

**MIDTOWN MIAMI**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**February 13, 2024**

**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**

February 6, 2024

**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 February 13, 2024 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, Suite 132, Miami, Florida 33127. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Greenberg Traurig, P.A. Invoice No. 1000416671 for CRA Audit Services
4. Consideration of Proposed Garage Construction Fence
5. Consideration of Randy's Holiday Lighting Estimate 12396 (2024-2026 Seasons)
6. Consideration of Randy's Holiday Lighting Service Agreement (Holiday Lighting)
7. Consideration of Designa Quotation 0112MM for Parking Garage System Server Upgrade and Software
8. Discussion: Insured Cash Sweep (ICS) Program
9. Consideration of Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
10. Ratification of Termination of 3C Payment USA Corp. Agreement
11. Ratification of Termination of Elavon, Inc. a/k/a Velocity Processing, LLC Agreement

12. Ratification of Second Amendment to Construction, Operation and Reciprocal Easement (COREA) Agreement
13. Ratification of QuitClaim Deed by Midtown Miami CDD to DDR Miami Avenue, LLC
14. Update: 2023 Miami-Dade County Notice of Ad Valorem Taxes and Assessments
15. Update: City of Miami Audit of CRA in Relation to CDD TIR Payments
16. Acceptance of Unaudited Financial Statements as of December 31, 2023
17. Approval of September 12, 2023, Public Hearing and Regular Meeting Minutes
18. 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.*

- Required Ethics Training

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

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

- NEXT MEETING DATE: March 12, 2024 at 2:00 PM

○ QUORUM CHECK

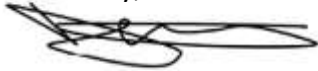
SEAT 1	JOSEPH PADULA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	LINDSEY VICHA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ALEX MIRANDA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/>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

19. Public Comments
20. Supervisors' Requests

21. 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**

**3**

Invoice No. : 1000416671  
File No. : 066702.010400  
Bill Date : September 8, 2023

Midtown Miami Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road #410W  
Boca Raton, FL 33431

Attn: Cindy Cerbone  
District Manager

**INVOICE**

Re: Midtown Miami CRA Audit

Legal Services through August 31, 2023:

	\$	1,150.00
Less Courtesy Discount:	\$	<u>(230.00)</u>
Total Fees:	\$	920.00
<b>Current Invoice:</b>	<b>\$</b>	<b><u>920.00</u></b>

RCG:EC  
Tax ID: 59-1270754

Invoice No.: 1000416671  
File No.: 066702.010400

**Important:** If you receive a request to change the manner or location of your payment to Greenberg Traurig, please immediately contact Greenberg Traurig’s accounting team at 305-418-6503. To assure that your payment is made and received correctly, please do not make any payment per the requested change until you verbally confirm with Greenberg Traurig that the change is legitimate.

**REMITTANCE ADVICE**

PLEASE RETURN WITH YOUR PAYMENT  
**Note: Payment is Due 30 Days from Date of Invoice**

**CLIENT NAME:** MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
**FILE NUMBER:** 066702.010400  
**INVOICE NUMBER:** 1000416671\*  
**BILLING PROFESSIONAL:** Robert C. Gang

Current Invoice:	\$	920.00
Total Amount Due:	\$	920.00

FOR YOUR CONVENIENCE, WIRE TRANSFER FUNDS TO:

**For Wire Instructions:**

Bank: WELLS FARGO BANK  
ABA #: 121000248

**For ACH Instructions:**

Bank: WELLS FARGO BANK  
ABA#: 063107513

**CREDIT TO:** GREENBERG TRAUIG DEPOSITORY ACCOUNT  
**ACCOUNT #:** 2000014648663

**PLEASE**

**REFERENCE:** **CLIENT NAME:** MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
**FILE NUMBER:** 066702.010400  
**INVOICE NUMBER:** 1000416671\*  
**BILLING PROFESSIONAL:** Robert C. Gang

RCG:EC  
Tax ID: 59-1270754





Invoice No. : 1000416671  
File No. : 066702.010400

IF YOU WISH TO PAY BY CHECK PLEASE REMIT TO THE ADDRESS BELOW:

**Greenberg Traurig**  
**PO Box 936769**  
**ATLANTA GA 31193-6769**

Wire fees may be assessed by your bank.

**\* If paying more than one invoice, please reference all invoice numbers in wiring instructions.**

Please contact [acct-cashreceipts@gtlaw.com](mailto:acct-cashreceipts@gtlaw.com) for any payment related questions.

RCG:EC  
Tax ID: 59-1270754

Greenberg Traurig, P.A.  
333 S.E. 2nd Avenue | Suite 4400 | Miami, Florida 33131  
Tel 305.579.0500 | Fax 305.579.0717 | [www.gtlaw.com](http://www.gtlaw.com)

Invoice No.: 1000416671  
Re: Midtown Miami CRA Audit  
Matter No.: 066702.010400

Description of Professional Services Rendered:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/07/23	Robert C. Gang	Reviewing audit report and comparing flow of funds in 2004 versus 2014 indentures; conference zoom with Daniel Rom, Ginger Wald and Cindy Cerbone.	1.00	1150.00
		<u>Total Time:</u>	1.00	
		<u>Total Fees:</u>		\$1,150.00

Invoice No.: 1000416671  
Re: Midtown Miami CRA Audit  
Matter No.: 066702.010400

Page 2

Description of Expenses Billed:

<u>DATE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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**No expenses charged to this file**

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

**4**

## Daniel Rom

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**From:** Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>  
**Sent:** Friday, January 05, 2024 10:46 AM  
**To:** Daniel Rom  
**Cc:** Ginger E. Wald ; Deborah Samuel; Tariq Bayzid  
**Subject:** Midtown Miami CDD Agenda - Proposed Garage Construction Fence  
**Attachments:** Proposed Location of Construction Fence.pdf; Level 05 Operations Plan.pdf

Good morning, Daniel:

Agenda item No. 4 of the upcoming CDD meeting of January 9 refers to the request for approval by the Developer of the Standard Residences (aka, the “Residential Tract Owner”) to install a construction fence on the fifth floor of the South Block North Garage, as depicted in the attached sketch and aerial of the proposed location of the construction fence.

Here is my recommendation to the CDD Board:

Section 3.5 of the COREA recorded at ORB 22349, PG 0566, indicates that the CDD granted the Residential Tract Owner an easement for constructing an Amenity Terrace on the deck of the fifth floor of the garage. The limits of such terrace, as shown on Exhibit A-5 of the COREA seem to be consistent with the proposed location of the construction fence. Furthermore, the location of the fence seems to be consistent with the attached Level 05 Operations Plan of the garage, as taken from the plans of the residential project dated as of January 10, 2022.

Therefore I would suggest approval of the location of the fence provided that the fenced portion of the fifth-floor deck, -or any other portion of the garage--, is not used for storage of materials or construction staging unrelated to the construction of the Amenity Terrace, or Lanais, as they are called in the residences plans.

This email should not be construed as an indication that the garage structure is capable of supporting the proposed terraces or lanais, as the responsibility for all aspects of design, permitting and construction remain with the Residential Tract Owner and/or its consultants or contractors.

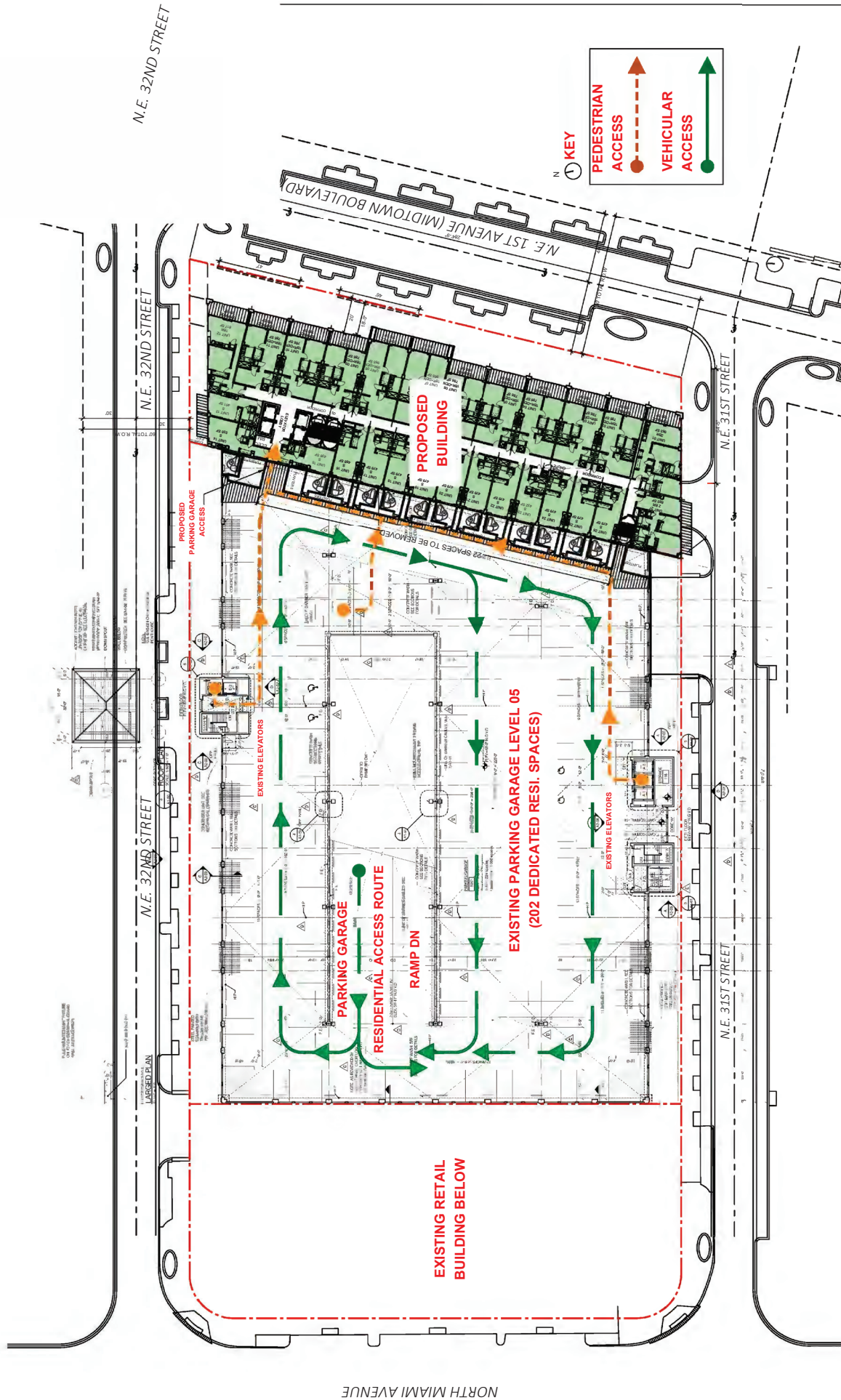
Thank you.



**Juan R. Alvarez, P.E.**

(305) 640-1345

[Juan.Alvarez@alvarezeng.com](mailto:Juan.Alvarez@alvarezeng.com)



NORTH MIAMI AVENUE

N.E. 32ND STREET

N.E. 32ND STREET

N.E. 32ND STREET

N.E. 31ST STREET

N.E. 31ST STREET

N.E. 1ST AVENUE (MIDTOWN BOULEVARD)

KEY

PEDESTRIAN ACCESS

VEHICULAR ACCESS

**ARQUITECTONICA**

2500 Coral Avenue, Miami, FL 33135  
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF THESE DRAWINGS ARE TO BE MADE WITHOUT THE WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP. THE DESIGN IN THESE DRAWINGS IS THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP. THE DESIGN IN THESE DRAWINGS IS THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP. THE DESIGN IN THESE DRAWINGS IS THE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL CORP.

MIDTOWN RESIDENCES

90 NE 32ND STREET

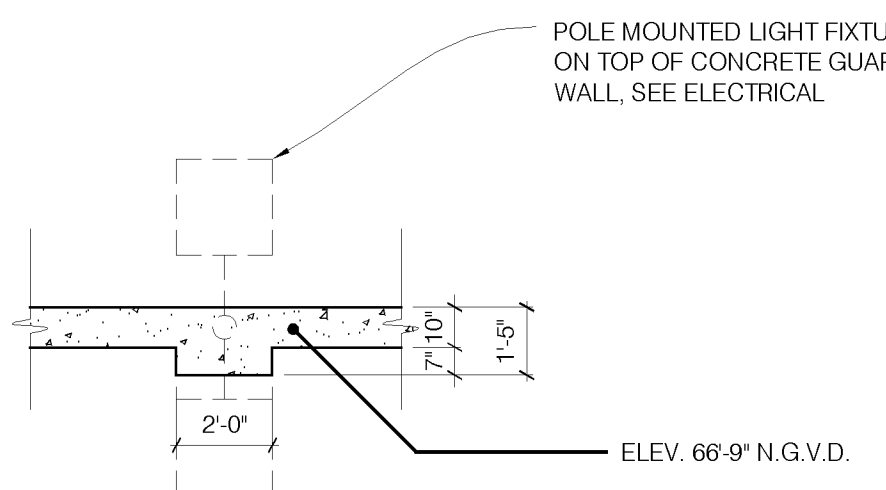
MIAMI, FL 33127

EXISTING GARAGE GROUND LEVEL 05  
OPERATIONS PLAN

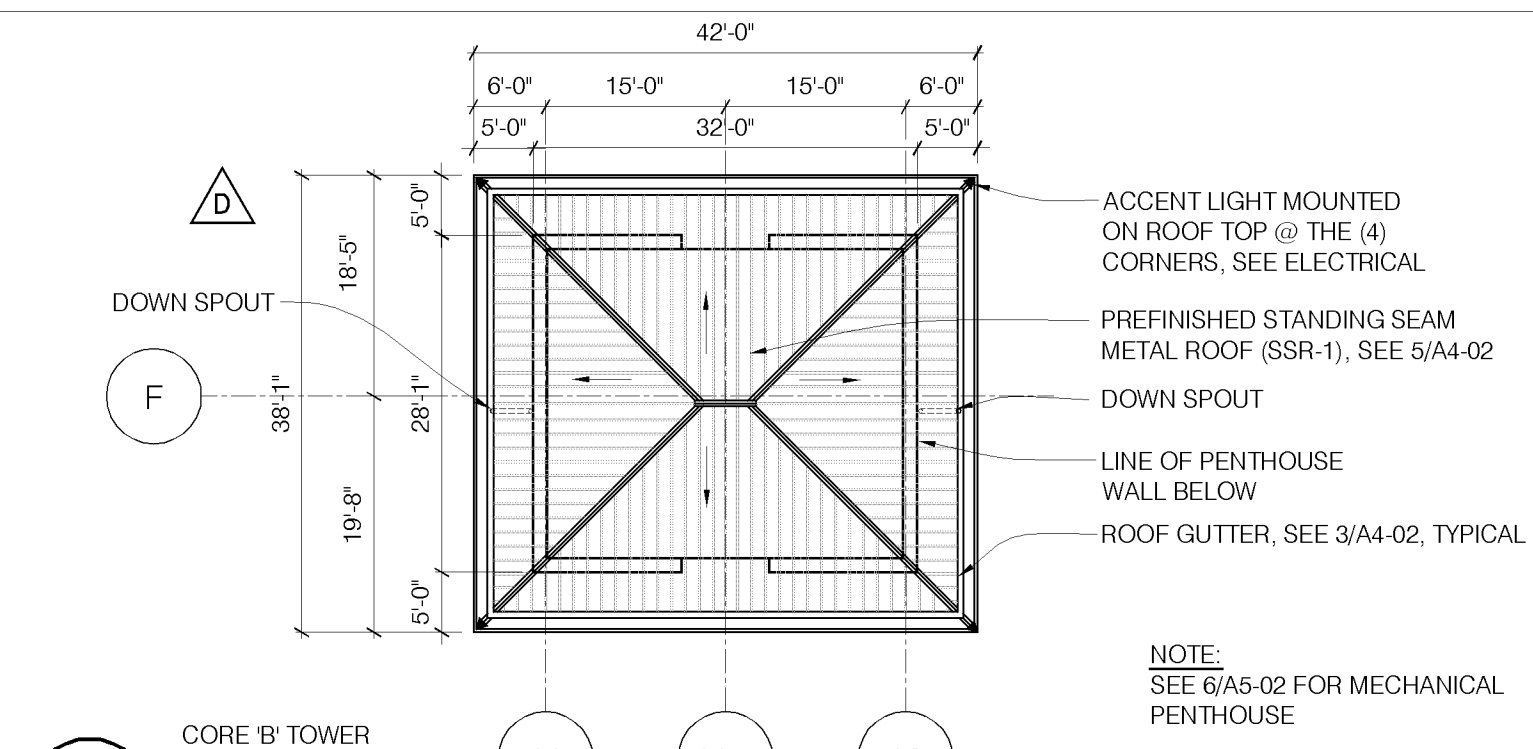
SCALE:

DATE:  
01/10/2022

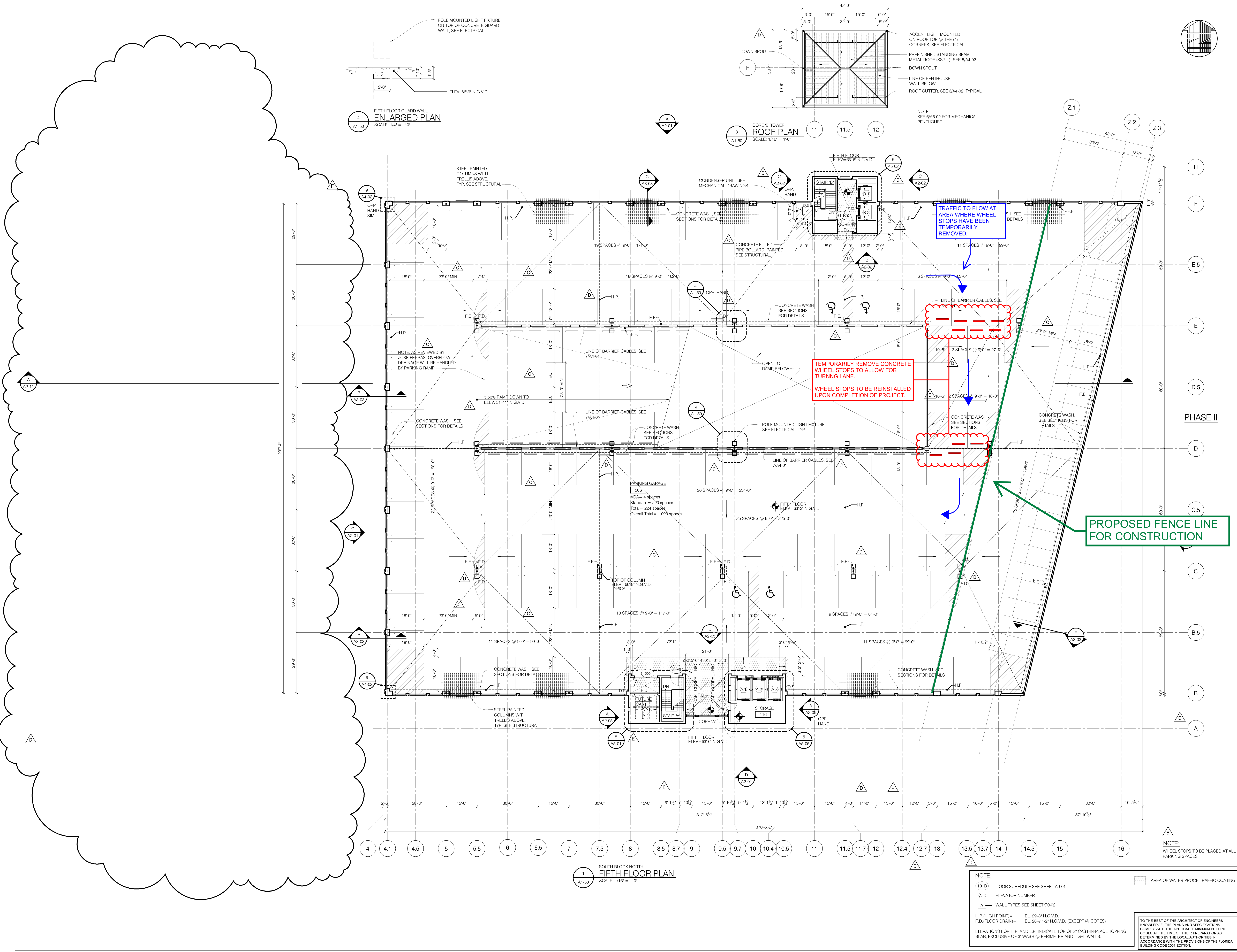
**A014**



4 FIFTH FLOOR GUARD WALL ENLARGED PLAN SCALE: 1/4" = 1'-0"



3 CORE TOWER ROOF PLAN SCALE: 1/16" = 1'-0"



1 SOUTH BLOCK NORTH FIFTH FLOOR PLAN SCALE: 1/16" = 1'-0"

**NOTE:**

- 101B DOOR SCHEDULE SEE SHEET A9-01
- A1 ELEVATOR NUMBER
- A WALL TYPES SEE SHEET G0-02
- H.P. (HIGH POINT) = EL. 28'-3" N.G.V.D.
- F.D. (FLOOR DRAIN) = EL. 28'-7 1/2" N.G.V.D. (EXCEPT @ CORES)
- ELEVATIONS FOR H.P. AND L.P. INDICATE TOP OF 2" CAST-IN-PLACE TOPPING SLAB, EXCLUSIVE OF 3" WASH @ PERIMETER AND LIGHT WALLS.
- AREA OF WATER PROOF TRAFFIC COATING

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE MINIMUM BUILDING CODES AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE 2001 EDITION.

PROJECT: THE SHOPS AT MIDTOWN MIAMI - SOUTH BLOCK NORTH - BUILDING D  
 LOCATION: 3111 North Miami Ave  
 Miami, FL 33127

DATE: BY:  
 11-25-04 - RGS  
 03-24-05 - RGS  
 06-24-05 - RGS  
 08-15-05 - RGS  
 12-05-05 - RGS

ISSUES:  
 A. ISSUED FOR PERMIT REVISIONS AND BID.  
 B. ISSUED FOR PERMIT REVISIONS  
 C. BULLETIN #1  
 D. BULLETIN #4  
 E. ISSUED FOR PERMIT REVISIONS BULLETIN 8

SCALE: 1/16" = 1'-0"  
 WORK ORDER: 03-513  
 DRAWN BY: JIMG  
 CHECKED BY: RGS

OVERALL FIFTH FLOOR PLAN

DEVELOPERS DEVELOPED BY REACT

SB-NORTH  
 DWG NO. A1-50  
 DATE: F

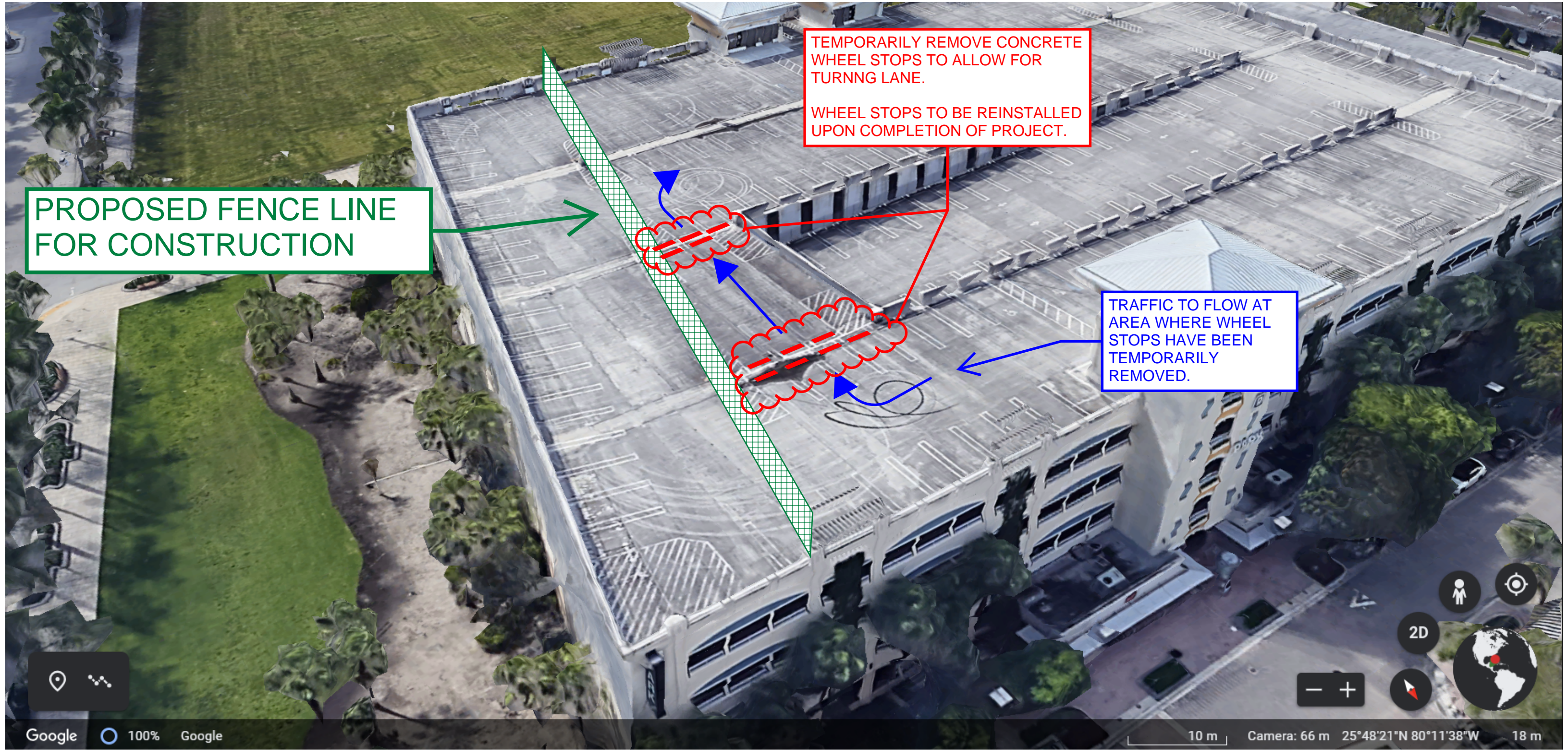
FORUM Architects, LLC  
 1200 Truman Road  
 Cleveland, Ohio 44115  
 216.363.0000 main  
 216.363.1999 fax  
 info@forumarch.com  
 copyright 2006

PETER F. SPITTLER  
 REGISTERED ARCHITECT  
 FL LIC. NO. AR91705

PROPOSED FENCE LINE FOR CONSTRUCTION

TEMPORARILY REMOVE CONCRETE WHEEL STOPS TO ALLOW FOR TURNING LANE.  
WHEEL STOPS TO BE REINSTALLED UPON COMPLETION OF PROJECT.

TRAFFIC TO FLOW AT AREA WHERE WHEEL STOPS HAVE BEEN TEMPORARILY REMOVED.





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

**5**



3718 Interstate Park Rd N  
Riviera Beach, FL 33404

# Estimate

Date	Estimate #
1/1/2024	12396

Name / Address
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

Ship To
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

Terms	Rep	Account #	Project
Net 30	RG		

Description	Qty	Cost	Total			
<p>THIS QUOTE IS FOR THE 2024 - 2025 - 2026 SEASONS            ***NOTE THAT WE MUST HAVE YOUR TAX EXEMPT CERTIFICATE IN ORDER TO NOT CHARGE SALES TAX - PLEASE FORWARD THAT TO US***            *****NOTE TO TAKE LOW VOLTAGE LIGHTS*****            ***MUST DO A BETTER JOB OF CLEANING UP THE SITE AFTER SET-UP &amp; TAKE DOWN - THERE WAS SOME SLOPPINESS LAST YEAR***            **LIGHTS TO BE FULLY OPERATIONAL BY OCTOBER 15TH EACH YEAR AND WILL COME DOWN END OF FEBRUARY 15TH EACH YEAR**            58' TRUCK NEEDED FOR THIS INSTALLATION            INSTRUCTIONS: (ENTER INTERSECTION INFO &amp; ZIP CODE) OR (JOB ADDRESS) BELOW INTO GPS FOR DETAILED DIRECTIONS: NE 36TH STREET AND BUENA VISTA BLVD             AREA IN FRONT OF TARGET (NE 36TH STREET AND BUENA VISTA BLVD):            Light the trunks and fronds of 8 extra large Medjool Palms on the corner (directly in front of Target) with 52 sets of COAXIAL WARM WHITE LED mini lights per tree (30 fronds to be lit per tree)            Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)            58' TRUCK NEEDED FOR THE ABOVE EXTRA LARGE MEDJOOL PALMS</p>				416	30.00	12,480.00T
<p>BUENA VISTA BLVD FROM NE 36TH STREET TO NE 32ND STREET:            Light the trunks and major branches of 21 Royal Poinciana Trees with an average of 12 sets of COAXIAL WARM WHITE LED mini lights per tree AND 10 snowfall tubes per tree (5 of each size)</p>				1	500.00	500.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

Phone #	Fax #	E-mail	Web Site
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
Riviera Beach, FL 33404

# Estimate

Date	Estimate #
1/1/2024	12396

<b>Name / Address</b>
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

<b>Ship To</b>
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	252	30.00	7,560.00T
24" Snowfall tubes	105	30.00	3,150.00T
36" Snowfall tubes	105	40.00	4,200.00T
<b>PARK AREA THAT IS JUST WEST OF BUENA VISTA BLVD BETWEEN 34TH AND 32ND STREET:</b>			
Light the trunks and major branches of 4 large Oak Trees that are closest to Buena Vista Blvd (2 on the north side and 2 on the south side of the park) with 25 sets of COAXIAL WARM WHITE LED mini lights per tree			
Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	100	30.00	3,000.00T
Light the trunk and major branches of a medium sized Gumbo Limbo tree in the center of the park area just west off Buena Vista Ave between 34th & 32nd Street with 12 sets of LOW VOLTAGE WARM WHITE LED mini lights (note that we will need to tap into the existing 12 volt landscape lighting wire) - ***NOTE TO INSTALLER - ONLY 9 SETS OF LIGHTS CAN BE CONNECTED TOGETHER - FOR THIS TREE, SPLIT THE LOAD - RUN 6 SETS OFF OF 1 TAP & GO POWER ADAPTER & 6 MORE OFF ANOTHER TAP & GO POWER ADAPTER***			
Coaxial LOW VOLTAGE WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	12	42.50	510.00T
<b>SOUTHERN GARAGE AT THE FAR SOUTH END OF BUENA VISTA BLVD:</b>			
Wrap 2 street lamps in front of the garage with 2 pieces of custom decorated garland per pole (2 red glitter bows)			
14" Custom decorated and unlit garland	4	125.00	500.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
Riviera Beach, FL 33404

# Estimate

Date	Estimate #
1/1/2024	12396

<b>Name / Address</b>
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

<b>Ship To</b>
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
MIDTOWN BLVD (NE 1ST AVE) BETWEEN NE 36TH STREET AND NE 31ST STREET: Light the trunks (up to the green) of 89 Royal Palms with an average of 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	1,157	30.00	34,710.00T
MIDTOWN BLVD (NE 1ST AVE) BETWEEN NE 31ST STREET AND NE 29TH STREET: Light the trunks (up to the green) of 30 Royal Palms with an average of 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	390	30.00	11,700.00T
Light the trunks of 12 Medjool Palms located just west of the MPark (along North Miami Ave between NE 34th St and NE 32nd St) with 11 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	132	30.00	3,960.00T
Light 20 fronds on each of the above 12 Medjool Palms with 20 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	240	30.00	7,200.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



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1/1/2024	12396

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Terms	Rep	Account #	Project
Net 30	RG		

Description	Qty	Cost	Total
Light the trunks (up to the green husk) of 9 Royal Palms located in the center median between N. Miami Ave & Buena Vista Ave. with 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	117	30.00	3,510.00T
BETWEEN BUENA VISTA AVE & MIDTOWN BLVD (aka NE 1st Ave): Light the trunks (up to the green husk) of 8 Royal Palms located in the center median between Buena Vista Ave & Midtown Blvd (aka NE 1st Ave) with 13 sets of COAXIAL WARM WHITE LED mini light per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	104	30.00	3,120.00T
Light the trunks of 3 Silver Bismark Trees in the center median between Buena Vista Ave & Midtown Blvd (aka NE 1st Ave) with 10 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	30	30.00	900.00T
BETWEEN MIDTOWN BLVD (aka NE 1st Ave) & EAST COAST AVE: Light the trunks (up to the green husk) of 8 Royal palms located in the center median between Midtown Blvd (aka NE 1st Ave) & East Coast Avenue with 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	104	30.00	3,120.00T
Light the trunks of 6 Silver Bismark Trees in the center median between Midtown Blvd (aka NE 1st Ave) & East Coast Avenue with 8 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	48	30.00	1,440.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

Phone #	Fax #	E-mail	Web Site
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
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# Estimate

Date	Estimate #
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<b>Ship To</b>
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 1 OF 3)	1	-10156.00	-10,156.00T
<p>*This is a contract, make sure you understand the terms before you sign it.</p> <p>*Set-up, maintenance, take-down and storage is included. Maintenance is included from November 15th through January 2nd. Repairs outside of that time will cost extra. Lights can be left up until the end of January at no additional charge. Lights to be left up beyond that time will incur additional charges. All greens (trees, wreaths, garland, menorahs, etc.) must come down by January 15th. Any greens left up beyond January 15th at the customers request, will incur additional charges.</p> <p>*Estimates are valid for only 30 days.</p> <p>*All pricing includes all extension cords, staples, tie wraps, etc. in order to complete each job.</p> <p>*All prices are for leased product, unless otherwise noted.</p> <p>***GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFI's. There is no way to prevent GFI protected outlets or breakers from tripping when the LIGHTS get wet. They simply must be reset once they are dried out. Please have someone check them each evening to ensure that power is going to the lights.</p> <p>*In order to minimize the tripping of the GFI outlets make sure to not run your sprinklers at the same time any of the</p>		0.00	0.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
Riviera Beach, FL 33404

# Estimate

Date	Estimate #
1/1/2024	12396

<b>Name / Address</b>
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

<b>Ship To</b>
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
<p>lights are on. Also, DO NOT tape up any connections, this will only trap moisture. Failure to follow these instructions may void the warranty.</p> <p>*Electrical receptacles are necessary for each area to be lit.</p> <p>*All trees &amp; palms must be substantially pruned by September 15th or a minimum of 60 days prior to your turn-on date, failure to do so will result in pruning charges.</p> <p>*Hot glue is the only effective way to attach lights to concrete or stucco surfaces and some residue may be left once the lights are removed. We will make every effort to minimize the leftover residue and damage that may occur when removing the lights but the customer may have to make some repairs to the concrete/stucco surfaces after the lights have been removed. Randy's Holiday Lighting will not be responsible for repairing these surfaces if they become damaged during removal.</p> <p>*INSTALLATION DATES are booked upon receiving your signed contract and a 50% deposit.</p> <p>*Removal of all lighting is done from Jan 2nd through Jan 31 unless other arrangements are made in writing. Removal of all greens (Xmas trees, garland, wreaths, menorahs, etc) is done between January 2nd and January 15th.</p> <p>*All damages or theft to lights and decorations that we have no control over, i.e. vandalism, theft, damage from lawn maintenance equipment, severe weather, electrical surges, or unpruned palm fronds will be billed as an additional charge to the customer. In the event of a disaster (i.e. hurricane, tornado, etc.) damaged lights/decorations or lights that must be reinstalled will be charged to the customer.</p> <p>*All lights are attached by staples and this pricing reflects using staples. If, for any reason, we cannot use staples, there will be an upcharge for alternate methods of attaching lights.</p> <p>*It is necessary many times to drive our trucks on sidewalks in order to install holiday lights but we will not be responsible for any damage our trucks may do to the sidewalks. If you do not want our trucks to drive on your</p>			

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>
	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
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# Estimate

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1/1/2024	12396

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Terms	Rep	Account #	Project
Net 30	RG		

Description	Qty	Cost	Total
<p>sidewalks, you must notify us in writing.</p> <p>* Any legal action brought by or against either party under the terms of this Agreement shall be determined by the laws of the State of Florida, and venue and jurisdiction for said action shall be within the county of Palm Beach and the State of Florida, respectively</p> <p>*Randy's Holiday Lighting must be allowed to install lights up to 60 days prior to your turn on date. The lights will remain unplugged until your turn on date, we will ensure that your lights work properly on that date.</p> <p>*If your lights are not working properly or changes need to be made regarding the decorations, please call Randy's cell phone (561-452-8766) to request repair service. We guarantee to repair or replace them within 48 hours upon notice of the problem. <b>**LICENSED &amp; INSURED**</b></p>			

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.	<b>Subtotal</b>	\$91,404.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$91,404.00

**Print Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

Phone #	Fax #	E-mail	Web Site
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**SERVICES AGREEMENT**  
**(Holiday Lighting)**

**THIS IS A SERVICES AGREEMENT (“Agreement”)**, dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024 (“Effective Date”), between:

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in City of Miami, Miami-Dade County, Florida, and with offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

**RANDY GILLMAN ENTERPRISES, LLC**, a Florida Limited liability company, **d/b/a RANDY’S HOLIDAY LIGHTING**, whose principal address is 3718 Interstate Park Rd N, Riviera Beach, Florida 33404 (hereinafter “Contractor”).

WITNESSETH:

**WHEREAS**, Contractor and District desire to enter into a Services Agreement to provide for the installation of holiday lighting and displays in certain designated areas of the District for three (3) holiday seasons starting 2024 holiday season, under the terms and conditions of this Agreement and any amendments or extensions thereto, while also providing for a Scope of Work; and

**WHEREAS**, at a public meeting, the District Board of Supervisors authorized the proper District officials to execute this Services Agreement for Holiday Lighting.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants hereinafter contained and other good and valuable considerations, the receipt thereof is hereby acknowledged, the parties hereto do agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Duties.** The duties, obligations and responsibilities of Contractor are more particularly described herein and in the Scope of Work, Estimate #12396, attached hereto and incorporated herein as Exhibit A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Included as part of the services to be provided by Contractor, but not limited to, are the following:

- a. Provide all labor and materials necessary to complete the Scope of Work except as specifically stated in the Scope of Work.
- b. Provide District with the materials set forth in the Scope of Work.
- c. Clean, store, and secure materials when not in use.
- d. All lights and materials shall be installed and fully operational by October 15th of each year of this Agreement, on a mutually agreed upon day.
- e. Contractor may begin removing the materials for cleaning and storage beginning on January 20th of each year of this Agreement to be completed by February 15 of each year of this Agreement.
- f. Provide service and continued maintenance to lights and materials while displayed and in accordance with the Scope of Work.

- g. Provide the services as described in Exhibit A and such other necessary services as are standard in the industry in order to perform under this Agreement.

All personnel provided by Contractor pursuant to this Agreement shall perform the Services hereunder in a professional manner, consistent with all state, local, and federal laws, rules, and ordinances. District may adjust the Scope of Services to be provided under this Agreement. In the event such adjustment in the Scope of Services results in additional labor or materials, Contractor shall first furnish District with a proposal for such additional work, which, if accepted by the District Board of Supervisors, shall become an amendment to this Agreement.

**Section 3. Compensation.** District shall pay to the Contractor the annual amounts set forth below, minus deductions for work/services removed from the Scope of Work for a particular year, due on the stated days and upon completion of the Scope of Work on an annual basis:

Contract Years	Annual Amount	Payable to Contractor
2024, 2025, 2026	\$91,404.00	50% deposit in August, 2024 and final payment (remaining 50%) upon complete removal of lights and materials

Contractor shall provide the District with an invoice for deposit and upon completion of the Scope of Work for a particular year. All invoices are due and payable upon receipt.

**Section 4. Contractor’s Acceptance of Conditions.** The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Scope of Work pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

**Section 5. Waiver.** It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with the terms of this Agreement and related Scope of Work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related work.

**Section 6. Indemnification.** Contractor agrees to so conduct its activities upon the premises as not to endanger any person lawfully thereon and agrees to indemnify and hold harmless the District, its officers, agents and employees from and against all claims, suits, actions, damages, liabilities, expenditures or causes of action of any kind arising out or in any way connected to activity or inactivity of Contractor and resulting or occurring from any negligent act, omission or error of Contractor, its agents, members or guests, resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted premises or improvements thereto, or arising from the use of said premises.

**Section 7. Insurance.** Prior to the commencement of this Agreement and at any time upon request, Contractor shall provide evidence to District of compliance with the following insurance requirements:

- A. Commercial General Liability Insurance and Errors and Omission Insurance \$1,000,000 each occurrence, \$1,000,000 general aggregate
- B. Workers Compensation and Employers’ Liability Insurance

\$1,000,000 each occurrence

- C. Automobile Liability Insurance  
\$500,000 each occurrence

Contractor shall pay for and maintain, at Contractor's expense, such insurance throughout the term and any extended terms of this Agreement.

District shall be named as an additional named insured on all required policies of liability insurance.

**Section 8. Independent Contractor.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

**Section 9. Manager.** The foreman for Contractor shall communicate with the Operations Manager on a regular basis for matters relating to the Scope of Work under this Agreement.

**Section 10. Term.** The performance of services under this Agreement shall commence upon the Effective Date of this Agreement. The term of this Agreement shall be three (3) years, subject to extension upon the mutual agreement of the parties.

