000
Utilities:					
Telephone	2,800	-	2,800	2,800	2,800
Electricity	68,000	13,311	54,689	68,000	68,000
Irrigation	107,000	48,345	58,655	107,000	107,000
Rentals: general	12,000	-	3,000	3,000	12,000
Repairs & maintenance:					
General	85,000	22,075	62,925	85,000	85,000
Buildings	40,000	6,886	33,114	40,000	40,000
Electrical	101,000	22,159	78,841	101,000	101,000
Grounds	103,000	64,847	38,153	103,000	103,000
Irrigation	34,000	770	30,230	31,000	34,000
Plant replacement	160,000	15,320	144,680	160,000	160,000
Signage	2,800	720	2,080	2,800	2,800
M Park (turf & playground equipment)	40,000	3,375	36,625	40,000	40,000
Stormdrain cleaning (E. Coast Ave)	-	-	-	-	25,000
Printing and binding	600	-	600	600	600
Holiday decorations	116,000	91,404	24,596	116,000	116,000
Radio	5,800	2,013	3,287	5,300	5,800
Licenses & permits	800	-	800	800	800
Security	32,000	8,969	21,031	30,000	32,000
Office & operating supplies	20,000	11,029	8,971	20,000	20,000
Office equipment	4,800	-	4,300	4,300	4,800
General capital outlay	55,000	-	55,000	55,000	56,650
Site - faro retrofits	40,000	11,524	28,476	40,000	-
NE 29th St infrastructure	-	-	-	-	40,000
Contingencies	63,000	14,900	40,100	55,000	56,500
Total field operations	3,264,610	1,123,773	2,117,837	3,241,610	3,323,633
Total expenditures	3,615,661	1,270,262	2,195,405	3,465,667	3,694,761

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 03/31/25	Projected Through 09/30/25	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	(365,705)	233,229	(440,031)	(206,802)	(494,997)
Net change in fund balances	(365,705)	233,229	(440,031)	(206,802)	(494,997)
Fund balances - beginning	3,128,144	3,428,796	3,662,025	3,428,796	3,221,994
Assigned					
3 months working capital	988,241	848,037	659,904	659,904	1,033,334
Disaster recovery	150,000	150,000	150,000	150,000	150,000
Unassigned	1,624,198	2,663,988	2,412,090	2,412,090	1,543,663
Fund balance - ending	<u>\$2,762,439</u>	<u>\$3,662,025</u>	<u>\$3,221,994</u>	<u>\$3,221,994</u>	<u>\$2,726,997</u>

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

Expenditures

Administrative

Supervisors	\$ 12,000
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates 12 meetings during the fiscal year.	
FICA	912
Engineering	15,000
Consulting services	57,500
Legal	45,000
Billing, Cochran, provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	
Management	64,662
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Assessment roll preparation	4,668
Wrathell, Hunt and Associates, LLC , provides services including preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.	
Audit	8,600
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
Postage	600
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	143,329
The District's General Liability & Public Officials Liability Insurance is with Egis Insurance & Risk Advisors.	
Property insurance	2,863
Insurance for M Park	
Worker's compensation	4,100
Insurance for the district employees.	
Printing and binding	600
Letterhead, envelopes, copies, etc.	
Legal advertising	3,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank charges	1,500
Monthly bank charges incurred during the year and automated AP routing	
Arbitrage rebate	1,250
Property taxes	200
Billing from Miami-Dade Tax Collector for property and tangible property taxes.	
Tax collector	4,254
Web hosting	705
This is to comply with state Statutes for posting information on the internet.	
Website ADA compliance	210
Accounting and administrative supplies.	

