

**URBAN ORLANDO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AGENDA PACKAGE**

**October 15, 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, October 15, 2025 – 8:30 a.m.

- 
1. **Call to Order and Roll Call**
  2. **Audience Comments on Agenda Items** – Three (3) Minutes Time Limit
  3. **Special Business Items**
    - A. Discussion on the National Night Out Event
  4. **Consent Agenda**
    - A. Consideration of Meeting Minutes from August 20, 2025 .....P. 3
    - B. Consideration of Meeting Minutes from September 17, 2025.....P. 8
    - C. Acceptance of the Check Register .....P. 10
  5. **Staff Reports**
    - A. District Agent
      - i. Review of Grounds Maintenance Report .....P. 130
        - a. Consideration of BrightView Island Installation Proposal.....P. 132
        - b. Consideration of BrightView Pond 34 Enhancement Proposal .....P. 136
        - c. Consideration of DRS Light Testing and Installation Proposal .....P. 139
    - B. District Engineer
    - C. District Counsel
    - D. District Manager
  6. **Business Items**
    - A. Overview of Reserve Study Proposal .....P. 149
    - B. Consideration of Reserve Study Proposal.....P. 188
    - C. Consideration Motion to Assign Funds for Fiscal Year 2025 .....P. 200
    - D. Review of Financials.....P. 201
    - E. Review of Goals and Objectives Report for Fiscal Year 2025 .....P. 213
  7. **Supervisor Requests**
  8. **Adjournment**

*The next meeting is scheduled for Wednesday, November 19, 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

**MINUTES OF MEETING**  
**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Urban Orlando Community Development District was held Wednesday, August 20, 2025, at 8:30 a.m. at Grace Hopper Hall, 1913 Meeting Hall, Orlando, Florida 32814.

Present and constituting a quorum were:

|                  |                                     |
|------------------|-------------------------------------|
| Diana Pienaar    | Chairperson                         |
| Jim Schirtzinger | Vice Chairperson <i>(Via Phone)</i> |
| Anne Coppenhaver | Assistant Secretary                 |
| Kristen Chapman  | Assistant Secretary                 |

Also present, either in person or via communication media technology, were:

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Jennifer Goldyn | Regional Director, Inframark                    |
| Tucker Mackie   | District Counsel, Kutak Rock <i>(Via Phone)</i> |
| John Woods      | District Engineer, AtkinsRéalis                 |
| Bill Patterson  | District Agent, Sentry Management               |

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS                      Call to Order and Roll Call**

Ms. Pienaar called the meeting to order at 8:30 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS                      Audience Comments on Agenda Items**

Ms. Sarah, organizer of National Night Out for the Urban Orlando Community Development District, asked the Board if the District would be interested in donating \$500.00 to the event. The Board opted to pay for the Kona Shaved Ice Truck in the amount of \$450.00.

|                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Schirtzinger, seconded by Ms. Coppenhaver, with all in favor, the Urban Orlando Community Development District approved sponsoring the Kona Shaved Ice Truck for National Night Out in the amount of \$450.00. (4-0) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**THIRD ORDER OF BUSINESS                      Consent Agenda**

**A. Consideration of the Meeting Minutes from July 16, 2025**

Urban Orlando CDD  
August 20, 2025

**B. Acceptance of the Check Register**

On MOTION by Ms. Chapman, seconded by Ms. Coppenhaver, with all in favor, the consent agenda was approved. (4-0)

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. District Agent**

**i. Review of the August Authorizations**

Mr. Patterson reviewed the August authorizations report with the Board.

**ii. Review Grounds Maintenance Report**

**a. Consideration of North Buffer Installation Proposal**

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, the North Buffer Installation Proposal was approved. (4-0)

**b. Consideration of Silver Palmetto Fill-In Proposal**

On MOTION by Mr. Schirtzinger, seconded by Ms. Coppenhaver, with all in favor, the Silver Palmetto Fill-In Proposal was approved. (4-0)

**c. Consideration of Tree Installation**

On MOTION by Ms. Pienaar, seconded by Ms. Chapman, with all in favor, the Tree Installation was approved. (4-0)

**d. Consideration of Pond 17 Walters Viburnum Removal and St. Augustine Turf Installation**

On MOTION by Ms. Pienaar, seconded by Ms. Chapman, with all in favor, Pond 17 Walters Viburnum Removal and St. Augustine Turf Installation was approved. (4-0)

**B. District Engineer**

**i. Engineer Report**

Mr. Woods stated that he is verifying the completion of Unit 6 today, will review the warranty with ABC for Unit 4, and will walk Unit 3 and create a punch list.

**ii. Consideration of Work Authorization**

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, Work Authorization was approved. (4-0)



Urban Orlando CDD  
August 20, 2025

**C. District Counsel**

Ms. Mackie stated that she will be reviewing the Interlocal Agreement with the City to ensure that costs are identified with Brightview and Sentry. She will bring the agreement back to the Board once the costs are updated, as she is still waiting for Sentry's cost.

**D. District Manager**

**i. Review of Second-Quarter Website Audit**

Ms. Goldyn reviewed the website audit with the Board, noting that they are in compliance. She also stated that the next Board meeting will be held on September 17th at 8:30 a.m. The Board informed Ms. Goldyn that there is a significant amount of trash at Harbor Park and Bennett Park.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Public Hearing on Final Budget for Fiscal Year 2026**

**i. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2026 Final Budget**

|                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the Public Hearing on Final Budget for Fiscal Year 2026 was opened. (4-0)</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|

The Board first discussed the landscape increase prior to public comment. The Board decided not to raise the landscape cost and therefore not to increase the assessments for Fiscal Year 2026. The Board requested reserve study proposals, and Ms. Coppenhaver expressed interest in having the Reserve Study performed by the HOA.

During public comment, a resident asked about an alley that consistently has standing water. Mr. Woods informed the Board that he will inspect the area, and Mr. Patterson stated that he will review the 20-year plan for the area and report back to the Board. Another resident asked about the bond terms and whether refinancing would extend the repayment term. Ms. Mackie informed the resident that refinancing does not change the repayment terms of the bond.

