

**URBAN ORLANDO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AGENDA PACKAGE**

**September 17, 2025**



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## Urban Orlando Community Development District

### Board of Supervisors

Diana Pienaar, Chairman  
Jim Schirtzinger, Vice Chairman  
Kristin Chapman, Assistant Secretary  
Anne Coppenhaver, Assistant Secretary  
Matthew Williams, Assistant Secretary

### Staff:

Michael Perez, District Manager  
Tucker Mackie, District Counsel  
John Woods, District Engineer  
Bill Patterson, District Agent  
Howard Neal, Field Services Director

## Meeting Agenda

Wednesday, September 17, 2025 – 8:30 a.m.

- 
1. **Call to Order and Roll Call**
  2. **Audience Comments on Agenda Items** – Three (3) Minutes Time Limit
  3. **Consent Agenda**
    - A. Consideration of Meeting Minutes from August 20, 2025  
(Under Separate Cover)
  4. **Staff Reports**
    - A. District Agent
      - i. Review of Grounds Maintenance Report .....P. 3
        - a. Consideration of Lake Susannah Sod Replacement Second Phase.....P. 5
        - b. Consideration of Lake Baldwin Lane Median Project .....P. 8
    - B. District Engineer
      - i. Review of Engineer's Report.....P. 18
    - C. District Counsel
    - D. District Manager
  5. **Supervisor Requests**
  6. **Adjournment**

*The next meeting is scheduled for Wednesday, October 15, 2025, at 8:30 a.m.*

### District Office:

313 Campus Street  
Celebration, FL 34747  
407-566-1935

### Meeting Location:

Grace Hopper Hall  
1913 Meeting Hall  
Orlando, FL 32814

# URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

## District Agent Report

September 17, 2025

### I. AUTHORIZATIONS

1. Left in Budget Year 2025
  - a. **\$45,031.02**
2. Lake Susannah Sod Replacement – Second Phase
  - a. Areas include island in the round about and area between the bike path and street
  - b. Grade ground and replace declining Bermuda with St. Augustine
  - c. **\$33,650.76**
3. Lake Baldwin Lane Median Project
  - a. Remove declining Jupiter in 3 areas and replace with Liriope and Jasmine following the model of other recent median projects
  - b. **\$9,472.41**

### II. GROUND MAINTENANCE UPDATES

1. BrightView Updates:
  - a. Performed Irrigation Inspections and provided proposals to fix issues (on going)
  - b. Removed Debris (on going)
  - c. Treatment of Weeds in beds (on going)
  - d. Mole Cricket and Sod Webworm - Treatment (Bermuda)
  - e. Turf Weeds application - Bermuda and St Augustine
  - f. Irrigation Mainlines per proposals - Pond 34 Completed
  - g. Treated Ponds (on going)
  - h. Insect Control all St Augustine
2. Approved Projects Status
  - a. North Buffer Fill in Projects
    - i. Scheduled for later this month
  - b. Pond 17 Project
    - i. Completed
  - c. New Broad St. Lighting Project
    - i. Working on tile selection
    - ii. Should start by the end of the month
  - d. New Broad and Meeting PI STOP signs
    - i. Signs and poles being fabricated
    - ii. Should start by end of the month
3. Lake Baldwin Lane Medians near Neighborhood Business District
  - a. Completed except for 1 light facing sign that needs to be reinstalled
4. Homeland Security Buffer
  - a. Landscaping installed
5. District Agent Budget Reports (DAB)
  - a. As of September 10, 2025
6. Landscape Reserve Refurbishments Report