**Section 11. Agreement.** This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

**Section 12. Electric.** District shall provide all necessary and suitable electrical connections and outlets required by Contractor for the installation of decorations as provided in the Scope of Work, at District's expense.

**Section 13. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor. Additional work may be added to the Agreement upon the mutual agreement of the parties which additional work shall be in the form of an Amendment to the Agreement.

**Section 14. Assignment.** This Agreement, or any portion thereof, shall not be assigned in any way by either party without the express written consent of the other party.

**Section 15. Termination.** District may terminate this Agreement for convenience and without any liability therefor by providing written notice to Contractor no later than September 1st of the contract year in which termination is to be effective. District may reduce the total program provided under this Agreement by up to ten (10%) percent, provided District provide written notice of such intention to Contractor prior to September 1<sup>st</sup> of any contract year in which the reduced program will be effective. District agrees that if the District terminates the Agreement for convenience prior to the expiration of its full three (3) year term, the District agrees to pay the Contractor no more than \$10,156.00, which consists of the ten (10%) discount being provided by the Contractor. If the District terminates the Agreement for cause, which is solely determined by the District, the District will not pay any additional amounts to the Contractor in exchange for the ten (10%) discount. Upon any termination of this agreement, the Contractor shall be entitled to payment for work and services performed in accordance with the Agreement up until the effective date of the termination, subject to whatever offsets or claims the District may have against the Contractor.

**Section 16. Notices.** All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by U.S. Certified Mail, Return Receipt Requested, postage prepaid, or by overnight delivery service, to the parties, as follows:

**A. If to the District: Midtown Miami Community Development District**  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

**With a copy to: District Counsel**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attn: Dennis E. Lyles, Esq.

**B. If to Contractor: Randy Gillman Enterprises, LLC**  
d/b/a Randy’s Holiday Lighting  
3718 Intersate Park Road  
N. West Palm Beach, Florida 33404  
Attn: Randy Gillman, President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**Section 17. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

**Section 18. Enforcement of Agreement.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**Section 19. Controlling Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

**Section 20. Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

**Section 21. Public Records.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of

public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**WRATHELL, HUNT AND ASSOCIATES, LLC.  
2300 GLADES ROAD #410W  
BOCA RATON, FL 33431  
TELEPHONE: (877)276-0889  
EMAIL: WRATHELLC@WHHASSOCIATES.COM**

**Section 22. Definitions.** Terms used in this Agreement that are defined in the Request for Proposal shall have the meanings indicated therein.

**Section 23. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**Section 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

**Section 25. Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**Section 26. Conflict.** To the extent that there is a conflict with respect to any provisions of this Agreement or Exhibit A, the provisions in the main body of this Agreement shall govern over Exhibit A.

**Section 27. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**Section 28. Emergency Response.** Contractor shall immediately respond and take necessary reasonable action in the event of an impending hurricane or other weather-related event or a declared state of emergency. Immediate response shall mean that Contractor shall provide sufficient staff, equipment, vehicles, and supplies necessary to provide protection to District property and the public from any damages or injury. It is not the intent of this section to require Contractor to remove all lights in the event of an impending hurricane or weather-related event.

**Section 29. Acts of God.** In the event of any strike or similar action, union picketing, labor disputes, disturbance, Acts of God, or other circumstances over which Contractor has no control and which causes the prevention of or the interference with the provision of services under this Agreement, Contractor in its sole discretion reserves the right to suspend this Agreement until the cessation of such matters. During such period of cessation, District shall be relieved of any payment obligations to Contractor. This also includes but is not limited to hurricane warnings, mandatory evacuations, advisory evacuations or acts of terrorism. Nothing herein shall prohibit District from exercising its right to terminate the Agreement for convenience.

**Section 30. Responsibility for Losses.** Contractor shall not be responsible for any losses to District as a result of burglary, theft, fire or any other causes, except in the case of negligence or the part of Contractor or its employees. District shall orally notify Contractor of any loss or intended claim against Contractor's insurance carriers within three (3) business days of such loss occurring or having been discovered by District, whichever is later, and shall notify Contractor in writing within ten (10) days of such loss occurring or having been discovered by District.

**Section 31. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement,



based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**Section 32. Scrutinized Company Certification.** Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes Contractor further certifies that:

A. Contractor is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:

1. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
2. Have a material business relationship involving the supply of military equipment, or
3. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
4. Have been complicit in the genocidal campaign in Darfur.

C. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:

1. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
2. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.

D. Contractor is not engaged in business operations in Cuba or Syria.

If Contractor acknowledges that this Agreement may be terminated at the option of the District if Contractor is found to have submitted a false certification.

The scrutinized company list is maintained by the State Board of Administration and available at <http://www.sbafla.com/>

**Section 33. Responsible Vendor Determination.** Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**IN WITNESS WHEREOF**, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**MIDTOWN MIAMI COMMUNITY  
DEVELOPMENT DISTRICT**


\_\_\_\_\_  
Secretary/Assistant Secretary


By: \_\_\_\_\_  
Chair, Board of Supervisors


\_\_\_\_ day of \_\_\_\_\_, 2023

Witnesses:

**RANDY GILLMAN ENTERPRISES, LLC, a  
Florida limited liability company, d/b/a  
RANDY'S HOLIDAY LIGHTING**

  
Name: Brenna Lauren

By:   
Title: Owner

  
Name: PATRICIA MAITO

(CORPORATE SEAL)

\_\_\_\_ day of \_\_\_\_\_, 2023

**EXHIBIT A**  
**SCOPE OF WORK**



3718 Interstate Park Rd N  
Riviera Beach, FL 33404

# Estimate

Date	Estimate #
1/1/2024	12396

<b>Name / Address</b>
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

<b>Ship To</b>
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
<p>THIS QUOTE IS FOR THE 2024 - 2025 - 2026 SEASONS</p> <p>***NOTE THAT WE MUST HAVE YOUR TAX EXEMPT CERTIFICATE IN ORDER TO NOT CHARGE SALES TAX - PLEASE FORWARD THAT TO US***</p> <p>**** NOTE TO TAKE LOW VOLTAGE LIGHTS*****</p> <p>***MUST DO A BETTER JOB OF CLEANING UP THE SITE AFTER SET-UP &amp; TAKE DOWN - THERE WAS SOME SLOPPINESS LAST YEAR***</p> <p>**LIGHTS TO BE FULLY OPERATIONAL BY OCTOBER 15TH EACH YEAR AND WILL COME DOWN END OF FEBRUARY 15TH EACH YEAR**</p> <p>58' TRUCK NEEDED FOR THIS INSTALLATION</p> <p>INSTRUCTIONS: (ENTER INTERSECTION INFO &amp; ZIP CODE) OR (JOB ADDRESS) BELOW INTO GPS FOR DETAILED DIRECTIONS: NE 36TH STREET AND BUENA VISTA BLVD</p> <p>ARE A IN FRONT OF TARGET (NE 36TH STREET AND BUENA VISTA BLVD):</p> <p>Light the trunks and fronds of 8 extra large Medjool Palms on the corner (directly in front of Target) with 52 sets of COAXIAL WARM WHITE LED mini lights per tree (30 fronds to be lit per tree)</p> <p>Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)</p> <p>58' TRUCK NEEDED FOR THE ABOVE EXTRA LARGE MEDJOOL PALMS</p> <p>BUENA VISTA BLVD FROM NE 36TH STREET TO NE 32ND STREET:</p> <p>Light the trunks and major branches of 21 Royal Poinciana Trees with an average of 12 sets of COAXIAL WARM WHITE LED mini lights per tree AND 10 snowfall tubes per tree (5 of each size)</p>			
	416	30.00	12,480.00T
	1	500.00	500.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS,  
YOUR SATISFACTION IS GUARANTEED.

<b>Subtotal</b>
<b>Sales Tax (0.0%)</b>
<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
Riviera Beach, FL 33404

# Estimate

Date	Estimate #
1/1/2024	12396

<b>Name / Address</b>
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

<b>Ship To</b>
95 south all the way into Dade County then exit onto 195 east, go 1/2 mile, then take exit 2B (Biscayne Blvd) and go straight past US 1, Midtown will be 1/4 mile ahead on the left

<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	252	30.00	7,560.00T
24" Snowfall tubes	105	30.00	3,150.00T
36" Snowfall tubes	105	40.00	4,200.00T
<b>PARK AREA THAT IS JUST WEST OF BUENA VISTA BLVD BETWEEN 34TH AND 32ND STREET:</b>			
Light the trunks and major branches of 4 large Oak Trees that are closest to Buena Vista Blvd (2 on the north side and 2 on the south side of the park) with 25 sets of COAXIAL WARM WHITE LED mini lights per tree			
Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	100	30.00	3,000.00T
Light the trunk and major branches of a medium sized Gumbo Limbo tree in the center of the park area just west off Buena Vista Ave between 34th & 32nd Street with 12 sets of LOW VOLTAGE WARM WHITE LED mini lights (note that we will need to tap into the existing 12 volt landscape lighting wire) - ***NOTE TO INSTALLER - ONLY 9 SETS OF LIGHTS CAN BE CONNECTED TOGETHER - FOR THIS TREE, SPLIT THE LOAD - RUN 6 SETS OFF OF 1 TAP & GO POWER ADAPTER & 6 MORE OFF ANOTHER TAP & GO POWER ADAPTER***			
Coaxial LOW VOLTAGE WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	12	42.50	510.00T
<b>SOUTHERN GARAGE AT THE FAR SOUTH END OF BUENA VISTA BLVD:</b>			
Wrap 2 street lamps in front of the garage with 2 pieces of custom decorated garland per pole (2 red glitter bows)			
14" Custom decorated and unlit garland	4	125.00	500.00T

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.

**Subtotal**

**Sales Tax (0.0%)**

**Total**

**Print Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
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1/1/2024	12396

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Terms	Rep	Account #	Project
Net 30	RG		

Description	Qty	Cost	Total
MIDTOWN BLVD (NE 1ST AVE) BETWEEN NE 36TH STREET AND NE 31ST STREET: Light the trunks (up to the green) of 89 Royal Palms with an average of 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	1,157	30.00	34,710.00T
MIDTOWN BLVD (NE 1ST AVE) BETWEEN NE 31ST STREET AND NE 29TH STREET: Light the trunks (up to the green) of 30 Royal Palms with an average of 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	390	30.00	11,700.00T
Light the trunks of 12 Medjool Palms located just west of the MPark (along North Miami Ave between NE 34th St and NE 31st St) with 11 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	132	30.00	3,960.00T
Light 20 fronds on each of the above 12 Medjool Palms with 20 sets of COAXIAL WARM WHITE LED mini lights per tree Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	240	30.00	7,200.00T
ALL LIGHTS BELOW ARE TO BE INSTALLED IN THE MEDIANS ON NE 34TH STREET: BETWEEN N. MIAMI AVE & BUENA VISTA AVE:			

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**Subtotal**

**Sales Tax (0.0%)**

**Total**

**Print Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

Phone #	Fax #	E-mail	Web Site
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3718 Interstate Park Rd N  
Riviera Beach, FL 33404

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Date	Estimate #
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<b>Name / Address</b>
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

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<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
Ligh the trunks (up to the green husk) of 9 Royal Palms located in the center median between N. Miami Ave & Buena Vista Ave. with 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coax al WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	117	30.00	3,510.00T
BET VEEN BUENA VISTA AVE & MIDTOWN BLVD (aka NE 1st Ave): Ligh the trunks (up to the green husk) of 8 Royal Palms located in the center median between Buena Vista Ave & Midtown Blvd (aka NE 1st Ave) with 13 sets of COAXIAL WARM WHITE LED mini light per tree Coax al WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	104	30.00	3,120.00T
Ligh the trunks of 3 Silver Bismark Trees in the center median between Buena Vista Ave & Midtown Blvd (aka NE 1st Ave) with 10 sets of COAXIAL WARM WHITE LED mini lights per tree Coax al WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	30	30.00	900.00T
BET VEEN MIDTOWN BLVD (aka NE 1st Ave) & EAST COAST AVE: Ligh the trunks (up to the green husk) of 8 Royal palms located in the center median between Midtown Blvd (aka NE 1st Ave) & East Coast Avenue with 13 sets of COAXIAL WARM WHITE LED mini lights per tree Coax al WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	104	30.00	3,120.00T
Ligh the trunks of 6 Silver Bismark Trees in the center median between Midtown Blvd (aka NE 1st Ave) & East Coast Avenue with 8 sets of COAXIAL WARM WHITE LED mini lights per tree Coax al WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	48	30.00	1,440.00T

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<b>Subtotal</b>
<b>Sales Tax (0.0%)</b>
<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
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1/1/2024	12396

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<b>Ship To</b>
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<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 1 OF 3)	1	-10156.00	-10,156.00T
*This is a contract, make sure you understand the terms before you sign it. *Setup, maintenance, take-down and storage is included. Maintenance is included from November 15th through January 2nd. Repairs outside of that time will cost extra. Lights can be left up until the end of January at no additional charge. Lights to be left up beyond that time will incur additional charges. All greens (trees, wreaths, garland, menorahs, etc.) must come down by January 15th. Any greens left up beyond January 15th at the customers request, will incur additional charges. *Estimates are valid for only 30 days. *All pricing includes all extension cords, staples, tie wraps, etc. in order to complete each job. *All prices are for leased product, unless otherwise noted. ***GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFIs. There is no way to prevent GFI protected outlets or breakers from tripping when the LIGHTS get wet. They simply must be reset once they are dried out. Please have someone check them each evening to ensure that power is going to the lights. *In order to minimize the tripping of the GFI outlets make sure to not run your sprinklers at the same time any of the		0.00	0.00T

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YOUR SATISFACTION IS GUARANTEED.

**Subtotal**

**Sales Tax (0.0%)**

**Total**

**Print Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com





3718 Interstate Park Rd N  
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# Estimate

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1/1/2024	12396

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<b>Terms</b>	<b>Rep</b>	<b>Account #</b>	<b>Project</b>
Net 30	RG		

Description	Qty	Cost	Total
<p>lights are on. Also, DO NOT tape up any connections, this will only trap moisture. Failure to follow these instructions may void the warranty.</p> <p>*Electrical receptacles are necessary for each area to be lit.</p> <p>*All trees &amp; palms must be substantially pruned by September 15th or a minimum of 60 days prior to your turn-on date. Failure to do so will result in pruning charges.</p> <p>*Hot glue is the only effective way to attach lights to concrete or stucco surfaces and some residue may be left once the lights are removed. We will make every effort to minimize the leftover residue and damage that may occur when removing the lights but the customer may have to make some repairs to the concrete/stucco surfaces after the lights have been removed. Randy's Holiday Lighting will not be responsible for repairing these surfaces if they become damaged during removal.</p> <p>*INSTALLATION DATES are booked upon receiving your signed contract and a 50% deposit.</p> <p>*Removal of all lighting is done from Jan 2nd through Jan 31 unless other arrangements are made in writing. Removal of all greens (Xmas trees, garland, wreaths, menorahs, etc) is done between January 2nd and January 15th.</p> <p>*All damages or theft to lights and decorations that we have no control over, i.e. vandalism, theft, damage from lawn maintenance equipment, severe weather, electrical surges, or unpruned palm fronds will be billed as an additional charge to the customer. In the event of a disaster (i.e. hurricane, tornado, etc.) damaged lights/decorations or lights that must be reinstalled will be charged to the customer.</p> <p>*All lights are attached by staples and this pricing reflects using staples. If, for any reason, we cannot use staples, there will be an upcharge for alternate methods of attaching lights.</p> <p>*It is necessary many times to drive our trucks on sidewalks in order to install holiday lights but we will not be responsible for any damage our trucks may do to the sidewalks. If you do not want our trucks to drive on your</p>			

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<b>Subtotal</b>
<b>Sales Tax (0.0%)</b>
<b>Total</b>

**Print Name** \_\_\_\_\_

**Signature**

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com



3718 Interstate Park Rd N  
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# Estimate

Date	Estimate #
1/1/2024	12396

Name / Address
Midtown Miami Community Development Distr Deborah, Tariq Samuel, Bayzid 3401 N. Miami Ave Miami, FL 33127 786-554-3855, 305-573-3371

Ship To
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Terms	Rep	Account #	Project
Net 30	RG		

Description	Qty	Cost	Total
<p>side walks, you must notify us in writing.</p> <p>* Any legal action brought by or against either party under the terms of this Agreement shall be determined by the laws of the State of Florida, and venue and jurisdiction for said action shall be within the county of Palm Beach and the State of Florida, respectively</p> <p>*Randy's Holiday Lighting must be allowed to install lights up to 60 days prior to your turn on date. The lights will remain unplugged until your turn on date, we will ensure that your lights work properly on that date.</p> <p>*If your lights are not working properly or changes need to be made regarding the decorations, please call Randy's cell phone : (561-452-8766) to request repair service. We guarantee to repair or replace them within 48 hours upon notice of the problem. **LICENSED &amp; INSURED**</p>			

WE USE ONLY THE HIGHEST QUALITY COMMERCIAL GRADE PRODUCTS, YOUR SATISFACTION IS GUARANTEED.

<b>Subtotal</b>	\$91,404.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$91,404.00

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Phone #	Fax #	E-mail	Web Site
800-687-7703	561-845-8008	randy@randysholidaylighting.com	randysholidaylighting.com

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



4401 S. Pinemont Dr, Suite 200  
 Houston, Texas 77041  
 (713) 776-8324  
[sales.usa@designa.com](mailto:sales.usa@designa.com)

Quotation	
Price Quotation Number:	0112MM
Please indicate this number when ordering	
Date:	15-Dec-23
Reference:	System Upgrade

Customer/Buyer:	Midtown Miami CDD	Terms:	50/50
Company:	Midtown Miami CDD	FOB:	Origin
Site:	3401 N. Miami Ave Ste 132 Miami, Florida 33127	Estimated Delivery:	8 weeks
E-Mail:	<a href="mailto:TCaraway@universalparking.com">TCaraway@universalparking.com</a>		
Tel:	352.427.5679		

Item	Qty	Description		Price
1	1	Dell R630 Power Egde Server	\$5,982.00	\$5,982.00
2	1	Microsoft Windows Server Standard Edition -16 Cores	\$1,879.00	\$1,879.00
3	1	License MS SQL Server 2019 Standard	\$1,582.00	\$1,582.00
4	1	OS and SQL Software Installation	\$600.00	\$600.00
5	42	Designa Elements Base Software	\$708.00	\$29,736.00
6	42	Designa Elements Credit Card Software	\$115.00	\$4,830.00
7	42	Designa Elements Validation	\$228.00	\$9,576.00
8	1	Elements Installation	\$2,800.00	\$2,800.00
9	1	Installation, Configuration and Testing (Data Migration)	\$4,000.00	\$4,000.00
10	1	Freight	\$400.00	\$400.00
			<b>SubTotal</b>	<b>\$61,385.00</b>
			<b>Tax</b>	
			<b>Total</b>	<b>\$61,385.00</b>

This quotation automatically expires in 60 days. Minimum billing per order is \$ 200.00. Materials or products or other manufacturers or source, used as a whole or in part as accessories to the products proposed, are guaranteed in the same manner as they are guaranteed to DESIGNA. Any or all engineering drawings, specifications, installation instructions or diagrams relative to all products proposed are not guaranteed to be free from error. All orders are subject to acceptance by DESIGNA. Confidential System designs, equipment configurations, project implementation plans and pricing contained in this proposal are propriety. They may not be copied, communicated, or shared outside the recipient's organization except as authorized by DESIGNA.

Accepted Date: \_\_\_\_\_

Quotation By: Chris Agrell

By: \_\_\_\_\_

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

## Daniel Rom

---

Good morning everyone. As a follow-up to my email below, the BankUnited folks sent an update to their rate for the Insured Cash Sweep Program (ICS). As everyone will recall per their previous term sheet CitiBank adjusts their rates periodically based upon the Fed's Fund rate minus 75 basis points. The Fed's Funds Rate has moved up to 5.5% and therefore the new interest rate on the BankUnited ICS account is 4.75%. This is higher than the interest rate of 4.5% offered for the Finemark ICS. Districts like Sunshine and Midtown that have a great deal of cash in their current Finemark ICS accounts can benefit from this rate increase. Reminder the ICS program at BankUnited and Finemark are 100% FDIC insured.

If you have any questions, let me know. Thanks Craig

---

District Managers

Good afternoon. For a number of years, Finemark Bank has been providing the Insured Cash Sweep Program (ICS) to a number of our special district clients with 'excess cash' in their **operating accounts** exceeding monthly operating needs (savings beyond \$250,000 after netting out necessary operating funds). This ICS program, not offered by most qualified public depositories (QPD's) in the State of Florida, has been a fantastic program for our clients since it is a fully FDIC insured savings program. Finemark Bank would deposit the funds through the ICS service and thereby parking those funds with multiple FDIC insured banks to ensure that no participating bank's balance exceeded \$250,000 (The district's funds were fully FDIC insured). Finemark Bank has also provided excellent service. Unfortunately, in this rising interest rate environment, Finemark didn't increase the interest rates on their ICS and money market products to remain competitive until just this month (Finemark just committed to raise their ICS rate to 4.5% this month after we shared the attached competitive rates proposed by Synovus and BankUnited).

Accordingly, Chuck Adams and I have been working with our banking contacts this past couple months to explore potential higher yielding savings alternatives. The two currently identified competitive options are as follows:

- 1) **Synovus** has offered a competitive government money market program (attached above) with competitive rates (as of August 21, 2023, 4.75%; Federal Funds Rate minus 75 basis points for balances exceeding \$500,000). The Synovus money market is FDIC insured on the first \$250,000 (not FDIC insured beyond \$250,000) and collateralized as defined by Chapter 280, Florida Statutes (a requirement of Qualified Public Depositories that wish to do banking business with Florida local governments such as special districts).
- 2) **BankUnited** has offered a competitive Insured Cash Sweep (ICS) money market product (attached above) which is FDIC insured up to \$150,000,000. This BankUnited Insured Cash Sweep Program (ICS) is structurally the same as the aforementioned Finemark ICS Program. Thus, BankUnited would deposit the funds through the ICS service and thereby parking those funds with multiple FDIC insured banks to ensure that no participating bank's balance exceeded \$250,000 (The district's funds were fully FDIC insured). The current rate offered is 4.50% based on the current Federal Funds Rate minus 100 basis points. The aforementioned rate is not based upon a minimum monthly balance (less than \$500,000 on deposit will still earn the same rate). BankUnited is also a Qualified Public Depository and is required to collateralize public funds as defined by Chapter 280, Florida Statutes.

As previously articulated, now that Finemark Bank is offering a 4.5% rate for its ICS Program, it once again is providing a competitive rate. If our clients wish to continue to participate in the Finemark Bank Insured Cash Sweep Program (ICS), we will honor that request and I am sure Finemark will continue to offer its exceptional customer service (the previously uncompetitive rates being the only issue of concern).

Please work with accounting to review your balance sheets related to your operating funds for your respective districts to see if any of these savings programs would benefit our clients. Please feel free to share with our clients the attached informational materials should they have excess operating cash to invest.

Thanks Craig

Thanks,

**Daniel Rom**  
**District Manager**  
**Wrathell, Hunt and Associates, LLC**  
**Phone: 561.571.0010**  
**Toll Free: 877.276.0889**  
**Fax: 561.571.0013**  
**Cell: 561.909.7930**  
**E-Mail: [romd@whhassociates.com](mailto:romd@whhassociates.com)**

**Mailing Address (for all payments sent via US Mail):**

**P.O. Box 810036**  
**Boca Raton, FL 33481**

**Physical Address (for all payments sent via express services):**

**2300 Glades Road, Suite 410W**  
**Boca Raton, FL 33431**

Thanks,

**Daniel Rom**  
**District Manager**  
**Wrathell, Hunt and Associates, LLC**  
**Phone: 561.571.0010**  
**Toll Free: 877.276.0889**  
**Fax: 561.571.0013**  
**Cell: 561.909.7930**  
**E-Mail: [romd@whhassociates.com](mailto:romd@whhassociates.com)**

**Mailing Address (for all payments sent via US Mail):**

**P.O. Box 810036**  
**Boca Raton, FL 33481**

**Physical Address (for all payments sent via express services):**

**2300 Glades Road, Suite 410W**  
**Boca Raton, FL 33431**

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**9**



## RESOLUTION 2024-01

**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 BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR 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 4, currently held by Kiahna Perez and Seat 5, currently held by Pietro Riccobono, are scheduled for the General Election in November 2024. 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, 2024, 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 FEBRUARY, 2024.**

**ATTEST:**

**MIDTOWN MIAMI COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
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 10, 2024, and close at noon on June 14, 2024. 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 two (2) seats up for election, specifically seats 4 and 5. 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 5, 2024, 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**

**10**

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

January 19, 2024

3C Payment USA Corp.  
PO Box 4554  
Oak Brook, IL 60522-4554  
Attn: President

VIA CERTIFIED MAIL

Re: Order Form and Conditions To Supply Credit Card Processing Services to Midtown Miami CDD ("**Agreement**")

To Whom It May Concern,

As per section 1.3 of the Conditions, we are writing to provide three (3) months' notice and formally terminate, as stated in the above referenced Agreement, effective April 18, 2024. At that time, please discontinue any further services under the Agreement and remove any of your equipment that may be located on District property. Further, please send any final invoice for services rendered through the date of termination.

Thank you for your cooperation in this transition. If you have any questions, please contact our office at (561) 571-0010.

Sincerely,



Daniel Rom  
District Manager

9589 0710 5270 1017 2055 91

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ 4.35

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>3.55</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
\$ 1.63

**Total Postage and Fees**  
\$ 8.53

Sent To \_\_\_\_\_  
 Street and Apt. No \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, J



**3C Payment USA Corp.**  
**Attn: President**  
**PO Box 4554**  
**Oak Brook, IL 60522-4554**

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**11**



## Change Request - Miami CDD Parking Office

backoffice at vproc.com <noreply@fs24.formsite.com>

Fri 1/19/2024 4:05 PM

To:Jaimie Rosario <JRosario@universalparking.com>



Hi Jaimie,

We have received your change request ticket for Miami CDD Parking Office. All change requests will be reviewed within 1 business day. As soon as we have an update, or if we need additional documents, we'll contact you. Need to send us documents?

### Secure File Upload

You can always [Send Us A Message](#) or call our office at 305-917-7000 if you have any questions or need guidance.

The Velocity Processing Team  
[velocityprocessing.com](http://velocityprocessing.com)

<b>Reference #</b>	22694570
<b>Status</b>	Complete
<b>Business Name</b>	Miami CDD Parking Office
<b>First Digit</b>	"8"
<b>MID</b>	8030549839
<b>First Name</b>	Jaimie
<b>Last Name</b>	Rosario
<b>Email</b>	<a href="mailto:jrosario@universalparking.com">jrosario@universalparking.com</a>
<b>Phone #</b>	7863905357
<b>Topics</b>	Account Closure
<b>Description</b>	Using another vendor Cancel date 2/18/24

<b>Fees Due</b>	I acknowledge that merchant account fees are paid in arrears and that my business is responsible for paying all fees due in accordance with my merchant account agreement.
<b>Chargebacks</b>	I acknowledge that the card brands (Visa, Mastercard, American Express, and Discover) allow customers to issue chargebacks up to 180 days after the transaction, and that my business is responsible for any chargebacks in accordance with my merchant account agreement.
<b>Reimbursement</b>	I acknowledge that there are fixed monthly expenses associated with keeping my merchant account active, regardless of dormancy or processing volume. The fees paid shall not be reimbursed due to inactivity in accordance with my merchant account agreement.
<b>Priority</b>	Standard
<b>Status</b>	Open
<b>Last Update</b>	2024-01-19 16:04:54
<b>Start Time</b>	2024-01-19 16:03:52
<b>Finish Time</b>	2024-01-19 16:04:54
<b>IP</b>	73.124.19.74
<b>Browser</b>	Chrome
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://forms.velocityprocessing.com/">https://forms.velocityprocessing.com/</a>

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## Change Request - Miami CDD Parking West

backoffice at vproc.com <noreply@fs24.formsite.com>

Fri 1/19/2024 4:03 PM

To:Jaimie Rosario <JRosario@universalparking.com>



Hi Jaimie,

We have received your change request ticket for Miami CDD Parking West. All change requests will be reviewed within 1 business day. As soon as we have an update, or if we need additional documents, we'll contact you. Need to send us documents?

### Secure File Upload

You can always [Send Us A Message](#) or call our office at 305-917-7000 if you have any questions or need guidance.

The Velocity Processing Team  
[velocityprocessing.com](http://velocityprocessing.com)

<b>Reference #</b>	22694564
<b>Status</b>	Complete
<b>Business Name</b>	Miami CDD Parking West
<b>First Digit</b>	"8"
<b>MID</b>	8030550340
<b>First Name</b>	Jaimie
<b>Last Name</b>	Rosario
<b>Email</b>	<a href="mailto:jrosario@universalparking.com">jrosario@universalparking.com</a>
<b>Phone #</b>	7863905357
<b>Topics</b>	Account Closure
<b>Description</b>	Using another vendor Cancel date 2/18/24

<b>Fees Due</b>	I acknowledge that merchant account fees are paid in arrears and that my business is responsible for paying all fees due in accordance with my merchant account agreement.
<b>Chargebacks</b>	I acknowledge that the card brands (Visa, Mastercard, American Express, and Discover) allow customers to issue chargebacks up to 180 days after the transaction, and that my business is responsible for any chargebacks in accordance with my merchant account agreement.
<b>Reimbursement</b>	I acknowledge that there are fixed monthly expenses associated with keeping my merchant account active, regardless of dormancy or processing volume. The fees paid shall not be reimbursed due to inactivity in accordance with my merchant account agreement.
<b>Priority</b>	Standard
<b>Status</b>	Open
<b>Last Update</b>	2024-01-19 16:03:46
<b>Start Time</b>	2024-01-19 16:02:51
<b>Finish Time</b>	2024-01-19 16:03:46
<b>IP</b>	73.124.19.74
<b>Browser</b>	Chrome
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://forms.velocityprocessing.com/">https://forms.velocityprocessing.com/</a>

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## Change Request - Miami CDD Parking South

backoffice at vproc.com <noreply@fs24.formsite.com>

Fri 1/19/2024 4:02 PM

To:Jaimie Rosario <JRosario@universalparking.com>



Hi Jaimie,

We have received your change request ticket for Miami CDD Parking South. All change requests will be reviewed within 1 business day. As soon as we have an update, or if we need additional documents, we'll contact you. Need to send us documents?

### Secure File Upload

You can always [Send Us A Message](#) or call our office at 305-917-7000 if you have any questions or need guidance.

The Velocity Processing Team  
[velocityprocessing.com](http://velocityprocessing.com)

<b>Reference #</b>	22694560
<b>Status</b>	Complete
<b>Business Name</b>	Miami CDD Parking South
<b>First Digit</b>	"8"
<b>MID</b>	8030549813
<b>First Name</b>	Jaimie
<b>Last Name</b>	Rosario
<b>Email</b>	<a href="mailto:jrosario@universalparking.com">jrosario@universalparking.com</a>
<b>Phone #</b>	7863905357
<b>Topics</b>	Account Closure
<b>Description</b>	Using another vendor Cancel date 2/18/24

<b>Fees Due</b>	I acknowledge that merchant account fees are paid in arrears and that my business is responsible for paying all fees due in accordance with my merchant account agreement.
<b>Chargebacks</b>	I acknowledge that the card brands (Visa, Mastercard, American Express, and Discover) allow customers to issue chargebacks up to 180 days after the transaction, and that my business is responsible for any chargebacks in accordance with my merchant account agreement.
<b>Reimbursement</b>	I acknowledge that there are fixed monthly expenses associated with keeping my merchant account active, regardless of dormancy or processing volume. The fees paid shall not be reimbursed due to inactivity in accordance with my merchant account agreement.
<b>Priority</b>	Standard
<b>Status</b>	Open
<b>Last Update</b>	2024-01-19 16:02:44
<b>Start Time</b>	2024-01-19 16:01:13
<b>Finish Time</b>	2024-01-19 16:02:44
<b>IP</b>	73.124.19.74
<b>Browser</b>	Chrome
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://forms.velocityprocessing.com/">https://forms.velocityprocessing.com/</a>

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## Change Request - Miami CDD Parking North

backoffice at vproc.com <noreply@fs24.formsite.com>

Fri 1/19/2024 3:51 PM

To:Jaimie Rosario <JRosario@universalparking.com>



Hi Jaimie,

We have received your change request ticket for Miami CDD Parking North. All change requests will be reviewed within 1 business day. As soon as we have an update, or if we need additional documents, we'll contact you. Need to send us documents?

### Secure File Upload

You can always [Send Us A Message](#) or call our office at 305-917-7000 if you have any questions or need guidance.

The Velocity Processing Team  
[velocityprocessing.com](http://velocityprocessing.com)

<b>Reference #</b>	22694519
<b>Status</b>	Complete
<b>Business Name</b>	Miami CDD Parking North
<b>First Digit</b>	"8"
<b>MID</b>	8030549748
<b>First Name</b>	Jaimie
<b>Last Name</b>	Rosario
<b>Email</b>	<a href="mailto:jrosario@universalparking.com">jrosario@universalparking.com</a>
<b>Phone #</b>	7863905357
<b>Topics</b>	Account Closure
<b>Description</b>	Using another vendor.

<b>Fees Due</b>	I acknowledge that merchant account fees are paid in arrears and that my business is responsible for paying all fees due in accordance with my merchant account agreement.
<b>Chargebacks</b>	I acknowledge that the card brands (Visa, Mastercard, American Express, and Discover) allow customers to issue chargebacks up to 180 days after the transaction, and that my business is responsible for any chargebacks in accordance with my merchant account agreement.
<b>Reimbursement</b>	I acknowledge that there are fixed monthly expenses associated with keeping my merchant account active, regardless of dormancy or processing volume. The fees paid shall not be reimbursed due to inactivity in accordance with my merchant account agreement.
<b>Priority</b>	Standard
<b>Status</b>	Open
<b>Last Update</b>	2024-01-19 15:51:45
<b>Start Time</b>	2024-01-19 15:40:12
<b>Finish Time</b>	2024-01-19 15:51:45
<b>IP</b>	73.124.19.74
<b>Browser</b>	Chrome
<b>Device</b>	Desktop
<b>Referrer</b>	<a href="https://forms.velocityprocessing.com/">https://forms.velocityprocessing.com/</a>

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**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**12**

SECOND AMENDMENT TO CONSTRUCTION, OPERATION AND  
RECIPROCAL EASEMENT AGREEMENT

SHOPPES AT MIDTOWN MIAMI  
(Miami, Florida)

SOUTH BLOCK NORTH

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

**(Shoppes at Midtown Miami, South Block North)**

**THIS SECOND AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT** (this “**Amendment**”) is made as of December 28, 2023 by and between **DDR MIAMI AVENUE, LLC**, a Delaware limited liability company (“**Retail Tract Owner**”), the **MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**CDD Tract Owner**”), **RM DEV VENTURE, LLC**, a Delaware limited liability company (the “**Residential Tract Owner**”), and **MIDTOWN OPPORTUNITIES XB LLC**, a Delaware limited liability company (the “**Air Rights Tract Owner**”; together with Retail Tract Owner, CDD Tract Owner and Residential Tract Owner, collectively, the “**Parties**”) with reference to the following facts:

**RECITALS:**

A. Retail Tract Owner, CDD Tract Owner, SEB DEVELOPMENT LLC, a Florida limited liability company (Residential Tract Owner's predecessor-in-interest), and MIAMI AIR LLC, a Florida limited liability company (Air Rights Tract Owner's predecessor-in-interest), are parties to that certain Construction, Operation and Reciprocal Easement Agreement, dated as of April 29, 2004, recorded in Official Records Book 22349, Page 0566 on May 28, 2004, as amended by that certain First Amendment to Construction, Operation and Reciprocal Easement Agreement dated October 11, 2023, recorded in Official Records Book 33919, Page 1288, all of the public records of Miami-Dade County (the “**COREA**”).

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

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

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

1. The Parties hereby approve the conveyance of that certain property owned by CDD Tract Owner to Retail Tract Owner pursuant to that certain Quitclaim Deed attached hereto as Exhibit “A” and by this reference made a part hereof.

2. **RESIDENTIAL TRACT**. Section 4.1.2 of the COREA is hereby deleted in its entirety and replaced with the following:

“4.1.2 **Residential Tract**. The Residential Tract shall be used and occupied initially for landscaped sidewalks and paths comprising the Initial Residential Improvements, and, at a future date, only for (i) residential units, (ii) home based offices, (iii) live-work and hotel space, and (iv) restaurant, café, and/or other retail

space (subsection (iv), collectively “**Retail Use**”), provided that any indoor Retail Use shall not exceed, in the aggregate, 15,000 leasable indoor square feet, divided as follows: (a) 10,500 leasable indoor square feet for the ground-level and (b) 4,500 leasable indoor square feet for the rooftop. Furthermore, Retail Use, if any, shall be subject to the use restrictions set forth in that certain Use Restriction Agreement between Retail Tract Owner and Residential Tract Owner dated as of the date hereof. Nothing herein shall be deemed to authorize any use that is not permitted by applicable zoning, land use and other Laws.”

3. Each party hereto represents and warrants to the other that (a) the COREA is in full force and effect and has not been modified, except pursuant to this Amendment and (b) this Amendment has been duly authorized, executed and delivered by such party and constitutes said party's legal, valid and binding obligation.

4. This Amendment may be executed in multiple counterparts, which taken together shall constitute one and the same instrument and any one of the parties hereto may execute this Amendment by signing such counterpart. Copies of this Amendment bearing the signatures of Buyer and Sellers shall be as binding as originals. In the event of any inconsistency between the terms of the Agreement and this Amendment, the terms of this Amendment shall control. In order to facilitate the agreements contemplated by this Amendment, signatures transmitted via e-mail in a “PDF” format and electronic signatures (including, without limitation, DocuSign) may be used in place of original signatures on this Amendment. The parties both intend to be bound by such party's “PDF” format signature or electronic signature, as the case maybe, on this Amendment, is aware that the other party hereto is relying on such party's “PDF” format signature or electronic signature, as the case may be, and hereby waives any defenses to the enforcement of this Amendment based upon the form of signature.

5. Except as hereinbefore set forth, all terms, provisions and conditions contained in the COREA shall remain in full force and effect, and the conditions, covenants and agreements contained herein shall be binding upon the parties and their respective successors and assigns.

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

(SIGNATURE PAGES ON FOLLOWING PAGES)

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

(Shoppes at Midtown Miami, South Block North)

RETAIL TRACT OWNER:

DDR MIAMI AVENUE, LLC, a Delaware limited liability company

By: SITE Centers Corp., an Ohio corporation  
Its: Sole Member

Jane Lahnar  
Name: Jane Lahnar

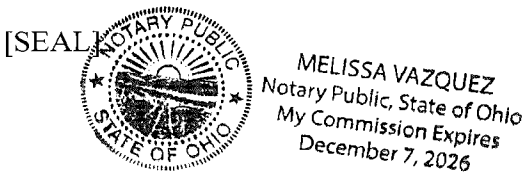
Karen A. Robinson  
Name: Karen A. Robinson

By: Erin Fair  
Name: Erin Fair  
Its: Assistant General Counsel

STATE OF Ohio  
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before by means of  physical presence or  online notarization on this 13<sup>th</sup> day of December, 2023, by Erin Fair, the Assistant General Counsel of SITE Centers Corp., an Ohio corporation, the Sole Member of DDR MIAMI AVENUE, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Melissa Vazquez  
Notary Public – State of Ohio  
Melissa Vazquez  
Notary Print Name



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

(Shoppes at Midtown Miami, South Block North)

RESIDENTIAL TRACT OWNER:

RM DEV VENTURE, LLC, a Delaware limited liability company

[Signature]  
Name: Charitel Zoghbi

By [Signature]  
Name: Alejandro Vadia  
Its: Authorized Signatory

[Signature]  
Name: Gabriel Morales

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before by means of  physical presence or  online notarization on this 28<sup>TH</sup> day of December, 2023, by ALEJANDRO VADIA, the AUTHORIZED SIGNATORY of RM DEV VENTURE, LLC, a Delaware limited liability company, on behalf of the company, who  is personally known to me or  has produced DRIVER'S LICENSE as valid identification.

[Signature]  
Notary Public - State of FLORIDA  
PRISCILA LAPUENTE  
Notary Print Name

[SEAL]



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

(Shoppes at Midtown Miami, South Block North)

CDD TRACT OWNER:

MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT

TARIQ  
Name: TARIQ BAYZID

By: Joseph Padula  
Name: Joseph Padula  
Its: CHAIR

Guadalupe Marquez  
Name: Guadalupe Marquez

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before by means of  physical presence or  online notarization on this 21 day of December, 2023, by Joseph Padula, the Chairman of MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, on behalf of the district, who  is personally known to me or  has produced \_\_\_\_\_ as valid identification.

Claribel Moreno  
Notary Public – State of FLORIDA  
Claribel Moreno  
Notary Print Name

[SEA] 

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

(Shoppes at Midtown Miami, South Block North)

AIR RIGHTS TRACT OWNER:

MIDTOWN OPPORTUNITIES XB LLC, a Delaware limited liability company

[Signature]  
Name: Michelle K Garcia

By: [Signature]  
Name: Rene Altamirano  
Its: Manager

[Signature]  
Name: Fanny Iken

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before by means of  physical presence or  online notarization on this 20th day of December, 2023, by RENE ALTAMIRANO, the MANAGER of MIDTOWN OPPORTUNITIES XB LLC, a Delaware limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as valid identification.