Urban Orlando CDD  
August 20, 2025

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, the Public Hearing on Final Budget for Fiscal Year 2026 was closed. (4-0)

On MOTION by Ms. Coppenhaver, seconded by Mr. Schirtzinger, with all in favor, the Resolution 2025-05, Adopting the Fiscal Year 2026 Final Budget was adopted. (4-0)

**B. Consideration of Public Hearing on Levying the O&M Assessments**  
**i. Consideration of Resolution 2025-06, Levying the O&M Assessments**

On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the Public Hearing on Levying O&M Assessments was opened. (4-0)

During public comment, residents requested that the Board move its meetings to the evening. The Board stated that they are not able to do so at this time due to work and family schedules but noted they would consider holding the budget meeting in the evening.

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, the Public Hearing on Levying O&M Assessments was closed. (4-0)

On MOTION by Ms. Coppenhaver, seconded by Mr. Schirtzinger, with all in favor, Resolution 2025-06, Levying the O&M Assessments was adopted. (4-0)

**C. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2026 Meeting Schedule**

On MOTION by Ms. Pienaar, seconded by Ms. Chapman, with all in favor, Resolution 2025-07, Adopting the Fiscal Year 2026 Meeting Schedule was adopted. (4-0)

**D. Consideration of Goals and Objectives for Fiscal Year 2026**

On MOTION by Ms. Pienaar, seconded by Mr. Schirtzinger, with all in favor, the Goals and Objectives for Fiscal Year 2026 were approved. (4-0)

Urban Orlando CDD  
August 20, 2025

**E. Consideration of Grau Engagement Letter**

On MOTION by Ms. Chapman, seconded by Ms. Coppenhaver, with all in favor, the Grau Engagement Letter was approved. (4-0)

**F. Ratification of Egis Insurance Renewal**

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, the Egis Insurance Renewal was ratified. (4-0)

**G. Review of Financials**

The Board opted not to move receiving the financials to May 20th at this time, as doing so would place the financials an additional month behind.

**SIXTH ORDER OF BUSINESS                      Supervisor Requests**

Ms. Pienaar requested that the sod in front of the Trade Winds homes be inspected. Additionally, she asked that officers patrol the Coquina Path, as people are loitering and entering residents' yards and private pools.

**SEVENTH ORDER OF BUSINESS                      Adjournment**

There being no further business, the meeting adjourned at 9:45 a.m.

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

\_\_\_\_\_  
Chairperson/Vice Chairperson

**MINUTES OF MEETING**  
**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Urban Orlando Community Development District was held Wednesday, September 17, 2025, at 8:30 a.m. at Grace Hopper Hall, 1913 Meeting Hall, Orlando, Florida 32814.

Present and constituting a quorum were:

|                  |                                          |
|------------------|------------------------------------------|
| Jim Schirtzinger | Vice Chairperson                         |
| Anne Coppenhaver | Assistant Secretary ( <i>Via Phone</i> ) |
| Kristen Chapman  | Assistant Secretary                      |
| Matthew Williams | Assistant Secretary                      |

Also present, either in person or via communication media technology, were:

|                |                                      |
|----------------|--------------------------------------|
| Michael Perez  | District Manager, Inframark          |
| Tucker Mackie  | District Counsel, Kutak Rock         |
| John Woods     | District Engineer, AtkinsRéalis      |
| Bill Patterson | District Agent, Sentry Management    |
| Steve Peters   | Representative, BrightView Landscape |

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS                      Call to Order and Roll Call**

Mr. Perez called the meeting to order at 8:30 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS                      Audience Comments on Agenda Items**

Ms. Susan inquired about the signs being repaired and who would be responsible for the maintenance. Mr. Patterson informed the Board that these are City-owned signs and, therefore, the responsibility for their repair lies with the City.

**THIRD ORDER OF BUSINESS                      Consent Agenda**

**A. Consideration of the Meeting Minutes from August 20, 2025**

The consent agenda was tabled to the October meeting to allow additional time for review. The Board also requested that financials be included in the agenda moving forward, consistent with the manner in which they had previously been presented.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. District Agent**

**i. Review Grounds Maintenance Report**

Urban Orlando CDD  
September 17, 2025

Mr. Patterson presented his report and provided updates on various items. Mr. Patterson also reviewed and explained the proposals that were included for consideration. A discussion then ensued regarding turf replacement.

**a. Consideration of Lake Susannah Sod Replacement Second Phase**

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, the Lake Susannah Sod Replacement Second Phase in the amount of \$33,650.76 was approved. (4-0)

**b. Consideration of Lake Baldwin Lane Median Project**

Mr. Peters addressed the Board and explained the reasoning behind selecting Liriope.

On MOTION by Mr. Williams, seconded by Ms. Chapman, with all in favor, the Lake Baldwin Lane Median Project in the amount of \$9,472.41 was approved. (4-0)

**B. District Engineer**

**i. Engineer Report**

Mr. Woods reviewed his report and provided updates. Ms. Coppenhaver inquired about the signs and whether they were the responsibility of the City, which was confirmed.

**C. District Counsel**

Ms. Mackie provided a status update regarding the title work associated with the easement request from a telecommunications company.

**D. District Manager**

Mr. Perez updated the Board on the date of the next meeting and clarified with the landscapers that the new proposals are to be included in the Fiscal Year 2025 budget rather than the Fiscal Year 2026 budget.

**FIFTH ORDER OF BUSINESS** **Supervisor Requests**

Mr. Schirtzinger spoke regarding the tile on the fountain, suggesting it be addressed rather than painting the area. Ms. Cheryl, from Mr. Patterson's team, will resolve this matter.

**SIXTH ORDER OF BUSINESS** **Adjournment**

There being no further business, the meeting adjourned at 9:00 a.m.