**III. OFF DUTY OFFICER PROGRAM**

1. August Police Report
2. OPD Budget
  - a. Currently Well Under Budget

## Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Bill Patterson
Property Address	1913 Meeting Place Orlando, FL 32814	To	Urban Orlando CDD
		Billing Address	1913 Meeting Place Orlando, FL 32814
Project Name	CDD- Lake Susannah Sod Installation		
Project Description	Remove declining Bermuda and install St Augustine Turf- 2 areas at the end of Meeting Place.		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>Center Circle (Meeting Place)</b>				<b>Subtotal</b>
				<b>\$3,520.32</b>
3,200.00	SQUARE FEET	St Augustine - Floratam Turf Installed	\$1.10	\$3,520.32
1.00	EACH	Incentive (Discount Rate \$ 1,373) Change to St Augustine (Rate 1.54 per foot reduced to 1.10 per foot installed)	\$0.00	\$0.00
<b>Park Area- End of Meeting Place only</b>				<b>Subtotal</b>
				<b>\$16,941.54</b>
15,400.00	SQUARE FEET	St Augustine - Floratam Turf Installed	\$1.10	\$16,941.54
1.00	EACH	Incentive (Discount Rate \$ 6,778) Change to St Augustine (Rate 1.54 per foot reduced to 1.10 per foot installed)	\$0.00	\$0.00
<b>Demo and Prep</b>				<b>Subtotal</b>
				<b>\$13,188.90</b>
120.00	HOURL	Enhancement Labor-Sod Removal and grade to level	\$87.70	\$10,524.00
6.00	LOAD	Dump Fees/Green Waste Material	\$225.50	\$1,353.00
3.00	LUMP SUM	Freight / Hauling	\$225.00	\$675.00
1.00	EACH	Irrigation Modification and Flagging (No Charge)	\$0.00	\$0.00
4.00	CUBIC YARD	Bulk Top Soil (Level and grade all low areas) Installed	\$159.23	\$636.90

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
701 Codisco Way, Sanford, FL 32771 ph. (407) 322-8600 fax (407) 830-8883

## Proposal for Extra Work at Urban Orlando CDD

### Other

**CDD- Meeting Place Sod**



**CDD- Meeting Place Park Sod**



**CDD- Meeting Place Park Sod 1**



For internal use only

**SO#** 8755256  
**JOB#** 460604797  
**Service Line** 130

**Total Price** \$33,650.76

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TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

**Acceptance of this Contract**  
By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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Customer

Property Manager	
Signature	Title
Bill Patterson	September 10, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	September 10, 2025
Printed Name	Date

Job #:	460604797		
SO #:	8755256	Proposed Price:	\$33,650.76

## Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Bill Patterson
Property Address	1099 Bennet Road Orlando, FL 32803	To	Urban Orlando CDD
		Billing Address	1913 Meeting Place Orlando, FL 32814
Project Name	Urban Orlando CDD LBL- Island Installation- Stern and Stanfield Islands		
Project Description	Remove declining Juniper in 3 Island Tips and Install new plant material per photo.		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>Stern Street Island (1 tip Island)</b>				<b>Subtotal</b>
				<b>\$1,341.40</b>
70.00	EACH	Liriope - Super Blue- 1 gal - Remove Juniper (1 Island)	\$9.14	\$639.95
60.00	EACH	Jasminum Asiaticum - 1 gal. ( Island tip)	\$11.69	\$701.45
<b>Stanfield Street (2-Tips Islands)</b>				<b>Subtotal</b>
				<b>\$1,981.36</b>
140.00	EACH	Liriope -Super Blue- 1 gal- Remove Juniper (2 Tips of Islands)	\$9.14	\$1,279.91
60.00	EACH	Jasminum Asiaticum - 1 gal. ( Island tip fill in)	\$11.69	\$701.45
<b>Demo-Prep-Mulch</b>				<b>Subtotal</b>
				<b>\$4,349.65</b>
40.00	HOURL	Demo and Prep	\$75.60	\$3,024.00
2.00	LUMP SUM	Dump Fees/Green Waste Material	\$212.82	\$425.65
15.00	CUBIC YARD	Mulch Installed - Mini Pine	\$45.00	\$675.00
<b>Irrigation Modifications (Drip line and Miro Jest)</b>				<b>Subtotal</b>
				<b>\$1,800.00</b>
1.00	HOURL	Irrigation Modifications (New Drip lines and Micro Jets)	\$1,800.00	\$1,800.00