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

Expenditures (continued)

Annual filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Field	
Salaries	150,163
Payroll for District employees. This split is 40/60% between General and Enterprise Funds.	
Contracts	
Janitorial	650,000
Janitorial services for the District are provided by Interstate Cleaning Corporation. The monthly invoices are segregated between fixed and variable costs, which are split 70/30% between General and Enterprise Funds. Miscellaneous janitorial expenses are included in this category	
Security services	805,000
Security for the District grounds. This split is 70/30% between General and Enterprise Funds.	
Street sweeping	69,000
ICC site sweeping	
Landscape	389,000
Maintenance of District property.	
Road cleaning	85,000
Street sweeping	
Pest control	7,000
Other services	720
Animal waste removal	29,000
Waste removal	25,000
Telephone	2,800
Telephone and fax machine connections with AT&T.	
Electricity	68,000
Electrical usage for the District property from FPL.	
Utilities	
Irrigation	107,000
Water usage for the District.	
Rentals: general	12,000
Equipment rental throughout the year.	
Repairs and Maintenance:	
General	85,000
Buildings	40,000
The District will incur required structural repairs & maintenance of the District buildings and property, such as painting, locksmith services, concrete repairs, pressure washing etc.	
Electrical	101,000
Supplies & labor for electrical expenditures.	
Grounds	103,000
Expenditures for ground maintenance not covered under the landscaping contract.	
Irrigation	34,000
Irrigation repairs.	

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

Expenditures (continued)

Plant replacement	160,000
Planting and replacement of trees.	
Signage	2,800
Signs for District property.	
M Park (turf & playground equipment)	40,000
Stormdrain cleaning (E. Coast Ave)	25,000
Printing and binding	600
Holiday decorations	116,000
Staging and storage of seasonal decorations.	
Radio	5,800
Service & supplies for the District remote frequency radios.	
Licenses & permits	800
Security	32,000
Office & operating supplies	20,000
Office supplies for on-site District office.	
Office equipment	4,800
Cleaning and maintenance supplies.	
Capital projects	
General capital outlay	56,650
NE 29th St infrastructure	40,000
Median area	
Contingencies	56,500
Total expenditures	<u>\$ 3,694,761</u>

**MIDTOWN MIAMI
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2014B
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 03/31/25	Projected Through 09/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 323,906				\$ 323,618
Allowable discounts (4%)	(12,956)				(12,945)
Assessments: on-roll (net of discounts)	310,950	\$ 278,473	\$ 32,477	\$ 310,950	310,673
Assessments: off-roll	1,660,423	-	1,660,423	1,660,423	1,658,947
Interest and miscellaneous	-	38,017	-	38,017	-
Total revenues	1,971,373	316,490	1,692,900	2,009,390	1,969,620
Debt service					
Principal	1,035,000	-	1,035,000	1,035,000	1,085,000
Interest	922,500	460,875	461,625	922,500	870,750
Total debt service	1,957,500	460,875	1,496,625	1,957,500	1,955,750
Administration					
Trustee fees	4,041	-	4,041	4,041	4,041
Assessment services	4,993	2,496	2,497	4,993	4,993
Arbitrage calculation	600	-	600	600	600
Dissemination agent	1,000	-	1,000	1,000	1,000
Tax collector	3,239	2,789	450	3,239	3,236
Total administration	13,873	5,285	8,588	13,873	13,870
Total expenditures	1,971,373	466,160	1,505,213	1,971,373	1,969,620
Excess/(deficiency) of revenues over/(under) expenditures	-	(149,670)	187,687	38,017	-
Fund balance - beginning	3,315,580	1,994,382	1,844,712	1,994,382	2,032,399
Fund balance - ending	\$3,315,580	\$1,844,712	\$2,032,399	\$ 2,032,399	2,032,399
Use of fund balance					
Debt service reserve account balance (required)					(971,219)
Interest expense - November 1, 2026					(408,250)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 652,930