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

\_\_\_\_\_  
Chairperson/Vice Chairperson



**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

| Fund No.             | Date     | Payee                              | Invoice No.     | Payment Description               | Invoice / GL Description    | G/L Account # | Amount Paid         |
|----------------------|----------|------------------------------------|-----------------|-----------------------------------|-----------------------------|---------------|---------------------|
| <b>CHECK # 315</b>   |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/25/25 | EGIS INSURANCE ADVISORS            | 29688           | FY2026 Insurance renewal          | Prepaid Insurance           | 155100-51301  | \$23,740.00         |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$23,740.00</b>  |
| <b>CHECK # DD205</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/15/25 | OFF DUTY MANAGEMENT, INC - EFT     | INV245698       | 8/17 - 8/23/2025 Security officer | Contracts-Security Services | 534037-53901  | \$7,036.08          |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$7,036.08</b>   |
| <b>CHECK # DD206</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/15/25 | OFF DUTY MANAGEMENT, INC - EFT     | INV248067       | 8/24 - 8/30/2025 Security guard   | Contracts-Security Services | 534037-53901  | \$6,789.59          |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$6,789.59</b>   |
| <b>CHECK # DD207</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/15/25 | OFF DUTY MANAGEMENT, INC - EFT     | INV235372-1     | July 13 - 19, 2025 Security guard | Contracts-Security Services | 534037-53901  | \$6,969.58          |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$6,969.58</b>   |
| <b>CHECK # DD208</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/15/25 | OFF DUTY MANAGEMENT, INC - EFT     | INV244045       | service of 8/10-17/25             | Contracts-Security Services | 534037-53901  | \$6,537.31          |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$6,537.31</b>   |
| <b>CHECK # DD209</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/29/25 | OFF DUTY MANAGEMENT, INC - EFT     | INV251708       | 8/31 - 9/6/2025 Security Services | Contracts-Security Services | 534037-53901  | \$7,886.29          |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$7,886.29</b>   |
| <b>CHECK # DD210</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/29/25 | OFF DUTY MANAGEMENT, INC - EFT     | INV254136       | 9/7 - 9/13/2025 Security services | Contracts-Security Services | 534037-53901  | \$6,820.08          |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$6,820.08</b>   |
| <b>CHECK # DD211</b> |          |                                    |                 |                                   |                             |               |                     |
| 001                  | 09/26/25 | ORLANDO UTILITIES COMMISSION - ACH | 09062025-20001  | 8/5 - 9/4/2025 Electric services  | Electricity - General       | 543006-53901  | \$2,156.68          |
| 001                  | 09/26/25 | ORLANDO UTILITIES COMMISSION - ACH | 09062025-20001  | 8/5 - 9/4/2025 Electric services  | Utility - Water             | 543018-53901  | \$4,322.23          |
| 001                  | 09/26/25 | ORLANDO UTILITIES COMMISSION - ACH | 09062025-20001  | 8/5 - 9/4/2025 Electric services  | Electricity - Streetlights  | 543013-53901  | \$21,941.26         |
| 001                  | 09/26/25 | ORLANDO UTILITIES COMMISSION - ACH | 09062025-2001CM | Credit Memo 000116                | Utility - Water             | 543018-53901  | <b>(\$623.75)</b>   |
| <b>Check Total</b>   |          |                                    |                 |                                   |                             |               | <b>\$27,796.42</b>  |
| <b>Fund Total</b>    |          |                                    |                 |                                   |                             |               | <b>\$227,515.72</b> |

|                          |                     |
|--------------------------|---------------------|
| <b>Total Checks Paid</b> | <b>\$227,515.72</b> |
|--------------------------|---------------------|

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 19, 2025

Angel Montagna  
 Urban Orlando CDD  
 Inframark  
 Suite 702  
 210 North University Dr.  
 Coral Springs, FL 33071

**Check Remit To:**

Kutak Rock LLP  
 PO Box 30057  
 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016  
 First National Bank of Omaha  
 Kutak Rock LLP  
 A/C # 24690470

Reference: Invoice No. 3611419

Client Matter No. 21023-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3611419

21023-1

Re: Urban Orlando CDD - General Counsel

For Professional Legal Services Rendered

|          |              |      |        |                                                                                                                                                                               |
|----------|--------------|------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/02/25 | T. Mackie    | 0.60 | 201.00 | Conference with Gonzalez; review correspondence from Pienaar and conference regrading same; review correspondence from Patterson                                              |
| 06/03/25 | T. Mackie    | 0.60 | 201.00 | Review correspondence from Gonzalez; review correspondence from Woods; conference regarding request for addition to agenda                                                    |
| 06/03/25 | D. Wilbourn  | 0.50 | 87.50  | Prepare fiscal year budget documents                                                                                                                                          |
| 06/05/25 | T. Mackie    | 0.40 | 134.00 | Prepare FY 26 budget and assessment documents                                                                                                                                 |
| 06/10/25 | T. Mackie    | 0.50 | 167.50 | Research matters pertaining to Tract 185 in Unit 4; conference with Patterson regarding Gables construction and review matters pertaining to temporary construction agreement |
| 06/11/25 | T. Mackie    | 0.90 | 301.50 | Review matters pertaining to Tract 185 in Unit 4; conference regarding FY 26 budget documents                                                                                 |
| 06/11/25 | M. VanSickle | 0.30 | 165.00 | Prepare correspondence with title company regarding Property Information Report                                                                                               |



**KUTAK ROCK LLP**

Urban Orlando CDD  
 August 19, 2025  
 Client Matter No. 21023-1  
 Invoice No. 3611419  
 Page 2

|          |           |      |        |                                                                                                                                                                |
|----------|-----------|------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/16/25 | T. Mackie | 0.30 | 100.50 | Review correspondence from Patterson and review matters pertaining to request for easement from Verizon                                                        |
| 06/17/25 | T. Mackie | 0.70 | 234.50 | Provide pricing scores in response to bids received and conference with District staff regarding same                                                          |
| 06/30/25 | T. Mackie | 1.10 | 368.50 | Research matters pertaining to request for easement from Verizon and conference with Patterson regarding same; research matters pertaining to wall maintenance |

TOTAL HOURS 5.90

TOTAL FOR SERVICES RENDERED \$1,961.00

**DISBURSEMENTS**

|               |        |                                                                                                                         |
|---------------|--------|-------------------------------------------------------------------------------------------------------------------------|
| Miscellaneous | 150.00 | VENDOR: FIRST AMERICAN<br>TITLE INSURANCE<br>COMPANY N; INVOICE#:<br>15947-722233834; DATE:<br>6/25/2025 - Title Search |
|---------------|--------|-------------------------------------------------------------------------------------------------------------------------|