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## Proposal for Extra Work at Urban Orlando CDD

### Other

Stanfield Ave Island- CDD Install Photo



Stern Ave- Island CDD Install Photo



Stern Ave Island CDD Photo 1



For internal use only

SO# 8755066  
JOB# 460604797  
Service Line 130

**Total Price**

**\$9,472.41**

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Customer

Signature	Title
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature	Title
Steven Peters	September 09, 2025
Printed Name	Date

Job #:	460604797		
SO #:	8755066	Proposed Price:	\$9,472.41

# Exclusions And Qualifications

## Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

## Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

## Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

## Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

## Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)

## 2025 District Agent Budget Report

Item	Item #	Contractor	Project	Amount	SO #	Approval Date	Paid invoice #	Sent to Inframark	Comments/Description
<b>Contracts - Security Service</b>		OPD	<b>FY 2025 Budget</b>	<b>\$ 380,000.00</b>	<b>Inv Date</b>				
<b>Total Encumbrance</b>				<b>\$ 313,499.53</b>					
<b>Variance</b>				<b>\$ 66,500.47</b>					
<b>Contracts - Landscape</b>		Brightview	Landscape Maintenance Contract	<b>\$ 560,284.00</b>					BrightView contract
<b>Total Encumbrance</b>				<b>\$ 382,160.90</b>					
<b>Variance</b>				<b>\$ 178,123.10</b>					
<b>Ops Supplies General</b>			<b>FY 2025 Budget</b>	<b>\$ 3,000.00</b>					General supplies needed for maintenance i.e. cleaning, trash
	1	BP Joint Committee	November Property Cleaning Supplies	\$ 311.84					
	2	Jim Schirtzinger	Reimbursement for fountain tile purchase	\$ 14.78			JS012425	1/24/25	
	3	BP Joint Committee	February Property Cleaning Supplies	\$ 256.79			JC031825	3/18/25	
	4	BP Joint Committee	April Property Cleaning Supplies	\$ 269.71			JC051925	5/19/25	
<b>Total Encumbrance</b>				<b>\$ 853.12</b>					
<b>Variance</b>				<b>\$ 2,146.88</b>					
<b>R&amp;M Equipment</b>			<b>FY 2025 Budget</b>	<b>\$ 3,500.00</b>					pump motor repairs/replacements
<b>Total Encumbrance</b>				<b>\$ -</b>					
<b>Variance</b>				<b>\$ 3,500.00</b>					
<b>R&amp;M Electrical</b>			<b>FY 2025 Budget</b>	<b>\$ 3,500.00</b>					Misc. electrical repairs, bulbs, lamps etc.
	1	DJB and Sons	To diagnose, evaluate, and locate electrical lines for NBS fountain	\$ 995.00	893	1/28/25	893	2/27/25	
	2	Taylor Pro Services	Repair electric panel holder and conduit at lift station	\$ 2,490.00	59	4/24/25	74	5/7/25	
	3	All States Lighting	Repair wall lamps at the NBS bridge	\$ 550.00			803430	4/25/25	
	4	Taylor Pro Services	Change order to SO 59: rebuild per OUC new requirements	\$ 3,235.78	59		75	5/7/25	
<b>Total Encumbrance</b>				<b>\$ 7,270.78</b>					
<b>Variance</b>				<b>\$ (3,770.78)</b>					
<b>Contracts Fountain</b>			<b>FY 2025 Budget</b>	<b>\$ 6,785.00</b>					Florida Water Features Fountain maintenance contracts: Jake
<b>Total Encumbrance</b>				<b>\$ 2,915.00</b>					
<b>Variance</b>				<b>\$ 3,870.00</b>					
<b>R&amp;M Pumps</b>			<b>FY 2025 Budget</b>	<b>\$ 5,000.00</b>					Contract for pump service and repairs
	1			<b>\$ -</b>					
<b>Total Encumbrance</b>				<b>\$ -</b>					
<b>Variance</b>				<b>\$ 5,000.00</b>					
<b>R&amp;M Parks</b>			<b>FY 2025 Budget</b>	<b>\$ 25,000.00</b>					Cleaning and repairs for CDD parks, including pressure washing
	1	Aquatic Weed Control	Cleanup pond 16 from "fish kill"	\$ 1,200.00	AWC10224	10/2/24	101853	10/4/24	
	2	DRS	Pond 24 - Pressure wash walkway and benches	\$ 2,450.00	5364	10/16/24	13583	11/4/24	
	3	DRS	Pond 34 - Clean out 8 grates and pressure wash sitting areas	\$ 2,850.00	5365	10/16/24	13584	11/25/24	
	4	DRS	Order and install 2 new bat boxes around Pond 34 & 16	\$ 905.00	5398	11/6/24	13624	2/7/25	
	5	DRS	Pond 34 - Pressure washing sidewalks all around	\$ 1,000.00	5404	11/7/24	13629	11/25/24	
	6	DRS	Bennett Park - Pressure wash sidewalks, pergala, and tables	\$ 2,750.00	5598	4/16/25	2025-191	5/1/25	
<b>Total Encumbrance</b>				<b>\$ 11,155.00</b>					
<b>Variance</b>				<b>\$ 13,845.00</b>					