MIDTOWN MIAMI

Community Development District

Series 2014B

\$26,970,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		435,375.00	435,375.00
05/01/2026	1,085,000.00	5.000%	435,375.00	1,520,375.00
11/01/2026	-		408,250.00	408,250.00
05/01/2027	1,145,000.00	5.000%	408,250.00	1,553,250.00
11/01/2027	-		379,625.00	379,625.00
05/01/2028	1,200,000.00	5.000%	379,625.00	1,579,625.00
11/01/2028	-		349,625.00	349,625.00
05/01/2029	1,265,000.00	5.000%	349,625.00	1,614,625.00
11/01/2029	-		318,000.00	318,000.00
05/01/2030	1,325,000.00	5.000%	318,000.00	1,643,000.00
11/01/2030	-		284,875.00	284,875.00
05/01/2031	1,395,000.00	5.000%	284,875.00	1,679,875.00
11/01/2031	-		250,000.00	250,000.00
05/01/2032	1,465,000.00	5.000%	250,000.00	1,715,000.00
11/01/2032	-		213,375.00	213,375.00
05/01/2033	1,540,000.00	5.000%	213,375.00	1,753,375.00
11/01/2033	-		174,875.00	174,875.00
05/01/2034	1,620,000.00	5.000%	174,875.00	1,794,875.00
11/01/2034	-		134,375.00	134,375.00
05/01/2035	1,705,000.00	5.000%	134,375.00	1,839,375.00
11/01/2035	-		91,750.00	91,750.00
05/01/2036	1,790,000.00	5.000%	91,750.00	1,881,750.00
11/01/2036	-		47,000.00	47,000.00
05/01/2037	1,880,000.00	5.000%	47,000.00	1,927,000.00
Total	\$17,415,000.00	-	\$6,174,250.00	\$23,589,250.00

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 03/31/25	Projected Through 09/30/25	Total Actual & Projected	
OPERATING REVENUES					
Parking fees	\$ 3,900,000	\$ 2,450,230	\$ 2,100,000	\$ 4,550,230	\$ 4,544,000
Off-street parking	6,500	1,676	2,800	4,476	3,500
Total revenues	<u>3,906,500</u>	<u>2,451,906</u>	<u>2,102,800</u>	<u>4,554,706</u>	<u>4,547,500</u>
OPERATING EXPENSES					
Administrative					
Engineering	30,000	7,925	15,000	22,925	30,000
Consulting services	8,500	2,500	6,000	8,500	8,500
Arbitrage rebate	750	-	750	750	750
Dissemination agent	1,000	-	1,000	1,000	1,000
Bank charges	7,000	2,292	4,708	7,000	7,000
Mgmt and accounting	19,599	9,800	9,799	19,599	19,599
Trustee fees	13,360	-	13,360	13,360	13,360
Credit card fees	250,000	155,517	133,288	288,805	288,409
Total administrative	<u>330,209</u>	<u>178,034</u>	<u>183,905</u>	<u>361,939</u>	<u>368,618</u>
Parking facilities					
Payroll	215,535	108,153	108,153	216,306	225,244
Contracts:					
Janitorial	595,000	261,337	333,663	595,000	605,000
Parking	1,150,000	487,334	536,067	1,023,401	1,150,000
Security services	360,000	107,126	237,874	345,000	345,000
Elevator	111,000	26,710	84,290	111,000	111,000
Air conditioning	7,000	1,360	5,640	7,000	7,000
Waste removal	14,000	2,617	11,383	14,000	15,000
Telephone	18,000	6,821	11,179	18,000	15,000
Electricity	135,000	55,817	79,183	135,000	125,000
Rentals	3,000	-	2,000	2,000	3,000
Insurance:					
Property	569,658	621,605	-	621,605	560,945
General liability	59,530	54,667	-	54,667	63,913
Worker's compensation	4,000	2,516	1,484	4,000	4,000
Repairs and maintenance:					
General	75,000	12,573	62,427	75,000	75,000
Air conditioning	8,000	1,020	6,980	8,000	8,000
Buildings	57,000	45,702	11,298	57,000	72,000
Electrical	53,000	30,078	22,922	53,000	53,000
Equipment	35,000	-	35,000	35,000	35,000
Signage	5,300	656	3,644	4,300	5,300