TOTAL DISBURSEMENTS 150.00

TOTAL CURRENT AMOUNT DUE \$2,111.00

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 19, 2025

Angel Montagna  
 Urban Orlando CDD  
 Inframark  
 Suite 702  
 210 North University Dr.  
 Coral Springs, FL 33071

**Check Remit To:**

Kutak Rock LLP  
 PO Box 30057  
 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016  
 First National Bank of Omaha  
 Kutak Rock LLP  
 A/C # 24690470  
 Reference: Invoice No. 3611420  
 Client Matter No. 21023-2  
 Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3611420  
 21023-2

Re: Urban Orlando CDD - Monthly Meeting

For Professional Legal Services Rendered

|                             |           |                                                                       |                   |
|-----------------------------|-----------|-----------------------------------------------------------------------|-------------------|
| 06/10/25                    | T. Mackie | Attend staff call in preparation for June Board meeting               |                   |
| 06/16/25                    | T. Mackie | Review agenda package and prepare for Board meeting                   |                   |
| 06/18/25                    | T. Mackie | Prepare for and attend Board meeting by phone; follow-up from meeting |                   |
| TOTAL FOR SERVICES RENDERED |           |                                                                       | \$1,500.00        |
| TOTAL CURRENT AMOUNT DUE    |           |                                                                       | <u>\$1,500.00</u> |

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 29, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613459

Client Matter No. 21023-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Angel Montagna  
 Urban Orlando CDD  
 Inframark  
 Suite 702  
 210 North University Dr.  
 Coral Springs, FL 33071

Invoice No. 3613459  
 21023-2

Re: Urban Orlando CDD - Monthly Meeting

For Professional Legal Services Rendered

|                             |           |                                                                       |                   |
|-----------------------------|-----------|-----------------------------------------------------------------------|-------------------|
| 07/08/25                    | T. Mackie | Prepare for and attend agenda call with District staff and chair      |                   |
| 07/09/25                    | T. Mackie | Attend agenda call with District staff and Chair                      |                   |
| 07/16/25                    | T. Mackie | Prepare for and attend Board meeting by phone; follow-up from meeting |                   |
| TOTAL FOR SERVICES RENDERED |           |                                                                       | \$1,500.00        |
| TOTAL CURRENT AMOUNT DUE    |           |                                                                       | <u>\$1,500.00</u> |

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 29, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613452

Client Matter No. 21023-1

Notification Email: eftgroup@kutakrock.com

Angel Montagna  
 Urban Orlando CDD  
 Inframark  
 Suite 702  
 210 North University Dr.  
 Coral Springs, FL 33071

Invoice No. 3613452  
 21023-1

Re: Urban Orlando CDD - General Counsel

For Professional Legal Services Rendered

|          |              |      |          |                                                                                                                                                                                                         |
|----------|--------------|------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/01/25 | T. Mackie    | 0.30 | 100.50   | Conference with District staff regarding status of mailed and published notices; conference with Patterson                                                                                              |
| 07/02/25 | T. Mackie    | 0.60 | 201.00   | Review eblast language provided by Patterson and comment on same; conference with Chair; conference with District staff                                                                                 |
| 07/03/25 | T. Mackie    | 0.30 | 100.50   | Confer with Gonzales                                                                                                                                                                                    |
| 07/07/25 | T. Mackie    | 0.20 | 67.00    | Conference with Woods                                                                                                                                                                                   |
| 07/09/25 | T. Mackie    | 3.00 | 1,005.00 | Prepare addendum for landscape maintenance RFP; follow-up regarding expediting of District review; prepare scoresheet and circulate; conference with Board of Supervisors; conference with Schirtzinger |
| 07/10/25 | M. VanSickle | 0.30 | 165.00   | Review title property information report and prepare brief summary                                                                                                                                      |

**KUTAK ROCK LLP**

Urban Orlando CDD

August 29, 2025

Client Matter No. 21023-1

Invoice No. 3613452

Page 2

|             |              |      |        |                                                                                                                                                                             |
|-------------|--------------|------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/15/25    | T. Mackie    | 0.30 | 100.50 | Conference regarding matters pertaining to FY 26 budget with District staff                                                                                                 |
| 07/16/25    | T. Mackie    | 0.60 | 201.00 | Review correspondence from Carroll and Patterson and review matters pertaining to Tract 194                                                                                 |
| 07/17/25    | T. Mackie    | 0.30 | 100.50 | Review correspondence regarding verizon request for easement; conference regarding contract execution for landscape maintenance                                             |
| 07/22/25    | T. Mackie    | 0.80 | 268.00 | Conference call with Patterson to discuss steps on Bennett and Corrine; review mailed and published notices for budget and assessment hearings and provide comments to same |
| 07/23/25    | T. Mackie    | 0.40 | 134.00 | Confer with Gallo regarding published notice comments                                                                                                                       |
| 07/24/25    | T. Mackie    | 0.30 | 100.50 | Prepare landscape maintenance RFP award letters                                                                                                                             |
| 07/24/25    | M. VanSickle | 0.30 | 165.00 | Attention to title report orders                                                                                                                                            |
| 07/24/25    | D. Wilbourn  | 1.60 | 280.00 | Prepare landscape award letters                                                                                                                                             |
| 07/29/25    | T. Mackie    | 0.20 | 67.00  | Review correspondence from Patterson                                                                                                                                        |
| TOTAL HOURS |              | 9.50 |        |                                                                                                                                                                             |

**KUTAK ROCK LLP**

Urban Orlando CDD  
August 29, 2025  
Client Matter No. 21023-1  
Invoice No. 3613452  
Page 3

TOTAL FOR SERVICES RENDERED \$3,055.50

DISBURSEMENTS

|               |        |                                                                                                                             |
|---------------|--------|-----------------------------------------------------------------------------------------------------------------------------|
| Miscellaneous | 200.00 | VENDOR: FIRST AMERICAN<br>TITLE INSURANCE<br>COMPANY N; INVOICE#:<br>15947-722235049; DATE:<br>7/28/2025 - Title Search Fee |
|---------------|--------|-----------------------------------------------------------------------------------------------------------------------------|