## 2025 District Agent Budget Report

Item	Item #	Contractor	Project	Amount	SO #	Approval Date	Paid invoice #	Sent to Inframark	Comments/Description
<b>Misc. Contingency</b>			<b>FY 2025 Budget</b>	<b>\$ 66,900.00</b>					Other non categorized expenses, including yearly Christmas decorations
	1	DRS	Christmas Decoration Install Deposit	\$ 747.50	5363	10/16/24	13582	11/25/24	
	2	DRS	Christmas Decoration Install Completed Payment	\$ 747.50	5363	10/16/24	13582	11/25/24	
	3	DRS	Christmas Decoration Takedown	\$ 695.00	5363	10/16/24	13660	1/3/25	
	4	DRS	NBS Bridge Touch up paint	\$ 595.00		10/16/24	2025-1	1/7/25	
	5	DMI Paving	Outer Rd sidewalk panel replacements	\$ 2,900.00	025-1163	10/29/24	16205	11/15/24	
	6	DRS	Outer Road Sidewalk Grinding	\$ 1,000.00			13675	12/2/24	
	7	Taylor Pro Services	Bennett and Outer Rd Concrete replace	\$ 4,950.00	53	2/19/25	71	3/11/25	
	8	DRS	Resurface 6 benches at Pond 14	\$ 1,770.00	5566	3/19/25	2025-151	3/21/25	
	9	Taylor Pro Services	Corrine and Outer Rd Concrete replace	\$ 4,950.00	54	3/19/25	72	4/14/25	
	10	Taylor Pro Services	change order - major root removal, additional concrete	\$ 900.00	54	3/19/25	73	4/21/25	
	11	DRS	Pressure Wash Glenridge wall and sidewalk	\$ 945.00	5589	4/16/25	2025-192	5/14/25	
	12	DRS	Wall repair on Corrine	\$ 295.00	5692	6/5/25	2025-260	6/10/25	
	13	DRS	NBS Fountain Project - Pressure wash, clean, and paint	\$ 6,850.00	5600	4/16/25			
	13.5		Half Deposit				2025-194	7/24/25	
	14	DRS	NBS Fountain Project - Tile fountain fronts	\$ 18,397.00	5600b	5/21/25			
	14.5		Half Deposit				2025-290	7/24/25	
	15	All States Lighting	NBS Fountain Project - Install new lighting	\$ 11,225.00	ASL032625	4/16/25			
<b>Total Encumbrance</b>				<b>\$ 56,967.00</b>					
<b>Variance</b>				<b>\$ 9,933.00</b>					
<b>R&amp;M Irrigation</b>			<b>FY 2025 Budget</b>	<b>\$ 120,000.00</b>					
			October Repairs	\$ 873.99					
			November Repairs	\$ 1,838.00					
			December Repairs	\$ 1,750.00					
			January Repairs	\$ 6,338.19					
			February Repairs	\$ 6,847.88					
			March Repairs	\$ 6,517.59					
			April Repairs	\$ 1,174.79					
			May Repairs	\$ 5,691.40					
			June Repairs	\$ 5,607.93					
			July Repairs	\$ 1,952.91					
			August Repairs	\$ 5,497.58					
			September Repairs	\$ 12,059.18					
<b>Total Irrigation Repair Encumbrance</b>				<b>\$ 56,149.44</b>					
<b>Variance</b>				<b>\$ 63,850.56</b>					
<b>Reserves – Signage</b>			<b>FY 2025 Budget</b>						
	1	Design Communications	CD 69: Replace several damaged signs around BP	\$ 8,446.78	69	12/4/24		5/1/25	
	2	DRS	Unit 10 sign cleaning and straightening	\$ 800.00			13720	1/7/25	
	3	DRS	Reinstall damaged sign pole from car accident	\$ 125.00			2025-43	1/21/25	
	4	DRS	Order 30x30 Stop Sign Decal	\$ 106.06			2005-58	1/30/25	
	5	DRS	Scrape off old and install stop sign decal	\$ 150.00			2025-92	2/18/25	
	6	DRS	Repair street sign at Corrine and Osprey	\$ 75.00			2025-181	4/15/25	
	7	DRS	Paint and repair signs in Unit 6	\$ 825.00			2025-232	5/19/25	
	8	DRS	Clean signs in Unit 6	\$ 300.00			2025-230	5/19/25	
	9	DRS	Reinstall and clean Directional sign on LBL	\$ 225.00			2025-334	7/15/25	
	10	DJB and Sons	Install new STOP signs at the corner of Meeting Pl. and NBS	\$ 10,850.00	1482	5/21/25			
	10.5	DJB and Sons	50% Deposit				952	8/13/25	
	11	Brightview	Removal of shrubs and irrigation for sign project	\$ 789.30	8653616	5/21/25			
<b>Total Encumbrance</b>				<b>\$ 22,692.14</b>					
<b>Variance</b>				<b>\$ (22,692.14)</b>					