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual Through 03/31/25	Projected Through 09/30/25	Total Actual & Projected	
Elevators (repairs and maintenance)	20,000	423	19,577	20,000	20,000
Elevators (graphics, flooring, ceiling & lgt cvs)	23,000	522	16,478	17,000	23,000
Licenses & permits	3,500	2,157	1,343	3,500	3,500
Contingency	26,500	6,214	20,286	26,500	31,000
Security enhancements	25,000	16,632	8,368	25,000	30,000
Signage, directories, banner & beautification	52,000	20,109	26,891	47,000	52,000
Capital projects	45,000	-	45,000	45,000	46,350
Office & operating supplies	21,000	9,842	10,658	20,500	21,000
Capital outlay - elevator D1 & D2 rope replacement	-	-	-	-	113,000
Capital outlay - NB garage lightfixtures replacement	-	67,254	-	67,254	-
Capital outlay - SB garage light fixture replacement	-	-	-	-	60,000
Capital outlay - NB stairs repairs (metal & concrete rebar)	-	-	-	-	300,000
Capital outlay - NB & SB elevator repairs	140,000	-	140,000	140,000	-
Capital outlay - NB & SB metal & concrete rebar repairs	120,000	-	120,000	120,000	-
Capital outlay - NB level 4 fans	40,000	30,990	9,010	40,000	-
Capital outlay - NB garage expansion joints floors 2 & 3	130,000	94,815	35,185	130,000	-
Total parking facilities	4,121,023	2,075,050	2,005,983	4,081,033	4,178,252
Total operating expenses	4,451,232	2,253,084	2,189,888	4,442,972	4,546,870
Operating income/(loss)	(544,732)	198,822	(87,088)	111,734	630
NONOPERATING REVENUES (EXPENSES)					
Interlocal agreement	4,697,626	-	4,697,626	4,697,626	4,697,626
Interest and miscellaneous	(8,000)	228,768	(236,768)	(8,000)	(8,000)
Interest expense: Series 2014A	(2,226,750)	(1,113,375)	(1,113,375)	(2,226,750)	(2,101,750)
Depreciation	(2,118,501)	(1,084,581)	(1,033,920)	(2,118,501)	(2,118,501)
Total non operating revenues/(expenses)	344,375	(1,969,188)	2,313,563	344,375	469,375
Change in net position	(200,357)	(1,770,366)	2,226,475	456,109	470,005
Total net position - beginning	(11,296,575)	(3,949,763)	(5,720,129)	(3,949,763)	(3,493,654)
Net position - ending					
Invested in capital assets, net of related debt*	(15,724,263)	(15,724,263)	(14,468,183)	(14,468,183)	(14,196,684)
Assigned					
Parking garage improvements**	600,000	600,000	600,000	600,000	300,000
Disaster recovery**	150,000	150,000	150,000	150,000	150,000
Working capital**	200,000	200,000	200,000	100,000	200,000
Unrestricted*	3,277,331	9,054,134	10,024,529	10,124,529	10,523,035
Total net position - ending	<u>\$(11,496,932)</u>	<u>\$(5,720,129)</u>	<u>\$(3,493,654)</u>	<u>\$(3,493,654)</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.					
ADDITIONAL SOURCES/(USES) - BALANCE SHEET ITEMS					
Principal expense: Series 2014A	(2,390,000)	-	(2,500,000)	(2,500,000)	(2,630,000)
Total additional sources/(uses)	(2,390,000)	-	(2,500,000)	(2,500,000)	(2,630,000)
Total budgeted sources	8,359,294	2,678,998	6,560,858	9,239,856	9,233,626
Total budgeted uses	11,180,418	4,451,040	6,837,183	11,288,223	11,405,121
Net sources/uses	<u>(2,821,124)</u>	<u>(1,772,042)</u>	<u>(276,325)</u>	<u>(2,048,367)</u>	<u>(2,171,495)</u>

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

Expenditures

Administration

Engineering	\$ 30,000
Consulting services	8,500
Arbitrage rebate	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Bank charges	7,000
Monthly bank charges incurred during the year.	
Mgmt and accounting	19,599
Wrathell, Hunt and Associates, LLC , provides services including preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.	
Trustee fees	13,360
Services as trustee, paying agent and registrar.	
Credit card fees	288,409
Fees for credit card transactions at garage pay stations.	
<i>Total administrative</i>	<u>368,618</u>

Parking facilities

Payroll	225,244
Payroll for District employees. This split is 40/60% between General and Enterprise Funds.	
Contracts:	
Janitorial	605,000
Janitorial services for the District. This split is 70/30% between General and Enterprise Funds.	
Parking	1,150,000
Management of the parking garages.	
Security services	345,000
Security for the District grounds. This split is 70/30% between General and Enterprise Funds.	
Elevator	111,000
Maintenance of elevators.	
Air conditioning	7,000
Maintenance of the HVAC. This split is 70/30% between General and Enterprise Funds.	
Waste removal	15,000
Maintenance of pay stations at the parking garages.	
Telephone	15,000
Telephone connections with AT&T.	
Electricity	125,000
Electrical usage for the District property from FPL.	
Rentals	3,000
Equipment rental throughout the year.	