[Signature]  
Notary Public - State of FLORIDA  
OLGA CIOFFI  
Notary Print Name

[SEAL]





**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**13**

RECORD AND RETURN TO:  
Burr & Forman LLP  
171 17th Street NW, Suite 1100  
Atlanta, GA, 30363  
Attn: Erin C. Hewitt, Esq.

## QUITCLAIM DEED

THIS QUITCLAIM DEED, made and executed this 28th day of December, 2023, by **MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes being situated in Miami-Dade County, Florida (“Grantor”) to **DDR MIAMI AVENUE, LLC**, a Delaware limited liability company, whose mailing address is 3300 Enterprise Parkway, Beachwood, Ohio 44122 (“Grantee”).

### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Miami-Dade County, Florida (“Property”) which is more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to easements, restrictions, reservations, limitations and other matters as of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantee, by the acceptance of this Quitclaim Deed, acknowledges that in giving this Quitclaim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the day and year set forth above.

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes being situated in Miami-Dade County, Florida

*TARIQ*

Print Name: TARIQ BAYZID

*Guadalupe Marquez*

Name: Guadalupe Marquez

By: *Joseph Padula*

Its: Chair

Print Name: Joseph Padula

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

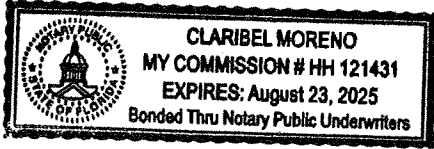
The foregoing instrument was acknowledged before me by means of physical presence, this 21 day of December, 2023, by Joseph Padula, as Chairman of Midtown Miami Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes being situated in Miami-Dade County, Florida, on behalf of the district. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

*Claribel Moreno*

Notary Public – State of Florida  
Claribel Moreno

Notary Print Name

My Commission Expires: August 23, 2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

*SOUTH BLOCK NORTH - CDD Lessout (A-1) (Level 1)*

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

*Commence at the Northeast corner of said Tract E; thence run South 88°43'18" West along the Northerly line of said Tract E for a distance of 263.76 feet to the Point of Beginning of the following parcel herein described; thence run South 88°43'18" West for a distance of 40.92' feet to a point; thence run South 1°16'42" East for a distance of 12.46' feet to a point; thence run North 88°43'18" East for a distance of 6.00' feet to a point; thence run South 1°16'42" East for a distance of 6.00' feet to a point; thence run North 88°43'18" East for a distance of 30.17' feet to a point; thence run North 1°16'42" West for a distance of 13.08' feet to a point; thence run North 88°43'18" East for a distance of 4.75' feet to a point; thence run North 1°16'42" West for a distance of 5.37' to the Point of Beginning. Less and except therefrom any portion lying at or above elevation 36.00' (NGVD). Said parcel containing 657 square feet, more or less. Said parcel lying in and being in the City of Miami, Florida.*

**AND**

*SOUTH BLOCK NORTH - CDD Lessout (A-2) (Level 1)*

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

*Commence at the Northeast corner of said Tract E; thence run South 88°43'18" West along the Northerly line of said Tract E for a distance of 200.34 feet to the Point of Beginning of the following parcel herein described; thence run South 88°43'18" West for a distance of 40.92' feet to a point; thence run South 1°16'42" East for a distance of 5.37' feet to a point; thence run North 88°43'18" East for a distance of 3.92' feet to a point; thence run South 1°16'42" East for a distance of 13.20' feet to a point; thence run North 88°43'18" East for a distance of 31.00' feet to a point; thence run North 1°16'42" West for a distance of 6.11' feet to a point; thence run North 88°43'18" East for a distance of 6.00' feet to a point; thence run North 1°16'42" West for a distance of 12.46' feet to the Point of Beginning. Less and except therefrom any portion lying at or above elevation 36.00' (NGVD). Said parcel containing 671 square feet, more or less. Said parcel lying in and being in the City of Miami, Florida.*

**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**14**



**MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

**15**

# City of Miami

THEODORE P. GUBA, CPA, CFE  
INDEPENDENT AUDITOR GENERAL



Telephone (305) 416-2044  
E-Mail: tguba@miamigov.com

August 25, 2023

Honorable Members of the City Commission  
City of Miami  
3500 Pan American Drive  
Coconut Grove, FL 33133-5504

Re: Audit of the Midtown Miami CRA's Oversight of Compliance with Provisions of the Interlocal Agreements and Bond Official Statements Related to the Midtown Miami Parking Garage Project  
Report No. 23-15

## Executive Summary

We have completed an audit of the Midtown Miami Community Redevelopment Agency's (CRA) oversight of compliance with provisions of the Interlocal Agreement and its Amendments (Interlocal Agreement) and the 2004A and 2014A Bond Official Statements (Bond Official Statements) related to the Midtown Miami Parking Garage Project (Project), primarily for the fiscal years 2004 through 2021. As a result of the audit, debt service obligations were reduced by \$9.1 million, the shortfall liability owed to the District was reduced by \$14.7 million, and \$20.1 million of excess Tax Incremental Revenue (TIR) should be refunded to the City and the County.

The Project was funded by Special Assessment and Revenue Bonds issued by the Midtown Miami Community Development District (District) and were to be repaid by the City of Miami (City) and Miami-Dade County (County) with TIR. If TIR was insufficient for the required debt service due, then the District was responsible for the deficiency and could levy special assessments against the property holders to fulfill the debt service. The CRA was created for the purpose of collecting TIR from the City and the County and for remitting the bond payments to the District in accordance with the Interlocal Agreement and Bond Official Statements.

During the period of 2004 through 2021, the District had generated excess funds from the 2004A and 2014A bond proceeds totaling \$7.4 million consisting of investment earnings and unused construction funds. The Bond Official Statements provided that these funds were to be used to offset special assessments and as payments for the required principal debt service (Mandatory Redemptions) of the bonds on a yearly basis. Use of these funds as Mandatory Redemptions required a restatement of the bond debt service schedule due to interest savings, an adjustment to the amount owed by the CRA, and a reduction in the amount levied for special assessments. However, the excess funds, totaling \$7.4 million, were not used for Mandatory Redemptions as required by the Bond Official Statements. The District was unable to explain or provide documentation regarding how and when these funds were used.

As indicated earlier, the Interlocal Agreement provided that if TIR was insufficient to meet the required annual debt service on the bond, then the District was responsible for the deficiency and could collect special assessments from property holders to pay for such a deficiency. However, the 2<sup>nd</sup> Amendment to the Interlocal Agreement, effective September 2008, required that if TIR was insufficient to satisfy



the annual debt service, then the District would levy special assessments to the property holders for the deficiency and the CRA would be responsible for the repayment of the special assessments (shortfall liability) in later years when TIR exceeded the required debt service.

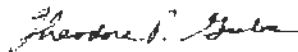
As a result of not remitting the excess funds for Mandatory Redemptions and not restating the debt service in compliance with the various provisions of the Interlocal Agreement and Bond Official Statements, the City's, County's, and CRA's obligations to the District were affected as follows:

- 1) **Failure to remit \$7.4 million of excess funds for Mandatory Redemptions resulted in overstated debt service obligations totaling \$9.1 million.**
- 2) **In September 2019, the District reported a cumulative debt service shortfall owed by the CRA totaling \$17.9 million. Our audit disclosed that this amount was overstated by \$14.7 million and should have totaled \$3.1 million.**
- 3) **The cumulative TIR shortfall will be eliminated in 2023 rather than in later years, with a surplus of \$20.1 million to be distributed to the City and the County.**

These and other comments are included on pages five through ten of the report.

We wish to express our appreciation for the cooperation and courtesies extended to us by all City and outside personnel contacted while conducting the audit.

Sincerely,



Theodore P. Guba, CPA, CFE  
Independent Auditor General  
Office of the Independent Auditor General

Cc: The Honorable Mayor Francis Suarez  
Art Noriega, City Manager  
Victoria Mendez, City Attorney  
Todd Hannon, City Clerk  
Nzeribe Ihekweba, Deputy City Manager  
Larry Spring, Assistant City Manager/Chief Financial Officer  
Natasha Colebrook-Williams, Assistant City Manager  
Erica Paschal, Director of Finance, Finance Department  
Marie Gouin, Director, Office of Management and Budget  
George K. Wysong, Division Chief for General Government, City Attorney's Office  
Xavier E. Albán, Assistant City Attorney  
Anthony Balzebre, Executive Director, Midtown Miami CRA  
Miguel A. Valentin, Financial Officer, Midtown Miami CRA  
Carladenise Edwards, Chief Administrative Officer, Miami-Dade County  
Jorge Fernandez, Deputy Director, Miami-Dade County  
Midtown Miami Community Development District  
Members of the Audit Advisory Committee  
Audit Documentation File

Audit conducted by: Raymond H. Ishmael, CPA, CFE, Audit Supervisor  
Work papers reviewed by: Karuna Khilnani, CPA, CISA, Audit Supervisor

**AUDIT OF THE MIDTOWN MIAMI CRA'S OVERSIGHT OF COMPLIANCE  
WITH PROVISIONS OF THE INTERLOCAL AGREEMENTS AND BOND  
OFFICIAL STATEMENTS RELATED TO THE MIDTOWN MIAMI PARKING  
GARAGE PROJECT  
FISCAL YEARS 2004 THROUGH 2021**

**REPORT NO. 23-15**

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## **SCOPE, OBJECTIVES, AND METHODOLOGY**

In accordance with the provisions of Section 48 of the City of Miami's Charter, and at the request of a the City Commission and a separate request by a City Commissioner who served as the Board Chair of the Midtown Miami Community Redevelopment Agency (CRA), the Office of Independent Auditor General (OIAG) conducted an audit of the CRA's oversight of compliance with various agreements and Bond Official Statements related to the Midtown Miami Parking Garage Project (Project). We performed this audit in order to provide the City Commissioners and CRA management with timely and relevant information for use in promoting accountability and improving the CRA operations.

The scope and objectives of the audit were to:

- Review compliance with the provisions of the Interlocal Agreement, 1<sup>st</sup> and 2<sup>nd</sup> Amendments, and Bond Official Statements.
- Examine audited financial statements and other financial documents to ensure the year-end fund balances were reported accurately.
- Review the construction costs and investment income of the Project that are applicable to the Interlocal Agreement and its Amendments (Interlocal Agreement).

We conducted this performance audit in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

The audit methodology included the following:

- Interviews and inquiries of appropriate Midtown Miami Community Development District (District), Trustee, Miami-Dade County (County), CRA, and City of Miami (City) personnel.
- Observations of current practices and processing techniques to gain an understanding of the internal controls of the CRA.
- Review of contractual agreements.
- Tests of applicable transactions and records.
- Review of Audited Financial Statements.
- Other audit procedures, as deemed necessary.

## BACKGROUND

### Interlocal Agreement

In May of 2004 the City, County, and District entered into an Interlocal Agreement for a mixed-use development which included a retail shopping center, residential condominium with retail areas, an office tower with retail areas, rental apartments, a hotel, an entertainment facility, which included retail areas, a spa, public plazas, and a parking garage. The Development was expected to stimulate economic development and growth within the City and County benefitting their citizens and to generate revenues. These included increased ad valorem tax revenue, sales tax revenue, gas tax revenue, tourist and convention development tax revenue and other fees and charges related to the development.

In light of these anticipated fiscal benefits, the City and the County agreed to equitably apportion the burden of the costs of the Parking Garage Project with Special Assessment and Revenue Bonds issued by the District that would be paid for by the City and the County with Tax Incremental Revenues (TIR) received due to the development improvements. The TIR were to be paid once the performance threshold of 90% of Certificate of Occupancy was issued for Phase I of the development, which included retail, an integrated parking garage, Midtown Plaza, and Condo Tower #1 with a restaurant and bar. The Parking Garage Project was a component of Phase I of the development. According to the Interlocal Agreement, the Certificate of Occupancy for Phase I was to be issued no later than December 31, 2006. All other Phases of the Midtown Miami Development were unrelated to the Parking Garage Project.

The Parking Garage Project consisted of:

<b>Parking Garage Project</b>	
<b>Improvements</b>	<b>Estimated Costs</b>
Parking Garage	\$ 45,337,889
Midtown Plaza & Misc. Public Improvements	5,866,130
<b>Total</b>	<b>\$ 51,204,019</b>

\*Source: Interlocal Agreement and 2004A Official Statement

The District issued the 2004A Bond Series to fund the Parking Garage Project. In accordance with the 2004A Bond Official Statement, bond proceeds were allocated as follows:

<b>2004A Bond Sources and Uses of Funds</b>	
<b>Sources of Funds:</b>	
Principal Amount of Series 2004A Bonds	\$ 73,580,000
(Less Original Issue Discount)	(340,330)
<b>Total Sources</b>	<b>\$ 73,239,670</b>
<b>Uses of Funds:</b>	
Deposit to Series 2004A Acquisition and Construction Account <sup>a</sup>	\$ 50,698,364
Deposit to Series 2004A Capitalized Interest Subaccount <sup>b</sup>	14,779,800
Deposit to Series 2004A Debt Service Reserve Account <sup>c</sup>	5,448,450
Underwriter's Discount	1,839,500
Cost of Issuance	473,556
<b>Total Uses</b>	<b>\$ 73,239,670</b>

a) 2004A Acquisition and Construction Account \$50,698,364 - For the Parking Garage Project estimated construction costs totaled \$51,204,019. The difference of \$505,655 (Construction Cost - \$51,204,019 less funded amount \$50,698,364) was earned through investment income.

b) 2004A Capitalized Interest Subaccount \$14,779,800 - For the purpose of bond interest payments during the construction phase through November 1, 2007.

c) 2004A Debt Service Reserve \$5,448,450 - For the purpose of being held as a reserve requirement.

The 2004A Bond Official Statement provided that 95% of TIR received by the City and County were to be contributed to the District at a rate of 59.1% and 40.9%, respectively, for the repayment of the bond in combination with any investment income earned from the bond proceeds and unused funds. If funding was still insufficient to meet the required annual debt service, then special assessments were to be made by the District to the property holders. The Interlocal Agreement provided that in the event TIR was insufficient to meet the annual debt service on the bonds, the District would be responsible for the deficiency.

During the construction phase only interest payments totaling \$14.7 million (Capitalized Interest) were due, which were funded with bond proceeds through November 1, 2007. The first principal and interest bond payment were due on May 1, 2008, totaling \$2.5 million.

#### **1<sup>st</sup> Amendment to the Interlocal Agreement**

The City and the County established the CRA in 2005. The CRA is a single purpose entity which role is to receive TIR from the City and the County and disburse the funds to the District to be used for bond debt service payments. When the 1<sup>st</sup> Amendment to the Interlocal Agreement was adopted, the CRA was added as a party to the Interlocal Agreement. The City and County responsibility for TIR payments to the District was transferred to the CRA.

Annually, the City and the County transferred 95% of the total TIR to the CRA. At the request of the CRA, disbursements to the District were issued by the City Finance Department.

#### **2<sup>nd</sup> Amendment to the Interlocal Agreement**

When the first principal plus interest payment of \$2.5 million was due on May 1, 2008, the performance threshold for completion of Phase I of the development was not met. Therefore, no payments were made by the CRA to the District. On May 22, 2008, the District drafted and presented the 2<sup>nd</sup> Amendment to the Interlocal Agreement (2<sup>nd</sup> Amendment) to the CRA Board of Trustees. The 2<sup>nd</sup> Amendment was adopted in September 2008 and amended the ILA as follows:

- The performance threshold of 90% of Certificate of Occupancy for Phase I was removed.
- If the TIR was insufficient to meet the annual debt service obligation of the 2004A bond, a liability or shortfall, would be calculated for the difference in the amounts to be levied as a special assessment to the property holders. The CRA was responsible to repay the shortfall in future years when TIR exceeded the annual debt service.
- TIR collected in 2005, 2006, 2007, and 2008 (less \$80,000 for creation of the CRA) were to be paid to the District, along with TIR received on January 1, 2009, on or before January 15, 2009 (2009 CRA payment Due Date).
- The CRA was provided an administrative fee of one percent of the annual TIR received.

#### **2004A Bond Refunding**

The Interlocal Agreement provided that the District may issue additional refunding Bonds provided that the maturity date on the refunding Bond does not exceed the maturity date on the refunded Bonds, and the aggregate debt service on the refunding bonds is equal to, or less than, the debt service on the refunded bond. In 2014, the District refunded the 2004A Bond to obtain a lower annual debt service obligation.

**Excess Funds**

The District, Bond Trustees, and the District's CPA were unable to provide a full set of bank statements for the Bond Trust Bank Accounts to determine the use of construction funds or to support investment income. Therefore, our office relied on the District's Audited Financial Statements to quantify the investment income; and the Capitalized Asset Schedule provided by the District's CPA to determine the cost of the Parking Garage Project. Based on the Audited Financial Statements and Capitalized Asset Schedule, we determined that a total of \$7.4 million of excess funds were unaccounted for, consisting of investment income and unused construction funds from the 2004A and 2014A bond proceeds. The District was unable to explain or provide documentation regarding how and when these funds were used. Therefore, these funds should have been used in accordance with the provisions set forth in the 2004A and 2014 Bond Official Statements, which required yearly restatements of debt service.

Our office retained Dunlap and Associates Financial Consultants to review the applicable provisions of Bond Official Statements and Interlocal Agreement for excess funds, appropriately apply the excess funds to debt service, and to provide us with a report with the restated debt service obligations. It should be noted that this firm represented the City as Co-Financial Advisor for the Initial 2004A Bond Series.

## **AUDIT FINDINGS AND RECOMMENDATIONS**

During the period of 2004 through 2021, the District had generated excess funds from the 2004A and 2014A bond proceeds totaling \$7.4 million consisting of investment earnings and unused construction funds. The Bond Official Statements provided that these funds were to be used to offset special assessments and as payments for the required principal debt service (Mandatory Redemptions) of the bonds on a yearly basis. Use of these funds as Mandatory Redemptions required a restatement of the bond debt service schedule due to interest savings, an adjustment to the amount owed by the CRA, and a reduction in the amount levied for special assessments. However, the excess funds, totaling \$7.4 million, were not used for Mandatory Redemptions as required by the Bond Official Statements. The District was unable to explain or provide documentation regarding how and when these funds were used.

As indicated earlier, the Interlocal Agreement provided that if TIR was insufficient to meet the required annual debt service on the bond, then the District was responsible for the deficiency and could collect special assessments from property holders to pay for such a deficiency. However, the 2nd Amendment to the Interlocal Agreement, effective September 2008, required that if TIR was insufficient to satisfy the annual debt service, then the District would levy special assessments to the property holders for the deficiency and the CRA would be responsible for the repayment of the special assessments (shortfall liability) in later years when TIR exceeded the required debt service.

As a result of not remitting the excess funds for Mandatory Redemptions and not restating the debt service in compliance with the various provisions of the Interlocal Agreement and Bond Official Statements, the City's, County's, and CRA's obligations to the District were affected as follows:

- 1) Failure to remit \$7.4 million of excess funds for Mandatory Redemptions resulted in overstated debt service obligations totaling \$9.1 million.
- 2) In September 2019, the District reported a cumulative debt service shortfall owed by the CRA totaling \$17.9 million. Our audit disclosed that this amount was overstated by \$14.7 million and should have totaled \$3.1 million.
- 3) The cumulative TIR shortfall will be eliminated in 2023 rather than in later years, with a surplus of \$20.1 million to be distributed to the City and the County.

Details of our findings and recommendations follow:

### **FINDING 1: FAILURE TO REMIT \$7.4 MILLION OF EXCESS FUNDS FOR MANDATORY REDEMPTIONS RESULTED IN OVERSTATED DEBT SERVICE OBLIGATIONS TOTALING \$9.1 MILLION**

In accordance with the 2004A Bond Official Statement, investment income and excess funds from various Bond Trust Accounts should have been used to reduce special assessments and applied as Mandatory Redemptions as they became due annually as noted below.

Prior to completion of the Parking Garage Project investment income from bond proceeds were to be applied as follows:

- 1) Debt Service Reserve Account – Prior to completion of the Parking Garage Project, excess investment income not used to meet the debt service reserve requirement was to be transferred to the Capitalized Interest Account for Capitalized Interest Payments. However, the Debt Service

Reserve Account and Capitalized Interest Account were gross funded from bond proceeds. Therefore, these earnings should not have been used for the debt service reserve requirement or for capitalized interest payments.

- 2) Capitalized Interest Account – Prior to completion of the Parking Garage Project, investment income and excess funds from the Debt Service Reserve account was to be transferred to the Acquisition and Construction Account. However, construction costs did not exceed the guaranteed maximum price of the Project. Therefore, the funds would not have been used for construction costs.
- 3) Acquisition and Construction Account - Prior to completion of the Parking Garage Project, investment income was intended to be used to fund any costs between the net funded amount of \$50,698,364 and the guaranteed maximum price of \$51,204,019.

The latter of November 1, 2007, or the completion of the Parking Garage Project, which occurred on September 30, 2007, investment income and excess construction funds were to be applied as follows:

- 1) Debt Service Reserve Account – After completion of the Parking Garage Project, investment income was to be transferred to the Revenue account, then to the sinking fund for Mandatory Redemptions.
- 2) Capitalized Interest Account - After completion of the Parking Garage Project, the account was to be closed. Any funds remaining should have been transferred to the Bond Redemption Fund and applied toward the Mandatory Redemptions of the 2004A Bonds. Therefore, the excess funds should have been used to offset special assessments levied against property holders.
- 3) Acquisition and Construction Account – After completion of the Parking Garage Project, the account was to be closed. Any funds remaining should have been transferred to the Bond Redemption Fund and applied toward the Mandatory Redemptions of the 2004A Bonds. Therefore, the excess funds should have been used to offset special assessments levied against property holders.

Since the Parking Garage Project was completed on September 30, 2007, the aforementioned actions should have taken place as of November 1, 2007. However, the District, Bond Trustees, and the District's CPA were unable to provide a full set of Bond Trust Bank Accounts for the period of 2004 through 2014 to determine the use of construction funds or to support investment income. Therefore, our office relied on the District's Audited Financial Statements to quantify the investment income; and the Capitalized Asset Schedule provided by the District's CPA to determine the cost of the Parking Garage Project. Based on the Audited Financial Statements and Capitalized Asset Schedule, we determined that a total of \$7.4 million of excess funds were unaccounted for, consisting of investment income and unused construction funds from the 2004A and 2014A bond proceeds that covered the period of 2005 through 2020. The District was unable to explain or provide documentation of how and when these funds were used. We determined that these funds should have been used in accordance with the provisions set forth in the Bond Official Statements, which required yearly restatements of debt service.

As of May 1, 2008, the District had sufficient funds from investment income and excess construction<sup>1.1</sup> funding to satisfy the Mandatory Redemptions. From 2005 through 2014, \$6,955,711<sup>1.1</sup> was earned from these sources and \$476,882<sup>1.1</sup> was earned for the period of 2015 through 2020 (totaling \$7,432,593). However, these funds were not used for Mandatory Redemptions.

If these funds were applied as Mandatory Redemptions for the period of 2005 through 2014, the 2004A Mandatory Redemptions due, totaling \$6,935,000<sup>2.1</sup>, would have been fully satisfied. Also, the accrued interest earned through the redemption dates totaling \$1,509,300<sup>2.1</sup> would have reduced the debt service interest owed. The difference between the excess funds totaling \$6,955,711, and Mandatory Redemptions totaling \$6,935,000, resulted in a remaining balance of \$20,711 at the time of refunding.



Since the Mandatory Redemptions were allowed up to 100% of the principal redemption due, in \$5,000 increments, the remaining \$20,000 should have been applied to the 2014A bond series to reduce the initial 2014A bond principal balance to \$64,855,000.

During the period of 2015 through 2020, investment income totaling \$476,882<sup>1.1</sup> of the \$7,432,593 was earned from the 2014A Bond proceeds. If these earnings were applied as Mandatory Redemptions, the 2014A principal debt service due would have been reduced by \$475,000<sup>3.1</sup>, and the accrued interest earned through the redemption dates, totaling \$226,000<sup>3.1</sup>, would have reduced the debt service interest owed. The difference between the excess funds and the Mandatory Redemptions resulted in a remaining balance of \$1,882. As noted earlier, Mandatory Redemptions are allowed up to 100% of the principal redemption due, in \$5,000 increments; as a result, \$1,882 should be used for the following year if a total of \$5,000 of excess earnings is accumulated.

After restating each year to reflect excess funds used as Mandatory Redemptions, the required debt service obligation levied for special assessments and the amount owed by the CRA was overstated by \$9.1 million for the period of 2004 through 2021, as provided in Schedule 1 below.

<b>Schedule 1</b>	
<b>Overstated Debt Service Obligations</b>	
<b>2004 - 2021</b>	
<i>Overstated Debt Service Obligations</i>	
2004A Excess Funds for Mandatory Redemptions: 2005 - 2014 <sup>2.1</sup>	\$ 6,935,000
2004A Interest Savings: 2005 - 2014 <sup>2.1</sup>	1,509,300
2014A Excess Funds for Mandatory Redemptions: 2015 - 2020 <sup>3.1</sup>	475,000
2014A Interest Savings: 2014 - 2021 <sup>3.1</sup>	226,000
<b>Total Overstated Debt Service Obligations</b>	<b>\$ 9,145,300</b>

**RECOMMENDATION 1.1: MIDTOWN MIAMI CRA**

The 2004A<sup>2.1</sup> and 2014A<sup>3.1</sup> Debt Service Schedules Restated for Excess Funds as Mandatory Redemptions should be adopted to account for all Mandatory Redemptions that were required to be made using excess funds since 2005. As a result of applying the excess funds as Mandatory Redemptions, debt service obligations levied for special assessments and amounts owed by the CRA were reduced by \$9.1 million.

- **Auditee Response:** Auditee concurred with the finding and recommendations.
- **Implementation Date:** Immediately.

**RECOMMENDATION 1.2: MIDTOWN MIAMI CRA**

Prior to disbursing debt service payments to the District, the CRA should obtain an invoice for the amount due, verify the amounts are accurate, and that the invoice reflects any excess funds that should be applied as mandatory redemption adjustments owed.

- **Auditee Response:** Auditee concurred with the finding and recommendations.
- **Implementation Date:** Immediately.

## **FINDING 2: CRA DEBT SERVICE SHORTFALL PAYABLE TO THE DISTRICT WAS OVERSTATED BY \$14.7 MILLION AT SEPTEMBER 2019**

The Interlocal Agreement stated that the City and the County would contribute up to 95% of the TIR for annual debt service. In the event that TIR was insufficient to meet the annual debt service on the bonds, the District would be responsible for the deficiency.

On May 1, 2008, the first principal plus interest payment of \$2.5 million<sup>2.2</sup> was due, however, the performance threshold for completion of Phase I of the development was not met. Therefore, no payments were made by the CRA to the District. On May 22, 2008, the District presented the 2<sup>nd</sup> Amendment to the Interlocal Agreement (2<sup>nd</sup> Amendment) to the CRA Board of Trustees (City Commission). The 2<sup>nd</sup> Amendment, effective in September 2008, included a provision that if TIR was insufficient to satisfy the annual debt service, then the District would levy special assessments to the property holders for the deficiency. The CRA would be responsible for repayment of the special assessments (shortfall liability) in later years when TIR exceeded the required debt service. During the period of 2008 through 2019, the CRA paid the District all TIR received, excluding the 1% administrative fee to satisfy the TIR shortfall.

It should be noted that the 2<sup>nd</sup> Amendment to the Interlocal Agreement did not provide for a retroactive provision to include prior debt service obligations (May 1, 2008, debt payment of \$2.5 million). Also, the Amendment presented to the CRA Board of Trustees (City Commission) addressed only future debt service amounts owed, which is corroborated by meeting minutes.

In August 2019, the District provided the CRA with a TIR Surplus/Shortage schedule stating that the cumulative shortfall liability totaled \$17.9 million<sup>4.1</sup>. We determined that the CRA shortfall liability was materially overstated. The District did not apply yearly investment income earned from bond proceeds and construction savings as Mandatory Redemptions to reduce debt service obligations and used overstated debt service amounts in their calculations that differed from the original debt service schedules. In accordance with the 2004A and 2014A Bond Official Statements, we applied the excess funds as Mandatory Redemptions to restate the debt service obligations owed by the CRA.

Based on the restated 2004A<sup>2.2</sup> and 2014A<sup>3.2</sup> debt service schedules, using a fiscal year-end of September 30, which incorporates the Mandatory Redemptions for 2005 through 2019, we determined that the TIR shortfall totaled \$3.1 million<sup>4.2</sup> or \$14.7 million less than the District reported in September 2019 (District Shortfall Schedule provided only through 2019).

## **RECOMMENDATION 2: MIDTOWN MIAMI CRA**

The CRA should adopt the Restated CRA Shortfall Schedule<sup>4.2</sup> that is based on the restated 2004A and 2014A Bond debt service schedules which apply the excess funds as Mandatory Redemptions.

- **Auditee Response:** Auditee concurred with the finding and recommendations.
- **Implementation Date:** Immediately.

**FINDING 3: THE CUMULATIVE TIR SHORTFALL WILL BE ELIMINATED IN 2023 RATHER THAN IN LATER YEARS, WITH A SURPLUS OF \$20.1 MILLION TO BE DISTRIBUTED TO THE CITY AND THE COUNTY**

The Interlocal Agreement and 2<sup>nd</sup> Amendment, provided that after the cumulative shortfall is eliminated, TIR in excess of the required debt service shall be retained by the CRA and refunded to the City and the County at the end of each CRA fiscal year based on their contributions of 62% and 38%, respectively.

As noted in Finding 2, we recalculated the 2019 shortfall<sup>4.2</sup>, applying the excess funds as Mandatory Redemptions to adjust the required debt service payments. The CRA paid the total TIR received in 2019 of \$6.7 million<sup>4.2</sup> which created a \$2.0 million<sup>4.2</sup> surplus for the year and resulted in a cumulative shortfall of \$3.1 million<sup>4.2</sup>.

During 2020, the CRA became aware that the shortfall schedule provided by the District may have been materially overstated. Consequently, the CRA paid the required debt service in accordance with the 2014A Bond Debt Service Schedule and withheld surplus TIR. The Bond Trustee provided that for fiscal year 2020 the remaining debt service payment owed was \$3.4 million<sup>4.2</sup>, which was paid to the District and increased the cumulative shortfall to \$4.3 million<sup>4.2</sup>. (See below)

Schedule 2 Required Debt Service, Payments, and Surplus/Shortfalls FY 2019-23				
FY	Adjusted 2014A Required Debt Service	Amount Paid to CDD From CRA	Annual TIR Surplus / (Shortfall)	Cumulative TIR Surplus / (Shortfall)
2019	\$ 4,719,228	\$ 6,750,273	\$ 2,031,045	\$ (3,130,866)
2020	4,527,713	3,362,394	(1,165,319)	(4,296,185)
2021	4,592,394	4,721,378	128,984	(4,167,200)
2022	4,741,678	4,743,006	1,328	(4,165,873)
2023	4,744,241	4,744,241	0	(4,165,872)
Totals	\$ 23,325,253	\$ 24,321,292	\$ 996,039	

Since the CRA withheld TIR in excess of the bond obligations beginning in 2020, the cumulative TIR withheld totaled \$24.2 million. (See Schedule 3 below) As a result, the cumulative TIR shortfall would have been satisfied in fiscal year 2020. However, due to the District's inability to provide requested documentation, the shortfall will be eliminated in 2023 with a surplus of \$20.1 million (See Schedule 3, page 10).

In fiscal year 2023 the CRA should disburse to the District the remaining cumulative TIR shortfall of \$4.2 million<sup>4.2</sup>. Since the cumulative TIR shortfall is eliminated, the remaining \$20.1 million of TIR withheld should be disbursed to the City and the County in proportion to their equitable contributions of 62% (\$12.5 million) and 38% (\$7.6 million), respectively.

Schedule 3 TIR Suplus Withheld				
FY	Annual TIR Received By CRA	Annual TIR Paid to CRA	Annual TIR Withheld By CRA	Cummulative TIR Withheld BY CRA
2020	\$ 8,794,867	\$ 3,362,394	\$ 5,432,473	\$ 5,432,473
2021	9,748,206	4,721,378	5,026,828	10,459,301
2022	11,357,613	4,743,006	6,614,607	17,073,908
2023	11,912,086	4,744,241	7,167,845	24,241,753
<i>Less: Total Cumulative TIR Shortfall<sup>4,2</sup></i>				<i>(4,165,872)</i>
<b>Total For Disbursement to City And County</b>				<b>\$ 20,075,881</b>
<i>TIR Surplus Returned - City 62.16%</i>				<i>\$ 12,480,029</i>
<i>TIR Surplus Returned - County 37.84%</i>				<i>\$ 7,595,853</i>

### **RECOMMENDATION 3: MIDTOWN MIAMI CRA**

In accordance with the Interlocal Agreement, the CRA should disburse \$4.2 for the remaining cumulative TIR shortfall and disburse \$20.1 million to the City and County in proportion to their contributions. At each subsequent fiscal year-end, TIR in excess of debt service obligations should be disbursed to the City and County.

- **Auditee Response:** Auditee concurred with the finding and recommendations. However, distribution of funds will take place once the report is delivered to the Midtown CDD and 30 days are allowed for rebuttal.
- **Implementation Date:** Immediately

### **OTHER COMMENTS**

The ILA established a provision which provided that the District would be responsible for any shortfalls that occurred when TIR revenue was insufficient to meet the required debt service of the Project. The provision ensured that the District met certain performance goals and ensured an equal responsibility between all parties to the Interlocal Agreement for the construction of the Project. Due to economic conditions in 2008, the 2<sup>nd</sup> Amendment to the Interlocal Agreement created the shortfall provision which transferred the aforementioned responsibility to the CRA. The economic conditions that created the 2008 provisions have passed. Since the cumulative TIR shortfall was eliminated, the responsibility should be transferred back to the District as originally intended.

### **RECOMMENDATION: MIDTOWN MIAMI CRA**

A 3<sup>rd</sup> Amendment to the Interlocal Agreement should be considered to revert the responsibility of TIR shortfalls to the District instead of the CRA, if TIR becomes insufficient to meet the annual debt service requirements in future years.

- **Auditee Response:** Auditee will bring this recommendation up to the Board Members for further consideration.
- **Implementation Date:** At next Board of Commissioners of the Midtown CRA meeting

## **APPENDIX**

### **APPENDIX 1: Excess Funds for Mandatory Redemptions 2004 – 2021**

- 1.1 Summary of Excess Funds for Mandatory Redemptions 2004 - 2021
- 1.2 Schedule of Investments at Year-end September 30 - Fair Market Value
- 1.3 Parking Garage Project Construction Costs

### **APPENDIX 2: 2004A Required Annual Debt Service and Restated Annual Debt Service**

- 2.1 2004A Debt Service Schedule Restated with Excess Funds for Mandatory Redemptions
- 2.2 2004A Debt Service Schedule Restated with Excess Funds for Mandatory Redemptions: Semi-Annual Fiscal Year-end September 30

### **APPENDIX 3: 2014A Required Annual Debt Service and Restated Annual Debt Service**

- 3.1 2014A Debt Service Schedule Restated with Excess Funds for Mandatory Redemptions
- 3.2 2014A Debt Service Schedule Restated with Excess Funds for Mandatory Redemptions: Semi-Annual Fiscal Year-end September 30

### **APPENDIX 4: Shortfall Schedules with a Fiscal Year-end of September 30**

- 4.1 TIR Surplus/Shortage Schedule (Prepared by District)
- 4.2 Restated Shortfall Schedule of Payment Surpluses and Shortages for the 2004A and 2014A Debt Service

### **APPENDIX 5: Flow of Bond Funds**

- 5.1 Flow of Bond Funds

## Summary of Excess Funds for Mandatory Redemptions 2004 - 2021

FY	Sources of Excess Funds for Mandatory Redemptions		Adjustments for Allowable/ Unallowable Uses	Total Available Excess Funds for Mandatory Redemption	Notes
	Investment Income	Excess Construction & Acquisition Funds			
2004	\$ 210,545		\$ (210,545) <sup>1</sup>	\$ -	Adj: To fully fund the \$51 million allocation for Construction Costs. <sup>1</sup>
2005	1,653,585		(295,110) <sup>1</sup>	1,358,475	Adj: To fully fund the \$51 million allocation for Construction Costs. <sup>1</sup>
2006	705,332			705,332	
2007	353,610			353,610	
2008	351,653	2,701,950		3,053,603	
2009	235,063			235,063	
2010	247,941			247,941	
2011	249,319			249,319	
2012	246,239			246,239	
2013	246,050			246,050	
2014	158,886		101,193 <sup>2</sup>	260,079	This value is adjusted to \$158,886 per financials plus \$101,193 for 2004A funds used for the 2014B Cost of Issuance. <sup>2</sup>
2015	62,448			62,448	
2016	90,276			90,276	
2017	(6,758)			(6,758)	
2018	17,617			17,617	
2019	188,325			188,325	
2020	124,974			124,974	
2021				-	
<b>Total</b>	<b>\$ 5,135,105<sup>3</sup></b>	<b>\$ 2,701,950<sup>4</sup></b>	<b>\$ (404,462)</b>	<b>\$ 7,432,593</b>	<b>Total Excess Funds for Mandatory Redemptions consists of \$6,955,711 for the period of 2004 - 2014 plus \$476,882 for the period of 2015 - 2021</b>

(1) Adjustment of \$505,655 (\$210,545 + \$295,110) for the difference between the \$50.5 million 2004A actual funding for the construction costs and the estimated construction cost of \$51 million.

(2) The 2014A/B Bond Arbitrage Certificate stated the Cost of Issuance for the 2014A Bond was \$237,817 and \$101,193 for the 2014B Bond (totaling \$339,009). The \$339,009 was deposited to the US Bank 2014A/B Cost of Issuance Account #7007 and was funded solely from the US Bank 2004A Revenue Fund Account #3693. Based on the Closing Memorandum and the 2014A/B Cost of Issuance Account #7007 bank statements, no other funds were received for the 2014B Cost of Issuance. Therefore, the 2014B Cost of Issuance of \$101,193 was fully funded by the 2004A Revenue Account #3693. The \$101,193 should have been used for Mandatory Redemptions.

(3) See detailed support on page 1.2

(4) See detailed support on page 1.3

## Schedule of Investments at Year-end September 30 - Fair Market Value

Source: District Audited Financial Statements

	2004 Financial Statement	2005 Financial Statement	2006 Financial Statement	2007 Financial Statement	2008 Financial Statement	2009 Financial Statement	2010 Financial Statement	2011 Financial Statement	2012 Financial Statement	2013 Financial Statement	2014 Financial Statement	2015 Financial Statement	2016 Financial Statement	2017 Financial Statement	2018 Financial Statement	2019 Financial Statement	2020 Financial Statement	Total
<b>Government-Wide Investments</b>																		
Cash: US Treasury Securities money market fund	150,841	40,526																
Investments: Guaranteed investment agreements	100,028,665	73,715,743						9,443,707	7,725,713	7,725,713								
First American Govt. Obligation Fund Class Y			345,326	956,698														
Royal Bank of Canada			14,424,677	4,249,165														
Societe Generale Investment			7,725,713	7,725,713	7,725,713	7,725,713	7,725,713											
Fidelity Institutional Government Money Market III Fund # 657					4,272,678	62,801												
Principal Cash					39,933													
US Treasury Bill						3,328,834												
US Bank NA Open IB Monthly Commercial Paper							4,556,928											
Commercial Paper							710,255	413,409	365,546									
Certificate of Deposit											1,962,353	2,030,631	2,132,293	2,052,131	1,954,278	2,078,088	1,916,564	
Fist American Prime Obligation Class Y											701,937	2,249,585	2,268,135	2,737,616	4,639,735	6,809,699	2,508,552	
<b>Total Govt Investments</b>	<b>100,179,506</b>	<b>73,756,269</b>	<b>22,495,716</b>	<b>12,931,576</b>	<b>12,038,324</b>	<b>11,117,348</b>	<b>12,282,641</b>	<b>10,153,962</b>	<b>8,139,122</b>	<b>8,091,259</b>	<b>2,664,290</b>	<b>4,280,216</b>	<b>4,400,428</b>	<b>4,789,747</b>	<b>6,594,013</b>	<b>8,887,787</b>	<b>4,425,116</b>	
<b>Parking Garage Fund - Investments</b>				8,728,607	7,950,943	8,451,984	9,714,113	6,158,705	5,662,404	5,711,760	1,501,547	3,119,080	3,113,298	3,458,366	5,277,066	7,468,360	2,845,155	
<b>District Investment Income</b>																		
General Fund	-	-	-	2,922	25,123	13,116	1,171	78	230	153	63	535	729	799	1,572	4,408	3,009	53,908
Debt Service Fund	97,333	887,682	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	985,015
2004A Debt Service	-	-	166,968	-	-	-	-	-	-	-	-	-	-	-	-	-	-	166,968
2004B Debt Service	-	-	212,628	171,856	121,136	97,062	102,261	103,482	103,083	102,842	65,325							1,079,675
2014 Debt Service											1,872	56,164	77,398	(3,464)	(11,843)	92,368	67,713	280,208
Capital Projects Fund	199,484	1,443,463	614,747	44,803	54,128	3,417	49	10	-	-	-	-	-	-	-	-	-	2,360,101
<b>Total Government Investment Earnings</b>	<b>296,817</b>	<b>2,331,145</b>	<b>994,343</b>	<b>219,581</b>	<b>200,387</b>	<b>113,595</b>	<b>103,481</b>	<b>103,570</b>	<b>103,313</b>	<b>102,995</b>	<b>67,260</b>	<b>56,699</b>	<b>78,127</b>	<b>(2,665)</b>	<b>(10,271)</b>	<b>96,776</b>	<b>70,722</b>	<b>4,925,875</b>
<b>2004A/2014A Investment Income</b>																		
Parking Garage Fund - Interest Earnings				353,610	351,653	235,063	247,941	249,319	246,239	246,050	158,886	62,448	90,276	(6,758)	17,617	188,325	124,974	2,565,643
Allocation based on funding percentage of 2004A - 71%	210,545	1,653,585	705,332															2,569,462
<b>2004A/2014A Investment Income based on Statements</b>	<b>210,545</b>	<b>1,653,585</b>	<b>705,332</b>	<b>353,610</b>	<b>351,653</b>	<b>235,063</b>	<b>247,941</b>	<b>249,319</b>	<b>246,239</b>	<b>246,050</b>	<b>158,886</b>	<b>62,448</b>	<b>90,276</b>	<b>(6,758)</b>	<b>17,617</b>	<b>188,325</b>	<b>124,974</b>	<b>5,135,105</b>

(1) 2004 and 2005 Total Income of \$2,627,962 (\$296,817 plus \$2,331,145) is primarily based on the funds received from the 2004A and B Series Bonds.