Item	Item #	Contractor	Project	Amount	SO #	Approval Date	Paid invoice #	Sent to Inframark	Comments/Description
<b>Reserves – Roads and Alleyways</b>									Alley way maintenance; seal coat, pot holes, etc
	1	DMI	Unit 7 repairs and Reseal	\$ 11,820.00	O24-5046	5/9/24	15998	11/11/24	
	2	ABC	Unit 4 repairs and Reseal	\$ 15,877.50	9449	5/9/24	5738	12/12/24	Partial payment: 2 sections completed and all patches
	2.5	ABC	Unit 4 repairs and Reseal	\$ 10,927.50	9449	5/9/24	5770	2/19/25	Final payment
	3	BP COA	Unit 7 costs reimbursement - split with the COA	\$ 320.40			COA111824	11/18/24	
	4	DRS	Fill in Pot hole in Brink Alley	\$ 75.00			2025-42	1/21/25	
	5	ABC	Unit 4 repairs and Reseal - Change Directive - Army Reserve Alley	\$ 2,825.00			5771	2/19/25	
	6	DRS	Upper Union Rd Pot hole repairs	\$ 495.00			2025-103	2/21/25	
	7	BP COA	Unit 4 costs reimbursement for notices	\$ 111.90			COA21925	2/19/25	
	8	DRS	Pot hole repair in alley behind Stanfield	\$ 225.00			2025-133	3/14/25	
	9	DRS	Pot hole repairs in alley Meeting Place	\$ 495.00			2025-103	3/20/25	
	10	ABC	Unit 2 Sealcoat and Patching	\$ 15,037.00	9810	3/19/25			
	11	ABC	Unit 6 Sealcoat and Patching	\$ 14,937.00	9812	3/19/25	5906	9/9/25	
	11.5	ABC	Unit 6 Sealcoat and Patching - additional patches not in original scope	\$ 1,200.00			5906	9/9/25	
	12	DWI	Unit 3 - Lots A1, A2, and A3 - Milling and Overlay	\$ 87,680.00	O25-3670	3/19/25			
	12.1	DWI	Unit 3 - Lots A1, A2, and A3 - Milling and Overlay - Deposit				17082-A	4/9/25	Per contract 25% deposit - \$21,920.00
	12.2								
	13	DRS	Fill in pot holes in alley behind Stanfield	\$ 595.00			2025-187	4/29/25	
	14	City of Orlando	Unit 2 Sealcoat and Patching Permit Fee	\$ 538.92		5/13/25			
	15	City of Orlando	Unit 3 Sealcoat and Patching Permit Fee	\$ 2,684.75		5/13/25			
	16	City of Orlando	Unit 6 Sealcoat and Patching Permit Fee	\$ 674.78		5/13/25			
	17	DRS	Pot hole repairs in alley at Garon	\$ 225.00			2025-222	5/16/25	
	18	DRS	Pot hole repairs in alley Robin	\$ 225.00			2025-233	5/19/25	
	19	ABC	Change Order: Unit 6 additional pot hole repair	\$ 450.00	9937	5/21/25			
	20	DRS	Pot hole repairs in alley off of Stanfield	\$ 295.00			2025-364	8/15/25	
<b>Total Encumbrance</b>				<b>\$ 167,714.75</b>					
<b>FY 2025 Budget</b>				<b>\$ 71,991.00</b>					
<b>Variance</b>				<b>\$ (95,723.75)</b>					
<b>Reserves – IMPR-Landscape &amp; Hardscape</b>									See Landscape/Hardscape Reserve for details
<b>Total Encumbrance</b>				<b>\$ 154,968.98</b>					
<b>FY 2025 Budget</b>				<b>\$ 200,000.00</b>					
<b>Variance</b>				<b>\$ 45,031.02</b>					