TOTAL DISBURSEMENTS 200.00

TOTAL CURRENT AMOUNT DUE \$3,255.50



Remittance Address:  
 Driveway Maintenance, Inc.  
 PO Box 617585  
 Orlando, FL 32861  
 407-298-8558

# INVOICE

Invoice # 18076- A  
 Date: 8/12/2025  
 Due Date: 8/12/2025

**Bill To:**  
 UOCDD  
 Common Way Rd & Lake Baldwin Ln  
 Orlando, FL 32814

**Site:**  
 UOCDD  
 Common Way Rd & Lake Baldwin Ln  
 Orlando, FL 32824

| <u>PO Number</u> | <u>Job Number</u> | <u>Terms</u> | <u>Rep</u> | <u>Date Completed</u> |
|------------------|-------------------|--------------|------------|-----------------------|
|------------------|-------------------|--------------|------------|-----------------------|

|  |          |                        |    |           |
|--|----------|------------------------|----|-----------|
|  | O25-3670 | Net Upon<br>Completion | KW | 8/12/2025 |
|--|----------|------------------------|----|-----------|

| <u>Description</u> | <u>Qty</u> | <u>Price</u> |
|--------------------|------------|--------------|
|--------------------|------------|--------------|

Remaining 75% Balance:

|                                      |          |             |
|--------------------------------------|----------|-------------|
| Asphalt Mill and Overlay: Depth 1.5" | 15946 SY | \$65,760.00 |
|--------------------------------------|----------|-------------|

Parking Lot Striping - Layout

|           |          |  |
|-----------|----------|--|
| Car Stops | 50 Total |  |
|-----------|----------|--|

|                 |            |  |
|-----------------|------------|--|
| Change Order #1 | 1 Lump Sum |  |
|-----------------|------------|--|

**Thank you for your business**

|                                 |                    |
|---------------------------------|--------------------|
| <b>Total project</b>            | <b>\$87,680.00</b> |
| <b>Total due this invoice</b>   | <b>\$65,760.00</b> |
| <b>Total Invoiced to date</b>   |                    |
| <b>Remaining to be invoiced</b> |                    |
| <b>Payments Applied</b>         | <b>\$21,920.00</b> |
| <b>BALANCE DUE</b>              | <b>\$65,760.00</b> |



## Conditional Partial Waiver of Lien

Know all men by these present, that the undersigned, for and in consideration of the payment of the sum of **\$65,760.00**, receipt of which is hereby forthcoming, and upon clearance of funds hereby releases and quits claims to the said described project below its successors and assigns, and releases the owner, all lien rights, claims or demands of any kind whatsoever through **JULY 25, 2025** which the undersigned now has or might have against the property / building on premises legally described as:

**BALDWIN PARK UNIT 3-UOCDD  
COMMON WAY RD & LAKE BALDWIN LN, ORLANDO, FL 32814**

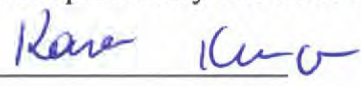
On account of labor performed and/or materials furnished for the construction of any improvements thereon. That all labor and material used by the undersigned in the erection of said improvements have been fully paid for.

In witness, whereof, I have hereunto set my hand seal on this the 21<sup>ST</sup> day of AUGUST, 2025.

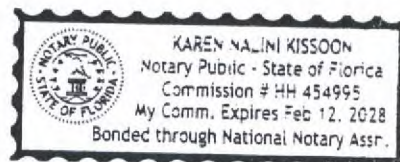
Driveway Maintenance Inc.



The foregoing instrument was acknowledged before me on this the 21<sup>ST</sup> day of AUGUST, 2025, by the person stated above who is personally known to me.

Notary Public / State of Florida: 

**JOB# 025-3670 (CDD)**





**Sold To:** 4106937  
Urban Orlando CDD  
1913 Meeting Pl  
Orlando FL 32814

**Customer #:** 4106937  
**Invoice #:** 9469198  
**Invoice Date:** 8/19/2025  
**Sales Order:** 8720737  
**Cust PO #:**

**Project Name:** Baldwin Park CDD

**Project Description:** Removal and stump grind of 2 Pines. Ref Arbormote Proposal # 1084869

| Job Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Description                                                                          | Qty   | UM | Unit Price | Amount        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------|----|------------|---------------|
| 460605824                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Urban Orlando CDD<br>Removal and stump grind of 2 Pines. Ref<br>Arbormote Proposal # | 1.000 | LS | 900.00     | 900.00        |
| <div style="border: 2px solid red; padding: 10px; margin: 10px;"> <p style="text-align: center; color: red;"><b>Urban Orlando CDD</b></p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> R&amp;M Irrigation         </div> <div> <input type="checkbox"/> R&amp;M Parks         </div> </div> <div> <input type="checkbox"/> Contracts - Security Service         </div> <div> <input checked="" type="checkbox"/> Reserves - Landscape/Hardscape         </div> <div> <input type="checkbox"/> Other: _____         </div> <div style="margin-top: 10px;"> <b>Initials</b> <u>BP</u> <b>Date</b> <u>08/19/25</u> <b>Amount</b> <u>\$ 900.00</u> </div> </div> |                                                                                      |       |    |            |               |
| <b>Total Invoice Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |       |    |            | <b>900.00</b> |
| <b>Taxable Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |       |    |            |               |
| <b>Tax Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                      |       |    |            |               |
| <b>Balance Due</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                      |       |    |            | <b>900.00</b> |

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 322-8600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 4106937  
Invoice #: 9469198  
Invoice Date: 8/19/2025

**Amount Due: \$ 900.00**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Urban Orlando CDD  
1913 Meeting Pl  
Orlando FL 32814

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**Sold To:** 3990177  
Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

**Customer #:** 3990177  
**Invoice #:** 9470932  
**Invoice Date:** 8/21/2025  
**Sales Order:** 8727278  
**Cust PO #:**