(2) For the FY 2007 the Garage Fund was created which accounts for the 2004A Bond. Therefore, after 9/30/2006 investment earnings from the 2004A funds should have been accounted for in the Parking Garage Fund

(3) Based on the CPA Capital Asset Schedule there were no construction expenses after 9/30/2007. Therefore, all investment income should have been reported in the Garage Fund.

### Bond Funding

2004A Total Funding 7/28/2004	70,926,614	71%
2004B Total Funding 7/28/2004	29,062,352	29%
	<u>99,988,966</u>	

### Debt Service Reserve

2004A Debt Service Reserve	5,448,450	71%
2004B Debt Service Reserve	2,277,263	29%
	<u>7,725,713</u>	
2014A Debt Service Reserve	1,000,000	
2014B Debt Service Reserve	978,541	
	<u>1,978,541</u>	

## Parking Garage Project Construction Costs

Source: Capital Asset Schedule provided by District CPA

Group: Construction - A Bond

Asset	Property Description	Date in Service	Book Cost
7	Capital Interest 2005	9/30/2005	\$ 1,620,675
9	Capital Interest 2006	9/30/2006	3,417,881
17	Parking Improvements	9/30/2007	2,507,654
18	Mid Blk Plaza & Other Public Impro	9/30/2007	324,458
30	Parking Improvements	9/30/2004	3,614,229
31	Mid Blk Plaza & Other Public Impro	9/30/2004	467,634
41	Parking Improvements	9/30/2005	12,154,308
42	Mid Blk Plaza & Other Public Impro	9/30/2005	1,572,609
50	Parking Improvements	9/30/2006	33,294,543
21	Mid Blk Plaza & Other Public Impro	9/30/2006	4,307,878
1300	Parking Improvements - EF	9/30/2010	241,864
1400	Improvements	9/30/2010	31,295
<b>Construction - A Bond</b>			<b>\$ 63,555,028</b>

Actual Construction Costs	
Construction Cost per CDD CPA	\$ 63,555,028
Less: Capitalized Interest	(14,779,800)
Less: 2010 Improvement Costs	(273,159)
<b>Actual Construction Costs</b>	<b>\$ 48,502,069</b>
Estimated Construction Cost	51,204,019
<b>Less Than Estimated Cost</b>	<b>\$ (2,701,950)</b>

According to the Capital Asset Schedule provided by the District's CPA, the Parking Garage Project cost more than the estimated amount of \$51,204,019. However, the schedule indicates that for the years 2005 and 2006, Capitalized Interest costs of \$5,038,556 were included. At the time of construction, GASB provides that interest costs incurred before the asset is substantially complete should be capitalized as part of the historical cost of the project. Based on the Capital Asset Schedule provided by the District's CPA, the final component of the Parking Garage Project was placed into service as of September 30, 2007. Since the 2004A bond proceeds funded \$14,779,800 of capitalized interest through November 2007, we inquired of the CPA if the remaining \$9,741,244 (\$14,779,800 less separately reported capitalized interest of \$1,620,675 and \$3,414,881) of capitalized interest was included in the asset schedule. He did not provide a response. Therefore, we believe that the entire \$14,779,800 of capitalized interest is included in schedule provided by the CPA.

Additionally, \$273,159 of improvement costs from 2010 was also included. According the 2nd Amendment to the Interlocal Agreement (Section 3.3.1) presented by the District in May 2008, the Parking Garage was completed. Therefore, the \$273,159 is not a part of the initial construction costs.





**2004A DEBT SERVICE SCHEDULE RESTATED WITH EXCESS FUNDS FOR MANDATORY REDEMPTIONS**  
**SEMI-ANNUAL FISCAL YEAR-END SEPTEMBER 30**

\*This schedule is based on City, County, CRA, and District fiscal year-end September 30th. Additionally, It is used as the basis for the TIR Shortfall Schedule.

2004A Debt Service Semi-annual Payments				
Date	Principal Balance	Principal	Interest	Total Required Debt Service
11/1/2004	73,580,000	-	1,171,800	
5/1/2005	73,580,000	-	2,268,000	3,439,800
11/1/2005	73,580,000	-	2,268,000	
5/1/2006	73,580,000	-	2,268,000	4,536,000
11/1/2006	73,580,000	-	2,268,000	
5/1/2007	73,580,000	-	2,268,000	4,536,000
11/1/2007	73,580,000	-	2,268,000	
5/1/2008	73,330,000	250,000	2,268,000	4,786,000
11/1/2008	73,330,000	-	2,260,500	
5/1/2009	72,375,000	955,000	2,260,500	5,476,000
11/1/2009	72,375,000	-	2,231,850	
5/1/2010	71,360,000	1,015,000	2,231,850	5,478,700
11/1/2010	71,360,000	-	2,201,400	
5/1/2011	70,285,000	1,075,000	2,201,400	5,477,800
11/1/2011	70,285,000	-	2,169,150	
5/1/2012	69,145,000	1,140,000	2,169,150	5,478,300
11/1/2012	69,145,000	-	2,134,950	
5/1/2013	67,930,000	1,215,000	2,134,950	5,484,900
11/1/2013	67,930,000	-	2,098,500	
5/1/2014	66,645,000	1,285,000	2,098,500	5,482,000
11/1/2014	66,645,000	-	2,059,950	
5/1/2015	65,280,000	1,365,000	2,059,950	5,484,900
11/1/2015	65,280,000	-	2,019,000	
5/1/2016	63,830,000	1,450,000	2,019,000	5,488,000
11/1/2016	63,830,000	-	1,975,500	
5/1/2017	62,290,000	1,540,000	1,975,500	5,491,000
11/1/2017	62,290,000	-	1,929,300	
5/1/2018	60,655,000	1,635,000	1,929,300	5,493,600
11/1/2018	60,655,000	-	1,880,250	
5/1/2019	58,920,000	1,735,000	1,880,250	5,495,500
11/1/2019	58,920,000	-	1,828,200	
5/1/2020	57,075,000	1,845,000	1,828,200	5,501,400
11/1/2020	57,075,000	-	1,772,850	
5/1/2021	55,115,000	1,960,000	1,772,850	5,505,700
11/1/2021	55,115,000	-	1,714,050	
5/1/2022	53,035,000	2,080,000	1,714,050	5,508,100
11/1/2022	53,035,000	-	1,651,650	
5/1/2023	50,825,000	2,210,000	1,651,650	5,513,300
11/1/2023	50,825,000	-	1,585,350	
5/1/2024	48,480,000	2,345,000	1,585,350	5,515,700
11/1/2024	48,480,000	-	1,515,000	
5/1/2025	45,985,000	2,495,000	1,515,000	5,525,000
11/1/2025	45,985,000	-	1,437,031	
5/1/2026	43,330,000	2,655,000	1,437,031	5,529,063
11/1/2026	43,330,000	-	1,354,063	
5/1/2027	40,505,000	2,825,000	1,354,063	5,533,125
11/1/2027	40,505,000	-	1,265,781	
5/1/2028	37,495,000	3,010,000	1,265,781	5,541,563
11/1/2028	37,495,000	-	1,171,719	
5/1/2029	34,295,000	3,200,000	1,171,719	5,543,438
11/1/2029	34,295,000	-	1,071,719	
5/1/2030	30,885,000	3,410,000	1,071,719	5,553,438
11/1/2030	30,885,000	-	965,156	
5/1/2031	27,255,000	3,630,000	965,156	5,560,313
11/1/2031	27,255,000	-	851,719	
5/1/2032	23,390,000	3,865,000	851,719	5,568,438
11/1/2032	23,390,000	-	730,938	
5/1/2033	19,280,000	4,110,000	730,938	5,571,875
11/1/2033	19,280,000	-	602,500	
5/1/2034	14,900,000	4,380,000	602,500	5,585,000
11/1/2034	14,900,000	-	465,625	
5/1/2035	10,240,000	4,660,000	465,625	5,591,250
11/1/2035	10,240,000	-	320,000	
5/1/2036	5,280,000	4,960,000	320,000	5,600,000
11/1/2036	5,280,000	-	165,000	
5/1/2037	-	5,280,000	165,000	5,610,000
<b>Totals</b>	<b>73,580,000</b>	<b>103,905,200</b>	<b>177,485,200</b>	

2004A Debt Service Semi-annual Payments - Adjusted					
Date	Principal Balance	Excess Funds for Mandatory Redemption	Principal <sup>2</sup> (Mandatory Redemptions)	Interest	Total Required Debt Service <sup>3</sup>
5/1/2005	73,580,000	-	-	2,247,675	3,419,475
11/1/2005	73,580,000	-	-	2,247,675	
5/1/2006	73,580,000	-	-	2,216,775	4,464,450
11/1/2006	73,580,000	-	-	2,216,775	
5/1/2007	73,580,000	-	-	2,200,950	4,417,725
11/1/2007	73,580,000	-	-	2,200,950	
5/1/2008	73,330,000	250,000	-	2,149,950	4,350,900
11/1/2008	73,330,000	-	-	2,149,950	
5/1/2009	72,375,000	955,000	-	2,100,675	4,250,625
11/1/2009	72,375,000	-	-	2,100,675	
5/1/2010	71,360,000	1,015,000	-	2,093,475	4,194,150
11/1/2010	71,360,000	-	-	2,093,475	
5/1/2011	70,285,000	1,075,000	-	2,086,125	4,179,600
11/1/2011	70,285,000	-	-	2,086,125	
5/1/2012	69,145,000	1,140,000	-	2,078,775	4,164,900
11/1/2012	69,145,000	-	-	2,078,775	
5/1/2013	67,930,000	1,215,000	-	2,071,425	4,150,200
11/1/2013	67,930,000	-	-	2,071,425	
5/1/2014	66,645,000	1,285,000	-	2,063,850	4,135,275
11/1/2014	66,645,000	-	-	2,063,850	
5/1/2015	65,280,000	-	1,365,000	2,039,475	5,468,325
11/1/2015	65,280,000	-	-	2,039,475	
5/1/2016	63,830,000	-	1,450,000	1,997,250	5,486,725
11/1/2016	63,830,000	-	-	1,997,250	
5/1/2017	62,290,000	-	1,540,000	1,952,400	5,489,650
11/1/2017	62,290,000	-	-	1,952,400	
5/1/2018	60,655,000	-	1,635,000	1,904,775	5,492,175
11/1/2018	60,655,000	-	-	1,904,775	
5/1/2019	58,920,000	-	1,735,000	1,854,225	5,494,000
11/1/2019	58,920,000	-	-	1,854,225	
5/1/2020	57,075,000	-	1,845,000	1,800,525	5,499,750
11/1/2020	57,075,000	-	-	1,800,525	
5/1/2021	55,115,000	-	1,960,000	1,743,450	5,503,975
11/1/2021	55,115,000	-	-	1,743,450	
5/1/2022	53,035,000	-	2,080,000	1,682,850	5,506,300
11/1/2022	53,035,000	-	-	1,682,850	
5/1/2023	50,825,000	-	2,210,000	1,618,500	5,511,350
11/1/2023	50,825,000	-	-	1,618,500	
5/1/2024	48,480,000	-	2,345,000	1,550,175	5,513,675
11/1/2024	48,480,000	-	-	1,550,175	
5/1/2025	45,985,000	-	2,495,000	1,476,016	5,521,191
11/1/2025	45,985,000	-	-	1,476,016	
5/1/2026	43,330,000	-	2,655,000	1,395,547	5,526,563
11/1/2026	43,330,000	-	-	1,395,547	
5/1/2027	40,505,000	-	2,825,000	1,309,922	5,530,469
11/1/2027	40,505,000	-	-	1,309,922	
5/1/2028	37,495,000	-	3,010,000	1,218,750	5,538,672
11/1/2028	37,495,000	-	-	1,218,750	
5/1/2029	34,295,000	-	3,200,000	1,121,719	5,540,469
11/1/2029	34,295,000	-	-	1,121,719	
5/1/2030	30,885,000	-	3,410,000	1,018,438	5,550,156
11/1/2030	30,885,000	-	-	1,018,438	
5/1/2031	27,255,000	-	3,630,000	908,438	5,556,875
11/1/2031	27,255,000	-	-	908,438	
5/1/2032	23,390,000	-	3,865,000	791,328	5,564,766
11/1/2032	23,390,000	-	-	791,328	
5/1/2033	19,280,000	-	4,110,000	666,719	5,568,047
11/1/2033	19,280,000	-	-	666,719	
5/1/2034	14,900,000	-	4,380,000	534,063	5,580,781
11/1/2034	14,900,000	-	-	534,063	
5/1/2035	10,240,000	-	4,660,000	392,813	5,586,875
11/1/2035	10,240,000	-	-	392,813	
5/1/2036	5,280,000	-	4,960,000	242,500	5,595,313
11/1/2036	5,280,000	-	-	242,500	
5/1/2037	-	-	5,280,000	165,000	5,687,500
<b>Totals</b>		<b>6,935,000</b>	<b>66,645,000</b>	<b>102,395,900</b>	<b>169,040,900</b>

(1) The payments due for the period of 11/1/2004 through 11/1/2007 totaled \$14,779,800, consisted of capitalized interest payments that were fully funded by the 2004A Bond proceeds.

(2) On 5/1/2008 the first principal plus interest payment of \$2,518,000 (Principal \$250,000 plus Interest - \$2,268,000) was due.

(3) The total required debt service for the period of 2008 through 2014 is the remaining debt service owed, due to the principal debt service being satisfied with Excess Funds for Mandatory Redemptions and corresponding adjustments to interest owed.

## 2014A DEBT SERVICE SCHEDULE RESTATED WITH EXCESS FUNDS FOR MANDATORY REDEMPTIONS

**\*This schedule is based on the Bond annual year-end of November 1st.**

Original 2014A Bond Debt Service Schedule					2014A Debt Service Schedule Restated With Excess Funds for Mandatory Redemptions							
Year Ending Nov 1	Bond Principal Balance	Bond Principal*	Interest	Total Required. Debt Service*	Year Ending Nov 1	Bond Principal Balance	Excess Funds for Mandatory Redemption	Bond Principal <sup>1</sup> (Mandatory Redemptions)	Interest	Total Required. Debt Service <sup>1</sup>	Interest Savings	
2014	64,875,000	-	1,383,711	1,383,711	2014	64,855,000	-	-	1,383,331	1,383,331	(380)	
2015	63,240,000	1,635,000	3,059,269	4,694,269	2015	63,240,000	-	1,615,000	2,894,319	4,509,319	(164,950)	
2016	61,535,000	1,705,000	2,988,294	4,693,294	2016	61,535,000	60,000	1,645,000	2,985,106	4,630,106	(3,188)	
2017	59,755,000	1,780,000	2,914,238	4,694,238	2017	59,755,000	90,000	1,690,000	2,912,325	4,602,325	(1,913)	
2018	57,895,000	1,860,000	2,836,888	4,696,888	2018	57,895,000	-	1,860,000	2,836,569	4,696,569	(319)	
2019	55,955,000	1,940,000	2,756,138	4,696,138	2019	55,955,000	15,000	1,925,000	2,751,888	4,676,888	(4,251)	
2020	53,930,000	2,025,000	2,671,881	4,696,881	2020	53,930,000	185,000	1,840,000	2,623,538	4,463,538	(48,344)	
2021	51,815,000	2,115,000	2,583,906	4,698,906	2021	51,815,000	125,000	1,990,000	2,581,250	4,571,250	(2,656)	
2022	49,610,000	2,205,000	2,492,106	4,697,106	2022	49,610,000	-	2,205,000	2,492,106	4,697,106	0	
2023	47,310,000	2,300,000	2,396,375	4,696,375	2023	47,310,000	-	2,300,000	2,396,375	4,696,375	-	
2024	44,910,000	2,400,000	2,296,500	4,696,500	2024	44,910,000	-	2,400,000	2,296,500	4,696,500	-	
2025	42,395,000	2,515,000	2,182,625	4,697,625	2025	42,395,000	-	2,515,000	2,182,625	4,697,625	-	
2026	39,750,000	2,645,000	2,053,625	4,698,625	2026	39,750,000	-	2,645,000	2,053,625	4,698,625	-	
2027	36,970,000	2,780,000	1,918,000	4,698,000	2027	36,970,000	-	2,780,000	1,918,000	4,698,000	-	
2028	34,045,000	2,925,000	1,775,375	4,700,375	2028	34,045,000	-	2,925,000	1,775,375	4,700,375	-	
2029	30,975,000	3,070,000	1,625,500	4,695,500	2029	30,975,000	-	3,070,000	1,625,500	4,695,500	-	
2030	27,745,000	3,230,000	1,468,000	4,698,000	2030	27,745,000	-	3,230,000	1,468,000	4,698,000	-	
2031	24,350,000	3,395,000	1,302,375	4,697,375	2031	24,350,000	-	3,395,000	1,302,375	4,697,375	-	
2032	20,780,000	3,570,000	1,128,250	4,698,250	2032	20,780,000	-	3,570,000	1,128,250	4,698,250	-	
2033	17,030,000	3,750,000	945,250	4,695,250	2033	17,030,000	-	3,750,000	945,250	4,695,250	-	
2034	13,085,000	3,945,000	752,875	4,697,875	2034	13,085,000	-	3,945,000	752,875	4,697,875	-	
2035	8,940,000	4,145,000	550,625	4,695,625	2035	8,940,000	-	4,145,000	550,625	4,695,625	-	
2036	4,580,000	4,360,000	338,000	4,698,000	2036	4,580,000	-	4,360,000	338,000	4,698,000	-	
2037	-	4,580,000	114,500	4,694,500	2037	-	-	4,580,000	114,500	4,694,500	-	
<b>Totals per 2014A</b>				<b>64,875,000</b>	<b>44,534,306</b>	<b>109,409,306</b>	<b>Adjusted Totals</b>	<b>475,000</b>	<b>64,380,000</b>	<b>44,308,306</b>	<b>108,688,306</b>	<b>(226,000)</b>

(1) The total required debt service for the period of 2016 through 2021 is the remaining debt service owed, due to the principal debt service being partially satisfied with Excess Funds for Mandatory Redemptions and corresponding adjustments to interest owed.

**2014A DEBT SERVICE SCHEDULE RESTATED WITH EXCESS FUNDS FOR MANDATORY REDEMPTIONS  
SEMI-ANNUAL FISCAL YEAR-END SEPTEMBER 30**

**\*This schedule is based on City, County, CRA, and District fiscal year-end September 30th. Additionally, it is used as the basis for the TIR Shortfall Schedule.**

FY	Date	Excess Funds for Mandatory Redemption	Principal Payment <sup>1</sup>	Interest Payment	Total Required Debt Service <sup>1</sup>	Nov/May (FY - Principal + Interest)	May/Nov (FY- DS Interest)
	11/1/2014		-	1,383,331	1,383,331		
FY 2015	5/1/2015	-	1,615,000	1,447,159	3,062,159	4,445,490	2,830,490
	11/1/2015			1,447,159	1,447,159		
FY 2016	5/1/2016	60,000	1,645,000	1,492,553	3,137,553	4,584,712	2,939,712
	11/1/2016			1,492,553	1,492,553		
FY 2017	5/1/2017	90,000	1,690,000	1,456,163	3,146,163	4,638,716	2,948,716
	11/1/2017			1,456,163	1,456,163		
FY 2018	5/1/2018	-	1,860,000	1,418,284	3,278,284	4,734,447	2,874,447
	11/1/2018			1,418,284	1,418,284		
FY 2019	5/1/2019	15,000	1,925,000	1,375,944	3,300,944	4,719,228	2,794,228
	11/1/2019			1,375,944	1,375,944		
FY 2020	5/1/2020	185,000	1,840,000	1,311,769	3,151,769	4,527,713	2,687,713
	11/1/2020			1,311,769	1,311,769		
FY 2021	5/1/2021	125,000	1,990,000	1,290,625	3,280,625	4,592,394	2,602,394
	11/1/2021			1,290,625	1,290,625		
FY 2022	5/1/2022		2,205,000	1,246,053	3,451,053	4,741,678	2,536,678
	11/1/2022			1,246,053	1,246,053		
FY 2023	5/1/2023		2,300,000	1,198,188	3,498,188	4,744,241	2,444,241
	11/1/2023			1,198,188	1,198,188		
FY 2024	5/1/2024		2,400,000	1,148,250	3,548,250	4,746,438	2,346,438
	11/1/2024			1,148,250	1,148,250		
FY 2025	5/1/2025		2,515,000	1,091,313	3,606,313	4,754,563	2,239,563
	11/1/2025			1,091,313	1,091,313		
FY 2026	5/1/2026		2,645,000	1,026,813	3,671,813	4,763,125	2,118,125
	11/1/2026			1,026,813	1,026,813		
FY 2027	5/1/2027		2,780,000	959,000	3,739,000	4,765,813	1,985,813
	11/1/2027			959,000	959,000		
FY 2028	5/1/2028		2,925,000	887,688	3,812,688	4,771,688	1,846,688
	11/1/2028			887,688	887,688		
FY 2029	5/1/2029		3,070,000	812,750	3,882,750	4,770,438	1,700,438
	11/1/2029			812,750	812,750		
FY 2030	5/1/2030		3,230,000	734,000	3,964,000	4,776,750	1,546,750
	11/1/2030			734,000	734,000		
FY 2031	5/1/2031		3,395,000	651,188	4,046,188	4,780,188	1,385,188
	11/1/2031			651,188	651,188		
FY 2032	5/1/2032		3,570,000	564,125	4,134,125	4,785,313	1,215,313
	11/1/2032			564,125	564,125		
FY 2033	5/1/2033		3,750,000	472,625	4,222,625	4,786,750	1,036,750
	11/1/2033			472,625	472,625		
FY 2034	5/1/2034		3,945,000	376,438	4,321,438	4,794,063	849,063
	11/1/2034			376,438	376,438		
FY 2035	5/1/2035		4,145,000	275,313	4,420,313	4,796,750	651,750
	11/1/2035			275,313	275,313		
FY 2036	5/1/2036		4,360,000	169,000	4,529,000	4,804,313	444,313
	11/1/2036			169,000	169,000		
FY 2037	5/1/2037		4,580,000	114,500	4,694,500	4,863,500	283,500
		<b>475,000</b>	<b>64,380,000</b>	<b>44,308,306</b>	<b>108,688,306</b>		

(1) The total required debt service for the period of 2016 through 2021 is the remaining debt service owed, due to the principal debt service being partially satisfied with Excess Funds for Mandatory Redemptions and corresponding adjustments to interest owed.

## TIR Surplus/Shortage Schedule (Prepared by District)

### Midtown Miami CDD

TIF vs Debt Service *draft*

Fiscal Year	TIF	2004A/2014A DS - Principal	2004A/2014A DS - Interest	2004A/2014A Total Debt Service	TIF Surplus/(Shortage)	Cumulative Surplus/(Shortage)
2004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2008	\$ -	\$ 250,000	\$ 4,624,371	\$ 4,874,371	\$ (4,874,371)	\$ (4,874,371)
2009	\$ 4,501,464	\$ 955,000	\$ 4,596,555	\$ 5,551,555	\$ (1,050,091)	\$ (5,924,462)
2010	\$ 3,862,462	\$ 1,015,000	\$ 4,542,230	\$ 5,557,230	\$ (1,694,768)	\$ (7,619,230)
2011	\$ 1,576,072	\$ 1,075,000	\$ 4,478,108	\$ 5,553,108	\$ (3,977,036)	\$ (11,596,266)
2012	\$ 1,620,360	\$ 1,140,000	\$ 4,391,149	\$ 5,531,149	\$ (3,910,789)	\$ (15,507,055)
2013	\$ 2,793,222	\$ 1,215,000	\$ 4,282,860	\$ 5,497,860	\$ (2,704,638)	\$ (18,211,693)
2014	\$ 3,332,159	\$ 1,285,000	\$ 5,076,535	\$ 6,361,535	\$ (3,029,376)	\$ (21,241,069)
2015	\$ 4,321,546	\$ 1,890,000	\$ 3,092,859	\$ 4,982,859	\$ (661,313)	\$ (21,902,382)
2016	\$ 4,655,237	\$ 1,740,000	\$ 3,040,746	\$ 4,780,746	\$ (125,509)	\$ (22,027,891)
2017	\$ 5,091,763	\$ 1,815,000	\$ 2,937,081	\$ 4,752,081	\$ 339,682	\$ (21,688,209)
2018	\$ 6,561,919	\$ 1,900,000	\$ 2,859,631	\$ 4,759,631	\$ 1,802,288	\$ (19,885,921)
2019	\$ 6,750,273	\$ 1,965,000	\$ 2,779,106	\$ 4,744,106	\$ 2,006,167	\$ (17,879,754)
	<b>\$ 38,316,204</b>	<b>\$ 14,280,000</b>	<b>\$ 46,701,232</b>	<b>\$ 58,202,125</b>	<b>\$ (19,885,921)</b>	

This shortfall schedule was provided by the District to the CRA on 8/30/2019. It provided that as of fiscal year 2019 the Cumulative TIR shortfall for debt service owed to the District was \$17,879,754. It should be noted that TIR is also known as TIF.

**Restated Shortfall Schedule of Payment Surpluses and Shortages  
for the 2004A and 2014A Bond Debt Service**

The schedule below is based on a fiscal year-end of September 30. The Adjusted 2004A/2014A Required Debt Service column reflects the sum of the adjusted semi-annual payments during a fiscal year, as noted in the Debt Service Schedules 2.2 and 3.2. The 2004A<sup>2.2</sup> and 2014A<sup>3.2</sup> Debt Service Schedules are based on the Bond year-end of November 1 (Schedules 2.1 and 3.1), but reflects the timing differences that occur due to a fiscal year-end of September 30 which is used by the City, County, CRA, and the District. The restated debt service using a different year end will only create differences in the annual debt service due, however the total required debt service over the life of the bond will be the same for both the September 30th and November 1 calculations.

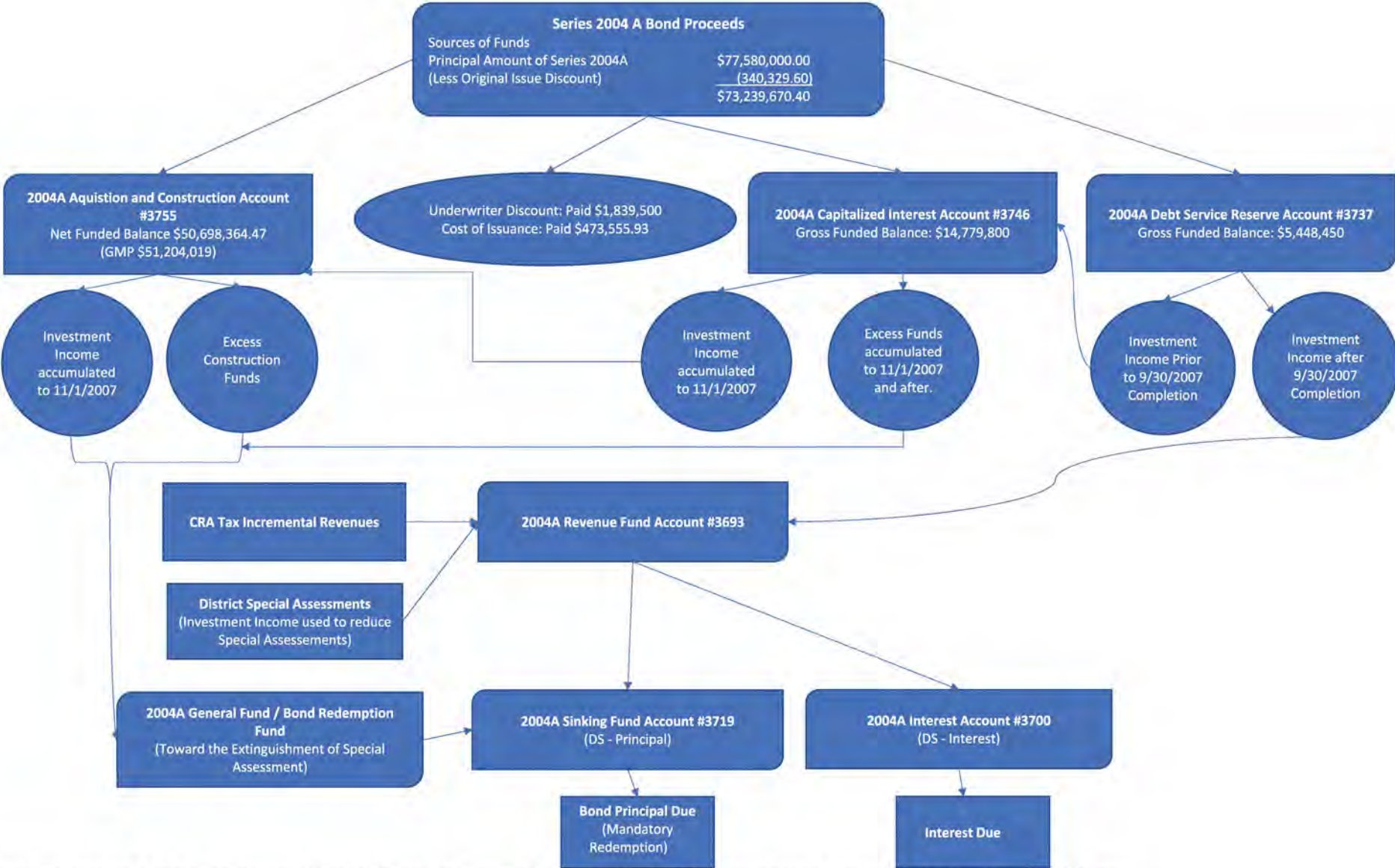
Fiscal Year	Adjusted 2004A/2014A Required Debt Service <sup>1</sup>	Funded by Bond Proceeds - Capitalized Interest	Amt Paid to CDD from CRA - TIR	Total Funds Debt Service Payments	Annual TIR Surplus / (Shortage)	Cumulative TIR Surplus / (Shortage)
2005	3,419,475	3,439,800		3,439,800		
2006	4,464,450	4,536,000		4,536,000		
2007	4,417,725	4,536,000		4,536,000		
2008	4,350,900	2,268,000	-	2,268,000		
2009	4,250,625		4,501,464	4,501,464	250,839	250,839
2010	4,194,150		3,862,462	3,862,462	(331,688)	(80,849)
2011	4,179,600		1,576,072	1,576,072	(2,603,528)	(2,684,377)
2012	4,164,900		1,620,360	1,620,360	(2,544,540)	(5,228,917)
2013	4,150,200		2,793,222	2,793,222	(1,356,978)	(6,585,895)
2014	4,135,275		3,332,159	3,332,159	(803,116)	(7,389,011)
2015	4,445,490		4,321,546	4,321,546	(123,944)	(7,512,955)
2016	4,584,712		4,655,237	4,655,237	70,525	(7,442,430)
2017	4,638,716		5,091,763	5,091,763	453,047	(6,989,383)
2018	4,734,447		6,561,919	6,561,919	1,827,472	(5,161,911)
2019	4,719,228		6,750,273	6,750,273	2,031,045	(3,130,866)
2020 <sup>2</sup>	4,527,713		3,362,394 <sup>2</sup>	3,362,394	(1,165,319)	(4,296,185)
2021	4,592,394		4,721,378	4,721,378	128,984	(4,167,200)
2022	4,741,678		4,743,006	4,743,006	1,328	(4,165,873)
2023 <sup>3</sup>	4,744,241		4,744,241	4,744,241	0	<b>(4,165,872)<sup>3</sup></b>
<b>Totals</b>	<b>83,455,918</b>	<b>14,779,800</b>	<b>62,637,496</b>	<b>77,417,296</b>	<b>(4,165,872)</b>	

(1) The Adjusted 2004A/2014A Required Debt Service column includes only the remaining debt service owed after applying excess funds for mandatory redemptions that were redeemed per the 2004A<sup>2.2</sup> and 2014A<sup>3.2</sup> Restated Debt Service Schedules with a fiscal year-end of September 30.

(2) For the fiscal year 2020, the bond Trustee provided that the remaining debt service owed for the fiscal year was \$3,362,394. This was due to the 2019 payment fulfilling a portion of the 2020 debt service requirement.

(3) After the Fiscal Year 2023, the remaining Shortfall owed is \$4,165,872.

# FLOW OF BOND FUNDS



1) 2004A Project was completed as of 9/30/2007; therefore, the 2004A Acquisition and Construction Account and the 2004 A Capitalized Interest Account should have been closed as of 11/1/2007. The following is supported by the Bond Offering and First Supplemental Trust Indenture Articles III and Article IV.

2) The Revenue Account Funds both the Sinking Fund and the Interest Account, however in accordance with the Indenture Agreement, the funds are used in a particular order based on conditions that are required to be met.

**From:** Daniel Rom <[romd@whhassociates.com](mailto:romd@whhassociates.com)>

**Sent:** Wednesday, December 13, 2023 8:37 AM

**To:** Valentin, Miguel A <[MAValentin@miamigov.com](mailto:MAValentin@miamigov.com)>; Cindy Cerbone <[cerbonec@whhassociates.com](mailto:cerbonec@whhassociates.com)>; Michal Szymonowicz <[szymonowiczm@whhassociates.com](mailto:szymonowiczm@whhassociates.com)>; Han Liu <[liuh@whhassociates.com](mailto:liuh@whhassociates.com)>

**Cc:** Balzebre, Anthony <[ABalzebre@miamigov.com](mailto:ABalzebre@miamigov.com)>; Kristen Thomas <[thomask@whhassociates.com](mailto:thomask@whhassociates.com)>

**Subject:** RE: Audit of the Midtown Community Redevelopment Agency and the Midtown (20-2766)

**CAUTION:** This is an email from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miguel,

After reviewing the City of Miami August 25, 2023 Audit of the CRA in relation to the Midtown Miami's TIR payments, aside from questions related to methods used for Series 2004A and Series 2014A bond recalculations and inability to confirm the figures related to Series 2004A investment earnings and construction funds, we do not disagree with the conclusions that the Cumulative TIR Shortage was likely lower than that that initially calculated by the District and that it would likely total \$4,165,872 as of 5/1/2023. **Per the Audit the shortfall is \$4,165,872 and payment of this amount, in addition to the regular debt service payments, will satisfy any outstanding shortfalls and in subsequent years the CRA will not be required to pay this shortfall. We will need a statement from the District confirming that the shortfall has been satisfied by the CRA.**

Although the District does not disagree with the conclusions of the City's Audit, the District does so contingent upon the City's confirmation of the below:

1. The City will continue to provide the TIR funds in the amount sufficient to fully pay the annual debt service on the Series 2014A Bonds; and 100% of the principal and interest to full satisfaction of the Bonds **The CRA, not the City, will make all necessary payments to the District in compliance with the terms of the Interlocal Agreement and amendments thereto.**
2. The City provides the District with a Series 2014A amortization schedule that will be used as the basis of the annual TIR distributions to the District **The District is to provide an updated amortization schedule as it is based on the debt service schedule attached to the bonds and needs to incorporate the Audit findings.**
3. The District's surplus distribution schedule to be as per the direction of the District's Board of Supervisors **The CRA will make all necessary payments to the District in compliance with the terms of the Interlocal Agreement and amendments thereto. If there is no shortfall, the surplus TIF will be distributed to the City and the County per the terms of the Interlocal Agreement and amendments thereto. As noted above, per the Audit the shortfall is \$4,165,872 and payment of this amount, in addition to the regular debt service payments, will satisfy any outstanding shortfalls and in subsequent years the CRA will not be required to pay this shortfall or provide any additional surplus to the District (assuming TIF revenues do not decrease). We will need a statement from the District confirming that the shortfall has been satisfied by the CRA.**

Thanks,

**Daniel Rom**

**District Manager**

**Wrathell, Hunt and Associates, LLC**

**Phone: 561.571.0010**

**Toll Free: 877.276.0889**

**Fax: 561.571.0013**

**Cell: 561.909.7930**

**E-Mail: [romd@whhassociates.com](mailto:romd@whhassociates.com)**



# 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

2.1.2024

To Whom It May Concern:

After reviewing the August 25, 2023 City of Miami Audit of the CRA in relation to the Midtown Miami CDD's ("CDD") TIR payments, aside from questions related to methods used for Series 2004A and Series 2014A bond recalculations and inability to confirm the figures related to Series 2004A investment earnings and construction funds, we do not disagree with the conclusions that the Cumulative TIR Shortage was likely lower than that initially calculated by the District and that it would likely total \$4,165,872 as of 5/1/2023. As such, Midtown Miami CDD will consider short fall settled in full once the \$4,165,872 is paid.