**Urban Orlando Community Development District  
Parks and Common Areas  
Refresh and Refurbish Program**

<b>LANDSCAPE/HARDSCAPE RESERVE</b>						
<b>Location</b>	<b>Project</b>	<b>Expense</b>	<b>SO #</b>	<b>SO Approval Date</b>	<b>Invoice #</b>	<b>Sent to Inframark</b>
<b>Unit 1</b>	<b>Audubon Park School Buffer and Field, Belkin Court, Bennett Rd Medians and right of way, Fox St Commons and buffer, New Broad St Park and medians, Twinview Median, Bennett Park</b>					
	NBS Monument Sign - New Plant material Install	\$ 2,683.00	8522607	10/16/24	9166379	11/26/24
	DRS - Resurface 9 benches at Pond 14	\$ 5,355.00	5526	2/19/25	2025-97	03/03/25
<b>Subtotal</b>		<b>\$ 8,038.00</b>				
<b>Unit 2</b>	<b>Corrine Drive Edge &amp; Medians, Customs buffer, Haws Ct</b>					
	Corrine Drive Wall Plant Project - Phase 4	\$ 7,385.75	8505181	9/18/24	9139201	11/15/24
	Corrine Drive Wall Plant Project - Phase 5	\$ 8,918.24	8505200	9/18/24	9139211	11/15/24
	Corrine Drive Wall Plant Project - Phase 6	\$ 5,043.86	8559291	1/15/25	9236018	01/30/25
<b>Subtotal</b>		<b>\$ 21,347.85</b>				
<b>Unit 3</b>	<b>Publix entrance, Jake St Fountain, Harbor Park</b>					
	Fountain Plant install - canceled	\$ -	8529251	10/16/24		
	Harbor Park Palm Trim - Orlando to reimburse 110%	\$ 2,625.00	8654693	4/25/25	9369973	06/03/25
	Soil for annuals	\$ 1,393.28	8690342	6/18/25		
<b>Subtotal</b>		<b>\$ 4,018.28</b>				
<b>Unit 4</b>	<b>Army Reserve Buffer, General Rees Buffer</b>					
	Removal of large tree leaving 3 foot stump along General Rees; stump grind	\$ 1,600.00	1043672	6/18/25	9456565	08/07/25
	Removal of large tree leaving 3 foot stump along General Rees	\$ -	1043667	6/18/25	Canceled - permit not approved	
	Removal of large tree leaving 3 foot stump along General Rees; stump grind	\$ 1,900.00	1043669	6/18/25	9456566	08/07/25
	Instal 2 new live oaks along General Rees	\$ 5,944.29	8707307	7/16/25	9464690	08/07/25
<b>Subtotal</b>		<b>\$ 9,444.29</b>				
<b>Unit 7</b>	<b>Outer Rd sidewalk, Cady Way Trail buffer, LBL medians, Picnic area at Cady Way Trail</b>					
	Install 2 quick connects	\$ 2,502.51	8616091	3/19/25	9345510	04/29/25
	Remove 2 dead pine trees	\$ 900.00	1084869	7/24/25	9469198	08/19/25
	Pond 17: remove viburnum all along, replace with sod and other plants	\$ 15,812.96	8717050	8/20/25		
	Pond 17 project: additional labor due city's project	\$ 964.70	8753820	9/9/25		
<b>Subtotal</b>		<b>\$ 20,180.17</b>				