**Project Name:** Urban Orlando CDD- Pond 34 Mainline Leak

**Project Description:** Repair a 3' mainline in the seating area- 2-3 inch compression fittings, 3' 90 fittings.

| Job Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Description                                 | Qty   | UM | Unit Price | Amount                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|----|------------|------------------------------------------------|
| 460604797                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Urban Orlando CDD<br>3 inch Mainline repair | 1.000 | EA | 1957.30    | 1,957.30                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Lateral Line Repair                         | 1.000 | EA | 470.80     | 470.80                                         |
| <div style="border: 2px solid red; padding: 10px; margin: 10px;"> <p style="text-align: center; color: red;"><b>Urban Orlando CDD</b></p> <p> <input checked="" type="checkbox"/> <b>R&amp;M Irrigation</b> <input type="checkbox"/> <b>R&amp;M Parks</b> </p> <p> <input type="checkbox"/> <b>Contracts - Security Service</b> </p> <p> <input type="checkbox"/> <b>Reserves - Landscape/Hardscape</b> </p> <p> <input type="checkbox"/> <b>Other:</b> _____         </p> <p> <b>Initials:</b> <u>BP</u>    <b>Date:</b> <u>08/21/25</u>    <b>Amount:</b> <u>\$ 2,428.10</u> </p> </div> |                                             |       |    |            |                                                |
| <b>Total Invoice Amount</b><br><b>Taxable Amount</b><br><b>Tax Amount</b><br><b>Balance Due</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |       |    |            | <b>2,428.10</b><br><br><br><br><b>2,428.10</b> |

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 322-8600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 3990177  
Invoice #: 9470932  
Invoice Date: 8/21/2025

**Amount Due: \$ 2,428.10**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**Sold To:** 3990177  
Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

**Customer #:** 3990177  
**Invoice #:** 9497539  
**Invoice Date:** 8/29/2025  
**Sales Order:** 8741048  
**Cust PO #:**

**Project Name:** Urban Orlando CDD- Pond 34 Mainline Leak- Quick Connect

**Project Description:** Repair a 3' mainline -Quick Connect- 3 inch compression fittings, 3' 90 fittings (sch 80) Coupling.

| Job Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Description                                 | Qty   | UM | Unit Price | Amount          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------|----|------------|-----------------|
| 460604797                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Urban Orlando CDD<br>3 inch Mainline repair | 1.000 | EA | 1537.15    | 1,537.15        |
| <div style="border: 2px solid red; padding: 10px; margin: 10px;"> <p style="text-align: center; color: red;"><b>Urban Orlando CDD</b></p> <p> <input checked="" type="checkbox"/> <b>R&amp;M Irrigation</b> <input type="checkbox"/> <b>R&amp;M Parks</b> </p> <p> <input type="checkbox"/> <b>Contracts - Security Service</b> </p> <p> <input type="checkbox"/> <b>Reserves - Landscape/Hardscape</b> </p> <p> <input type="checkbox"/> <b>Other:</b> _____         </p> <p> <b>Initials</b> <u>BP</u> <b>Date</b> <u>09/04/25</u> <b>Amount</b> <u>\$ 1,537.15</u> </p> </div> |                                             |       |    |            |                 |
| <b>Total Invoice Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |       |    |            | <b>1,537.15</b> |
| <b>Taxable Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |       |    |            |                 |
| <b>Tax Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |       |    |            |                 |
| <b>Balance Due</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             |       |    |            | <b>1,537.15</b> |

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 322-8600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 3990177  
Invoice #: 9497539  
Invoice Date: 8/29/2025

**Amount Due: \$ 1,537.15**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

**Customer #:** 3990177  
**Invoice #:** 9484129  
**Invoice Date:** 9/1/2025  
**Cust PO #:**

| Job Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Description                                                 | Amount                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------|
| 460604797                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Urban Orlando CDD<br>Landscape Maintenance<br>For September | 34,741.90                                |
| <div style="border: 2px solid red; padding: 10px; margin: 10px;"> <p style="text-align: center; color: red;"><b>Urban Orlando CDD</b></p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> R&amp;M Irrigation         </div> <div> <input type="checkbox"/> R&amp;M Parks         </div> </div> <div> <input type="checkbox"/> Contracts - Security Service         </div> <div> <input type="checkbox"/> Reserves - Landscape/Hardscape         </div> <div> <input checked="" type="checkbox"/> Other: <u>Contracts - Landscape</u> </div> <div style="margin-top: 10px;"> <b>Initials</b> <u>BP</u>    <b>Date</b> <u>09/04/25</u>    <b>Amount</b> <u>\$ 34,741.90</u> </div> </div> |                                                             |                                          |
| <b>Total invoice amount</b><br><b>Tax amount</b><br><b>Balance due</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             | <b>34,741.90</b><br><br><b>34,741.90</b> |

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-322-8600

*Please detach stub and remit with your payment*

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact [autopay@brightview.com](mailto:autopay@brightview.com) or your branch point of contact for more information on how to sign up on Auto Pay.

### Payment Stub

Customer Account#: 3990177  
Invoice #: 9484129  
Invoice Date: 9/1/2025

|                                       |
|---------------------------------------|
| <b>Amount Due:</b> <b>\$34,741.90</b> |
|---------------------------------------|

*Thank you for allowing us to serve you*

Please reference the invoice # on your check  
and make payable to:

Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**Sold To:** 3990177  
Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

**Customer #:** 3990177  
**Invoice #:** 9467226  
**Invoice Date:** 8/14/2025  
**Sales Order:** 8725678  
**Cust PO #:**

**Project Name:** CDD- Irrigation Valve Replacement

**Project Description:** Irrigation replace 2" valve leaking at 1841 Lake Baldwin Ln (Center Island)

| Job Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Description                                                                   | Qty   | UM | Unit Price | Amount                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------|----|------------|--------------------------------------------|
| 460604796                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Urban Orlando CDD<br>Irrigation replace 1-2" valveleaking (Center Island LBL) | 1.000 | EA | 741.44     | 741.44                                     |
| <div style="border: 2px solid red; padding: 10px; margin: 10px 0;"> <p style="text-align: center; color: red; font-weight: bold;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> <b>R&amp;M Irrigation</b> <input type="checkbox"/> <b>R&amp;M Parks</b> </p> <p> <input type="checkbox"/> <b>Contracts - Security Service</b> </p> <p> <input type="checkbox"/> <b>Reserves - Landscape/Hardscape</b> </p> <p> <input type="checkbox"/> <b>Other:</b> _____         </p> <p> <b>Initials</b> <u>BP</u>    <b>Date</b> <u>08/14/25</u>    <b>Amount</b> <u>\$ 744.41</u> </p> </div> |                                                                               |       |    |            |                                            |
| <b>Total Invoice Amount</b><br><b>Taxable Amount</b><br><b>Tax Amount</b><br><b>Balance Due</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                               |       |    |            | <b>741.44</b><br><br><br><br><b>741.44</b> |