Sincerely,



Daniel Rom

District Manager

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

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

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

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

	Governmental Funds		Total
	General	Debt Service Series 2014B	Governmental Funds
<b>ASSETS</b>			
Wells Fargo - operating	\$ 2,564,775	\$ -	\$ 2,564,775
Finemark	125,479	-	125,479
Finemark - ICS	851,074	-	851,074
Iberia	254,386	-	254,386
Accounts receivable	10	-	10
Undeposited funds	361,608	-	361,608
Due from governmental funds			
General fund	-	8,442	8,442
Investments			
Reserve B	-	973,259	973,259
Revenue B	-	2,089,345	2,089,345
Prepayment B	-	3,615	3,615
Prepaid expense	439	-	439
Assessments receivable	1,853	36	1,889
Deposits	4,550	-	4,550
Due from contractor	930	-	930
Due from Alex Vadia	35,083	-	35,083
Due from Yard 8 Corland	32,104	-	32,104
Due from Fernando Zamora	34,722	-	34,722
Due from Site Centers	360,464	-	360,464
Due from Jack Cayre	7,170	-	7,170
Due from Cory Giordano	129,188	88,906	218,094
Due from PPF AMLI	34,040	94,194	128,234
Due from Miami Midtown VI owner	39,618	-	39,618
Due from other	716	-	716
Total assets	<u>\$ 4,838,209</u>	<u>\$ 3,257,797</u>	<u>\$ 8,096,006</u>
<b>LIABILITIES</b>			
Liabilities:			
Accounts payable	\$ 15,031	\$ -	\$ 15,031
Credit card payable	348	-	348
Restroom deposits	250	-	250
Due to governmental funds			
Debt service - 2014B	8,442	-	8,442
Due to enterprise fund	1,190,876	-	1,190,876
Due to other	34,158	-	34,158
Due to Developer	75	-	75
Total liabilities	<u>1,249,180</u>	<u>-</u>	<u>1,249,180</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unearned revenue	101,722	23,498	125,220
Deferred receipts	635,203	183,136	818,339
Total deferred inflows of resources	<u>736,925</u>	<u>206,634</u>	<u>943,559</u>
<b>FUND BALANCES</b>			
Restricted for:			
Debt service	-	3,051,163	3,051,163
Assigned			
3 months working capital	612,464	-	612,464
Disaster recovery	150,000	-	150,000
Unassigned	2,089,640	-	2,089,640
Total fund balances	<u>2,852,104</u>	<u>3,051,163</u>	<u>5,903,267</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,838,209</u>	<u>\$ 3,257,797</u>	<u>\$ 8,096,006</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments: on-roll (net of discounts)	\$ 222,812	\$ 343,486	\$ 430,868	80%
Assessments: off-roll	150,810	150,810	2,817,901	5%
Interest & miscellaneous	3,887	11,497	1,403	819%
Total revenues	<u>377,509</u>	<u>505,793</u>	<u>3,250,172</u>	16%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	-	12,000	0%
FICA	-	-	912	0%
Engineering	1,086	2,167	15,000	14%
Consulting services	-	-	57,500	0%
Legal	1,230	7,410	60,000	12%
Management	5,179	15,538	62,151	25%
Assessment roll preparation	389	1,167	4,668	25%
Audit	-	-	8,500	0%
Postage	60	60	600	10%
Insurance	-	99,725	62,446	160%
Property insurance	-	2,000	5,880	34%
Worker's compensation	-	1,527	4,100	37%
Printing and binding	50	150	600	25%
Legal advertising	-	-	1,250	0%
Bank charges	-	-	1,500	0%
Property taxes	-	-	200	0%
Arbitrage rebate	-	-	1,250	0%
Assessment collection (tax collector)	2,228	3,432	4,488	76%
ADA website compliance	-	-	210	0%
Web hosting	-	705	705	100%
Annual filing fee	-	175	175	100%
Total administrative	<u>10,222</u>	<u>134,056</u>	<u>304,135</u>	44%

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

<b>Field</b>	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Salaries	9,645	35,121	137,364	26%
Contracts:				
Janitorial	40,190	120,570	545,000	22%
Security services	54,844	110,585	710,000	16%
Street sweeping	4,806	14,417	67,000	22%
Landscape	21,186	63,557	360,000	18%
Road cleaning	3,000	7,500	62,000	12%
Pest control	420	1,260	6,200	20%
Other services	-	-	720	0%
Animal waste removal	2,011	6,033	25,000	24%
Waste removal	1,501	4,142	22,600	18%
Telephone	-	-	2,800	0%
Electricity	2,548	7,816	68,000	11%
Utilities:				
Irrigation	-	4,700	75,000	6%
Rentals: general	-	190	12,000	2%
Repairs & maintenance:				
General	2,968	9,225	80,000	12%
Buildings	2,354	4,094	36,500	11%
Electrical	8,135	9,425	95,000	10%
Grounds	6,513	24,259	98,000	25%
Irrigation	3,347	3,347	32,000	10%
Plant replacement	996	63,455	120,000	53%
Signage	137	137	2,500	5%
M Park (turf & playground equipment)	-	-	30,000	0%
Printing and binding	-	-	600	0%
Holiday decorations	-	-	110,000	0%
Radio	-	-	5,500	0%
Licenses & permits	-	-	750	0%
Security	1,769	4,102	29,000	14%
Office & operating supplies	2,105	4,808	14,000	34%
Office equipment	219	219	4,500	5%
General capital outlay	9,000	9,000	50,000	18%
Capital outlay - projects				
Site - wood benches	4,205	4,205	21,000	20%
Contingencies	10,634	10,634	60,000	18%
Total field operations	<u>192,533</u>	<u>522,801</u>	<u>2,883,034</u>	18%
Total expenditures	<u>202,755</u>	<u>656,857</u>	<u>3,187,169</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	174,754	(151,064)	63,003	
Fund balance - beginning	<u>2,677,350</u>	<u>3,003,168</u>	<u>2,074,739</u>	
Committed				
Assigned				
3 months working capital	848,037	848,037	848,037	
Disaster recovery	150,000	150,000	150,000	
Unassigned	1,854,067	1,854,067	1,139,705	
Fund balance - ending	<u><u>\$2,852,104</u></u>	<u><u>\$2,852,104</u></u>	<u><u>\$2,137,742</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 DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments: on-roll (net of discounts)	\$ 164,822	\$ 254,089	\$ 318,464	80%
Assessments: off-roll	-	-	1,643,973	0%
Interest and miscellaneous	14,156	45,621	-	N/A
Total revenues	<u>178,978</u>	<u>299,710</u>	<u>1,962,437</u>	15%
<b>Debt service</b>				
Principal	-	-	985,000	0%
Interest expense	-	481,806	964,363	50%
Total debt service	<u>-</u>	<u>481,806</u>	<u>1,949,363</u>	25%
<b>Administration</b>				
Trustee fees	-	-	3,163	0%
Assessment services	416	1,248	4,993	25%
Arbitrage calculation	-	-	600	0%
Dissemination agent	-	-	1,000	0%
Tax collector	1,648	2,539	3,317	77%
Total administration	<u>2,064</u>	<u>3,787</u>	<u>13,073</u>	29%
Total expenditures	<u>2,064</u>	<u>485,593</u>	<u>1,962,436</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	176,914	(185,883)	1	
Fund balance - beginning	<u>2,874,249</u>	<u>3,237,046</u>	<u>3,002,289</u>	
Fund balance - ending	<u><u>\$ 3,051,163</u></u>	<u><u>\$3,051,163</u></u>	<u><u>\$3,002,290</u></u>	



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

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Wells Fargo - garage	\$ 3,303,238
Truist - garage	589,938
Petty cash	2,000
Undeposited funds	385
Finemark	125,479
Finemark - ICS	798,290
Accounts receivable	4,214
Due from general fund	1,190,876
Due from other	10,661
Investments	
Prepayment A	3,674
Reserve A	1,007,592
Revenue A	108,061
Prepaid expense	188
Total current assets	<u>7,144,596</u>
<b>Noncurrent assets:</b>	
Capital assets:	
Land & improvements	63,555,028
Furniture, fixtures & equipment	820,759
Accumulated depreciation	<u>(36,577,279)</u>
Total noncurrent assets	<u>27,798,508</u>
Total assets	<u>34,943,104</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	79,407
Accrued interest payable	388,054
Sales tax payable	21,501
City tax payable	61,914
Bonds payable - current	2,290,000
Total current liabilities	<u>2,840,876</u>
<b>Noncurrent liabilities:</b>	
Bonds payable	44,982,391
Bond premium/discount	<u>(1,227,180)</u>
Total noncurrent liabilities	<u>43,755,211</u>
Total liabilities	<u>46,596,087</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	5,215
Total deferred inflows of resources	<u>5,215</u>
<b>NET POSITION</b>	
Net investment in capital assets	(16,730,293)
Restricted for:	
Unrestricted	3,006,442
Total net position	<u>\$ (11,658,198)</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Parking fees	\$ 386,336	\$ 1,024,868	\$ 4,300,000	24%
Monthly maintenance - Tesla	-	-	18,240	0%
Off-street parking	385	842	11,000	8%
Total revenues	<u>386,721</u>	<u>1,025,710</u>	<u>4,329,240</u>	24%
<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	48	48	7,000	1%
Mgmt and accounting	1,633	4,900	19,599	25%
Trustee fees	-	-	12,650	0%
Credit card fees	12,586	71,090	338,690	21%
Total administrative	<u>14,267</u>	<u>76,038</u>	<u>418,189</u>	18%
<b>Parking facilities</b>				
Payroll	14,468	52,681	206,046	26%
Contracts:				
Janitorial	40,646	121,938	567,000	22%
Parking	62,629	214,319	1,353,000	16%
Security services	23,505	47,394	310,000	15%
Elevator	3,950	11,850	105,000	11%
Air conditioning	340	1,020	5,600	18%
Waste removal	423	1,168	10,500	11%
Telephone	2,524	3,780	18,000	21%
Electricity	8,211	27,033	135,000	20%
Rentals	-	-	3,000	0%
Insurance:				
Property	(47)	504,291	499,559	101%
General liability	-	66,484	45,060	148%
Worker's compensation	-	2,291	4,000	57%
Repairs and maintenance:				
General	1,447	2,840	70,000	4%
Air conditioning	-	-	5,200	0%
Buildings	7,035	35,394	52,000	68%
Electrical	3,540	5,961	50,000	12%
Equipment	15,496	16,117	28,000	58%
Signage	-	-	5,000	0%

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

	Current Month	Year to Date	Budget	% of Budget
Elevators(repairs and maintenance)	3,610	6,950	15,000	46%
Elevators(graphics, flooring, ceiling & lgt cvs)	-	-	22,000	0%
Licenses & permits	-	1,800	3,500	51%
Contingency	-	-	25,000	0%
Security enhancements	1,156	9,020	18,000	50%
Signage, directories, banner & beautification	-	-	52,000	0%
Capital projects	-	-	40,000	0%
Office & operating supplies	544	1,295	20,000	6%
Capital outlay - NB parking garage lightfixtures replac	34,916	34,916	36,000	97%
Capital outlay - NB parking garage concrete & rebar	-	-	22,000	0%
Capital outlay - NB & SB elevator repairs	-	67,254	135,000	50%
Total parking facilities	<u>224,393</u>	<u>1,235,796</u>	<u>3,860,465</u>	32%
Total operating expenses	<u>238,660</u>	<u>1,311,834</u>	<u>4,278,654</u>	31%
 Operating income/(loss)	 148,061	 (286,124)	 50,586	
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Interlocal agreement	-	1,198,188	4,696,500	26%
Interest and miscellaneous	7,404	42,804	(8,000)	-535%
Interest expense: series 2014A	(194,027)	(582,081)	(2,328,325)	25%
Depreciation	(176,542)	(529,625)	(2,118,501)	25%
Total non operating revenues/(expenses)	<u>(363,165)</u>	<u>129,286</u>	<u>241,674</u>	53%
 Change in net position	 (215,104)	 (156,838)	 292,260	
Total net position - beginning	(11,443,094)	(11,501,360)	(11,073,418)	
Net position - ending				
Invested in capital assets, net of related debt*	(17,226,511)	(17,226,511)	(17,226,511)	
Assigned				
Parking garage improvements**	600,000	600,000	600,000	
Disaster recovery**	150,000	150,000	150,000	
Working capital**	200,000	200,000	200,000	
Unrestricted*	4,618,313	4,618,313	5,495,353	
Total net position - ending	<u><u>\$(11,658,198)</u></u>	<u><u>\$(11,658,198)</u></u>	<u><u>\$(10,781,158)</u></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 DECEMBER 31, 2023**

	North Block	South Block	Mid-Block East	Off Street Parking	Total
<b>REVENUES</b>					
Monthly parking	\$ 175,239	\$ 163,583	\$ 9,593	\$ -	\$ 348,414
Paystation revenue	801,575.81	135,446.00	-	-	937,021.81
Validation	2,501.00	2,200.00	1,942.00	-	6,643.00
Administrative fee allocation	(647.50)	(1,694.00)	(49.00)	-	(2,390.50)
City of Miami (off street parking)	-	-	-	842.13	842.13
Total revenues	<u>978,667.82</u>	<u>299,535.35</u>	<u>11,485.50</u>	<u>842.13</u>	<u>1,290,530.80</u>
<b>Parking payroll</b>					
Wages - attendant	47,111.21	-	-	-	47,111.21
Wages - accountant	9,002.36	-	-	-	9,002.36
Wages - supervisor	5,998.03	-	-	-	5,998.03
Wages - assistant manager	11,666.67	-	-	-	11,666.67
Wages - management	27,569.20	-	-	-	27,569.20
Social Security/Medicare	250.00	-	-	-	250.00
Payroll taxes	11,298.35	-	-	-	11,298.35
Employee benefits	8,771.05	-	-	-	8,771.05
Workmen's comp. insurance	8,360.60	-	-	-	8,360.60
PPACA fee	250.00	-	-	-	250.00
Payroll processing	2,073.91	-	-	-	2,073.91
Total administrative	<u>132,351.38</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>132,351.38</u>
<b>Operating expenses</b>					
Uniforms	3,856.55	-	-	-	3,856.55
Armored truck	1,267.54	-	-	-	1,267.54
Operating supplies	1,480.45	-	-	-	1,480.45
Office supplies	2,290.88	-	-	-	2,290.88
Office expense	2,408.45	-	-	-	2,408.45
Equipment - purchase	1,230.50	-	-	-	1,230.50
Equipment rental	1,223.98	-	-	-	1,223.98
Parking cards/decals/hang tags	324.25	-	-	-	324.25
Signage	595.19	-	-	-	595.19
Software license	104.00	-	-	-	104.00
Business license	45.00	-	-	-	45.00
Total operating expenses	<u>14,826.79</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,826.79</u>
<b>R &amp; M</b>					
R & M - building/surface lots	730.00	-	-	-	730.00
R & M - vehicles	960.10	-	-	-	960.10
Service contracts/warranties	21,493.19	-	-	-	21,493.19
Total R & M expenses	<u>23,183.29</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>23,183.29</u>
<b>Insurance</b>					
General liability	7,098.00	4,610.00	645.00	-	12,353.00
GKLL	127.50	164.00	-	-	291.50
Total insurance expenses	<u>7,225.50</u>	<u>4,774.00</u>	<u>645.00</u>	<u>-</u>	<u>12,644.50</u>

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

	North Block	South Block	Mid-Block East	Off Street Parking	Total
<b>Administration expenses</b>					
Cellular phone	493.28	-	-	-	493.28
Internet services	1,269.82	-	-	-	1,269.82
Base management fee	4,473.00	2,238.00	767.00	-	7,478.00
Remote monitoring	6,027.05	-	-	-	6,027.05
Accounting fees	1,430.00	1,618.00	790.00	-	3,838.00
IT support	141.25	122.50	85.00	-	348.75
Banking fees	1,061.09	57.39	12.76	-	1,131.24
Credit card fees	11,606.52	1,331.08	-	-	12,937.60
Accounts receivable	550.00	440.00	150.63	-	1,140.63
Recruiting	506.25	514.00	-	-	1,020.25
Lanier Connect	1,450.00	515.00	-	-	1,965.00
Dues & subscriptions	119.97	-	-	-	119.97
Meals/entertainment of client	631.71	-	-	-	631.71
Total administration expenses	<u>29,759.94</u>	<u>6,835.97</u>	<u>1,805.39</u>	<u>-</u>	<u>38,401.30</u>
 Total operating expenses	 207,195.04	 11,609.97	 2,450.39	 -	 221,255.40
 Net operating income/(loss)	 <u>\$ 772,120.28</u>	 <u>\$ 287,925.38</u>	 <u>\$ 9,035.11</u>	 <u>\$ 842.13</u>	 <u>\$ 1,069,922.90</u>
 Total operating expense/Net due	 <u>\$ 207,195.04</u>	 <u>\$ 11,609.97</u>	 <u>\$ 2,450.39</u>	 <u>\$ -</u>	 <u>\$ 221,255.40</u>
 Total operating expenses	 \$ 207,195.04	 \$ 11,609.97	 \$ 2,450.39	 \$ -	 \$ 221,255.40
Less: base reimbursements	-	-	-	-	-
Net Pd/due Lanier System Part	<u>\$ 207,195.04</u>	<u>\$ 11,609.97</u>	<u>\$ 2,450.39</u>	<u>\$ -</u>	<u>\$ 221,255.40</u>

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA (NORTH BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2024**

	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
<b>REVENUES</b>													
Monthly parking	\$ 59,872.20	\$ 38,315.54	\$ 77,050.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175,239
Paystation revenue	237,754.04	243,180.07	320,641.70	-	-	-	-	-	-	-	-	-	801,575.81
Validation	1,372.00	1,129.00	-	-	-	-	-	-	-	-	-	-	2,501.00
Administrative fee allocaiton	-	-	(647.50)	-	-	-	-	-	-	-	-	-	(647.50)
Total revenues	<u>298,998.24</u>	<u>282,624.61</u>	<u>397,044.97</u>	-	-	-	-	-	-	-	-	-	<u>979,315.32</u>
<b>EXPENSES</b>													
<b>Parking payroll</b>													
Wages - attendant	15,986.60	14,758.00	16,366.61	-	-	-	-	-	-	-	-	-	47,111.21
Wages - accountant	2,658.90	3,310.31	3,033.15	-	-	-	-	-	-	-	-	-	9,002.36
Wages - supervisor	-	2,868.67	3,129.36	-	-	-	-	-	-	-	-	-	5,998.03
Wages - assistant manager	-	5,833.34	5,833.33	-	-	-	-	-	-	-	-	-	11,666.67
Wages - management	12,569.20	7,500.00	7,500.00	-	-	-	-	-	-	-	-	-	27,569.20
Payroll taxes	3,745.75	3,690.91	3,861.69	-	-	-	-	-	-	-	-	-	11,298.35
Employee benefits	1,404.68	3,602.24	3,764.13	-	-	-	-	-	-	-	-	-	8,771.05
Workmen's comp. insurance	2,968.51	2,656.64	2,735.45	-	-	-	-	-	-	-	-	-	8,360.60
PPACA fee	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
Payroll processing	783.47	630.58	659.86	-	-	-	-	-	-	-	-	-	2,073.91
Total administrative	<u>40,367.11</u>	<u>44,850.69</u>	<u>46,883.58</u>	-	-	-	-	-	-	-	-	-	<u>132,101.38</u>
<b>Operating expenses</b>													
Uniforms	-	3,856.55	-	-	-	-	-	-	-	-	-	-	3,856.55
Armored truck	1,267.54	-	-	-	-	-	-	-	-	-	-	-	1,267.54
Operating supplies	1,480.45	-	-	-	-	-	-	-	-	-	-	-	1,480.45
Office supplies	-	2,135.01	155.87	-	-	-	-	-	-	-	-	-	2,290.88
Office expense	-	2,408.45	-	-	-	-	-	-	-	-	-	-	2,408.45
Equipment - purchase	1,230.50	-	-	-	-	-	-	-	-	-	-	-	1,230.50
Equipment rental	758.85	-	465.13	-	-	-	-	-	-	-	-	-	1,223.98
Parking cards/decals/hang tags	-	-	324.25	-	-	-	-	-	-	-	-	-	324.25
Signage	-	-	595.19	-	-	-	-	-	-	-	-	-	595.19
Software license	-	78.00	26.00	-	-	-	-	-	-	-	-	-	104.00
Business license	-	45.00	-	-	-	-	-	-	-	-	-	-	45.00
Total operating expenses	<u>4,737.34</u>	<u>8,523.01</u>	<u>1,566.44</u>	-	-	-	-	-	-	-	-	-	<u>14,826.79</u>
<b>R &amp; M</b>													
R & M - building/surface lots	-	730.00	-	-	-	-	-	-	-	-	-	-	730.00
R & M - vehicles	-	960.10	-	-	-	-	-	-	-	-	-	-	960.10
Service contracts/warranties	13,768.19	-	7,725.00	-	-	-	-	-	-	-	-	-	21,493.19
Total R & M expenses	<u>13,768.19</u>	<u>1,690.10</u>	<u>7,725.00</u>	-	-	-	-	-	-	-	-	-	<u>23,183.29</u>

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA (NORTH BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2024**

	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
<b>Insurance</b>													
General liability	1,798.00	2,650.00	2,650.00	-	-	-	-	-	-	-	-	-	7,098.00
GKLL	127.50	-	-	-	-	-	-	-	-	-	-	-	127.50
Total insurance expenses	1,925.50	2,650.00	2,650.00	-	-	-	-	-	-	-	-	-	7,225.50
<b>Administration expenses</b>													
Cellular phone	207.08	75.00	211.20	-	-	-	-	-	-	-	-	-	493.28
Internet services	133.37	795.76	340.69	-	-	-	-	-	-	-	-	-	1,269.82
Base management fee	2,473.00	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	4,473.00
Remote monitoring	-	2,596.90	3,430.15	-	-	-	-	-	-	-	-	-	6,027.05
Accounting fees	250.00	590.00	590.00	-	-	-	-	-	-	-	-	-	1,430.00
IT support	85.00	-	56.25	-	-	-	-	-	-	-	-	-	141.25
Banking fees	416.46	318.83	325.80	-	-	-	-	-	-	-	-	-	1,061.09
Credit card fees	11,506.52	100.00	-	-	-	-	-	-	-	-	-	-	11,606.52
Accounts receivable	150.00	200.00	200.00	-	-	-	-	-	-	-	-	-	550.00
Recruiting	156.25	175.00	175.00	-	-	-	-	-	-	-	-	-	506.25
Lanier Connect	1,450.00	-	-	-	-	-	-	-	-	-	-	-	1,450.00
Postage	-	98.14	-	-	-	-	-	-	-	-	-	-	98.14
Dues & subscriptions	-	119.97	-	-	-	-	-	-	-	-	-	-	119.97
Meals/Entertainment of Client	-	301.00	330.71	-	-	-	-	-	-	-	-	-	631.71
Total administration expenses	16,827.68	6,370.60	6,659.80	-	-	-	-	-	-	-	-	-	29,858.08
Total operating expenses	77,625.82	64,084.40	65,484.82	-	-	-	-	-	-	-	-	-	207,195.04
Net operating income/(loss)	221,372.42	218,540.21	331,560.15	-	-	-	-	-	-	-	-	-	772,120.28
Total operating expenses	77,625.82	64,084.40	65,484.82	-	-	-	-	-	-	-	-	-	207,195.04
Less: base reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-
Total operating expenses/Net due	\$ 77,625.82	\$ 64,084.40	\$ 65,484.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,195.04

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS AMERICA (SOUTH BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2024**

	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
<b>REVENUES</b>													
Monthly parking	\$ 43,771.08	\$ 64,785.26	\$ 55,027.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,583.35
Paystation revenue	44,489.00	39,978.00	50,979.00	-	-	-	-	-	-	-	-	-	135,446.00
Validation	-	700.00	1,500.00	-	-	-	-	-	-	-	-	-	2,200.00
Administrative fee allocation	-	-	(1,694.00)	-	-	-	-	-	-	-	-	-	(1,694.00)
<b>Total revenues</b>	<b>88,260.08</b>	<b>105,463.26</b>	<b>105,812.01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>299,535.35</b>
<b>EXPENSES</b>													
<b>Insurance</b>													
General liability	1,330.00	1,640.00	1,640.00	-	-	-	-	-	-	-	-	-	4,610.00
GKLL	164.00	-	-	-	-	-	-	-	-	-	-	-	164.00
<b>Total insurance expenses</b>	<b>1,494.00</b>	<b>1,640.00</b>	<b>1,640.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,774.00</b>
<b>Administration expenses</b>													
Base management fee	838.00	700.00	700.00	-	-	-	-	-	-	-	-	-	2,238.00
Accounting fees	438.00	590.00	590.00	-	-	-	-	-	-	-	-	-	1,618.00
IT support	85.00	-	37.50	-	-	-	-	-	-	-	-	-	122.50
Banking fees	24.65	16.28	16.46	-	-	-	-	-	-	-	-	-	57.39
Credit card fees	1,331.08	-	-	-	-	-	-	-	-	-	-	-	1,331.08
Accounts receivable	140.00	150.00	150.00	-	-	-	-	-	-	-	-	-	440.00
Recruiting	164.00	175.00	175.00	-	-	-	-	-	-	-	-	-	514.00
Lanier Connect	515.00	-	-	-	-	-	-	-	-	-	-	-	515.00
<b>Total administration expenses</b>	<b>3,535.73</b>	<b>1,631.28</b>	<b>1,668.96</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,835.97</b>
<b>Total operating expenses</b>	<b>5,029.73</b>	<b>3,271.28</b>	<b>3,308.96</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,609.97</b>
<b>Net operating income/(loss)</b>	<b>83,230.35</b>	<b>102,191.98</b>	<b>102,503.05</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>287,925.38</b>
<b>Total operating expenses</b>	<b>5,029.73</b>	<b>3,271.28</b>	<b>3,308.96</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,609.97</b>
<b>Total operating expenses/Net due</b>	<b>\$ 5,029.73</b>	<b>\$ 3,271.28</b>	<b>\$ 3,308.96</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,609.97</b>



**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
LPS OF AMERICA (MID BLOCK) FINANCIAL STATEMENT  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2024**

	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
<b>REVENUES</b>													
Monthly parking	\$ 2,882.50	\$ 3,343.00	\$ 3,367.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,592.50
Validation	1,942.00	-	-	-	-	-	-	-	-	-	-	-	1,942.00
Administrative fee allocation	-	-	(49.00)	-	-	-	-	-	-	-	-	-	(49.00)
<b>Total revenues</b>	<b>4,824.50</b>	<b>3,343.00</b>	<b>3,318.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,485.50</b>
<b>EXPENSES</b>													
<b>Insurance</b>													
General liability	345.00	150.00	150.00	-	-	-	-	-	-	-	-	-	645.00
<b>Total insurance expenses</b>	<b>345.00</b>	<b>150.00</b>	<b>150.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>645.00</b>
<b>Administration expenses</b>													
Base management fee	167.00	300.00	300.00	-	-	-	-	-	-	-	-	-	767.00
Accounting fees	190.00	300.00	300.00	-	-	-	-	-	-	-	-	-	790.00
IT support	85.00	-	-	-	-	-	-	-	-	-	-	-	85.00
Banking fees	5.08	3.84	3.84	-	-	-	-	-	-	-	-	-	12.76
Accounts receivable	115.63	17.50	17.50	-	-	-	-	-	-	-	-	-	150.63
<b>Total administration expenses</b>	<b>562.71</b>	<b>621.34</b>	<b>621.34</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,805.39</b>
<b>Total operating expenses</b>	<b>907.71</b>	<b>771.34</b>	<b>771.34</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,450.39</b>
<b>Net operating income/(loss)</b>	<b>3,916.79</b>	<b>2,571.66</b>	<b>2,546.66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,035.11</b>

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT  
OFF-STREET PARKING  
FOR THE PERIOD ENDED EACH MONTH DURING FISCAL YEAR 2024**

<u>Month</u>	<u>Year</u>	<u>Amount</u>
October	2023	\$ 456.90
November	2023	385.23
December	2023	-
January	2024	-
February	2024	-
March	2024	-
April	2024	-
May	2024	-
June	2024	-
July	2024	-
August	2024	-
September	2024	-
		<u>\$ 842.13</u>

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

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Liability Check		12/08/2023	QuickBooks Payro...	101.002 · Wells Fa...		-9,417.30
				512.001 · Payroll S...	-5.25	5.25
			QuickBooks Payroll...	2110 · Direct Depos...	-9,412.05	9,412.05
TOTAL					-9,417.30	9,417.30
Liability Check		12/22/2023	QuickBooks Payro...	101.002 · Wells Fa...		-9,417.30
				512.001 · Payroll S...	-5.25	5.25
			QuickBooks Payroll...	2110 · Direct Depos...	-9,412.05	9,412.05
TOTAL					-9,417.30	9,417.30
Bill Pmt -Check	CBI	12/19/2023	AT&T	101.002 · Wells Fa...		-160.50
Bill	146496235 112823	12/14/2023		541.003 · Telephone	-160.50	160.50
TOTAL					-160.50	160.50
Bill Pmt -Check	CBP	12/07/2023	AT&T 2	101.002 · Wells Fa...		-656.92
Bill	1280064808	12/07/2023		541.003 · Telephone	-650.79	650.79
				541.003 · Telephone	-6.13	6.13
TOTAL					-656.92	656.92
Paycheck	DD	12/08/2023	Deborah Samuel(	101.002 · Wells Fa...		0.00
				512.001 · Payroll S...	-4,687.00	4,687.00
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	398.00	-398.00
				521.001 · Fica Taxes	-310.63	310.63
				202.501 · FICA Pay...	310.63	-310.63
				202.501 · FICA Pay...	310.63	-310.63
				521.001 · Fica Taxes	-72.65	72.65
				202.501 · FICA Pay...	72.65	-72.65
				202.501 · FICA Pay...	72.65	-72.65
				2110 · Direct Depos...	4,228.80	-4,228.80
TOTAL					0.00	0.00
Paycheck	DD	12/08/2023	Guadalupe Marquez	101.002 · Wells Fa...		0.00

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				512.001 · Payroll S...	-1,965.69	1,965.69
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	206.00	-206.00
				521.001 · Fica Taxes	-141.90	141.90
				202.501 · FICA Pay...	141.90	-141.90
				202.501 · FICA Pay...	141.90	-141.90
				521.001 · Fica Taxes	-33.19	33.19
				202.501 · FICA Pay...	33.19	-33.19
				202.501 · FICA Pay...	33.19	-33.19
				2110 · Direct Depos...	1,907.68	-1,907.68
TOTAL					0.00	0.00
<b>Paycheck</b>	<b>DD</b>	<b>12/08/2023</b>	<b>Tariq A Bayzid</b>	<b>101.002 · Wells Fa...</b>		<b>0.00</b>
				512.001 · Payroll S...	-3,573.58	3,573.58
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	323.00	-323.00
				521.001 · Fica Taxes	-241.59	241.59
				202.501 · FICA Pay...	241.59	-241.59
				202.501 · FICA Pay...	241.59	-241.59
				521.001 · Fica Taxes	-56.50	56.50
				202.501 · FICA Pay...	56.50	-56.50
				202.501 · FICA Pay...	56.50	-56.50
				2110 · Direct Depos...	3,275.57	-3,275.57
TOTAL					0.00	0.00
<b>Paycheck</b>	<b>DD</b>	<b>12/22/2023</b>	<b>Deborah Samuel(</b>	<b>101.002 · Wells Fa...</b>		<b>0.00</b>
				512.001 · Payroll S...	-4,687.00	4,687.00
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	398.00	-398.00
				521.001 · Fica Taxes	-310.62	310.62
				202.501 · FICA Pay...	310.62	-310.62
				202.501 · FICA Pay...	310.62	-310.62
				521.001 · Fica Taxes	-72.65	72.65
				202.501 · FICA Pay...	72.65	-72.65
				202.501 · FICA Pay...	72.65	-72.65
				2110 · Direct Depos...	4,228.81	-4,228.81
TOTAL					0.00	0.00
<b>Paycheck</b>	<b>DD</b>	<b>12/22/2023</b>	<b>Guadalupe Marquez</b>	<b>101.002 · Wells Fa...</b>		<b>0.00</b>
				512.001 · Payroll S...	-1,965.69	1,965.69
				512.001 · Payroll S...	-323.08	323.08

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				202.500 · FWT Pay...	206.00	-206.00
				521.001 · Fica Taxes	-141.91	141.91
				202.501 · FICA Pay...	141.91	-141.91
				202.501 · FICA Pay...	141.91	-141.91
				521.001 · Fica Taxes	-33.18	33.18
				202.501 · FICA Pay...	33.18	-33.18
				202.501 · FICA Pay...	33.18	-33.18
				2110 · Direct Depos...	1,907.68	-1,907.68
TOTAL					0.00	0.00
<b>Paycheck</b>	<b>DD</b>	<b>12/22/2023</b>	<b>Tariq A Bayzid</b>	<b>101.002 · Wells Fa...</b>		<b>0.00</b>
				512.001 · Payroll S...	-3,573.58	3,573.58
				512.001 · Payroll S...	-323.08	323.08
				202.500 · FWT Pay...	323.00	-323.00
				521.001 · Fica Taxes	-241.60	241.60
				202.501 · FICA Pay...	241.60	-241.60
				202.501 · FICA Pay...	241.60	-241.60
				521.001 · Fica Taxes	-56.50	56.50
				202.501 · FICA Pay...	56.50	-56.50
				202.501 · FICA Pay...	56.50	-56.50
				2110 · Direct Depos...	3,275.56	-3,275.56
TOTAL					0.00	0.00
<b>Bill Pmt -Check</b>	<b>777</b>	<b>12/18/2023</b>	<b>FPL</b>	<b>101.007 · Wells Fa...</b>		<b>-608.93</b>
Bill	18842-62401 120623	12/06/2023		543.006 · Electricity...	-608.93	608.93
TOTAL					-608.93	608.93
<b>Bill Pmt -Check</b>	<b>778</b>	<b>12/18/2023</b>	<b>FPL</b>	<b>101.007 · Wells Fa...</b>		<b>-79.13</b>
Bill	45848-07269 120623	12/06/2023		543.006 · Electricity...	-79.13	79.13
TOTAL					-79.13	79.13
<b>Bill Pmt -Check</b>	<b>779</b>	<b>12/18/2023</b>	<b>FPL</b>	<b>101.007 · Wells Fa...</b>		<b>-995.04</b>
Bill	46484-22402 120623	12/06/2023		543.006 · Electricity...	-995.04	995.04
TOTAL					-995.04	995.04
<b>Bill Pmt -Check</b>	<b>780</b>	<b>12/18/2023</b>	<b>FPL</b>	<b>101.007 · Wells Fa...</b>		<b>-1,730.24</b>

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	38854-03406 120623	12/06/2023		543.006 · Electricity... 543.006 · Electricity...	-865.12 -865.12	865.12 865.12
TOTAL					-1,730.24	1,730.24
<b>Bill Pmt -Check</b>	<b>781</b>	<b>12/18/2023</b>	<b>FPL</b>	<b>101.007 · Wells Fa...</b>		<b>-6,679.38</b>
Bill	65499-25342 120623	12/06/2023		543.006 · Electricity...	-6,679.38	6,679.38
TOTAL					-6,679.38	6,679.38
<b>Bill Pmt -Check</b>	<b>782</b>	<b>12/18/2023</b>	<b>FPL</b>	<b>101.007 · Wells Fa...</b>		<b>-666.43</b>
Bill	67055-67052 120623	12/06/2023		543.006 · Electricity...	-666.43	666.43
TOTAL					-666.43	666.43
<b>Bill Pmt -Check</b>	<b>5919</b>	<b>12/05/2023</b>	<b>BrightView Lands...</b>	<b>101.007 · Wells Fa...</b>		<b>-521.77</b>
Bill	8685034	11/30/2023		546.071 · R&M - Pl...	-521.77	521.77
TOTAL					-521.77	521.77
<b>Bill Pmt -Check</b>	<b>5920</b>	<b>12/05/2023</b>	<b>Venturita LLC</b>	<b>101.007 · Wells Fa...</b>		<b>-240.00</b>
Bill	2019201	11/30/2023		546.020 · R&M - El...	-240.00	240.00
TOTAL					-240.00	240.00
<b>Check</b>	<b>5921</b>	<b>12/05/2023</b>	<b>Midtown Miami CDD</b>	<b>101.007 · Wells Fa...</b>		<b>-87,406.25</b>
				207.203 · Due to D...	-87,406.25	87,406.25
TOTAL					-87,406.25	87,406.25
<b>Check</b>	<b>5922</b>	<b>12/07/2023</b>	<b>Wells Fargo</b>	<b>101.007 · Wells Fa...</b>		<b>-914.85</b>
				2040300 · Credit C...	-914.85	914.85
TOTAL					-914.85	914.85
<b>Bill Pmt -Check</b>	<b>5923</b>	<b>12/07/2023</b>	<b>Allied Universal</b>	<b>101.007 · Wells Fa...</b>		<b>-54,288.73</b>

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	15064284	12/07/2023		534.037 · Security ... 534.037 · Security ...	-38,002.11 -16,286.62	54,288.73 23,266.60
<b>TOTAL</b>					<b>-54,288.73</b>	<b>77,555.33</b>
<b>Bill Pmt -Check</b>	<b>5924</b>	<b>12/07/2023</b>	<b>BrightView Lands...</b>	<b>101.007 · Wells Fa...</b>		<b>-33,386.70</b>
Bill	8692470	12/07/2023		534.050 · Landscap...	-16,398.90	16,398.90
Bill	8692498	12/07/2023		534.050 · Landscap...	-4,786.95	4,786.95
Bill	8701194	12/07/2023		546.041 · R&M - Irri...	-380.00	380.00
Bill	8700885	12/07/2023		546.041 · R&M - Irri...	-1,825.00	1,825.00
Bill	8708581	12/07/2023		538.037 · General c...	-9,000.00	9,000.00
Bill	8708668	12/07/2023		546.071 · R&M - Pl...	-347.85	347.85
Bill	8708680	12/07/2023		546.071 · R&M - Pl...	-648.00	648.00
<b>TOTAL</b>					<b>-33,386.70</b>	<b>33,386.70</b>
<b>Bill Pmt -Check</b>	<b>5925</b>	<b>12/07/2023</b>	<b>Coastal Waste &amp; R...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,501.47</b>
Bill	WW0001117339	12/07/2023		534.126 · Waste Re... 534.126 · Waste Re...	-1,171.15 -330.32	1,501.47 423.49
<b>TOTAL</b>					<b>-1,501.47</b>	<b>1,924.96</b>
<b>Bill Pmt -Check</b>	<b>5926</b>	<b>12/07/2023</b>	<b>Omar Electrical C...</b>	<b>101.007 · Wells Fa...</b>		<b>-3,239.08</b>
Bill	11272023-2	12/07/2023		546.020 · R&M - El...	-3,239.08	3,239.08
<b>TOTAL</b>					<b>-3,239.08</b>	<b>3,239.08</b>
<b>Bill Pmt -Check</b>	<b>5927</b>	<b>12/07/2023</b>	<b>PME Inc.</b>	<b>101.007 · Wells Fa...</b>		<b>-1,500.00</b>
Bill	23014	12/07/2023		534.080 · Road Cle...	-1,500.00	1,500.00
<b>TOTAL</b>					<b>-1,500.00</b>	<b>1,500.00</b>
<b>Bill Pmt -Check</b>	<b>5928</b>	<b>12/07/2023</b>	<b>South Florida Desi...</b>	<b>101.007 · Wells Fa...</b>		<b>-6,430.00</b>
Bill	732	12/07/2023		546.012 · R&M - Bu...	-1,450.00	1,450.00
Bill	733	12/07/2023		546.037 · R&M - Gr...	-1,600.00	1,600.00
Bill	734	12/07/2023		546.037 · R&M - Gr...	-1,200.00	1,200.00
Bill	735	12/07/2023		546.037 · R&M - Gr...	-1,180.00	1,180.00
Bill	736	12/07/2023		546.037 · R&M - Gr...	-550.00	550.00
Bill	737	12/07/2023		546.037 · R&M - Gr...	-450.00	450.00



## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-6,430.00	6,430.00
<b>Bill Pmt -Check</b>	<b>5929</b>	<b>12/07/2023</b>	<b>Tidy Pets Pooper ...</b>	<b>101.007 · Wells Fa...</b>		<b>-2,011.00</b>
Bill	000973	12/07/2023		543.087 · Animal F...	-1,250.00	1,250.00
Bill	000974	12/07/2023		543.087 · Animal F...	-761.00	761.00
TOTAL					-2,011.00	2,011.00
<b>Bill Pmt -Check</b>	<b>5930</b>	<b>12/07/2023</b>	<b>Wrathell, Hunt &amp; A...</b>	<b>101.007 · Wells Fa...</b>		<b>-6,034.33</b>
Bill	2023-1921	12/07/2023		531.027 · Managem...	-4,076.03	5,179.25
				531.038 · Assessm...	-306.14	389.00
				547.001 · Printing &...	-39.35	50.00
				531.038 · Assessm...	-327.45	416.08
				531.028 · Managem...	-1,285.36	1,633.25
TOTAL					-6,034.33	7,667.58
<b>Bill Pmt -Check</b>	<b>5931</b>	<b>12/19/2023</b>	<b>A&amp;A Iron Work De...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,050.00</b>
Bill	102	12/14/2023		546.037 · R&M - Gr...	-1,050.00	1,050.00
TOTAL					-1,050.00	1,050.00
<b>Bill Pmt -Check</b>	<b>5932</b>	<b>12/19/2023</b>	<b>Allied Universal</b>	<b>101.007 · Wells Fa...</b>		<b>-116.52</b>
Bill	15069445	12/14/2023		534.037 · Security ...	-81.56	116.52
				534.037 · Security ...	-34.96	49.94
TOTAL					-116.52	166.46
<b>Bill Pmt -Check</b>	<b>5933</b>	<b>12/19/2023</b>	<b>Billing, Cochran, L...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,230.00</b>
Bill	184363	12/14/2023		531.023 · Legal	-1,230.00	1,230.00
TOTAL					-1,230.00	1,230.00
<b>Bill Pmt -Check</b>	<b>5934</b>	<b>12/19/2023</b>	<b>FedEx</b>	<b>101.007 · Wells Fa...</b>		<b>-10.45</b>
Bill	8-345-41514	12/14/2023		541.006 · Postage ...	-10.45	10.45
TOTAL					-10.45	10.45

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>5935</b>	<b>12/19/2023</b>	<b>Interstate Cleanin...</b>	<b>101.007 · Wells Fa...</b>		<b>-44,995.85</b>
Bill	9185871-IN	12/14/2023		534.038 · Street Sw...	-4,805.81	4,805.81
Bill	9185872-IN	12/14/2023		534.026 · Janitorial ...	-212.50	425.00
				534.026 · Janitorial ...	-212.50	425.00
Bill	9185870-IN	12/14/2023		534.026 · Janitorial ...	-27,835.53	39,765.04
				534.026 · Janitorial ...	-11,929.51	17,042.15
TOTAL					-44,995.85	62,463.00
<b>Bill Pmt -Check</b>	<b>5936</b>	<b>12/19/2023</b>	<b>Omar Electrical C...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,599.32</b>
Bill	12052023	12/14/2023		546.020 · R&M - El...	-1,599.32	1,599.32
TOTAL					-1,599.32	1,599.32
<b>Bill Pmt -Check</b>	<b>5937</b>	<b>12/19/2023</b>	<b>Venturita LLC</b>	<b>101.007 · Wells Fa...</b>		<b>-240.00</b>
Bill	2019202	12/14/2023		546.020 · R&M - El...	-240.00	240.00
TOTAL					-240.00	240.00
<b>Check</b>	<b>5938</b>	<b>12/19/2023</b>	<b>Midtown Miami CDD</b>	<b>101.007 · Wells Fa...</b>		<b>-154,515.28</b>
				207.203 · Due to D...	-154,515.28	154,515.28
TOTAL					-154,515.28	154,515.28
<b>Check</b>	<b>5939</b>	<b>12/21/2023</b>	<b>Wells Fargo</b>	<b>101.007 · Wells Fa...</b>		<b>-426.93</b>
				2040300 · Credit C...	-426.93	426.93
TOTAL					-426.93	426.93
<b>Bill Pmt -Check</b>	<b>5940</b>	<b>12/21/2023</b>	<b>Advantage Golf Ca...</b>	<b>101.007 · Wells Fa...</b>		<b>-11,073.26</b>
Bill	36993	12/21/2023		549.900 · Misc - Co...	-10,634.00	10,634.00
Bill	36782	12/21/2023		155.000 · Prepaid It...	-307.48	439.26
				155.000 · Prepaid It...	-131.78	188.25
TOTAL					-11,073.26	11,261.51
<b>Bill Pmt -Check</b>	<b>5941</b>	<b>12/21/2023</b>	<b>Alvarez Engineers,...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,086.25</b>