<b>Unit 8</b>	<b>Lake Susannah Mews, Meeting PI median</b>					
	Grade and repace dead sod in two areas at Lake Susannah	\$ 4,185.08	8593794	2/19/25	9313438	05/21/25
<b>Subtotal</b>		<b>\$ 4,185.08</b>				
<b>Units 9 and 9A</b>	<b>Hanks Ave median, LBL medians and LS Buffer, Mid-lakes park (pond 19)</b>					
	Behind 1526 Harston - Landscape upgrade	\$ 2,311.64	8602638	3/19/25	9317432	04/08/25
	Behind 1590 Harston - Landscape upgrade	\$ 3,779.07	8602647	3/19/25	9317433	04/08/25
	Behind 1645 Foss - Landscape upgrade	\$ 2,383.42	8602678	3/19/25	9316398	04/08/25
	Behind 1717 Foss - Landscape upgrade	\$ 4,381.27	8602673	3/19/25	9317435	04/08/25
	Behind 1735 Foss - Landscape upgrade; remove dead tree	\$ 6,449.70	8602662	3/19/25	9317434	04/08/25
	Behind 1753 Foss - Landscape upgrade; remove dead tree	\$ 2,032.62	8602655	3/19/25	9316397	04/08/25
	Tree and other cleanup on the OUC, North, and Fox buffers	\$ 5,600.00	1032536	6/18/25	9456573	08/01/25
	Behind 1789 Foss - Landscape removal and install of new material	\$ 8,421.87	8673159	6/18/25	9463819	08/07/25
<b>Subtotal</b>		<b>\$ 35,359.59</b>				
<b>Unit 10</b>	<b>Baldwin Park St medians, High Park/Pond 34, LBL medians, North Buffer, Westminster Park (pond 31), Unit 10 lift station buffer</b>					
	Lake Baldwin Lane Medians - Phase 3	\$ 15,945.22	8529226	10/16/24	9139269	11/15/24
	Pond 31 - stump removal	\$ 1,217.58	8586673	2/19/25	9291267	03/24/25
	Repair and install new sod from truck damage in median on BP Street	\$ 1,538.49	8621368	3/19/25	9316404	04/28/25
	North Buffer Fill-ins: 2 sections towards the end	\$ 2,788.22	8667890	5/21/25	9415467	06/27/25
	LBL Medians: remove Juniper and install Jasmin at BPS in 2 areas	\$ 2,854.58	8668442	5/21/25	9423216	07/10/25
	LBL Medians - Remove & replace juniper from 5 island tips between Reefpoint to Shae	\$ 8,384.87	8681708	6/18/25	9458021	08/04/25
	BPS Median upgrade - with annuals	\$ 8,881.12	8709479	7/14/25	9464691	08/07/25
	North Buffer Fill-ins: saw palmettos throughout	\$ 2,929.19	8725572	8/20/25		
	North Buffer Fill-ins: 2 additional sections towards the end	\$ 2,814.48	8725597	8/20/25		
	North Buffer Fill-ins: 10 elaeocarpus to block fence line near school	\$ 5,041.97	8725625	8/20/25		
<b>Subtotal</b>		<b>\$ 52,395.72</b>				
<b>Total Overall Landscape/Hardscape Reserve Allowance</b>		<b>\$ 154,968.98</b>				
<b>Landscape/Hardscape Reserve Budget</b>		<b>\$ 200,000.00</b>				
<b>Remaining landscape replacement budget</b>		<b>\$ 45,031.02</b>				