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

Expenditures (continued)

Insurance:	
Property	560,945
Worker's compensation	4,000
Insurance for the district employees.	
Repairs and maintenance:	
General	75,000
General expenditures needed for repairs and maintenance of the District area.	
Air conditioning	8,000
Air conditioning repairs not covered under Contracts-Air Conditioning.	
Buildings	72,000
The District will incur required structural repairs & maintenance of the District buildings and property, such as painting, locksmith services, concrete repairs, pressure washing etc.	
Electrical	53,000
Supplies & labor for electrical expenditures.	
Equipment	35,000
Unforeseen repairs of equipment such as the elevators and pay stations.	
Signage	5,300
Signs for District property.	
Elevators (repairs and maintenance)	20,000
Elevators (graphics, flooring, ceiling & lgt cvs)	23,000
Licenses & permits	3,500
Contingency	31,000
Security enhancements	30,000
Signage, directories, banner & beautification	52,000
Capital projects	46,350
Office & operating supplies	21,000
Office supplies for on-site District office.	
Capital outlay - elevator D1 & D2 rope replacement	113,000
FY26 project year 1 of 2	
Capital outlay - SB garage light fixture replacement	60,000
Capital outlay - NB stairs repairs (metal & concrete rebar)	300,000
FY26 project year 1 of 3	
<i>Total parking facilities</i>	<u>4,178,252</u>
Nonoperating Expenses	
Interest and miscellaneous	8,000
Interest expense: Series 2014A	2,101,750
Depreciation	2,118,501
<i>Total non operating expenses</i>	<u>4,228,251</u>
Additional uses - balance sheet items	
Principal expense: Series 2014A	2,630,000
<i>Total additional uses - balance sheet items</i>	<u>2,630,000</u>
Total budgeted uses	<u><u>\$ 11,405,121</u></u>

MIDTOWN MIAMI

Community Development District

Series 2014A

\$64,875,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016			1,468,781.25	1,468,781.25
05/01/2017	1,780,000.00	4.250%	1,468,300.00	3,248,300.00
11/01/2017	-		1,430,100.00	1,430,100.00
05/01/2018	1,855,000.00	4.250%	1,429,531.25	3,284,531.25
11/01/2018	-		1,389,668.75	1,389,668.75
05/01/2019	1,935,000.00	4.250%	1,389,437.50	3,324,437.50
11/01/2019	-		1,347,125.00	1,347,125.00
05/01/2020	2,020,000.00	4.250%	1,347,125.00	3,367,125.00
11/01/2020	-		1,304,200.00	1,304,200.00
05/01/2021	2,105,000.00	4.250%	1,304,200.00	3,409,200.00
11/01/2021	-		1,259,468.75	1,259,468.75
05/01/2022	2,195,000.00	4.250%	1,259,468.75	3,454,468.75
11/01/2022	-		1,212,825.00	1,212,825.00
05/01/2023	2,290,000.00	4.250%	1,212,825.00	3,502,825.00
11/01/2023	-		1,164,162.50	1,164,162.50
05/01/2024	2,390,000.00	4.250%	1,164,162.50	3,554,162.50
11/01/2024	-		1,113,375.00	1,113,375.00
05/01/2025	2,500,000.00	5.000%	1,113,375.00	3,613,375.00
11/01/2025	-		1,050,875.00	1,050,875.00
05/01/2026	2,630,000.00	5.000%	1,050,875.00	3,680,875.00
11/01/2026	-		985,125.00	985,125.00
05/01/2027	2,765,000.00	5.000%	985,125.00	3,750,125.00
11/01/2027	-		916,000.00	916,000.00
05/01/2028	2,910,000.00	5.000%	916,000.00	3,826,000.00
11/01/2028	-		843,250.00	843,250.00
05/01/2029	3,055,000.00	5.000%	843,250.00	3,898,250.00
11/01/2029	-		766,875.00	766,875.00
05/01/2030	3,200,000.00	5.000%	766,875.00	3,966,875.00
11/01/2030	-		686,875.00	686,875.00
05/01/2031	3,360,000.00	5.000%	686,875.00	4,046,875.00
11/01/2031	-		602,875.00	602,875.00
05/01/2032	3,535,000.00	5.000%	602,875.00	4,137,875.00
11/01/2032	-		514,500.00	514,500.00
05/01/2033	3,715,000.00	5.000%	514,500.00	4,229,500.00
11/01/2033	-		421,625.00	421,625.00
05/01/2034	3,905,000.00	5.000%	421,625.00	4,326,625.00
11/01/2034	-		324,000.00	324,000.00
05/01/2035	4,105,000.00	5.000%	324,000.00	4,429,000.00
11/01/2035	-		221,375.00	221,375.00
05/01/2036	4,315,000.00	5.000%	221,375.00	4,536,375.00
11/01/2036	-		113,500.00	113,500.00
05/01/2037	4,540,000.00	5.000%	113,500.00	4,653,500.00
Total	\$42,035,000.00	-	\$14,893,750.00	\$56,928,750.00