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	7537	12/21/2023		531.013 · Engineeri...	-1,086.25	1,086.25
TOTAL					-1,086.25	1,086.25
<b>Bill Pmt -Check</b>	<b>5942</b>	<b>12/21/2023</b>	<b>Grainger</b>	<b>101.007 · Wells Fa...</b>		<b>-1,183.20</b>
Bill	9933151012	12/21/2023		546.001 · R&M - Ge...	-1,183.20	1,183.20
TOTAL					-1,183.20	1,183.20
<b>Bill Pmt -Check</b>	<b>5943</b>	<b>12/21/2023</b>	<b>HydroPoint Data S...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,142.00</b>
Bill	148854	12/21/2023		546.041 · R&M - Irri...	-1,142.00	1,142.00
TOTAL					-1,142.00	1,142.00
<b>Bill Pmt -Check</b>	<b>5944</b>	<b>12/21/2023</b>	<b>Interstate Cleanin...</b>	<b>101.007 · Wells Fa...</b>		<b>-1,123.33</b>
Bill	9186033-IN	12/21/2023		551.002 · Office Su...	-1,123.33	1,123.33
TOTAL					-1,123.33	1,123.33
<b>Bill Pmt -Check</b>	<b>5945</b>	<b>12/21/2023</b>	<b>Joe Blair</b>	<b>101.007 · Wells Fa...</b>		<b>-218.52</b>
Bill	813990	12/21/2023		551.005 · Office Eq...	-218.52	218.52
TOTAL					-218.52	218.52
<b>Bill Pmt -Check</b>	<b>5946</b>	<b>12/21/2023</b>	<b>Ling Chen</b>	<b>101.007 · Wells Fa...</b>		<b>-28.75</b>
Bill	516	12/21/2023		541.006 · Postage ...	-28.75	28.75
TOTAL					-28.75	28.75
<b>Bill Pmt -Check</b>	<b>5947</b>	<b>12/21/2023</b>	<b>Omar Electrical C...</b>	<b>101.007 · Wells Fa...</b>		<b>-2,765.00</b>
Bill	12132023-2	12/21/2023		546.020 · R&M - El...	-2,765.00	2,765.00
TOTAL					-2,765.00	2,765.00
<b>Bill Pmt -Check</b>	<b>5948</b>	<b>12/21/2023</b>	<b>Orion Pest Control</b>	<b>101.007 · Wells Fa...</b>		<b>-420.00</b>
Bill	43882	12/21/2023		534.125 · Pest Cont...	-420.00	420.00

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-420.00	420.00
<b>Bill Pmt -Check</b>	<b>5949</b>	<b>12/21/2023</b>	<b>PME Inc.</b>	<b>101.007 · Wells Fa...</b>		<b>-1,500.00</b>
Bill	23175	12/21/2023		534.080 · Road Cle...	-1,500.00	1,500.00
TOTAL					-1,500.00	1,500.00
<b>Check</b>	<b>5950</b>	<b>12/27/2023</b>	<b>Wells Fargo</b>	<b>101.007 · Wells Fa...</b>		<b>-479.00</b>
				2040300 · Credit C...	-479.00	479.00
TOTAL					-479.00	479.00
<b>Bill Pmt -Check</b>	<b>5951</b>	<b>12/27/2023</b>	<b>BeefreeMedia</b>	<b>101.007 · Wells Fa...</b>		<b>-4,341.52</b>
Bill	412592	12/27/2023		538.047 · Site - woo...	-4,204.52	4,204.52
Bill	412594	12/27/2023		546.085 · R&M - Si...	-137.00	137.00
TOTAL					-4,341.52	4,341.52
<b>Bill Pmt -Check</b>	<b>5952</b>	<b>12/27/2023</b>	<b>Budget Ace Hardw...</b>	<b>101.007 · Wells Fa...</b>		<b>-121.02</b>
Bill	657782	12/27/2023		551.002 · Office Su...	-121.02	121.02
TOTAL					-121.02	121.02
<b>Bill Pmt -Check</b>	<b>5953</b>	<b>12/27/2023</b>	<b>FedEx</b>	<b>101.007 · Wells Fa...</b>		<b>-20.39</b>
Bill	8-360-44415	12/27/2023		541.006 · Postage ...	-20.39	20.39
TOTAL					-20.39	20.39
<b>Bill Pmt -Check</b>	<b>5954</b>	<b>12/27/2023</b>	<b>Grainger</b>	<b>101.007 · Wells Fa...</b>		<b>-857.96</b>
Bill	9943347881	12/27/2023		551.002 · Office Su...	-857.96	857.96
TOTAL					-857.96	857.96
<b>Bill Pmt -Check</b>	<b>5955</b>	<b>12/27/2023</b>	<b>The Sherwin Willia...</b>	<b>101.007 · Wells Fa...</b>		<b>-904.08</b>
Bill	8834-9	12/27/2023		546.012 · R&M - Bu...	-904.08	904.08

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-904.08	904.08
<b>Bill Pmt -Check</b>	<b>5956</b>	<b>12/27/2023</b>	<b>Venturita LLC</b>	<b>101.007 · Wells Fa...</b>		<b>-723.00</b>
Bill	2019203	12/27/2023		546.020 · R&M - El...	-240.00	240.00
Bill	2019204	12/27/2023		546.037 · R&M - Gr...	-483.00	483.00
TOTAL					-723.00	723.00
<b>Bill Pmt -Check</b>	<b>5957</b>	<b>12/27/2023</b>	<b>Victor Stanley, Inc.</b>	<b>101.007 · Wells Fa...</b>		<b>-1,785.00</b>
Bill	SQ129606	12/27/2023		546.001 · R&M - Ge...	-1,785.00	1,785.00
TOTAL					-1,785.00	1,785.00
<b>Check</b>	<b>7579</b>	<b>12/05/2023</b>	<b>Wells Fargo</b>	<b>101.002 · Wells Fa...</b>		<b>-437.00</b>
				2040300 · Credit C...	-437.00	437.00
TOTAL					-437.00	437.00
<b>Bill Pmt -Check</b>	<b>7580</b>	<b>12/05/2023</b>	<b>DynaFire, LLC</b>	<b>101.002 · Wells Fa...</b>		<b>-207.50</b>
Bill	SO155264	11/30/2023		546.012 · R&M - Bu...	-207.50	207.50
TOTAL					-207.50	207.50
<b>Bill Pmt -Check</b>	<b>7581</b>	<b>12/05/2023</b>	<b>Forever Propane</b>	<b>101.002 · Wells Fa...</b>		<b>-146.85</b>
Bill	607889	11/30/2023		546.001 · R&M - Ge...	-146.85	146.85
TOTAL					-146.85	146.85
<b>Bill Pmt -Check</b>	<b>7582</b>	<b>12/05/2023</b>	<b>HiTech Radio Com...</b>	<b>101.002 · Wells Fa...</b>		<b>-255.00</b>
Bill	201809411	11/30/2023		549.911 · Misc - Se...	-255.00	255.00
TOTAL					-255.00	255.00
<b>Bill Pmt -Check</b>	<b>7583</b>	<b>12/05/2023</b>	<b>LVD Plus LLC</b>	<b>101.002 · Wells Fa...</b>		<b>-668.95</b>
Bill	23111801	11/30/2023		549.911 · Misc - Se...	-668.95	668.95

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-668.95	668.95
<b>Bill Pmt -Check</b>	<b>7584</b>	<b>12/05/2023</b>	<b>Midblock Miami C...</b>	<b>101.002 · Wells Fa...</b>		<b>-1,226.20</b>
Bill	103123122620	11/30/2023		543.006 · Electricity...	-1,110.67	1,110.67
				546.001 · R&M - Ge...	-89.95	89.95
				546.001 · R&M - Ge...	-25.58	25.58
TOTAL					-1,226.20	1,226.20
<b>Check</b>	<b>7585</b>	<b>12/07/2023</b>	<b>Wells Fargo</b>	<b>101.002 · Wells Fa...</b>		<b>-158.78</b>
				2040300 · Credit C...	-158.78	158.78
TOTAL					-158.78	158.78
<b>Bill Pmt -Check</b>	<b>7586</b>	<b>12/07/2023</b>	<b>Allied Universal</b>	<b>101.002 · Wells Fa...</b>		<b>-23,266.60</b>
Bill	15064284	12/07/2023		534.037 · Security ...	-16,286.62	54,288.73
				534.037 · Security ...	-6,979.98	23,266.60
TOTAL					-23,266.60	77,555.33
<b>Bill Pmt -Check</b>	<b>7587</b>	<b>12/07/2023</b>	<b>BeefreeMedia</b>	<b>101.002 · Wells Fa...</b>		<b>-4,271.36</b>
Bill	412517	12/07/2023		546.012 · R&M - Bu...	-4,271.36	4,271.36
TOTAL					-4,271.36	4,271.36
<b>Bill Pmt -Check</b>	<b>7588</b>	<b>12/07/2023</b>	<b>Coastal Waste &amp; R...</b>	<b>101.002 · Wells Fa...</b>		<b>-423.49</b>
Bill	WW0001117339	12/07/2023		534.126 · Waste Re...	-330.32	1,501.47
				534.126 · Waste Re...	-93.17	423.49
TOTAL					-423.49	1,924.96
<b>Bill Pmt -Check</b>	<b>7589</b>	<b>12/07/2023</b>	<b>DynaFire, LLC</b>	<b>101.002 · Wells Fa...</b>		<b>-2,643.54</b>
Bill	SO156253	12/07/2023		546.012 · R&M - Bu...	-555.95	555.95
Bill	SO156345	12/07/2023		546.012 · R&M - Bu...	-1,216.81	1,216.81
Bill	SO156542	12/07/2023		546.012 · R&M - Bu...	-870.78	870.78
TOTAL					-2,643.54	2,643.54

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>7590</b>	<b>12/07/2023</b>	<b>Grainger</b>	<b>101.002 · Wells Fa...</b>		<b>-1,843.57</b>
Bill	9921708633	12/07/2023		546.001 · R&M - Ge...	-435.98	435.98
Bill	9921802451	12/07/2023		546.022 · R&M - Eq...	-496.34	496.34
Bill	9922041802	12/07/2023		546.001 · R&M - Ge...	-911.25	911.25
TOTAL					-1,843.57	1,843.57
<b>Bill Pmt -Check</b>	<b>7591</b>	<b>12/07/2023</b>	<b>Killowatts Electric ...</b>	<b>101.002 · Wells Fa...</b>		<b>-161.50</b>
Bill	0721268-IN	12/07/2023		546.020 · R&M - El...	-20.25	20.25
Bill	0721409-IN	12/07/2023		546.020 · R&M - El...	-141.25	141.25
TOTAL					-161.50	161.50
<b>Bill Pmt -Check</b>	<b>7592</b>	<b>12/07/2023</b>	<b>Kone Inc.</b>	<b>101.002 · Wells Fa...</b>		<b>-3,950.00</b>
Bill	871217038	12/07/2023		534.072 · Contracts...	-3,950.00	3,950.00
TOTAL					-3,950.00	3,950.00
<b>Bill Pmt -Check</b>	<b>7593</b>	<b>12/07/2023</b>	<b>LVD Plus LLC</b>	<b>101.002 · Wells Fa...</b>		<b>-1,135.60</b>
Bill	23120501	12/07/2023		549.911 · Misc - Se...	-1,135.60	1,135.60
TOTAL					-1,135.60	1,135.60
<b>Bill Pmt -Check</b>	<b>7594</b>	<b>12/07/2023</b>	<b>Universal Parking ...</b>	<b>101.002 · Wells Fa...</b>		<b>-62,629.00</b>
Bill	397	11/30/2023		534.030 · Contracts...	-62,629.00	62,629.00
TOTAL					-62,629.00	62,629.00
<b>Bill Pmt -Check</b>	<b>7595</b>	<b>12/07/2023</b>	<b>Wrathell, Hunt &amp; A...</b>	<b>101.002 · Wells Fa...</b>		<b>-1,633.25</b>
Bill	2023-1921	12/07/2023		531.027 · Managem...	-1,103.22	5,179.25
				531.038 · Assessm...	-82.86	389.00
				547.001 · Printing &...	-10.65	50.00
				531.038 · Assessm...	-88.63	416.08
				531.028 · Managem...	-347.89	1,633.25
TOTAL					-1,633.25	7,667.58
<b>Check</b>	<b>7596</b>	<b>12/14/2023</b>	<b>City of Miami -</b>	<b>101.002 · Wells Fa...</b>		<b>-34,859.93</b>

## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				204.001 · City Tax ...	-34,859.93	34,859.93
TOTAL					-34,859.93	34,859.93
<b>Check</b>	<b>7597</b>	<b>12/14/2023</b>	<b>City of Miami -</b>	<b>101.002 · Wells Fa...</b>		<b>-12,856.15</b>
				204.001 · City Tax ...	-12,856.15	12,856.15
TOTAL					-12,856.15	12,856.15
<b>Bill Pmt -Check</b>	<b>7598</b>	<b>12/19/2023</b>	<b>Allied Universal</b>	<b>101.002 · Wells Fa...</b>		<b>-49.94</b>
Bill	15069445	12/14/2023		534.037 · Security ...	-34.96	116.52
				534.037 · Security ...	-14.98	49.94
TOTAL					-49.94	166.46
<b>Bill Pmt -Check</b>	<b>7599</b>	<b>12/19/2023</b>	<b>Interstate Cleanin...</b>	<b>101.002 · Wells Fa...</b>		<b>-40,646.15</b>
Bill	9185872-IN	12/14/2023		534.026 · Janitorial ...	-212.50	425.00
				534.026 · Janitorial ...	-212.50	425.00
Bill	9185870-IN	12/14/2023		534.026 · Janitorial ...	-11,929.51	39,765.04
				534.026 · Janitorial ...	-5,112.64	17,042.15
Bill	9185873-IN	12/14/2023		534.026 · Janitorial ...	-23,179.00	23,179.00
TOTAL					-40,646.15	80,836.19
<b>Bill Pmt -Check</b>	<b>7600</b>	<b>12/19/2023</b>	<b>Kone Inc.</b>	<b>101.002 · Wells Fa...</b>		<b>-3,610.00</b>
Bill	1158640561	12/14/2023		546.086 · R&M - El...	-1,935.99	1,935.99
Bill	1158640562	12/14/2023		546.086 · R&M - El...	-1,674.01	1,674.01
TOTAL					-3,610.00	3,610.00
<b>Bill Pmt -Check</b>	<b>7601</b>	<b>12/19/2023</b>	<b>Prolock and Safe ...</b>	<b>101.002 · Wells Fa...</b>		<b>-120.00</b>
Bill	8894	12/14/2023		546.012 · R&M - Bu...	-120.00	120.00
TOTAL					-120.00	120.00
<b>Bill Pmt -Check</b>	<b>7602</b>	<b>12/19/2023</b>	<b>SY Electronics Corp</b>	<b>101.002 · Wells Fa...</b>		<b>-265.00</b>
Bill	23569	12/14/2023		546.020 · R&M - El...	-265.00	265.00



## Midtown Miami CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-265.00	265.00
<b>Bill Pmt -Check</b>	<b>7603</b>	<b>12/19/2023</b>	<b>Universal Parking ...</b>	<b>101.002 · Wells Fa...</b>		<b>-62,629.00</b>
Bill	422	12/14/2023		534.030 · Contracts...	-62,629.00	62,629.00
TOTAL					-62,629.00	62,629.00
<b>Bill Pmt -Check</b>	<b>7604</b>	<b>12/21/2023</b>	<b>Advantage Golf Ca...</b>	<b>101.002 · Wells Fa...</b>		<b>-188.25</b>
Bill	36782	12/21/2023		155.000 · Prepaid It... 155.000 · Prepaid It...	-131.78 -56.47	439.26 188.25
TOTAL					-188.25	627.51
<b>Bill Pmt -Check</b>	<b>7605</b>	<b>12/21/2023</b>	<b>Air Essentials, Inc.</b>	<b>101.002 · Wells Fa...</b>		<b>-100.00</b>
Bill	202452	12/21/2023		546.001 · R&M - Ge...	-100.00	100.00
TOTAL					-100.00	100.00
<b>Bill Pmt -Check</b>	<b>7606</b>	<b>12/21/2023</b>	<b>AT&amp;T 2</b>	<b>101.002 · Wells Fa...</b>		<b>-1,548.01</b>
Bill	7217716800	12/21/2023		541.003 · Telephone	-1,548.01	1,548.01
TOTAL					-1,548.01	1,548.01
<b>Bill Pmt -Check</b>	<b>7607</b>	<b>12/21/2023</b>	<b>Florida Green Plu...</b>	<b>101.002 · Wells Fa...</b>		<b>-1,919.00</b>
Bill	5840	10/19/2023		546.012 · R&M - Bu...	-1,919.00	3,838.00
TOTAL					-1,919.00	3,838.00
<b>Bill Pmt -Check</b>	<b>7608</b>	<b>12/21/2023</b>	<b>Kone Inc.</b>	<b>101.002 · Wells Fa...</b>		<b>-5,616.82</b>
Bill	1158503197	09/30/2023		534.072 · Contracts...	-438.16	438.16
Bill	1158483690	09/30/2023		534.072 · Contracts...	-725.10	725.10
Bill	1158515489	09/30/2023		534.072 · Contracts...	-671.10	671.10
Bill	1158559574	09/30/2023		534.072 · Contracts...	-674.53	674.53
Bill	921553717	09/30/2023		534.072 · Contracts...	-2,440.00	2,440.00
Bill	1158503195	09/30/2023		534.072 · Contracts...	-667.93	667.93
TOTAL					-5,616.82	5,616.82

**Midtown Miami CDD  
Check Detail  
December 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Check</b>	<b>7609</b>	<b>12/27/2023</b>	<b>Wells Fargo</b>	<b>101.002 · Wells Fa...</b>		<b>-366.46</b>
				2040300 · Credit C...	-366.46	366.46
TOTAL					-366.46	366.46
<b>Bill Pmt -Check</b>	<b>7610</b>	<b>12/27/2023</b>	<b>1000Bulbs.com</b>	<b>101.002 · Wells Fa...</b>		<b>-37,755.98</b>
Bill	7788091	12/27/2023		538.048 · NB PG Li...	-34,916.00	34,916.00
Bill	7788182	12/27/2023		546.020 · R&M - El...	-2,839.98	2,839.98
TOTAL					-37,755.98	37,755.98
<b>Bill Pmt -Check</b>	<b>7611</b>	<b>12/27/2023</b>	<b>MG Tech Inc.</b>	<b>101.002 · Wells Fa...</b>		<b>-340.00</b>
Bill	4576	12/27/2023		534.081 · Contracts...	-340.00	340.00
TOTAL					-340.00	340.00
<b>Bill Pmt -Check</b>	<b>7612</b>	<b>12/27/2023</b>	<b>NCY Services &amp; R...</b>	<b>101.002 · Wells Fa...</b>		<b>-150.00</b>
Bill	012152023	12/27/2023		551.002 · Office Su...	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>7613</b>	<b>12/27/2023</b>	<b>United Rentals</b>	<b>101.002 · Wells Fa...</b>		<b>-10,000.00</b>
Bill	228353803	12/27/2023		546.022 · R&M - Eq...	-10,000.00	15,000.00
TOTAL					-10,000.00	15,000.00
<b>Bill Pmt -Check</b>	<b>7614</b>	<b>12/27/2023</b>	<b>Universal Parking ...</b>	<b>101.002 · Wells Fa...</b>		<b>-5,498.02</b>
Bill	429	11/30/2023		534.030 · Contracts...	-5,498.02	5,498.02
TOTAL					-5,498.02	5,498.02
<b>Bill Pmt -Check</b>	<b>7615</b>	<b>12/27/2023</b>	<b>Venturita LLC</b>	<b>101.002 · Wells Fa...</b>		<b>-240.00</b>
Bill	2019205	12/27/2023		546.020 · R&M - El...	-240.00	240.00
TOTAL					-240.00	240.00
<b>Bill Pmt -Check</b>	<b>7616</b>	<b>12/27/2023</b>	<b>United Rentals</b>	<b>101.002 · Wells Fa...</b>		<b>-5,000.00</b>

**Midtown Miami CDD**  
**Check Detail**  
 December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	228353803	12/27/2023		546.022 · R&M - Eq...	-5,000.00	15,000.00
TOTAL					-5,000.00	15,000.00
<b>Liability Check</b>	<b>83931484</b>	<b>12/22/2023</b>	<b>IRS</b>	<b>101.007 · Wells Fa...</b>		<b>-2,639.92</b>
				202.500 · FWT Pay...	-927.00	927.00
				202.501 · FICA Pay...	-162.33	162.33
				202.501 · FICA Pay...	-162.33	162.33
				202.501 · FICA Pay...	-694.13	694.13
				202.501 · FICA Pay...	-694.13	694.13
TOTAL					-2,639.92	2,639.92
<b>Liability Check</b>	<b>85632707</b>	<b>12/08/2023</b>	<b>IRS</b>	<b>101.007 · Wells Fa...</b>		<b>-2,639.92</b>
				202.500 · FWT Pay...	-927.00	927.00
				202.501 · FICA Pay...	-162.34	162.34
				202.501 · FICA Pay...	-162.34	162.34
				202.501 · FICA Pay...	-694.12	694.12
				202.501 · FICA Pay...	-694.12	694.12
TOTAL					-2,639.92	2,639.92

**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 12, 2023 at 2:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, Suite 132, Miami, Florida 33127.

**Present were:**

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

**Also present:**

Daniel Rom	District Manager
Ginger Wald (via telephone)	District Counsel
Gregory George	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Deborah Samuel	Operations Manager
John Oglesby	Parking Whisperer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 2:00 p.m.

Supervisors Padula, Vicha, Perez and Miranda were present. Supervisor Riccobono was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Responses to Request for  
Proposals for Parking Management  
Services**

40 Mr. Rom recalled that, at the last meeting, Staff was authorized to advertise a Request  
41 for Proposals (RFP) for Parking Management Services because the current contract will expire  
42 on November 1, 2023. He introduced Consultant John Oglesby who was hired to oversee,  
43 coordinate and compile the RFP and all the responses.

44 Mr. Oglesby stated there was interest from five bidders; four submitted proposals and  
45 there was one alternate bid that did not make the full evaluation because it was not in the best  
46 interest of the CDD. With assistance from District Staff and Ms. Samuel, his team went through  
47 painstaking detail to ensure that an objective analysis was conveyed to the proposers. Mr.  
48 Oglesby described the level of interest received from the various respondents, the  
49 presentations that were made at the pre-bid meeting, the competitive selection criteria  
50 rankings and why Universal Parking is Staff's recommendation.

51 **A. Affidavit of Publication**

52 **B. RFP Package**

53 **C. Respondents:**

54 **I. Lanier Parking**

55 **II. One Parking**

56 **III. SP+ Parking**

57 **IV. Universal Parking**

58 The above items were included for informational purposes.

59 **D. Competitive Selection Criteria/Ranking**

60 Mr. Rom read the following scores and rankings into the record:

61	#1	Universal Parking	97 points
62	#2	One Parking	93 points
63	#3	SP+ Parking	90 points
64	#4	Lanier Parking	83 points

65 The Board accepted the Consultant's recommendation and the consensus was to award  
66 the contract to Universal Parking, the #1 ranked respondent.

67 **E. Award of Contract**

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**On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, accepting the Consultant’s rankings of the four respondents to the RFP, as stated on the record, was approved.**

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, adopting the Consultant’s rankings/scoring of Universal Parking as the #1 ranked respondent, One Parking as #2, SP+ Parking as #3 and Lanier Parking as #4, as read into the record, was approved.**

**On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, awarding the Parking Management Services contract to Universal Parking, the #1 ranked respondent, and authorizing District Staff and to enter into an agreement with Parking Management Services and, if no agreement is reached, to enter into negotiations and an agreement with the #2 ranked respondent, followed by the remaining respondents in ranked order, was approved.**

Ms. Wald asked if the Universal Parking proposal has information directly related to electronic vehicle charging stations. Mr. Oglesby indicated that it did not.

**FOURTH ORDER OF BUSINESS** **Ratification of First Amendment to Parking Facility Management Agreement**

Mr. Rom asked the Board’s permission to approve the drafting of the First Amendment to the Parking Facility Management Agreement, instead of ratifying it, and authorizing the Chair to execute.

**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, authorizing Staff to draft a First Amendment to the Parking Facility Management Agreement and authorizing the Chair to execute, was approved.**

**FIFTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

**A. Proof/Affidavit of Publication**

107 **B. Consideration of Resolution 2023-08, Relating to the Annual Appropriations and**  
 108 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**  
 109 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**  
 110 **Date**

111 Mr. Rom presented Resolution 2023-08 and reviewed the Fiscal Year 2024 budget.

112

113 **On MOTION by Ms. Vicha and seconded by Ms. Perez, with all in favor, the**  
 114 **Public Hearing was opened.**

115

116

117 No members of the public spoke.

118

119 **On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the**  
 120 **Public Hearing was closed.**

121

122

123 **On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor,**  
 124 **Resolution 2023-08, Relating to the Annual Appropriations and Adopting the**  
 125 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**  
 126 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**  
 127 **was adopted.**

128

129

130 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09,**  
**Making a Determination of Benefit and**  
**Imposing Special Assessments for Fiscal**  
**Year 2023/2024; 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**

141

142 Mr. Rom presented Resolution 2023-09 and read the title. This Resolution enables the

143 CDD to use the services of the Property Appraiser and Tax Collector to collect the assessments

144 to fund the adopted budget.



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**On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor, Resolution 2023-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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.**

153

154

155 **SEVENTH ORDER OF BUSINESS****Discussion/Consideration of Tesla, Inc.,  
Supercharger Agreement**

156

157

158 Mr. Rom stated a redlined version of the Supercharger Agreement between the CDD

159 and Tesla, Inc., is included in the agenda.

160 Ms. Wald stated this is not a license agreement; it is for Tesla to be able to use a certain

161 identified part, within the garages, for the Electric Vehicle (EV) charging station and, because

162 Tesla kept changing the language, there is some confusion as to whether the EVs will only be

163 for Tesla or if they will be compatible with other EVs. She wants the Board to be aware that it

164 might just be for Tesla vehicles. She reviewed and explained the highlighted items in the

165 agreement, including the superchargers and level 2 chargers, the possession date, term length,

166 utilities, maintenance, District covenants, alterations, indemnifications and liens, defaults and

167 remedies and Tesla incentives.

168 Ms. Samuel stated her notes indicate that 12 super chargers will be for Teslas and four

169 will be level 2 or universal.

170 Ms. Wald stated it is the Board's decision whether to approve the agreement, in

171 substantial final form based on the items she reviewed. She explained why she asked the

172 consultant if the parking management company's proposal contained information about EV

173 charging stations.

174 The Board and Staff discussed indemnification, vandalism, hazardous materials,

175 removing "gross negligence" and "willful misconduct" verbiage from the document, negotiating

176 the term of the agreement, the Tesla logo and how to proceed on this item.

177 The consensus was for Staff to have further discussions with Tesla regarding a mutual  
178 renewal term, indemnification and maintenance and for Staff to consult with the consultant  
179 about other EV options.

180 Ms. Wald will revise the Agreement after conferring with Tesla and the consultant and  
181 provide an update at a future meeting.

182

183 **EIGHTH ORDER OF BUSINESS**

**Consideration of Greenberg Traurig, P.A.,  
184 Invoice No. 1000386106 for CRA Audit  
185 Services**

186

187 Mr. Rom presented Greenberg Traurig, P.A., Invoice No. 1000386106 for CRA Audit  
188 Services.

189

190 **On MOTION by Mr. Padula and seconded by Ms. Vicha, with all in favor,  
191 Greenberg Traurig, P.A., Invoice No. 1000386106 for CRA Audit Services, was  
192 approved.**

193

194

195 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
196 Statements as of July 31, 2023**

197

198

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

201

202

203 **TENTH ORDER OF BUSINESS**

**Approval of July 11, 2023 Regular Meeting  
204 Minutes**

205

206

207 **On MOTION by Ms. Perez and seconded by Ms. Vicha, with all in favor, the July  
208 11, 2023 Regular Meeting Minutes, as presented, were approved.**

209

210

211 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

212

213 **A. Operations Manager: Deborah Samuel**

214

**I. Monthly Report**

215 Ms. Samuel presented the Monthly Operations Manager’s Report, which was included  
216 for informational purposes.

217 **II. Parking Information**

- 218 • **Executive Summary**
- 219 • **Transient Parking Year Over Year Comparison**
- 220 • **Revenue By Lane Reports**

221 These items were included for informational purposes.

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

- 223 • **Memorandum Regarding 2023 Legislative Update**

224 Mr. George reviewed the pertinent items in the Memorandum regarding the 2023  
225 Legislative Update.

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

227 There was no report.

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

- 229 • **NEXT MEETING DATE: October 10, 2023 at 2:00 P.M.**

- 230 ○ **QUORUM CHECK**

231 The October 10, 2023 meeting was cancelled.

232

233 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

234

235 There were no public comments.

236

237 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

238

239 There were no Supervisor’s requests.

240

241 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

242

243

244

245

**On MOTION by Mr. Padula and seconded by Ms. Perez, with all in favor, the meeting adjourned at 2:56 p.m.**

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251 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Chair/Vice Chair

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

**STAFF**  
**REPORTS**  
**AI**



Midtown Miami Community  
Development District

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

## Managers' Report February 13th 2024

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### Parking Garage Upgrade

The garage equipment is now 8 years old. Instead of purchasing new equipment we have decided to update the software and equipment based on our consultants guidance. We have already successfully completed the con-tactless pay system. The remaining two components that need to be updated are the server along with the compatible software and the bar-code system to include software and equipment. The original quote was \$199,000.00 for both components. After several meeting we got the price for both components with some small adjustments, down to approx \$115,000.00. My recommendation to the BOD, along with our parking consultants recommendation is to do the server components this years for approx 65,000 and the bar code components next budget year for approx 57,000.00. Please see the server components needed below:

Dell R630 Power Edge Server  
Microsoft Windows Server Standard Edition - 16 Cores  
License MS SQL Server 2019 Standard  
OS and SQL Software Installation  
42 Designa Elements Base Software  
42 Designa Elements Credit Card Software  
42 Designa Elements Validation  
1 Elements Installation

### Mpark Shade Sails

Mpark has been a major success and greatly enjoyed by the community. The only negative feedback we have received, is on the children's portion of the park as it pertains to the need for additional shade especially in the warmer months . its a capital project this year and we have engaged with the CjJ Bell, the original architect for the par and have received sketches. We are currently getting bids, with that said,There are many factors,such as plans, permitting, and DERM remediation factors to consider.

Concrete Benches

Over the years we have slowly installed trex synthetic wood on top of concrete planters throughout Midtown. We are continuing the project and installing additional benches on the south side of the district, there was an additional 5 planters benches installed.

The benches are well received by residents and shoppers and used daily. They have also stood up and have worn extremely well over the years. Please see EXHIBIT B

Infrastructure Punch List

MISC Punch List

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

Capital Improvements

Capital 2023-2024 Project

NB Parking Garage Light fixtures Replacements \$36,000.00

We have ordered the light fixtures and have received a partial order. We are waiting for the remainder of the order.

Parking Garage Concrete & Rebars \$22,000.00

We have identified the affected areas and we are getting pricing and opinions from other contractors

NB & SB Elevator Doors Repairs (Year 1 of 2 A1+A2+E1+E3) \$135,000.00

Paid Kone 1st Invoice of 50% deposit on 11.30.2023.

Waiting for KONE to finish annual inspections.

MPark - Shades \$30,000.00

We met with contractor & architect to explore into solutions and are waiting for

Midtown Benches Project \$21,000.00

Benches have been completed

EXHIBIT A Trex bench





Updated: (2024/01/30)

Miscellaneous Damages in the District

1. Site: Crown Castle (AT&T) – Several Avenues and Streets. (02.03.2021 Fernando Vazquez – First meeting 10.11.2019 Martin Mikhail) Crown Castle; Larry Polk (407) 505-8825 & Kleimer Cruz (305) 297-8162.
1. Fiber Build 6MD1093A-011\_ED\_18 (NW 36 & 35th street& Buena Vista Ave.)
2. Power Bore and Pole Installation: Small Cell FL5292BA (NW 35th Street)
3. Power Build and Pole Installation: Small Cell FL5293BA (NW 32nd Street)

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

- 06.29.2022 Juan Velasquez sends email Pre-Construction 2018-H-690-00601 (NW 36th St/ NW 5th Ave) (2020 H 690 00521)
- 07/07/2022 Pre-Construction Meeting with Kleimer to work on FDOT NE 36th street first. 2 new manholes installations.
- 07.22.2022 Kleimer Cruz reaches out to start next week.
- 08.04.2022 Kleimer Cruz & crew working on NE 36th street with a one lane closure. NE 36th ramp is accessible to entry and exit.
- 08.30.2022 Requested Kleimer Cruz a status on the project.
- 09.06.2022 Kleimer Cruz called, we will meet Thursday at 09:30
- 09.12.2022 Kleimer's crew did the trench today below the pavers on the corner of west side of Buena Vista Ave north bound lane and NE 36th street (by the entertainment lot). He is planning to pour concrete tomorrow.
- 09.29.2022 Kleimer called, he need to restore NE 36th and Buena Vista Ave east side and wait for other project to finish on NE 34th street as he wants to cross that area.
- 10.12.2022 Meeting with Larry Polk about several 5G poles (example: FL5292BA & FL5293BA City of Miami Permit PW20002133UP) in several areas.
- 12.01.2022 Meeting with Jessica Fernandez, Richard Ribe, Johnmani Seoane & Hector Mejia to discuss the surety bond and scope of work. The installation of 2 (two) 5G poles; FL5292BA & FL5293BA. They are requesting a Hold Harmless letter. Once provided to the district we will see if the district will accept it.
- 12.05.2022 Carolina send the Col Prerequisites.
- 01.24.2023 Larry reached out to discuss the pole color.
- 01.26.2023 FDOT Juan Velasquez replied to Larry in ref to the lane closure approval. Larry Provided a pole picture, could not open (see) it. I requested Larry plans for this new proposed pole.
- 01.27.2023 Larry provided a permit package for a new to install pole FL5472BA FDOT Permit #2021-H-690-00201 to be installed by Target on NE 36th Street. Requested again the Coi, etc...
- 01.30.2023 Received from Larry the Coi. Jessica Fernandez requesting a call-in reference to the Surety bond requested by the district.
- 01.31.2023 Col has been approved by Guadalupe. Send email to Larry and Jessica that we are still missing the Surety Bond.
- 02.09.2023 Kleimer Cruz called asking when he can resume with the project. Let's meet when I get back from Orlando.
- 03.08.2023 Kleimer Cruz called asking when he can resume with the project. Tariq out on Sick Leave.

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

03.30.2023 Jessica Fernandez called to discuss Bond.

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

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

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

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

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

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

05.09.2023 Richard & Larry reached out to meet tomorrow.

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

05.11.2023 We are verifying the bonds. Autumn Schneider acknowledged several the bonds.

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

06.02.2023 Larry requested a meeting on site.

XXX

07.18.2023 Larry Polk following up on the pole location.

08.06.2023 Larry Polk reached out again in ref to Pole installation FL5293BA.

08.07.2023 I replied that the pole will stay in the location that was approved; Southwest of Sugarcane.

08.25.2023 I send them an email that the markings need to be removed due to complaints.

XXX

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

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

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

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

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

12.05.2022 Brittney reached out.

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

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

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

XXX

3. Site: N. Miami Ave. & South Block (Comcast) – MFI 052044 Summer DeBella & Andrea Chavez & Nicole Lambert (07.16.2021)

07.16.2021 Requested permit # & MOT Plan, Col & Surety Bond (No amount established yet).

07.26.2021 Provide Col is incorrect.

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

4. Site: MidBlock - Comcast: Julio (07.19.2021) (610) 628-9411 & Diana Goecke.

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

5. Site: Midblock West Nordstrom – Lumen/CenturyLink; Jamie Jallick, Rolando Santos, Anelissa Roncal (08.12.2021)

08.20.2021 Requested Col and Permits, etc..

08.30.2021 Follow-up on site meeting.

09.02.2021 Site meeting with Ricardo Santos; Discussed concerns.

09.08.2021 received updates plans from Jaime Jallick.

09.14.2021 & 09.16.2021 building access agreement

09.20.2021 Resend my concerns.

09.30.2021 Engineers are working on items noted in my request.

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

02.04.2022 Victoria Crump reached out if they can start? They are still missing permit, etc... Col is expired, requested an updated one.

02.08.2022 Advised that Comcast still needs to finish.

02.09.2022 Received updated Col.

02.17.2022 Nicole Mulloy (Site Centers) discussing agreement for Site Centers.

02.22.2022 Agreement with Site Centers has been fully executed.

03.23.2022 Nicole Mulloy (Site Centers) asking about a check.

03.30.2022 Nicole Mulloy (Site Centers) following-up on request.

09.28.2022 Victoria Crump reached out; Provided City of Miami permit (PW21001551UP 07/22/22) Is the Comcast project done? Col is expired. Waiting on 2 projects on NE 34th street to finish. (Mastec; FDOT/Kleimer Cruz & Mercy Sotiria/Greg Arguez). Did not receive any bond yet!

04.20.2023 Victoria Crump reached out; They are still working on the FEC Permit. She requested if we received

the bond in December 2022. We could not find the bond.

04.21.2023 She will check what she needs to do.

05/02/2023 She send a duplicate surety bond.

05/03/2023 Received the surety bond, Guadalupe will verify it.

05.10.2023 Walter Emmons Send an email stating they are waiting for the FEC permit.

05.11.2023 Victoria Crump provided update Col.

06.07.2023 Victoria Crump, resent project drawings.

06.12.2023 Victoria Crump, following up on project hold-up.

07.05.2023 Victoria Crump, following up on project hold-up.

08.02.2023 Victoria Crump & Elizabeth Rebastillo asking about the status of the other Project.

08.21.2023 Victoria Crump, following up on project hold-up. Replied Spire M4 is still NOT done with its project.

09.06.2023 Victoria Crump, following up on project hold-up.

09.07.2023 Replied to Victoria Crump that Spire M4 is still NOT done with its project.

09.29.2023 Jeanne Sheehan, following up on project hold-up.

10.18.2023 Elizabeth Rebastillo reached out following up on project hold-up.

10.19.2023 Glen Sullivan clarified Elizabeth Rebastillo. Project programmed to start after February 15th 2024.

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

01.30.2024 Elizabeth Rebastillo reached out to verify if Feb 15th they can start the project. Tariq requested start date be on or after Monday February 26th, 2024. Wants to meet with PM before project starts.

6. N. Miami Ave. – MMCCDD - PW21002024UP Street lights (CDD Project) – Omar Electric & Antonio Varona & Castor Construction.

09.27.2021 Short under the road.

xx.xx.2021 created MOT drawings

xx.xx.2021 Locator marked N. Miami Ave.

10.28.2021 Signed City of Miami application

12.zz.2021 City of Miami plans approved waiting for Miami-Dade County plans.

01.26.2022 Antonio Varona Provide status? – MDC wants a revision.

02.11.2022 Antonio Varona Provide status

XX

04.01.2022 Request status on the Miami-Dade permit.

04.04.2022 waiting for Miami Dade county to complete their review of the plans submitted.

05.03.2022 Requested an update on the County permit.

05.06.2022 Antonio Varona notified me that we can pay the permit. Cost \$910.00. Paid the permit. Antonio

will provide an invoice and get it to me.

XX

05.xx.2022 Need to discuss / organize what vendor does what?

06.xx.2022 Contacted Road GC.

XX

01.04.2023 Moratorium is over. Reached out to Glen to check Loading dock dates.

01.13.2023 Send Glen a reminder.

01.18.2023 Discussed in the MOT.

01.25.2023 Send Glen a reminder. Glen asked if on a Sunday it would work.

01.26.2023 Glen set dates for Monday 27th and Tuesday 28th February, Notified Alex from Omar Electric and Dennis from Castor Construction. They BOTH acknowledged the dates.

02.09.2023 Confirming with Omar Electrical and Castor Construction the dates

02.27.2023 Crew started working in the West Loading Dock area to fix lights.

02.28.2023 Crew continued working, managed to get the lights back on. They found that a 4" piped went through our existing conduit. Crew needs one more day. Requested permission from Glen (Site Centers). Received authorization.

03.01.2023 Concrete was poured in the driveway.

03.17.2023 Started creating email to City of Miami in ref to 4" directional bore conduit.

11.09.2023 Working on email

11.14.2023 Working on email.

11.29.2023 Working on email.

7. N. Miami Ave. – MMCDD – Royal Palms Project (CDD Project) – Brightview.

09.10.2021 Contacted Antonio Varona the permit process Runner.

09.13.2021 Discussed plans, MOT, etc.

09.16.2021 Discussing MOT specifics.

10.08.2021 Getting all paperwork ready to register Brightview in the City of Miami.

10.13.2021 Process Runner requesting licenses and Insurance documents.

04.XX Issues with MDC, requested assistance from City of Miami; Mario

05.03.2022 Requested an update on the County permit.

05.24.2022 Antonio called me, we need a copy of a recorded covenant.

06.17.2022 Emailed Antonio requesting screen shot of what reviewers want.

06.19.2022 Requested process runner to search for covenant.

06.21.2022 Process runner went to MDC; could not find.

06.23.2022 Looking for recorded covenant.

06.30.2022 Received recorded covenant.

07.01.2022 provide recorded covenant to permit process runner; uploaded to MDC.