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 322-8600

*Please detach stub and remit with your payment*

### Payment Stub

Customer Account #: 3990177  
Invoice #: 9467226  
Invoice Date: 8/14/2025

**Amount Due: \$ 741.44**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Urban Orlando CDD  
1913 Meeting Place  
Orlando FL 32814

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**DRS Construction Of Central  
Florida Inc.**

324 Dublin Dr

Lake Mary, FL 32746 USA

+14075456448

C.NUNLEY.DRS@GMAIL.COM

www.drsconstructionofcentralfl.com



## INVOICE

### BILL TO

Bill Patterson

Urban Orlando CDD

1913 Meeting Place

Orlando, FL 32814

**INVOICE #** 2025-364

**DATE** 08/14/2025

**DUE DATE** 08/14/2025

**TERMS** Due on receipt

### SERVICE AREA

CDD

### REP

CN

### LOCATION

Stanfield Alley

| DESCRIPTION                      | QTY | RATE   | AMOUNT |
|----------------------------------|-----|--------|--------|
| <b>Repairs</b><br>Fill pot holes | 1   | 295.00 | 295.00 |

**BALANCE DUE**

**\$295.00**

| Urban Orlando CDD                                                                |                                              |
|----------------------------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> R&M Irrigation                                          | <input type="checkbox"/> R&M Parks           |
| <input type="checkbox"/> Contracts - Security Service                            |                                              |
| <input type="checkbox"/> Reserves - Landscape/Hardscape                          |                                              |
| <input checked="" type="checkbox"/> Other: <u>Reserves – Roads and Alleyways</u> |                                              |
| Initials <u>BP</u>                                                               | Date <u>08/15/25</u> Amount <u>\$ 295.00</u> |





Urban Orlando CDD  
210 N. University Drive, Suite 702  
Coral Springs FL 33071

Invoice Date: 8/22/2025  
Invoice Number: 2048709-A  
Project Number: 100091825 WA01

Re: **FY 2025 Work Authorization # 1 - Board of Supervisors Meeting & General District Administrative and Operations Support.**

Invoice for Professional Services for the Period: July 01, 2025 to July 31, 2025

| PROFESSIONAL PERSONNEL            | CURRENT              |          |                   | PREVIOUS              |                    | TO DATE              |                    |
|-----------------------------------|----------------------|----------|-------------------|-----------------------|--------------------|----------------------|--------------------|
|                                   | HOURS                | RATE     | TOTAL             | HOURS                 | TOTAL              | HOURS                | TOTAL              |
| Project Director                  | 0.00                 | \$249.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Project Manager                   | 5.25                 | \$219.00 | \$1,149.75        | 56.25                 | \$12,318.75        | 61.50                | \$13,468.50        |
| Senior Engineer IV                | 0.00                 | \$231.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Senior Engineer III               | 0.00                 | \$182.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Senior Engineer II                | 0.00                 | \$156.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Senior Engineer I                 | 0.00                 | \$126.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Project Engineer II               | 0.00                 | \$116.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Project Engineer I                | 0.00                 | \$100.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Construction Manager              | 0.00                 | \$132.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Sr. Landscape Project Mgr         | 0.00                 | \$229.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Landscape Project Manager         | 0.00                 | \$184.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Landscape Architect III           | 0.00                 | \$194.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Landscape Architect II            | 0.00                 | \$143.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Landscape Architect I             | 0.00                 | \$113.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Landscape Designer III            | 0.00                 | \$148.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Sr. Electrical Engineer III       | 0.00                 | \$249.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Electrical Designer III           | 0.00                 | \$179.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Electrical Engineer I             | 0.00                 | \$129.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| CAD Designer                      | 0.00                 | \$140.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Sr. CAD Technician                | 0.00                 | \$110.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Technical Intern                  | 0.00                 | \$75.00  | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Sr. Structural Engineer III       | 0.00                 | \$248.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Sr. Traffic Engineer              | 0.00                 | \$260.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| Traffic Engineer                  | 0.00                 | \$185.00 | \$0.00            | 0.00                  | \$0.00             | 0.00                 | \$0.00             |
| <b>TOTAL LABOR</b>                | <b>5.25</b>          |          | <b>\$1,149.75</b> | <b>56.25</b>          | <b>\$12,318.75</b> | <b>61.50</b>         | <b>\$13,468.50</b> |
| <b>DIRECT EXPENSES</b>            | <b>CURRENT TOTAL</b> |          |                   | <b>PREVIOUS TOTAL</b> |                    | <b>TO DATE TOTAL</b> |                    |
| Transportation-Local              |                      |          | 0.00              |                       | \$0.00             |                      | \$0.00             |
| Blueprints/Reproduction           |                      |          | 0.00              |                       | \$0.00             |                      | \$0.00             |
| Misc. Cost of Job (Supplies, etc) |                      |          | 0.00              |                       | \$0.00             |                      | \$0.00             |
| Filing Expense, Permits, etc.     |                      |          | 0.00              |                       | \$0.00             |                      | \$0.00             |
| Courier                           |                      |          | 0.00              |                       | \$0.00             |                      | \$0.00             |
| <b>TOTAL DIRECT EXPENSES</b>      |                      |          | <b>\$25.20</b>    |                       | <b>\$92.18</b>     |                      | <b>\$117.38</b>    |
| <b>NET AMOUNT DUE</b>             |                      |          | <b>\$1,174.95</b> |                       | <b>\$12,410.93</b> |                      | <b>\$13,585.88</b> |

2025 WA 01 Budget: \$14,750.00  
Spent to Date: \$13,585.88  
Budget Balance Remaining: \$1,164.12

|                                  |                   |
|----------------------------------|-------------------|
| <b>TOTAL AMOUNT DUE FOR WA#1</b> | <b>\$1,174.95</b> |
|----------------------------------|-------------------|

If you have any questions regarding this invoice, please contact John Woods, 407-806-4247.