Midtown Miami CDD
Assessment Summary
FY 2025-2026

On-Roll

PER ERU											
Category	ERU	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	86.50	\$0.00	\$485.45	\$330.18	\$0.00	\$485.88	\$334.02	\$0.00	(\$0.43)	(\$3.84)	(\$4.27)
Offices (square feet)	6.68	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Other Retail or Grocery (square feet)	19.57	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Hotel	18.02	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Condominiums Over 1,750 square feet	52.50	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Condominiums 1,750 square feet or Less	1,105.00	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)

PER Unit											
Category	Units	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	173	\$0.00	\$242.72	\$165.09	\$0.00	\$242.94	\$167.01	\$0.00	(\$0.22)	(\$1.92)	(\$2.14)
Offices (square feet)	10,019	\$0.00	\$0.16	\$0.22	\$0.00	\$0.16	\$0.22	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.19	\$0.26	\$0.00	\$0.19	\$0.27	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Hotel	60	\$0.00	\$70.38	\$99.16	\$0.00	\$70.44	\$100.32	\$0.00	(\$0.06)	(\$1.15)	(\$1.22)
Condominiums Over 1,750 square feet	35	\$0.00	\$351.51	\$495.27	\$0.00	\$351.83	\$501.03	\$0.00	(\$0.31)	(\$5.76)	(\$6.08)
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)

Note: The numbers of units assessed on-roll and off-roll are based on 2025 (FY 2026) information

Midtown Miami CDD
Assessment Summary
FY 2025-2026

Off-Roll

PER ERU											
Category	ERU	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Midtown Opportunities/Curbline											
Retail Shopping Center (square feet)	2,400.00	\$0.00	\$461.18	\$841.65	\$0.00	\$461.59	\$860.71	\$0.00	(\$0.41)	(\$19.06)	(\$19.47)
Biscayne Partners											
Offices (square feet)	48.19	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Other Retail or Grocery (square feet)	171.71	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Condominiums Over 1,750 square feet	3.00	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Condominiums 1,750 square feet or Less	2,021.00	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)

PER Unit											
Category	Units	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Midtown Opportunities/Curbline											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.84	\$3.37	\$0.00	\$1.85	\$3.44	\$0.00	(\$0.00)	(\$0.08)	(\$0.08)
Biscayne Partners											
Offices (square feet)	72,281	\$0.00	\$0.15	\$0.21	\$0.00	\$0.15	\$0.21	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	214,639	\$0.00	\$0.18	\$0.25	\$0.00	\$0.18	\$0.25	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Condominiums Over 1,750 square feet	2	\$0.00	\$333.94	\$470.51	\$0.00	\$334.24	\$475.98	\$0.00	(\$0.30)	(\$5.48)	(\$5.77)
Condominiums 1,750 square feet or Less	2,021	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)

Note: The numbers of units assessed on-roll and off-roll are based on 2025 (FY 2026) information