07.06.2022 Requested an update

07.07.2022 Miami Dade county want revision of plans.

07.18.2022 Antonio contacted Jose from Interactive Blue to get a quote for the drawings.

07.25.2022 Follow-up with Antonio.

07.27.2022 Requested plans from Antonio.

07.29.2022 Requested again plans from Antonio.

08.01.2022 Requested again plans from Antonio.

08.02.2022 Requested again plans from Antonio.

08.03.2022 Antonio requested the Covenant for Miami Dade County.

08.04.2022 Requested Patricia if we need a covenant whole we have one. She replied that this would be one for MDC as the one we have is for City of Miami.

08.05.2022 I approved for her to follow-up.

08.16.2022 Provided Covenant to Antonio. He will get it recorded and will uploaded asap.

08.29.2022 Received a Miami Dade Public works application from him.

08.30.2022 Got BrightView to sign and notarize the application form and send it back to Antonio.

08.31.2022 Requested Antonio for the plans. Received them.

09.14.2022 Requested an update of the permit approval status.

09.16.2022 No update yet.

09.21.2022 2 Reviewers approved, 3 still pending.

11.17.2022 Requested an update on the review, still pending.

01.04.2023 Requested an update on the review, still pending.

01.12.2023 Permit has been issued. (# 2021 10 4038)

01.18.2023 Received Permit & Discussed in the MOT. Discussed with Jason P the Royal palms.

01.31.2023 Follow up on Royal Palms with Jason and Jay. Send email to Antonio Varona.

02.xx.2023 Follow up on financial payments

03.15.2023 Jason Pillifant in reference to Police presence. Tariq provided dates for them to choose from.

03.20.2023 Date was set for Royal Palm Install on 04.17.2023, they might need 3 days.

04.04.2023 Follow-up with Antonio process Runner.

04.05.2023 Follow-up with Antonio process Runner.

04.20.2023 Follow-up with Antonio process Runner.

04.25.2023 Follow-up with Antonio process Runner.

05.03.2023 Follow-up with Antonio process Runner.  
05.05.2023 Follow-up with Antonio process Runner.  
05.10.2023 Follow-up with Antonio process Runner.  
05.26.2023 Follow-up with Antonio process Runner.  
06.05.2023 Met with MDPW Inspector and need a revision for 1 palm.  
06.20.2023 Follow-up with Antonio process Runner.  
07.05.2023 Spoke with Antonio, he provided info on revision.  
07.15.2023 Antonio received the revised plans.  
07.19.2023 Mentioned in City of Miami MOT meeting.  
08.14.2023 Follow-up with Antonio process Runner.  
08.16.2023 Mentioned in City of Miami MOT meeting, we need a plumbing permit.  
08.17.2023 Antonio applied for a plumbing permit in the City of Miami.  
09.07.2023 Follow-up with Antonio process Runner.  
09.08.2023 Antonio mentioned the City of Miami wants Miami Dade county approval for the Plumbing permit.  
10.11.2023 Mentioned in City of Miami MOT meeting, we need a plumbing permit. Public Works Charles Alfaro is assisting and in discussion with Building Department Director.  
10.20.2023 Send email to City of Miami; Plumbing chief to clarify.  
10.24.2023 City of Miami; Plumbing plans got approved. BD23-019133-001.  
11.03.2023 City of Miami; Plumbing reviewer still has the plans. Emailed Assistant Director for assistance.  
11.13.2023 City of Miami checking if they want a WASD approval.  
12.12.2023 Follow-up with Antonio process Runner.  
12.20.2023 Antonio mentioned the City of Miami wants WASD approval. Expressed my frustration in the MOT meeting & followed up with an email.  
01.16.2024 Follow-up with Antonio process Runner.  
01.30.2024 Follow-up with Antonio process Runner.

#### 8. Lot 7

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

01.13.2023 Send Camilo an email about the fence wrap around the lot.

04.17.2023 Send Camilo an email about the fence wrap around the lot.

08.23.2023 Francys Soza send an email with pictures of the cleaning of the weeds, etc.. on All the sides of the lot.

11.16.2023 Send email in reference to the storm damages. Smith Rivas relied they will fix asap.

12.02.2023 Followed-up on the previous email. Francys Soza send an email that they made repairs.

12.12.2023 Followed-up on the previous email as supposed repairs have not resolved the issue..

9. South Block North: The Standard Residences

11.16.2021 a sale center pad has been installed.

12.27.2022 s sale banner has been installed on the façade of South Block Garage.

03.02.2022 A fence and fence wrap has been installed; it does not provide the CDD access to the existing electrical panels and they are encroaching into CDD property on the north and south side of the lot.

03.10.2022 A fence banner has been installed.

03.14.2022 Juan Alvarez reached out to Bruce Cavossa and Luis Franco to have a site meeting.

03.21.2022 Juan Alvarez sends a reminder to Bruce and Luis.

04.01.2022 Tariq send Email to Carlos Rosso requesting to assist as his staff is not responsive.

04.07.2022 District engineer approved encroachment in order to facilitate construction .

08.01.2022 District bollard has been removed without approval, trip hazard in concrete sidewalk was left behind.

08.05.2022 Notified Carlos Rosso and team about the bollard. Luis wrote back it was fixed but it is NOT fixed.

08.08.2022 Bollard has been restored.

09.13.2022 Buena Vista Ave sales center. Added plants in Districts planters and added plant pots all over the sidewalk. Requested them to remove & relocate.

09.16.2022 Emailed management in reference to the 4x4 wood posts installed in the ENT lot.

09.21.2022 ENT-Lot; Follow-up on the previous send email. Container will be removed 09.22.2022.

09.23.2022 ENT-Lot; Southwest post have been removed. Container is still on site.

09.26.2022 ENT-Lot; Container will be removed today.

xx

01.xx.2023 Discussing with District Engineer of the proposed digging they plan todo.

xx

03.16.2023 Irrigation team found a leak coming from inside the lot. It seems our irrigation lines are running within the lot. (Irrigation main, parallel line and controller lines)

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

xx

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

03.29.2023 Tariq Bayzid replied to Jorge's email.



04.03.2023 Carlos Rosso requested Tariq Bayzid and or Juan Alvarez to confirm if they could start chipping. Jorge Q scheduled a mobilization date (04/05) to start "exploratory chipping". Tariq Bayzid replied to Jorge Q.

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

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

04.14.2023 Jaime Jaramillo (BJEFL) emailed Claudia

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

04.20.2023 Breaking Ground Party.

04.21.2023 Jorge Q requesting AS IS plans.

04.27.2023 Angel Camacho replying we do not have AS IS Plans

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

05.08.2023 Jorge Q following up on Jeffrey.

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

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

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

05.19.2023 Had onsite meeting.

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

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

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

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

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

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

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

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

07.13.2023 Meeting onsite to discuss and resolve the irrigation issue for the 3 palms on the northwest corner where TSR encroached the property? Controller cables, parallel lines, etc.. AND all the planters on the north side and east side of the project.

07.19.2023 City of Miami MOT meeting Christian (Process Runner) proposed the revised MOT plan.

07.26.2023 Send a friendly reminder about the potential trip hazard.

08.07.2023 Send an email asking about status about the irrigation repairs.

08.09.2023 Jorge Quintero replied that those irrigation repairs will get done once the MOT Fence is set up. Replied that they are responsible for the lack of water. Jorge requested the proposed route for the irrigation mainline.

08.16.2023 Provided Jorge Q the proposed temporary irrigation connection.

08.25.2023 Requested them to repair the fallen Fence Wrap and Marketing banner. Carlos Rosso replied that

next week they will be scheduling the MOT plan. I requested Carlos to please have the Fence Wrap fixed.

xx

- 09.27.2023 Meeting discussed pending items of concern. FPL Vault Design, Floating Meter connected to the Fire Hydrant. Electrical Panels relocation, Holiday Lights; 1Nov 2023. Removed 5 exterior lights, Garage 5th floor; removing of the parapet wall. FPL Temp power, Irrigation, Transformer size, Oak Tree's Oval planters to remove.
- 10.06.2023 Meeting discussed pending items of concern. Oak tree's. Irrigation lines, EX-Walmart Lot, PetSmart – GateKeeper System, Parking spots inside the garage.
- 10.11.2023 Meeting discussed pending items of concern. Irrigation NE 32nd street & NE 31st street, Oak trees, 5th floor storage, FPL Temp for construction. CDDD Electrical panels relocation. PetSmart – GateKeeper System. Construction Moratorium.
- 10.17.2023 Meeting discussed pending items of concern. 5th floor, trash Chute, Banner, Tree's.
- 10.18.2023 Meeting discussed pending items of concern.
- 10.23.2023 Floating meter has been installed. Met with their Arborist; Rahim Vedaee in reference to the 5 Oak Trees.
- 10.25.2023 Met on site with Daniel to discuss and check the irrigation lines.
- 10.26.2023 Met on site with Dixie - BrightView to discuss and check the irrigation lines.
- 11.01.2023 Meeting discussed pending items of concern.
- 11.03.2023 Send email to Quatisha Oguntoyinbo (chief) in reference to the 5 Oak tree's.
- 11.07.2023 Meeting discussed pending items of concern. Send follow-up email to Quatisha Oguntoyinbo.
- 11.13.2023 Sent them the approved FPL letter. (FPL Temp for construction)
- 11.15.2023 Meeting discussed pending items of concern. Send follow-up email to Quatisha Oguntoyinbo.

xx

- 12.xx.2023 Quatisha sent an email that a tree permit needs to get pulled for the 5 Oak trees.
- 12.08.2023 TSR Passed Rough inspection for the relocation of the street & Landscaping Lights conduits relocation and Panel.
- 12.11.2023 Jorge Quintero; provided plans on proposed trash chute enclosure.
- 12.12.2023 TSR Passed final inspection for the relocation of the street & Landscaping Lights conduits and Panel relocation.

X

01.30.2024 Meetings will no longer be every Wednesday as project has started. Next meeting February 14th 2024.

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

08.10.2022 Urma Charlemange (UC) (Permit Coordinator) send the email with the MOT Plan. 2021-H-690-00035 (FL5292BA)

08.11.2022 Send Urma an email to let her know that there is another project going on on NE 36th street and she has to wait till they are done. Carolina sent her the Col requirements.

08.23.2022 Larry Polk (LP) email (LCIS-2 FL5292BA Site – CMS PO 3948) me with answers to my questions. Kerry Ann Baychu sent us the Col.

08.24.2022 LP send the latest plans.

08.30.2022 Forwarded the Col to Carolina so she can check it.

09.07.2022 Col has been approved by Carolina Reyes.

XX

09.21.2022 UC send an email requesting an update on the LCIS (??)

09.23.2022 Juan Velasquez (FDOT) called if the district approves the restorations of the work that was done on NE 36th street. Send email to UC asking what they need?

XX

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

09.08.2022 Received email on scheduling an appointment to discuss the non-standard improvements.

09.19.2022 Received a follow-up on scheduling an appointment. Set appointment for Friday 9.23.2022.

09.23.2022 Had a MS Teams meeting with Santiago & Rocio (and others) discussed the Districts Non-Standard improvements.

10.21.2022 Send them the specifications of the non-standard improvements & the introduction email to FDOT & requesting what light fixtures on NE 35th street they are proposing to remove. They are proposing to remove 4 Hess Faro light Fixtures from NE 35th street.

10.24.2022 Rocio Martinez emailed FDOT in reference to design guidelines, etc..

XX

11.30.2023 Graffiti on existing chain-link fence. Manuela Stotter replied

12.12.2023 Follow up on the previous email as graffiti and fence wrap still have issues.

01.30.2024 Graffiti on existing chain-link fence. Manuela Stotter replied they will take care of it.

12. Midtown 2 – Alina Cruz (10.20.2022)

10.20.2022 Discussed scaffolding.

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

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

FDOT; Juan Velasquez

Breezeline; Roberto Cruz & Adriana Contreras.

11.14.2022 Juan called that Breezeline would like to work on NE 36th and N Miami Ave. right in front of Ross 1st floor entrance.

11.15.2022 Roberto Cruz reached out, he emailed plans & permits. Due to the short time before the start of the 2022 Holiday Season Moratorium Tariq did not approve the proposed start on Monday 11.21.2022 of the project. Tariq recommended they plan/schedule for start on Jan 2023.

11.16.2022 Roberto Cruz confirmed proposed start on Monday 11.21.2022 has been declined. I notified him to plan for Jan 2023. Adriana Contreras (Permit Manager) contacted me for Jan 2023.

11.17.2022 Replied to Adriana that she can schedule for Jan 4th but will need to revise all documents and deliver a valid Col.

11.18.2022 Adriana requested Carolina info about the Col, etc..  
01.04.2023 Adriana resent the email I send her on 11.18.2022. I send her the Col Guidelines.  
01.05.2023 Received the Col. Asked if Unitec will be doing the work?  
01.11.2023 Adriana asked if we approve for them to start. They need a letter from us that we approved.  
01.13.2023 Adriana requested the letter. Replied to her with a few questions.  
01.18.2023 Adriana replied to my questions, and I asked questions again.  
01.23.2023 Adriana replied to my questions and I asked questions again.  
02.08.2023 Adriana replied to my questions and I asked questions again.  
02.15.2023 Adriana replied to my questions.  
02.16.2023 Deborah Samuel replied to Adriana that Tariq is out of Town.  
02.21.2023 Adriana requesting the letter. Deborah approved in an email.  
02.24.2023 Adriana provided Heberto Duo (786) 258-7470 contact information.  
02.27.2023 Roberto Cruz reached out as they need an approval for the lane closure. Tariq replied to meet closer to the proposed work date.  
03.01.2023 Roberto called to setup a call meeting with The District & FDOT as well for 03.06.2023.  
03.06.2023 Roberto Cruz & Javier attended the online meeting.  
03.07.2023 Tariq send a summary of the online meeting yesterday. FDOT Juan Velasquez approved they can proceed requesting the lane closure.

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

04.28.2023 Received an email from Gunnar S, replied to him.  
05.03.2023 He called me to discuss my concerns; move the kiosk more to the east so the visibility triangle is better when people drive out of the North Garage (ramp on NE 36th street).  
05.xx meeting with William Pino.  
06.xx.2023 They will have another one by Lot1.  
06.xx.2023 They reached out to discuss install.  
07.18.2023 Work has been done, are has been pressure washed.

XX

09.08.2023 Requested to clean planters as they are full of debris.  
09.12.2023 Planter were cleaned.  
09.13.2023 Project has been closed.

15. OXXO Cleaners; Midtown 2 – Well; Gianni Lannelli, Rick Wood

08.08.2018 MIAMI-DADE COUNTY DRY CLEANER COMPLIANCE MONITORING WELL APPLICATION

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

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

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

16. Greystar: Midtown 5 Exterior Painting Project – Bryan Grackin

08.29.2023 Bryan Grackin reached out in ref to the Exterior Painting Project of the Building. Provided info for the Col prerequisites.

09.07.2023 Follow-up email on permit and holiday moratorium & surety bond.

17. Site: PW23001354UP / FL5291BA / 3453 Buena Vista Boulevard (10.25.2023)

Andrea Perez (Crown Castle)

10.25.2023 Richard Ribe called to introduce Andrea.

x

18. SB EverCharge EV (Replacing Tesla)

11.10.2023 Jaimie Rosario requested garage, architectural and electrical plans.

Agreed the following: Location SB 3rd floor west side. 6 universal chargers. Separate meter and transformer, \$95 per space, NO advertising, No longer than a 5 year contract.

11.13.2023 Leo Ashner reached out to Jaimie Rosario in reference to the cancellation of the walk through.

12.20.2023 John Oglesby provided an update

01.23.2024 John Oglesby recommended NOT to proceed with an Electric Vehicle charging station installation.

Pending Items

Project developer / contractor unknown

Project temporary on HOLD.

project completed

Planned FUTURE Projects:

1. East Coast Ave - Hotwire –(20190618)

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

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

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

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

**STAFF**  
**REPORTS**  
**ALL**

**Monthly Parking Report- January 2024**  
**Executive Summary**

	<u>North Garage</u>		<u>South Garage</u>		<u>Mid Block Garage</u>	
	<u>Dec-23</u>	<u>Jan-24</u>	<u>Dec-23</u>	<u>Jan-24</u>	<u>Dec-23</u>	<u>Jan-24</u>
Garage Retail and Office	613	615	397	396	0	0
2 Midtown Residents	9	9	7	9	0	0
2 Midtown Retail	1	1	0	0	0	0
3 Midtown- Hyde Resident	0	0	4	4	0	0
4 Midtown Resident	1	1	31	32	0	0
4 Midtown Retail	0	0	3	6	0	0
5 Midtown Residents	0	0	29	30	0	0
6 Midtown Residents	0	0	1	1	0	0
GIO Residential	0	0	3	3	0	0
Midtown Yard 8 Residents	0	0	2	2	0	0
Midblock Residents	0	0	2	2	0	0
Midblock East Offices	3	3	8	14	34	40
Midblock East Retail	8	8	37	40	0	0
Midblock West Retail	44	43	34	36	0	0
Secondary Vehicles	53	48	20	20	1	1
Complimentary	109	110	0	0	369	369
	<b>841</b>	<b>838</b>	<b>578</b>	<b>595</b>	<b>404</b>	<b>410</b>

**Notes**

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

Transient Parking  
 Year-over-Year Comparison

North Block

South Block

		Revenue			Tickets			Revenue			Tickets			
<u>2024</u>		<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
		\$4,787.00			1572			\$1,518.00			182			Sunday 1/1/2023
1/1/2024	Monday	\$8,956.00	\$4,754.00	-46.92%	3060	1604	-47.58%	\$1,472.00	\$ 1,252.00	-14.95%	330	161	-51.21%	Monday 1/2/2023
1/2/2024	Tuesday	\$6,553.00	\$7,412.00	13.11%	2280	2497	9.52%	\$966.00	\$ 1,294.00	33.95%	229	294	28.38%	Tuesday 1/3/2023
1/3/2024	Wednesday	\$6,756.00	\$7,484.00	10.78%	2383	2521	5.79%	\$881.00	\$ 1,433.00	62.66%	249	340	36.55%	Wednesday 1/4/2023
1/4/2024	Thursday	\$7,040.00	\$7,170.00	1.85%	2416	2469	2.19%	\$1,075.00	\$ 1,254.00	16.65%	250	304	21.60%	Thursday 1/5/2023
1/5/2024	Friday	\$7,435.00	\$8,163.00	9.79%	2560	2834	10.70%	\$1,349.00	\$ 1,354.00	0.37%	290	324	11.72%	Friday 1/6/2023
1/6/2024	Saturday	\$10,320.00	\$9,668.00	-6.32%	3407	3292	-3.38%	\$2,433.00	\$ 1,753.00	-27.95%	503	407	-19.09%	Saturday 1/7/2023
1/7/2024	Sunday	\$8,149.00	\$8,538.00	4.77%	2768	3058	10.48%	\$2,162.00	\$ 1,411.00	-34.74%	360	329	-8.61%	Sunday 1/8/2023
1/8/2024	Monday	\$5,601.00	\$6,154.00	9.87%	2013	2045	1.59%	\$898.00	\$ 994.00	10.69%	201	236	17.41%	Monday 1/9/2023
1/9/2024	Tuesday	\$5,744.00	\$5,945.00	3.50%	2036	2096	2.95%	\$828.00	\$ 1,079.00	30.31%	187	263	40.64%	Tuesday 1/10/2023
1/10/2024	Wednesday	\$6,020.00	\$6,550.00	8.80%	2157	2180	1.07%	\$1,084.00	\$ 1,525.00	40.68%	263	344	30.80%	Wednesday 1/11/2023
1/11/2024	Thursday	\$6,243.00	\$6,323.75	1.29%	2177	2155	-1.01%	\$1,144.00	\$ 1,607.00	40.47%	242	317	30.99%	Thursday 1/12/2023
1/12/2024	Friday	\$7,025.00	\$7,349.00	4.61%	2500	2487	-0.52%	\$1,437.00	\$ 1,529.00	6.40%	323	380	17.65%	Friday 1/13/2023
1/13/2024	Saturday	\$10,713.00	\$9,867.00	-7.90%	3588	3354	-6.52%	\$2,496.00	\$ 2,063.00	-17.35%	616	498	-19.16%	Saturday 1/14/2023
1/14/2024	Sunday	\$8,634.00	\$8,821.00	2.17%	2916	3041	4.29%	\$2,365.00	\$ 1,573.00	-33.49%	455	341	-25.05%	Sunday 1/15/2023
1/15/2024	Monday	\$6,626.00	\$7,137.00	7.71%	2308	2520	9.19%	\$1,465.00	\$ 1,199.00	-18.16%	393	294	-25.19%	Monday 1/16/2023
1/16/2024	Tuesday	\$4,708.00	\$5,588.00	18.69%	1616	1898	17.45%	\$949.00	\$ 1,056.00	11.28%	259	257	-0.77%	Tuesday 1/17/2023
1/17/2024	Wednesday	\$4,551.00	\$6,032.00	32.54%	1674	2117	26.46%	\$1,105.00	\$ 1,157.00	4.71%	300	314	4.67%	Wednesday 1/18/2023
1/18/2024	Thursday	\$4,702.00	\$6,311.00	34.22%	1684	2162	28.38%	\$1,475.00	\$ 1,284.00	-12.95%	299	389	30.10%	Thursday 1/19/2023
1/19/2024	Friday	\$5,710.00	\$7,640.00	33.80%	2017	2583	28.06%	\$1,631.00	\$ 1,243.00	-23.79%	383	337	-12.01%	Friday 1/20/2023
1/20/2024	Saturday	\$8,302.00	\$10,571.00	27.33%	2878	3440	19.53%	\$2,707.00	\$ 2,393.00	-11.60%	635	568	-10.55%	Saturday 1/21/2023
1/21/2024	Sunday	\$7,048.00	\$8,532.00	21.06%	2423	2901	19.73%	\$2,421.00	\$ 1,968.00	-18.71%	465	411	-11.61%	Sunday 1/22/2023
1/22/2024	Monday	\$6,256.00	\$6,985.00	11.65%	2223	2501	12.51%	\$1,260.00	\$ 1,195.00	-5.16%	252	272	7.94%	Monday 1/23/2023
1/23/2024	Tuesday	\$5,676.00	\$6,389.00	12.56%	1909	2052	7.49%	\$962.00	\$ 1,164.00	21.00%	238	269	13.03%	Tuesday 1/24/2023
1/24/2024	Wednesday	\$5,541.00	\$6,058.00	9.33%	1932	2075	7.40%	\$1,038.00	\$ 1,392.00	34.10%	240	307	27.92%	Wednesday 1/25/2023
1/25/2024	Thursday	\$5,839.00	\$6,573.00	12.57%	2046	2197	7.38%	\$1,234.00	\$ 1,092.00	-11.51%	293	291	-0.68%	Thursday 1/26/2023
1/26/2024	Friday	\$6,648.00	\$7,788.00	17.15%	2219	2496	12.48%	\$1,176.00	\$ 1,741.00	48.04%	301	342	13.62%	Friday 1/27/2023
1/27/2024	Saturday	\$9,164.00	\$10,312.00	12.53%	3164	3344	5.69%	\$2,689.00	\$ 1,992.00	-25.92%	616	523	-15.10%	Saturday 1/28/2023
1/28/2024	Sunday	\$7,676.50	\$7,985.00	4.02%	2554	2700	5.72%	\$2,300.00	\$ 1,739.00	-24.39%	392	353	-9.95%	Sunday 1/29/2023
1/29/2024	Monday	\$5,605.00	\$6,194.00	10.51%	2041	2076	1.71%	\$832.00	\$ 1,130.00	35.82%	185	265	43.24%	Monday 1/30/2023
1/30/2024	Tuesday	\$5,646.00	\$6,286.00	11.34%	1998	2055	2.85%	\$950.00	\$ 1,089.00	14.63%	231	299	29.44%	Tuesday 1/31/2023
1/31/2024	Wednesday	\$6,668.00			2172			\$ 1,373.00			360			
		<b>\$209,674.50</b>	<b>\$227,247.75</b>	<b>8%</b>	<b>72519</b>	<b>76922</b>	<b>6.07%</b>	<b>\$46,302.00</b>	<b>\$44,328.00</b>	<b>-4%</b>	<b>10162</b>	<b>10389</b>	<b>2.23%</b>	



# Revenue-by-lane Report

From:	:00:00 AM	Prepared by:	jencarnacion
To:	31/2024 11:59:59 PM	Generated:	10:50:53 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[50] North Block		

Lane	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Revenue
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	84	.00 USD		.00 USD	.00 USD	.00 USD
	.00 USD	630	9,260.00 USD	933	3,866.00 USD	738	,476.00 USD	95	90.00 USD	,792.00 USD		.00 USD	52	.00 USD	.00 USD	,918.00 USD
	3.00 USD	326	6,978.00 USD	97	3,291.00 USD	5	,275.00 USD	53	59.00 USD	,703.00 USD		.00 USD	3	9.00 USD	.00 USD	,724.00 USD
	.00 USD	654	,616.00 USD	317	,268.00 USD	35	540.00 USD	9	76.00 USD	,500.00 USD		.00 USD		.00 USD	8.00 USD	,512.00 USD
	8.00 USD	5	,960.00 USD	92	736.00 USD	9	392.00 USD	7	56.00 USD	,314.00 USD		.00 USD		8.00 USD	.00 USD	,315.00 USD
	.00 USD	6	,060.00 USD	9	90.00 USD	5	50.00 USD	3	30.00 USD	,730.00 USD		.00 USD		.00 USD	.00 USD	,730.00 USD
	5.00 USD	8	720.00 USD		360.00 USD	9	35.00 USD	3	5.00 USD	,260.00 USD		.00 USD		5.00 USD	.00 USD	,275.00 USD
	.00 USD		.00 USD	7	.00 USD	6	.00 USD		.00 USD	700.00 USD		.00 USD		.00 USD	.00 USD	700.00 USD
	5.00 USD	6	.00 USD	9	5.00 USD		.00 USD		.00 USD	625.00 USD		.00 USD		50.00 USD	5.00 USD	700.00 USD
	30.00 USD	7	.00 USD	3	90.00 USD		60.00 USD		.00 USD	360.00 USD		.00 USD		60.00 USD	90.00 USD	510.00 USD
	35.00 USD	30	,050.00 USD	6	560.00 USD		.00 USD		.00 USD	,030.00 USD		.00 USD		35.00 USD	.00 USD	,275.00 USD
	38.00 USD		.00 USD		.00 USD		38.00 USD		.00 USD	38.00 USD		.00 USD		.00 USD	.00 USD	38.00 USD
<b>24</b>	<b>Total Lane</b>	<b>8082</b>	<b>24,654.00 USD</b>	<b>3547</b>	<b>11,026.00 USD</b>	<b>1392</b>	<b>4,606.00 USD</b>	<b>182</b>	<b>596.00 USD</b>	<b>40,882.00 USD</b>	<b>284</b>	<b>0.00 USD</b>	<b>63</b>	<b>285.00 USD</b>	<b>367.00 USD</b>	<b>41,534.00 USD</b>
<b>26</b>	<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>
8	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	77	.00 USD		.00 USD	.00 USD	.00 USD
8	.00 USD	3943	7,886.00 USD	742	3,484.00 USD	583	,166.00 USD	80	60.00 USD	,696.00 USD		.00 USD	33	66.00 USD	8.00 USD	,790.00 USD
8	3.00 USD	912	5,736.00 USD	892	,676.00 USD	86	858.00 USD	31	93.00 USD	9,363.00 USD		.00 USD		3.00 USD	.00 USD	9,387.00 USD
8	.00 USD	612	,448.00 USD	88	,152.00 USD	92	368.00 USD	8	72.00 USD	,040.00 USD		.00 USD		.00 USD	.00 USD	,044.00 USD
8	8.00 USD	85	,480.00 USD	90	720.00 USD	3	84.00 USD		8.00 USD	,392.00 USD		.00 USD		8.00 USD	8.00 USD	,408.00 USD
8	.00 USD	75	750.00 USD	30	300.00 USD		.00 USD		.00 USD	,260.00 USD		.00 USD		.00 USD	.00 USD	,260.00 USD
8	5.00 USD	38	570.00 USD	8	.00 USD	8	.00 USD		.00 USD	810.00 USD		.00 USD		.00 USD	5.00 USD	825.00 USD
8	.00 USD	9	380.00 USD	7	.00 USD	6	.00 USD		.00 USD	660.00 USD		.00 USD		.00 USD	.00 USD	660.00 USD
8	5.00 USD	6	.00 USD	5	5.00 USD		5.00 USD		.00 USD	550.00 USD		.00 USD		5.00 USD	.00 USD	575.00 USD
8	30.00 USD	7	510.00 USD	6	80.00 USD		.00 USD		.00 USD	690.00 USD		.00 USD		60.00 USD	.00 USD	750.00 USD
8	35.00 USD	7	595.00 USD	9	315.00 USD		70.00 USD		.00 USD	980.00 USD		.00 USD		.00 USD	.00 USD	,190.00 USD
8	3.00 USD		3.00 USD		.00 USD		.00 USD		.00 USD	3.00 USD		.00 USD		.00 USD	.00 USD	3.00 USD
8	55.00 USD		55.00 USD		.00 USD		.00 USD		.00 USD	55.00 USD		.00 USD		.00 USD	.00 USD	55.00 USD
8	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
8	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
<b>28</b>	<b>Total Lane</b>	<b>6837</b>	<b>20,993.00 USD</b>	<b>3078</b>	<b>9,317.00 USD</b>	<b>1021</b>	<b>3,111.00 USD</b>	<b>132</b>	<b>363.00 USD</b>	<b>33,784.00 USD</b>	<b>177</b>	<b>0.00 USD</b>	<b>38</b>	<b>162.00 USD</b>	<b>286.00 USD</b>	<b>34,232.00 USD</b>
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	8	.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD	509	,018.00 USD	35	70.00 USD	62	.00 USD	8	6.00 USD	,628.00 USD	6	812.00 USD		.00 USD	8.00 USD	,448.00 USD
9	3.00 USD	9	627.00 USD	3	309.00 USD	9	87.00 USD		3.00 USD	,026.00 USD	65	95.00 USD		.00 USD	.00 USD	,521.00 USD
9	.00 USD	58	32.00 USD	34	36.00 USD	3	52.00 USD		.00 USD	.00 USD	37	8.00 USD		.00 USD	.00 USD	568.00 USD
9	8.00 USD	3	84.00 USD	5	.00 USD	6	8.00 USD		.00 USD	72.00 USD	8	.00 USD		.00 USD	8.00 USD	.00 USD
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	80.00 USD	3	30.00 USD		.00 USD	.00 USD	.00 USD
9	5.00 USD		30.00 USD		30.00 USD		.00 USD		.00 USD	60.00 USD	7	5.00 USD		.00 USD	.00 USD	65.00 USD

29	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	60.00 USD
9	5.00 USD		5.00 USD		.00 USD		5.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
9	30.00 USD	5	50.00 USD		.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
9	35.00 USD		35.00 USD		35.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
<b>29</b>	<b>Total Lane</b>	<b>813</b>	<b>2,361.00 USD</b>	<b>384</b>	<b>1,060.00 USD</b>	<b>112</b>	<b>356.00 USD</b>	<b>9</b>	<b>19.00 USD</b>	<b>3,796.00 USD</b>	<b>645</b>	<b>1,754.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>16.00 USD</b>	<b>5,566.00 USD</b>
30	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	5	.00 USD		.00 USD	.00 USD	.00 USD
30	.00 USD	3727	7,454.00 USD	674	3,348.00 USD	528	,056.00 USD	70	.00 USD	,998.00 USD		.00 USD	9	38.00 USD	.00 USD	,056.00 USD
30	3.00 USD	9	,347.00 USD	660	,980.00 USD	8	654.00 USD		63.00 USD	7,044.00 USD		.00 USD		3.00 USD	6.00 USD	7,053.00 USD
30	.00 USD	339	,356.00 USD	81	724.00 USD	63	52.00 USD		6.00 USD	,348.00 USD		.00 USD		.00 USD	.00 USD	,352.00 USD
30	8.00 USD	90	720.00 USD	7	376.00 USD	6	8.00 USD		8.00 USD	,232.00 USD		.00 USD		.00 USD	.00 USD	,232.00 USD
30	.00 USD	8	80.00 USD	9	90.00 USD		.00 USD		.00 USD	600.00 USD		.00 USD		.00 USD	.00 USD	600.00 USD
30	5.00 USD	5	5.00 USD		65.00 USD		5.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
30	.00 USD	3	60.00 USD	5	.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
30	5.00 USD	3	75.00 USD		.00 USD		5.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	5.00 USD	5.00 USD
30	30.00 USD	3	90.00 USD		.00 USD		30.00 USD		.00 USD	.00 USD		.00 USD		30.00 USD	.00 USD	70.00 USD
30	35.00 USD	3	55.00 USD	3	55.00 USD	3	5.00 USD		.00 USD	,015.00 USD		.00 USD		.00 USD	35.00 USD	,050.00 USD
<b>30</b>	<b>Total Lane</b>	<b>5670</b>	<b>15,062.00 USD</b>	<b>2614</b>	<b>7,458.00 USD</b>	<b>843</b>	<b>2,395.00 USD</b>	<b>99</b>	<b>267.00 USD</b>	<b>25,182.00 USD</b>	<b>215</b>	<b>0.00 USD</b>	<b>21</b>	<b>71.00 USD</b>	<b>90.00 USD</b>	<b>25,343.00 USD</b>
31	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	61	.00 USD		.00 USD	.00 USD	.00 USD
31	.00 USD	70	,340.00 USD	511	,022.00 USD	68	336.00 USD		.00 USD	3,742.00 USD	32	304.00 USD		.00 USD	-36.00USD	,014.00 USD
31	3.00 USD	510	,530.00 USD	333	,999.00 USD	79	37.00 USD	5	5.00 USD	,781.00 USD	91	331.00 USD		.00 USD	-46.00USD	3,066.00 USD
31	.00 USD	92	768.00 USD	6	.00 USD		60.00 USD		.00 USD	,352.00 USD	5	6.00 USD		.00 USD	-2.00USD	,456.00 USD
31	8.00 USD	66	528.00 USD	38	304.00 USD	9	52.00 USD		6.00 USD	,000.00 USD	5	.00 USD		.00 USD	.00 USD	,040.00 USD
31	.00 USD	6	60.00 USD	8	80.00 USD		.00 USD		.00 USD	360.00 USD	5	50.00 USD		.00 USD	.00 USD	.00 USD
31	5.00 USD	3	5.00 USD	3	5.00 USD		30.00 USD		5.00 USD	35.00 USD		65.00 USD		.00 USD	-5.00USD	95.00 USD
31	.00 USD	3	60.00 USD		.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
31	5.00 USD	3	75.00 USD		.00 USD		.00 USD		.00 USD	75.00 USD		.00 USD		.00 USD	.00 USD	75.00 USD
31	30.00 USD		30.00 USD		.00 USD		30.00 USD		.00 USD	60.00 USD		.00 USD		.00 USD	.00 USD	60.00 USD
31	35.00 USD	7	5.00 USD	6	.00 USD		35.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
<b>31</b>	<b>Total Lane</b>	<b>1981</b>	<b>5,881.00 USD</b>	<b>1005</b>	<b>3,084.00 USD</b>	<b>313</b>	<b>1,020.00 USD</b>	<b>30</b>	<b>90.00 USD</b>	<b>10,075.00 USD</b>	<b>323</b>	<b>896.00 USD</b>	<b>2</b>	<b>4.00 USD</b>	<b>89.00USD</b>	<b>10,886.00 USD</b>
32	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	73	.00 USD		.00 USD	.00 USD	.00 USD
32	.00 USD	3085	6,170.00 USD	358	,716.00 USD		828.00 USD	68	36.00 USD	9,850.00 USD		.00 USD	9	38.00 USD	.00 USD	9,902.00 USD
32	3.00 USD	36	3,408.00 USD	574	,722.00 USD	80	540.00 USD		63.00 USD	5,733.00 USD		.00 USD		.00 USD	9.00 USD	5,742.00 USD
32	.00 USD	5	980.00 USD	55	619.00 USD	51	.00 USD	7	8.00 USD	,831.00 USD		.00 USD		.00 USD	.00 USD	,836.00 USD
32	8.00 USD	82	656.00 USD	33	64.00 USD	8	64.00 USD		8.00 USD	,992.00 USD		.00 USD		.00 USD	.00 USD	,992.00 USD
32	.00 USD	31	310.00 USD	9	90.00 USD		.00 USD		.00 USD	60.00 USD		.00 USD		.00 USD	.00 USD	60.00 USD
32	5.00 USD	8	.00 USD		60.00 USD		30.00 USD		5.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
32	.00 USD	9	80.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	60.00 USD
32	5.00 USD	6	50.00 USD		5.00 USD		5.00 USD		.00 USD	.00 USD		.00 USD		5.00 USD	.00 USD	5.00 USD
32	30.00 USD		60.00 USD		30.00 USD		60.00 USD		.00 USD	50.00 USD		.00 USD	3	90.00 USD	30.00 USD	70.00 USD
32	35.00 USD	3	55.00 USD	5	75.00 USD	3	5.00 USD		.00 USD	735.00 USD		.00 USD		.00 USD	.00 USD	875.00 USD
32	5.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
32	55.00 USD		55.00 USD		.00 USD		.00 USD		.00 USD	55.00 USD		.00 USD		.00 USD	.00 USD	55.00 USD
32	70.00 USD		.00 USD		70.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
32	72.00 USD		72.00 USD		.00 USD		.00 USD		.00 USD	72.00 USD		.00 USD		.00 USD	.00 USD	72.00 USD
<b>32</b>	<b>Total Lane</b>	<b>4619</b>	<b>12,616.00 USD</b>	<b>2143</b>	<b>5,811.00 USD</b>	<b>666</b>	<b>1,941.00 USD</b>	<b>101</b>	<b>290.00 USD</b>	<b>20,658.00 USD</b>	<b>173</b>	<b>0.00 USD</b>	<b>24</b>	<b>154.00 USD</b>	<b>217.00 USD</b>	<b>21,029.00 USD</b>
33	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	35	.00 USD		.00 USD	.00 USD	.00 USD
33	.00 USD	89	,378.00 USD	3	,046.00 USD	302	604.00 USD	36	72.00 USD	7,100.00 USD		.00 USD		.00 USD	8.00 USD	7,122.00 USD
33	3.00 USD	845	,535.00 USD	68	,404.00 USD	37	.00 USD		36.00 USD	,386.00 USD		.00 USD		.00 USD	5.00 USD	,401.00 USD
33	.00 USD	5	900.00 USD	31	524.00 USD	5	80.00 USD	6	.00 USD	,628.00 USD		.00 USD		.00 USD	8.00 USD	,636.00 USD