# Urban Orlando Community Development District

## Off-Duty Police Report

### 2025

Month	Noise Violations	Business Call/Alarm	House Call/Alarm	Skates & Bikes	Vehicle Burglaries/Stolen	Residential Burglaries	Suspicious Person/Vehicle	Vehicle Traffic Stops	Traffic/Parking Citations	Total
January	1	3	17	5	0	2	21	30	7	86
February	2	6	12	11	3	1	19	27	10	91
March	0	2	18	4	2	3	21	48	9	107
April	1	8	7	9	5	3	18	33	11	95
May	3	10	16	7	3	1	10	23	3	76
June	1	6	17	7	0	1	10	27	1	70
July	0	9	16	2	3	0	20	17	0	67
August	0	9	20	3	2	0	23	26	6	89
September										
October										
November										
December										
Year Total	8	53	123	48	18	11	142	231	47	681



**Urban Orlando Community Development District**  
**Off-Duty Police Report**  
**2025 August**

Day	Noise Violations	Business Call/Alarm	House Call/Alarm	Skates & Bikes	Vehicle Burglaries/Stolen	Residential Burglaries	Suspicious Person/Vehicle	Vehicle Traffic Stops	Traffic/Parking Citations
1			2				3	1	
2			2				1		
3			1						
4									
5			1						
6			2					1	
7							1		
8			1				1		
9							1		
10		3					1		
11			1				1		
12								2	
13		1	1				1	4	
14				1					
15					1			3	3
16			1					1	
17									
18			1						
19									
20			3				1		
21		1					2	1	
22			1		1		1		
23		2	1				2		
24									
25							1		
26							2	1	
27			2	2			2	3	
28									
29								1	
30		1						6	
31		1					2	2	3

**Notes:** There were 2 reported vehicle burglaries. Both appear to have been to unsecured vehicles, however 1 indicated a window may have been tampered with (not broken or shattered).

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**  
**ENGINEER'S ACTIVITIES REPORT**  
**September 10, 2025**

**Fiscal Year 2025**

**General District Administrative and Operations Support – Work Authorization No.01**

AtkinsRéalis provides support for the Board of Supervisors meetings.

**O&M Assistance – Work Authorization No. 02**

**1) Signage Maintenance**

AtkinsRéalis has Change Directive 70 open and will continue to add signs as new sign work is identified.

**2) 20-Year Pavement Projection**

**Unit 2 Sealcoat:** Unit 2 sealcoat has one small section left to complete. Weather permitting, we anticipate completion this month and will re-inspect the work once completed.

**Unit 6 Sealcoat:** Unit 6 sealcoat has been inspected and is complete.

**Unit 3 Mill & Repave:** Unit 3 mill and repave has been inspected and is complete. This is not all of Unit 3, only the areas identified in the contract which were identified as in need of mill and repaving. The remaining portion of Unit 3 is scheduled to be milled and repaved in 2033.

**Units 4 Sealcoat Warranty:** A portion of Unit 4 sealcoat was identified and in need of re-sealcoating. This has been completed under the one year warranty requirements of the contract.

**Unit 10 Sealcoat:** Unit 10 sealcoat is scheduled to occur in 2026. AtkinsRéalis has begun preparing the plans and permit applications for this upcoming project. There are no other pavement project scheduled for 2026.