33	8.00 USD	78	624.00 USD	7	376.00 USD		.00 USD		8.00 USD	,120.00 USD		.00 USD		.00 USD	.00 USD	,120.00 USD
33	.00 USD	30	300.00 USD		.00 USD	6	60.00 USD		.00 USD	580.00 USD		.00 USD		.00 USD	.00 USD	580.00 USD
33	5.00 USD		50.00 USD	6	90.00 USD		5.00 USD		.00 USD	55.00 USD		.00 USD		.00 USD	.00 USD	55.00 USD
33	.00 USD		80.00 USD	5	.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
33	5.00 USD		50.00 USD		.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
33	35.00 USD		35.00 USD		35.00 USD		35.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
<b>33</b>	<b>Total Lane</b>	<b>3384</b>	<b>9,052.00 USD</b>	<b>1702</b>	<b>4,785.00 USD</b>	<b>506</b>	<b>1,417.00 USD</b>	<b>56</b>	<b>150.00 USD</b>	<b>15,404.00 USD</b>	<b>35</b>	<b>0.00 USD</b>	<b>0</b>	<b>4.00 USD</b>	<b>41.00 USD</b>	<b>15,449.00 USD</b>
35	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	36	.00 USD		.00 USD	.00 USD	.00 USD
35	.00 USD	550	3,100.00 USD	638	,276.00 USD	80	360.00 USD		.00 USD	,778.00 USD		.00 USD		.00 USD	.00 USD	,792.00 USD
35	3.00 USD	602	,806.00 USD	314	,942.00 USD	5	315.00 USD	8	.00 USD	3,087.00 USD		.00 USD		.00 USD	.00 USD	3,087.00 USD
35	.00 USD	37	548.00 USD	90	360.00 USD	7	8.00 USD		8.00 USD	,024.00 USD		.00 USD		.00 USD	.00 USD	,028.00 USD
35	8.00 USD	52	6.00 USD		320.00 USD	9	72.00 USD		8.00 USD	816.00 USD		.00 USD		.00 USD	8.00 USD	824.00 USD
35	.00 USD	5	50.00 USD		.00 USD		.00 USD		.00 USD	360.00 USD		.00 USD		.00 USD	.00 USD	360.00 USD
35	5.00 USD	3	5.00 USD		60.00 USD		30.00 USD		.00 USD	35.00 USD		.00 USD		.00 USD	.00 USD	35.00 USD
35	.00 USD		80.00 USD		.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
35	5.00 USD		50.00 USD		5.00 USD		.00 USD		.00 USD	75.00 USD		.00 USD		.00 USD	.00 USD	75.00 USD
35	30.00 USD		.00 USD		.00 USD		30.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
35	35.00 USD		70.00 USD		.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
<b>35</b>	<b>Total Lane</b>	<b>2377</b>	<b>6,365.00 USD</b>	<b>1097</b>	<b>3,083.00 USD</b>	<b>325</b>	<b>925.00 USD</b>	<b>32</b>	<b>82.00 USD</b>	<b>10,455.00 USD</b>	<b>36</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>26.00 USD</b>	<b>10,481.00 USD</b>
<b>37</b>	<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	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	9	.00 USD		.00 USD	.00 USD	.00 USD
39	.00 USD	7	.00 USD	92	84.00 USD	8	36.00 USD	3	6.00 USD	640.00 USD		.00 USD		.00 USD	.00 USD	642.00 USD
39	3.00 USD		306.00 USD	57	71.00 USD		36.00 USD		6.00 USD	519.00 USD		.00 USD		.00 USD	.00 USD	519.00 USD
39	.00 USD	35	.00 USD	9	76.00 USD	7	8.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
39	8.00 USD		.00 USD	8	64.00 USD		.00 USD		.00 USD	76.00 USD		.00 USD		.00 USD	.00 USD	76.00 USD
39	.00 USD	5	50.00 USD		.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
39	5.00 USD		30.00 USD		.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
39	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
39	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
<b>39</b>	<b>Total Lane</b>	<b>366</b>	<b>1,077.00 USD</b>	<b>181</b>	<b>555.00 USD</b>	<b>37</b>	<b>100.00 USD</b>	<b>5</b>	<b>12.00 USD</b>	<b>1,744.00 USD</b>	<b>9</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>2.00 USD</b>	<b>1,746.00 USD</b>
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
	.00 USD	396	792.00 USD	75	350.00 USD	8	56.00 USD	5	.00 USD	,208.00 USD	648	,296.00 USD		.00 USD	.00 USD	,504.00 USD
	3.00 USD	76	828.00 USD	3	369.00 USD		72.00 USD		.00 USD	281.00 USD	380	,140.00 USD		.00 USD	3.00 USD	,424.00 USD
	.00 USD	95	380.00 USD	50	.00 USD		8.00 USD		.00 USD	632.00 USD	6	64.00 USD		.00 USD	.00 USD	,096.00 USD
	8.00 USD	30	.00 USD	7	36.00 USD		32.00 USD		8.00 USD	6.00 USD	7	36.00 USD		.00 USD	.00 USD	552.00 USD
	.00 USD		.00 USD	3	30.00 USD		.00 USD		.00 USD	90.00 USD	5	50.00 USD		.00 USD	.00 USD	340.00 USD
	5.00 USD	3	5.00 USD		30.00 USD		5.00 USD		.00 USD	90.00 USD	6	90.00 USD		.00 USD	.00 USD	80.00 USD
	.00 USD	5	.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	3	60.00 USD		.00 USD	.00 USD	60.00 USD
	5.00 USD		50.00 USD		.00 USD		.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
	30.00 USD	6	80.00 USD		.00 USD		.00 USD		.00 USD	80.00 USD		30.00 USD		.00 USD	.00 USD	.00 USD
	35.00 USD		350.00 USD		35.00 USD		.00 USD		.00 USD	385.00 USD		35.00 USD		.00 USD	.00 USD	.00 USD
<b>41</b>	<b>Total Lane</b>	<b>837</b>	<b>3,105.00 USD</b>	<b>371</b>	<b>1,150.00 USD</b>	<b>71</b>	<b>243.00 USD</b>	<b>11</b>	<b>34.00 USD</b>	<b>4,532.00 USD</b>	<b>1229</b>	<b>3,401.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>3.00 USD</b>	<b>7,936.00 USD</b>
3	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	.00 USD	5	.00 USD		.00 USD		.00 USD	6	.00 USD	682.00 USD		.00 USD		.00 USD	.00 USD	682.00 USD
3	3.00 USD	35	5.00 USD	73	9.00 USD		36.00 USD		6.00 USD	666.00 USD		.00 USD		.00 USD	3.00 USD	669.00 USD
3	.00 USD	39	56.00 USD	6	.00 USD	5	.00 USD		.00 USD	84.00 USD		.00 USD		.00 USD	.00 USD	84.00 USD
3	8.00 USD	8	64.00 USD		32.00 USD		.00 USD		.00 USD	96.00 USD		.00 USD		.00 USD	.00 USD	96.00 USD
3	.00 USD	8	80.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD

43	<b>Total Lane</b>	<b>395</b>	<b>1,115.00 USD</b>	<b>218</b>	<b>630.00 USD</b>	<b>37</b>	<b>96.00 USD</b>	<b>9</b>	<b>22.00 USD</b>	<b>1,863.00 USD</b>	<b>20</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>3.00 USD</b>	<b>1,866.00 USD</b>
5	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	34	.00 USD		.00 USD	.00 USD	.00 USD
5	.00 USD	682	.364.00 USD	315	630.00 USD	30	60.00 USD	9	8.00 USD	.272.00 USD		.00 USD		.00 USD	6.00 USD	.278.00 USD
5	3.00 USD	331	993.00 USD	67	501.00 USD	62	86.00 USD	6	8.00 USD	.698.00 USD		.00 USD		.00 USD	6.00 USD	.704.00 USD
5	.00 USD	9	76.00 USD	54	6.00 USD		80.00 USD		.00 USD	.776.00 USD		.00 USD		.00 USD	.00 USD	.780.00 USD
5	8.00 USD		336.00 USD	9	72.00 USD	6	8.00 USD		.00 USD	.56.00 USD		.00 USD		.00 USD	.00 USD	.56.00 USD
5	.00 USD		.00 USD	7	70.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	5.00 USD	6	90.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
5	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	5.00 USD		50.00 USD		5.00 USD		.00 USD		.00 USD	.75.00 USD		.00 USD		.00 USD	.00 USD	.75.00 USD
5	35.00 USD		70.00 USD		.00 USD		.00 USD		.00 USD	.70.00 USD		.00 USD		.00 USD	.00 USD	.70.00 USD
45	<b>Total Lane</b>	<b>1198</b>	<b>3,539.00 USD</b>	<b>554</b>	<b>1,529.00 USD</b>	<b>219</b>	<b>584.00 USD</b>	<b>16</b>	<b>40.00 USD</b>	<b>5,692.00 USD</b>	<b>34</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>16.00 USD</b>	<b>5,708.00 USD</b>
7	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	6	.00 USD		.00 USD	.00 USD	.00 USD
7	.00 USD	56	312.00 USD	75	50.00 USD	30	60.00 USD		.00 USD	.526.00 USD		.00 USD		.00 USD	.00 USD	.528.00 USD
7	3.00 USD	88	64.00 USD	50	50.00 USD	8	.00 USD	3	9.00 USD	.7.00 USD		3.00 USD		.00 USD	6.00 USD	.56.00 USD
7	.00 USD	30	.00 USD		80.00 USD	3	52.00 USD		8.00 USD	.60.00 USD		.00 USD		.00 USD	.00 USD	.60.00 USD
7	8.00 USD	8	.00 USD	5	.00 USD	3	.00 USD		.00 USD	.8.00 USD		.00 USD		.00 USD	.00 USD	.8.00 USD
7	.00 USD	8	80.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
7	5.00 USD		60.00 USD		5.00 USD		.00 USD		.00 USD	.75.00 USD		.00 USD		.00 USD	.00 USD	.75.00 USD
7	.00 USD	7	.00 USD		.00 USD		.00 USD		.00 USD	.80.00 USD		.00 USD		.00 USD	.00 USD	.80.00 USD
7	5.00 USD	5	5.00 USD	3	75.00 USD		5.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
7	30.00 USD		.00 USD		60.00 USD		.00 USD		30.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
7	35.00 USD	3	5.00 USD		.00 USD		35.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
47	<b>Total Lane</b>	<b>323</b>	<b>1,470.00 USD</b>	<b>160</b>	<b>630.00 USD</b>	<b>58</b>	<b>240.00 USD</b>	<b>8</b>	<b>51.00 USD</b>	<b>2,391.00 USD</b>	<b>7</b>	<b>3.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>8.00 USD</b>	<b>2,402.00 USD</b>
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD	57	.00 USD	7	54.00 USD		8.00 USD		.00 USD	.78.00 USD		.00 USD		.00 USD	.00 USD	.78.00 USD
9	3.00 USD	30	90.00 USD	5	5.00 USD	3	9.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD	6	.00 USD		.00 USD		8.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	8.00 USD		8.00 USD	3	.00 USD		.00 USD		.00 USD	.32.00 USD		.00 USD		.00 USD	.00 USD	.32.00 USD
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.50.00 USD		.00 USD		.00 USD	.00 USD	.50.00 USD
49	<b>Total Lane</b>	<b>95</b>	<b>246.00 USD</b>	<b>48</b>	<b>147.00 USD</b>	<b>11</b>	<b>45.00 USD</b>	<b>2</b>	<b>6.00 USD</b>	<b>444.00 USD</b>	<b>2</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>444.00 USD</b>
51	.00 USD	3	6.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
51	3.00 USD	7	.00 USD		6.00 USD		.00 USD		.00 USD	.7.00 USD		.00 USD		.00 USD	.00 USD	.7.00 USD
51	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
51	8.00 USD		.00 USD		8.00 USD		.00 USD		.00 USD	.8.00 USD		.00 USD		.00 USD	.00 USD	.8.00 USD
51	<b>Total Lane</b>	<b>11</b>	<b>31.00 USD</b>	<b>5</b>	<b>18.00 USD</b>	<b>2</b>	<b>4.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>53.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>53.00 USD</b>
53	.00 USD	7	.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
53	3.00 USD		.00 USD	3	9.00 USD		.00 USD		.00 USD	.51.00 USD		.00 USD		.00 USD	.00 USD	.51.00 USD
53	.00 USD	7	8.00 USD		8.00 USD		.00 USD		.00 USD	.36.00 USD		.00 USD		.00 USD	.00 USD	.36.00 USD
53	8.00 USD		8.00 USD		.00 USD		8.00 USD		.00 USD	.6.00 USD		.00 USD		.00 USD	.00 USD	.6.00 USD
53	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
53	<b>Total Lane</b>	<b>30</b>	<b>102.00 USD</b>	<b>7</b>	<b>21.00 USD</b>	<b>4</b>	<b>22.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>145.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>145.00 USD</b>
55	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	9	.00 USD		.00 USD	.00 USD	.00 USD
55	.00 USD	39	78.00 USD	59	8.00 USD	9	38.00 USD		.00 USD	.36.00 USD		.00 USD		.00 USD	.00 USD	.38.00 USD
55	3.00 USD	55	65.00 USD	61	83.00 USD		72.00 USD	3	9.00 USD	.729.00 USD		.00 USD		.00 USD	6.00 USD	.735.00 USD
55	.00 USD	87	348.00 USD		60.00 USD		56.00 USD		.00 USD	.568.00 USD		.00 USD		.00 USD	.00 USD	.568.00 USD
55	8.00 USD		92.00 USD		88.00 USD	6	8.00 USD		.00 USD	.328.00 USD		.00 USD		.00 USD	.00 USD	.328.00 USD
55	.00 USD	3	30.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
55	5.00 USD	7	98.00 USD	3	5.00 USD		.00 USD		.00 USD	.3.00 USD		.00 USD		.7.00 USD	.00 USD	.50.00 USD

55	.00 USD		.00 USD		.00 USD	3	60.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
55	5.00 USD	3	75.00 USD		.00 USD		.00 USD		.00 USD	75.00 USD		.00 USD		.00 USD	.00 USD	75.00 USD
55	30.00 USD	9	70.00 USD		.00 USD		.00 USD		.00 USD	390.00 USD		.00 USD		.00 USD	.00 USD	390.00 USD
55	35.00 USD		70.00 USD		35.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
55	<b>Total Lane</b>	<b>440</b>	<b>1,946.00 USD</b>	<b>190</b>	<b>869.00 USD</b>	<b>66</b>	<b>274.00 USD</b>	<b>6</b>	<b>25.00 USD</b>	<b>3,114.00 USD</b>	<b>9</b>	<b>0.00 USD</b>	<b>0</b>	<b>7.00 USD</b>	<b>8.00 USD</b>	<b>3,129.00 USD</b>
57	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	38	.00 USD		.00 USD	.00 USD	.00 USD
57	.00 USD	913	,826.00 USD	57	914.00 USD	59	318.00 USD		.00 USD	3,078.00 USD		.00 USD		.00 USD	6.00 USD	3,084.00 USD
57	3.00 USD	949	,847.00 USD	528	,584.00 USD	81	543.00 USD		.00 USD	5,016.00 USD		.00 USD		.00 USD	5.00 USD	5,031.00 USD
57	.00 USD		,680.00 USD	34	936.00 USD	74	96.00 USD	6	.00 USD	,936.00 USD		.00 USD		.00 USD	.00 USD	,940.00 USD
57	8.00 USD	8	,184.00 USD	80	640.00 USD	33	64.00 USD	3	.00 USD	,112.00 USD		.00 USD		.00 USD	.00 USD	,112.00 USD
57	.00 USD	72	720.00 USD	36	360.00 USD		.00 USD		.00 USD	200.00 USD		.00 USD		.00 USD	.00 USD	200.00 USD
57	5.00 USD	3	345.00 USD	9	35.00 USD		60.00 USD		.00 USD	540.00 USD		.00 USD		.00 USD	.00 USD	540.00 USD
57	.00 USD	7	.00 USD	5	.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
57	5.00 USD	8	.00 USD		5.00 USD		5.00 USD		.00 USD	50.00 USD		.00 USD		.00 USD	.00 USD	50.00 USD
57	30.00 USD		30.00 USD		60.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
57	35.00 USD	6	.00 USD		385.00 USD		70.00 USD		.00 USD	665.00 USD		.00 USD		.00 USD	.00 USD	665.00 USD
57	70.00 USD		.00 USD		70.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
57	<b>Total Lane</b>	<b>2547</b>	<b>9,182.00 USD</b>	<b>1364</b>	<b>5,209.00 USD</b>	<b>467</b>	<b>1,726.00 USD</b>	<b>34</b>	<b>120.00 USD</b>	<b>16,237.00 USD</b>	<b>38</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>25.00 USD</b>	<b>16,262.00 USD</b>
59	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	7	.00 USD		.00 USD	.00 USD	.00 USD
59	.00 USD	516	,032.00 USD		.00 USD	80	60.00 USD	7	.00 USD	,606.00 USD	65	30.00 USD		.00 USD	.00 USD	,740.00 USD
59	3.00 USD	547	,641.00 USD	64	792.00 USD	96	88.00 USD	8	.00 USD	,745.00 USD	62	86.00 USD		.00 USD	3.00 USD	,934.00 USD
59	.00 USD	33	932.00 USD	6	64.00 USD	5	.00 USD		6.00 USD	,512.00 USD	5	60.00 USD		.00 USD	.00 USD	,576.00 USD
59	8.00 USD	5	840.00 USD	60	80.00 USD	3	84.00 USD		.00 USD	,504.00 USD		96.00 USD		.00 USD	.00 USD	,600.00 USD
59	.00 USD		.00 USD	5	50.00 USD	5	50.00 USD		.00 USD	730.00 USD		.00 USD		.00 USD	.00 USD	830.00 USD
59	5.00 USD		315.00 USD		65.00 USD		60.00 USD		.00 USD	540.00 USD	7	5.00 USD		.00 USD	.00 USD	645.00 USD
59	.00 USD		.00 USD	7	.00 USD		.00 USD		.00 USD	380.00 USD		80.00 USD		.00 USD	.00 USD	60.00 USD
59	5.00 USD	6	50.00 USD	5	5.00 USD	3	75.00 USD		.00 USD	350.00 USD		5.00 USD		.00 USD	.00 USD	375.00 USD
59	30.00 USD	3	690.00 USD		.00 USD		30.00 USD		.00 USD	840.00 USD		30.00 USD		.00 USD	.00 USD	870.00 USD
59	35.00 USD	34	,190.00 USD	8	80.00 USD		35.00 USD		.00 USD	,505.00 USD	6	.00 USD		.00 USD	35.00 USD	,750.00 USD
59	37.00 USD		.00 USD		37.00 USD		.00 USD		.00 USD	37.00 USD		.00 USD		.00 USD	.00 USD	37.00 USD
59	<b>Total Lane</b>	<b>1536</b>	<b>7,400.00 USD</b>	<b>701</b>	<b>3,253.00 USD</b>	<b>240</b>	<b>1,022.00 USD</b>	<b>21</b>	<b>74.00 USD</b>	<b>11,749.00 USD</b>	<b>230</b>	<b>1,022.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>46.00 USD</b>	<b>12,817.00 USD</b>
61	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
61	.00 USD	323	646.00 USD	75	350.00 USD	5	90.00 USD		8.00 USD	,094.00 USD		.00 USD		.00 USD	.00 USD	,098.00 USD
61	3.00 USD	307	921.00 USD	51	53.00 USD	37	.00 USD	8	.00 USD	,509.00 USD		.00 USD		.00 USD	9.00 USD	,518.00 USD
61	.00 USD	9	76.00 USD	39	56.00 USD		96.00 USD		.00 USD	732.00 USD		.00 USD		.00 USD	.00 USD	732.00 USD
61	8.00 USD	35	80.00 USD	3	84.00 USD	5	.00 USD		8.00 USD	512.00 USD		.00 USD		.00 USD	.00 USD	512.00 USD
61	.00 USD		.00 USD		.00 USD	5	50.00 USD		.00 USD	300.00 USD		.00 USD		.00 USD	.00 USD	300.00 USD
61	5.00 USD	6	90.00 USD	6	90.00 USD		.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	5.00 USD	95.00 USD
61	.00 USD	3	60.00 USD	3	60.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
61	5.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
61	35.00 USD	5	75.00 USD		35.00 USD		35.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
61	70.00 USD		.00 USD		70.00 USD		.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
61	5.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
61	<b>Total Lane</b>	<b>816</b>	<b>2,888.00 USD</b>	<b>409</b>	<b>1,498.00 USD</b>	<b>119</b>	<b>552.00 USD</b>	<b>15</b>	<b>54.00 USD</b>	<b>4,992.00 USD</b>	<b>20</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>28.00 USD</b>	<b>5,020.00 USD</b>
<b>Total</b>	<b>Total</b>	<b>42357</b>	<b>129,085.00 USD</b>	<b>19778</b>	<b>61,133.00 USD</b>	<b>6509</b>	<b>20,679.00 USD</b>	<b>768</b>	<b>2,295.00 USD</b>	<b>213,192.00 USD</b>	<b>3486</b>	<b>7,076.00 USD</b>	<b>148</b>	<b>687.00 USD</b>	<b>1,093.00 USD</b>	<b>222,048.00 USD</b>

# Total summary

## Revenue-by-lane Report

From:	:00:00 AM	Prepared by:	jencarnacion
To:	31/2024 11:59:59 PM	Generated:	10:50:53 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[50] North Block		

	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Count CC	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Count	Total Revenue
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	6	.00 USD		.00 USD	.00 USD	6	.00 USD
	.00 USD	7	8,814.00 USD	803	,606.00 USD	3512	7,024.00 USD	8	896.00 USD	39170	78,340.00 USD	51	,542.00 USD	5	54.00 USD	.00 USD	624	81,250.00 USD
	3.00 USD	930	35,790.00 USD	5935	7,805.00 USD	918	5,754.00 USD		606.00 USD	9985	59,955.00 USD	699	,155.00 USD	5	5.00 USD	68.00 USD	729	62,193.00 USD
	.00 USD	3653	,612.00 USD	903	7,611.00 USD	662	,648.00 USD	74	96.00 USD	6292	5,167.00 USD	93	778.00 USD		5.00 USD	.00 USD	6498	5,992.00 USD
	8.00 USD	7	9,976.00 USD	613	,904.00 USD	5	,800.00 USD	9	52.00 USD		6,832.00 USD	52	6.00 USD		6.00 USD	.00 USD	61	7,288.00 USD
	.00 USD	514	5,140.00 USD	53	,530.00 USD	88	880.00 USD		.00 USD	869	8,690.00 USD	33	330.00 USD		.00 USD	.00 USD	902	9,020.00 USD
	5.00 USD	99	,978.00 USD	96	,440.00 USD	34	510.00 USD	5	75.00 USD	334	5,003.00 USD		365.00 USD		.00 USD	5.00 USD	361	5,415.00 USD
	.00 USD	98	,960.00 USD	5	900.00 USD		.00 USD	5	.00 USD	70	3,400.00 USD	8	60.00 USD		.00 USD	.00 USD	78	3,580.00 USD
	5.00 USD	80	,000.00 USD	6	650.00 USD		50.00 USD		.00 USD	6	,900.00 USD		5.00 USD		.00 USD	50.00 USD		3,075.00 USD
	30.00 USD	78	,340.00 USD	6	780.00 USD	8	.00 USD		30.00 USD	3	3,390.00 USD		60.00 USD	8	.00 USD	.00 USD	3	3,810.00 USD
	35.00 USD	6	5,110.00 USD	73	,555.00 USD	7	945.00 USD		.00 USD	6	8,610.00 USD	7	5.00 USD		35.00 USD	630.00 USD	56	9,520.00 USD
	37.00 USD		.00 USD		37.00 USD		.00 USD		.00 USD		37.00 USD		.00 USD		.00 USD	.00 USD		37.00 USD
	38.00 USD		.00 USD		.00 USD		38.00 USD		.00 USD		38.00 USD		.00 USD		.00 USD	.00 USD		38.00 USD
	3.00 USD		3.00 USD		.00 USD		3.00 USD		.00 USD		3.00 USD		.00 USD		.00 USD	.00 USD		3.00 USD
	5.00 USD		.00 USD		.00 USD		5.00 USD		.00 USD		5.00 USD		.00 USD		.00 USD	.00 USD		5.00 USD
	55.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD
	70.00 USD		.00 USD	3	.00 USD		.00 USD		.00 USD	3	.00 USD		.00 USD		.00 USD	.00 USD	3	.00 USD
	72.00 USD		72.00 USD		.00 USD		.00 USD		.00 USD		72.00 USD		.00 USD		.00 USD	.00 USD		72.00 USD
	5.00 USD		.00 USD		5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD
	<b>Total</b>	<b>42357</b>	<b>129,085.00 USD</b>	<b>19778</b>	<b>61,133.00 USD</b>	<b>6509</b>	<b>20,679.00 USD</b>	<b>768</b>	<b>2,295.00 USD</b>	<b>69412</b>	<b>213,192.00 USD</b>	<b>3486</b>	<b>7,076.00 USD</b>	<b>148</b>	<b>687.00 USD</b>	<b>1,093.00 USD</b>	<b>73182</b>	<b>222,048.00 USD</b>

# Revenue-by-lane Report

From:	:00:00 AM	Prepared by:	jencarnacion
To:	31/2024 11:59:59 PM	Generated:	10:53:07 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[54] South Block		

Lane	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Revenue
8	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	3	.00 USD		.00 USD	.00 USD	.00 USD
8	.00 USD	570	,140.00 USD	60	520.00 USD	31	62.00 USD		.00 USD	,944.00 USD		.00 USD		.00 USD	.00 USD	,988.00 USD
8	3.00 USD	63	,386.00 USD		665.00 USD	3	309.00 USD		.00 USD	,402.00 USD		.00 USD	6	.00 USD	.00 USD	,412.00 USD
8	.00 USD	6	864.00 USD	8	72.00 USD	5	80.00 USD	8	32.00 USD	,548.00 USD		.00 USD		.00 USD	.00 USD	,552.00 USD
8	8.00 USD	3	824.00 USD	5	360.00 USD		76.00 USD	3	.00 USD	,384.00 USD		.00 USD		.00 USD	.00 USD	,384.00 USD
8	.00 USD	37	370.00 USD	5	50.00 USD	6	60.00 USD		.00 USD	,690.00 USD		.00 USD		.00 USD	.00 USD	,690.00 USD
8	5.00 USD	8	.00 USD	9	35.00 USD		60.00 USD		5.00 USD	630.00 USD		.00 USD		.00 USD	.00 USD	630.00 USD
8	.00 USD	7	340.00 USD	8	60.00 USD	3	60.00 USD		.00 USD	580.00 USD		.00 USD		.00 USD	.00 USD	580.00 USD
8	5.00 USD		350.00 USD		50.00 USD		.00 USD		.00 USD	500.00 USD		.00 USD		.00 USD	.00 USD	500.00 USD
8	30.00 USD	3	390.00 USD	6	80.00 USD		60.00 USD		.00 USD	630.00 USD		.00 USD		.00 USD	.00 USD	630.00 USD
8	35.00 USD		,400.00 USD	3	55.00 USD	6	.00 USD		.00 USD	2,065.00 USD		.00 USD		70.00 USD	.00 USD	,135.00 USD
8	39.00 USD		.00 USD		.00 USD		39.00 USD		.00 USD	39.00 USD		.00 USD		.00 USD	.00 USD	39.00 USD
8	70.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
8	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
8	<b>Total Lane</b>	<b>1504</b>	<b>7,729.00 USD</b>	<b>708</b>	<b>3,247.00 USD</b>	<b>327</b>	<b>1,516.00 USD</b>	<b>39</b>	<b>165.00 USD</b>	<b>12,657.00 USD</b>	<b>103</b>	<b>0.00 USD</b>	<b>31</b>	<b>128.00 USD</b>	<b>0.00 USD</b>	<b>12,785.00 USD</b>
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	7	.00 USD		.00 USD	.00 USD	.00 USD
	.00 USD	743	,486.00 USD	341	681.00 USD		.00 USD	7	.00 USD	,405.00 USD		.00 USD	7	54.00 USD	.00 USD	,460.00 USD
	3.00 USD	86	,455.00 USD		605.00 USD	3	309.00 USD		36.00 USD	,405.00 USD		.00 USD	6	.00 USD	.00 USD	,415.00 USD
	.00 USD		807.00 USD	92	368.00 USD	7	88.00 USD		6.00 USD	,379.00 USD		.00 USD		5.00 USD	.00 USD	,384.00 USD
	8.00 USD		896.00 USD	50	.00 USD	3	.00 USD		8.00 USD	,408.00 USD		.00 USD		8.00 USD	.00 USD	,416.00 USD
	.00 USD	6	60.00 USD	6	60.00 USD	7	70.00 USD		.00 USD	800.00 USD		.00 USD		.00 USD	.00 USD	800.00 USD
	5.00 USD	8	70.00 USD	5	75.00 USD		30.00 USD		.00 USD	375.00 USD		.00 USD		30.00 USD	.00 USD	5.00 USD
	.00 USD	8	360.00 USD	8	60.00 USD		.00 USD		.00 USD	520.00 USD		.00 USD		.00 USD	.00 USD	520.00 USD
	5.00 USD	8	.00 USD		5.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	5.00 USD	5.00 USD
	30.00 USD	9	70.00 USD	6	80.00 USD		30.00 USD		.00 USD	80.00 USD		.00 USD		.00 USD	.00 USD	80.00 USD
	35.00 USD		,435.00 USD	9	665.00 USD	6	.00 USD		.00 USD	,310.00 USD		.00 USD		.00 USD	.00 USD	,310.00 USD
	38.00 USD		38.00 USD		.00 USD		.00 USD		.00 USD	38.00 USD		.00 USD		.00 USD	.00 USD	38.00 USD
	39.00 USD		39.00 USD		.00 USD		.00 USD		.00 USD	39.00 USD		.00 USD		.00 USD	.00 USD	39.00 USD
	3.00 USD		3.00 USD		.00 USD		.00 USD		3.00 USD	86.00 USD		.00 USD		.00 USD	.00 USD	86.00 USD
	70.00 USD		80.00 USD		70.00 USD		.00 USD		.00 USD	350.00 USD		.00 USD		.00 USD	.00 USD	350.00 USD
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
	5.00 USD	3	315.00 USD		.00 USD		.00 USD		.00 USD	315.00 USD		.00 USD		.00 USD	.00 USD	315.00 USD
10	<b>Total Lane</b>	<b>1694</b>	<b>8,454.00 USD</b>	<b>751</b>	<b>3,489.00 USD</b>	<b>291</b>	<b>1,165.00 USD</b>	<b>26</b>	<b>127.00 USD</b>	<b>13,235.00 USD</b>	<b>147</b>	<b>0.00 USD</b>	<b>38</b>	<b>107.00 USD</b>	<b>26.00 USD</b>	<b>13,368.00 USD</b>
3	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD	35	.00 USD		.00 USD	.00 USD	.00 USD
3	.00 USD		8.00 USD	3	6.00 USD	8	96.00 USD		.00 USD	714.00 USD		.00 USD		.00 USD	.00 USD	716.00 USD
3	3.00 USD	99	897.00 USD		32.00 USD	79	37.00 USD		6.00 USD	,572.00 USD		.00 USD	6.00 USD	.00 USD	.00 USD	,572.00 USD
3	.00 USD		576.00 USD	82	328.00 USD	30	.00 USD	3	.00 USD	,036.00 USD		.00 USD		.00 USD	.00 USD	,036.00 USD

13	8.00 USD	58	64.00 USD		68.00 USD		.00 USD		8.00 USD	752.00 USD		.00 USD		.00 USD	.00 USD	752.00 USD
3	.00 USD	9	90.00 USD		.00 USD	3	30.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	5.00 USD	8	.00 USD	5	5.00 USD		30.00 USD		5.00 USD	390.00 USD		.00 USD		.00 USD	.00 USD	390.00 USD
3	.00 USD		80.00 USD		80.00 USD		.00 USD		.00 USD	360.00 USD		.00 USD		.00 USD	.00 USD	360.00 USD
3	5.00 USD		50.00 USD		.00 USD		.00 USD		5.00 USD	75.00 USD		.00 USD		.00 USD	.00 USD	75.00 USD
3	30.00 USD	5	50.00 USD		60.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
3	35.00 USD		840.00 USD	3	55.00 USD	6	.00 USD		35.00 USD	,540.00 USD		.00 USD		.00 USD	.00 USD	,540.00 USD
3	37.00 USD		37.00 USD		.00 USD		.00 USD		.00 USD	37.00 USD		.00 USD		.00 USD	.00 USD	37.00 USD
3	70.00 USD		70.00 USD		.00 USD		70.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
<b>13</b>	<b>Total Lane</b>	<b>779</b>	<b>4,082.00 USD</b>	<b>410</b>	<b>2,274.00 USD</b>	<b>183</b>	<b>905.00 USD</b>	<b>11</b>	<b>105.00 USD</b>	<b>7,366.00 USD</b>	<b>35</b>	<b>0.00 USD</b>	<b>1</b>	<b>2.00 USD</b>	<b>0.00 USD</b>	<b>7,368.00 USD</b>
5	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	.00 USD	66	532.00 USD	3	6.00 USD		88.00 USD	3	6.00 USD	872.00 USD		.00 USD		.00 USD	.00 USD	872.00 USD
5	3.00 USD	343	,029.00 USD	63	89.00 USD	73	9.00 USD		.00 USD	,749.00 USD		.00 USD		.00 USD	.00 USD	,749.00 USD
5	.00 USD	3	92.00 USD	69	76.00 USD	7	8.00 USD	3	.00 USD	888.00 USD		.00 USD		.00 USD	.00 USD	888.00 USD
5	8.00 USD	7	376.00 USD	7	6.00 USD		96.00 USD		8.00 USD	696.00 USD		.00 USD		.00 USD	.00 USD	696.00 USD
5	.00 USD	3	30.00 USD		.00 USD	5	50.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	5.00 USD		.00 USD		50.00 USD		5.00 USD		.00 USD	375.00 USD		.00 USD		.00 USD	.00 USD	375.00 USD
5	.00 USD	6	.00 USD		80.00 USD		.00 USD		.00 USD	60.00 USD		.00 USD		.00 USD	.00 USD	60.00 USD
5	5.00 USD	5	5.00 USD		5.00 USD		5.00 USD		50.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
5	30.00 USD		30.00 USD		60.00 USD		.00 USD		.00 USD	90.00 USD		.00 USD		.00 USD	.00 USD	90.00 USD
5	35.00 USD	5	75.00 USD	5	75.00 USD		350.00 USD		35.00 USD	735.00 USD		.00 USD		.00 USD	.00 USD	735.00 USD
5	37.00 USD		37.00 USD		.00 USD		.00 USD		.00 USD	37.00 USD		.00 USD		.00 USD	.00 USD	37.00 USD
5	70.00 USD		70.00 USD		70.00 USD		70.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
5	78.00 USD		78.00 USD		.00 USD		.00 USD		.00 USD	78.00 USD		.00 USD		.00 USD	.00 USD	78.00 USD
5	95.00 USD		.00 USD		95.00 USD		.00 USD		.00 USD	95.00 USD		.00 USD		.00 USD	.00 USD	95.00 USD
<b>15</b>	<b>Total Lane</b>	<b>836</b>	<b>3,504.00 USD</b>	<b>418</b>	<b>2,002.00 USD</b>	<b>176</b>	<b>1,061.00 USD</b>	<b>16</b>	<b>153.00 USD</b>	<b>6,720.00 USD</b>	<b>11</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>6,720.00 USD</b>
7	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
7	.00 USD	308	616.00 USD	35	70.00 USD		80.00 USD	7	.00 USD	980.00 USD	50	82.00 USD	9	8.00 USD	.00 USD	,480.00 USD
7	3.00 USD	58	73.00 USD	30	90.00 USD	6	8.00 USD		3.00 USD	84.00 USD	39	7.00 USD		.00 USD	.00 USD	.00 USD
7	.00 USD		80.00 USD	5	60.00 USD		8.00 USD		.00 USD	8.00 USD		8.00 USD		.00 USD	.00 USD	96.00 USD
7	8.00 USD	8	60.00 USD	8	.00 USD		8.00 USD		.00 USD	.00 USD	6	8.00 USD		.00 USD	.00 USD	64.00 USD
7	.00 USD	8	80.00 USD	6	60.00 USD		.00 USD		.00 USD	50.00 USD	6	60.00 USD		.00 USD	.00 USD	.00 USD
7	5.00 USD		60.00 USD	9	35.00 USD		.00 USD		.00 USD	95.00 USD	3	5.00 USD		.00 USD	.00 USD	.00 USD
7	30.00 USD		.00 USD		30.00 USD		.00 USD		.00 USD	30.00 USD		.00 USD		.00 USD	.00 USD	30.00 USD
7	35.00 USD	6	.00 USD	5	525.00 USD		.00 USD		.00 USD	735.00 USD	3	5.00 USD		.00 USD	.00 USD	840.00 USD
<b>17</b>	<b>Total Lane</b>	<b>412</b>	<b>1,279.00 USD</b>	<b>229</b>	<b>1,314.00 USD</b>	<b>50</b>	<b>124.00 USD</b>	<b>8</b>	<b>17.00 USD</b>	<b>2,734.00 USD</b>	<b>341</b>	<b>905.00 USD</b>	<b>11</b>	<b>23.00 USD</b>	<b>0.00 USD</b>	<b>3,662.00 USD</b>
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD	39	78.00 USD	7	34.00 USD	5	.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	3.00 USD		3.00 USD	7	51.00 USD		.00 USD		3.00 USD	89.00 USD		.00 USD		.00 USD	.00 USD	89.00 USD
9	.00 USD	3	52.00 USD	6	.00 USD	5	.00 USD		.00 USD	96.00 USD		.00 USD		.00 USD	.00 USD	96.00 USD
9	8.00 USD	8	64.00 USD		32.00 USD		8.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	5.00 USD	3	5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
9	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD		.00 USD	.00 USD	.00 USD
9	5.00 USD		5.00 USD		.00 USD		.00 USD		.00 USD	5.00 USD		.00 USD		.00 USD	.00 USD	5.00 USD
9	35.00 USD		35.00 USD		.00 USD		35.00 USD		.00 USD	70.00 USD		.00 USD		.00 USD	.00 USD	70.00 USD
<b>19</b>	<b>Total Lane</b>	<b>109</b>	<b>462.00 USD</b>	<b>46</b>	<b>161.00 USD</b>	<b>16</b>	<b>85.00 USD</b>	<b>1</b>	<b>3.00 USD</b>	<b>711.00 USD</b>	<b>12</b>	<b>0.00 USD</b>	<b>0</b>	<b>0.00 USD</b>	<b>0.00 USD</b>	<b>711.00 USD</b>
<b>Total</b>	<b>Total</b>	<b>5334</b>	<b>25,510.00 USD</b>	<b>2562</b>	<b>12,487.00 USD</b>	<b>1043</b>	<b>4,856.00 USD</b>	<b>101</b>	<b>570.00 USD</b>	<b>43,423.00 USD</b>	<b>649</b>	<b>905.00 USD</b>	<b>81</b>	<b>260.00 USD</b>	<b>26.00 USD</b>	<b>44,614.00 USD</b>



# Total summary

## Revenue-by-lane Report

From:	:00:00 AM	Prepared by:	jencarnacion
To:	31/2024 11:59:59 PM	Generated:	10:53:07 AM
System server:	[1] DBS Central	Extended Income Report:	No
Car park:	[54] South Block		

	Rate	Count VISA	VISA	Count MASTERCARD	MASTERCARD	Count AMEX	AMEX	Count DISCOVER	DISCOVER	Total Count CC	Total Amount CC	Count Cash	Cash	Count Chaser	Chaser	Other	Total Count	Total Revenue
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	330	.00 USD		.00 USD	.00 USD	330	.00 USD
	.00 USD	30	,260.00 USD	979	,957.00 USD	380	760.00 USD	30	60.00 USD	3519	7,037.00 USD	50	82.00 USD	59	8.00 USD	.00 USD	3819	7,638.00 USD
	3.00 USD	1690	5,063.00 USD	778	,332.00 USD	368	,104.00 USD	34	.00 USD	870	8,601.00 USD	39	7.00 USD	3	.00 USD	.00 USD	913	8,739.00 USD
	.00 USD	718	,871.00 USD	382	,528.00 USD	56	624.00 USD	8	72.00 USD	74	5,095.00 USD		8.00 USD	3	9.00 USD	.00 USD	88	5,152.00 USD
	8.00 USD	336	,684.00 USD	165	,320.00 USD	63	504.00 USD	6	8.00 USD	570	,556.00 USD	6	8.00 USD		.00 USD	.00 USD	577	,616.00 USD
	.00 USD	35	,350.00 USD	93	930.00 USD		.00 USD	3	30.00 USD	53	,530.00 USD	6	60.00 USD		.00 USD	.00 USD	59	,590.00 USD
	5.00 USD	75	,125.00 USD	8	720.00 USD	9	35.00 USD		30.00 USD	34	,010.00 USD	3	5.00 USD		30.00 USD	.00 USD	39	,085.00 USD
	.00 USD	56	,120.00 USD		80.00 USD	5	.00 USD		.00 USD	87	,740.00 USD		.00 USD		.00 USD	.00 USD	87	,740.00 USD
	5.00 USD	30	750.00 USD	8	.00 USD	5	5.00 USD	3	75.00 USD	6	,150.00 USD		.00 USD		.00 USD	5.00 USD	6	,175.00 USD
	30.00 USD	8	840.00 USD	7	510.00 USD	3	90.00 USD		.00 USD	8	,440.00 USD		.00 USD		.00 USD	.00 USD	8	,440.00 USD
	35.00 USD	7	,095.00 USD	65	,275.00 USD	9	,015.00 USD		70.00 USD	3	7,455.00 USD	3	5.00 USD		70.00 USD	.00 USD	8	7,630.00 USD
	37.00 USD		74.00 USD		.00 USD		.00 USD		.00 USD		74.00 USD		.00 USD		.00 USD	.00 USD		74.00 USD
	38.00 USD		38.00 USD		.00 USD		.00 USD		.00 USD		38.00 USD		.00 USD		.00 USD	.00 USD		38.00 USD
	39.00 USD		39.00 USD		.00 USD		39.00 USD		.00 USD		78.00 USD		.00 USD		.00 USD	.00 USD		78.00 USD
	3.00 USD		3.00 USD		.00 USD		.00 USD		3.00 USD		86.00 USD		.00 USD		.00 USD	.00 USD		86.00 USD
	70.00 USD	8	560.00 USD		.00 USD		.00 USD		.00 USD		840.00 USD		.00 USD		.00 USD	.00 USD		840.00 USD
	78.00 USD		78.00 USD		.00 USD		.00 USD		.00 USD		78.00 USD		.00 USD		.00 USD	.00 USD		78.00 USD
	95.00 USD		.00 USD		95.00 USD		.00 USD		.00 USD		95.00 USD		.00 USD		.00 USD	.00 USD		95.00 USD
	.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD
	5.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD		.00 USD	.00 USD		.00 USD
	<b>Total</b>	<b>5334</b>	<b>25,510.00 USD</b>	<b>2562</b>	<b>12,487.00 USD</b>	<b>1043</b>	<b>4,856.00 USD</b>	<b>101</b>	<b>570.00 USD</b>	<b>9040</b>	<b>43,423.00 USD</b>	<b>649</b>	<b>905.00 USD</b>	<b>81</b>	<b>260.00 USD</b>	<b>26.00 USD</b>	<b>9750</b>	<b>44,614.00 USD</b>

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

**STAFF**  
**REPORTS**  
**B**

## MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

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### **Ethics Training**

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

### **Deadlines & Recordkeeping**

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

### **Links to Online Training**

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

## **Form 1 or Form 6**

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](https://floridaethics.gov). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.

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

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

**MIDTOWN MIAMI COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 10, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 14, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 12, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 9, 2024 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 13, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 12, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 9, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 14, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 11, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 9, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 13, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 10, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>