Please remit payment to: ATKINS, PO BOX 409357, ATLANTA, GA 30384-9357  
Tax ID: 59-0896138

Wire Payments: Routing No. 026009593, Acct No 4451286495  
ACH EFT Payments: ABA Routing 111000012, Acct No 4451286495

Urban Orlando CDD  
210 N. University Drive, Suite 702  
Coral Springs FL 33071

Invoice Date: 8/22/2025  
Invoice Number: 2048709-A  
Project Number: 100091825 WA01

Re: **FY 2023 Work Authorization # 1 - Board of Supervisors Meeting & General District Administrative and Operations Support.**

Invoice for Professional Services for the Period: July 01, 2025 to July 31, 2025

| CATEGORY        | HOURS | BILL RATE | TOTAL       |
|-----------------|-------|-----------|-------------|
| Project Manager | 5.25  | \$219.00  | \$ 1,149.75 |
| TASK TOTAL      |       | 5.25      | \$ 1,149.75 |





Urban Orlando CDD  
210 N. University Drive, Suite 702  
Coral Springs FL 33071

Invoice Date: 8/22/2025  
Invoice Number: 2048709-B  
Project Number: 100091825 WA02

Re: **FY 2025 Work Authorization # 2 - Operations & Maintenance General Assistance Services.**

Invoice for Professional Services for the Period: July 01, 2025 to July 31, 2025

|                                       | CURRENT |               |            | PREVIOUS       |             | TO DATE       |             |
|---------------------------------------|---------|---------------|------------|----------------|-------------|---------------|-------------|
| PROFESSIONAL PERSONNEL                | HOURS   | RATE          | TOTAL      | HOURS          | TOTAL       | HOURS         | TOTAL       |
| Project Director                      | 0.00    | \$249.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Project Manager                       | 11.25   | \$219.00      | \$2,463.75 | 103.50         | \$22,666.50 | 114.75        | \$25,130.25 |
| Senior Engineer IV                    | 0.00    | \$240.00      | \$0.00     | 1.00           | \$240.00    | 1.00          | \$240.00    |
| Senior Engineer III                   | 0.00    | \$182.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Senior Engineer II                    | 0.00    | \$156.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Senior Engineer I                     | 0.00    | \$126.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Project Engineer II                   | 2.00    | \$121.00      | \$242.00   | 145.00         | \$17,545.00 | 147.00        | \$17,787.00 |
| Project Engineer I                    | 0.00    | \$121.00      | \$0.00     | 33.00          | \$3,993.00  | 33.00         | \$3,993.00  |
| Designer I                            | 0.00    | \$110.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Construction Manager                  | 0.00    | \$132.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Sr. Landscape Project Mgr             | 0.00    | \$229.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Landscape Project Manager             | 0.00    | \$184.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Landscape Architect III               | 0.00    | \$194.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Landscape Architect II                | 0.00    | \$143.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Landscape Architect I                 | 0.00    | \$113.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Landscape Designer III                | 0.00    | \$148.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Sr. Electrical Engineer III           | 0.00    | \$249.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Electrical Designer III               | 0.00    | \$172.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Electrical Engineer I                 | 0.00    | \$129.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| CAD Designer                          | 0.00    | \$140.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Sr. CAD Technician                    | 0.00    | \$110.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Technical Intern                      | 0.00    | \$75.00       | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Sr. Structural Engineer III           | 0.00    | \$248.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Sr. Traffic Engineer                  | 0.00    | \$260.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| Traffic Engineer                      | 0.00    | \$185.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| GIS Analyst I                         | 0.00    | \$90.00       | \$0.00     | 53.50          | \$4,815.00  | 53.50         | \$4,815.00  |
| Sr GIS Analyst I                      | 0.00    | \$135.00      | \$0.00     | 0.00           | \$0.00      | 0.00          | \$0.00      |
| TOTAL LABOR                           | 13.25   |               | \$2,705.75 | 336.00         | \$49,259.50 | 349.25        | \$51,965.25 |
| DIRECT EXPENSES                       |         | CURRENT TOTAL |            | PREVIOUS TOTAL |             | TO DATE TOTAL |             |
| Transportation-Local                  |         | 0.00          |            | \$0.00         |             | \$0.00        |             |
| Blueprints/Reproduction               |         | 0.00          |            | \$0.00         |             | \$0.00        |             |
| Filing Expense, Permits, etc.         |         | 0.00          |            | \$0.00         |             | \$0.00        |             |
| Courier                               |         | 0.00          |            | \$0.00         |             | \$0.00        |             |
| TOTAL DIRECT EXPENSES                 |         | \$12.60       |            | \$169.30       |             | \$181.90      |             |
| NET AMOUNT DUE                        |         | \$2,718.35    |            | \$49,428.80    |             | \$52,147.15   |             |
| 2023 WA 02 Budget: \$65,250.00        |         |               |            |                |             |               |             |
| Spent to Date: \$52,147.15            |         |               |            |                |             |               |             |
| Budget Balance Remaining: \$13,102.85 |         |               |            |                |             |               |             |
| AMOUNT DUE FOR WA#2 \$2,718.35        |         |               |            |                |             |               |             |

If you have any questions regarding this invoice, please contact John Woods, 407-806-4247.

Please remit payment to: ATKINS, PO BOX 409357, ATLANTA, GA 30384-9357  
Tax ID: 59-0896138

Wire Payments: Routing No. 026009593, Acct No 4451286495  
ACH EFT Payments: ABA Routing 111000012, Acct No 4451286495

AtkinsRéalis - Baseline / Référence

Urban Orlando CDD  
210 N. University Drive, Suite 702  
Coral Springs FL 33071

Invoice Date: 8/22/2025  
Invoice Number: 2048709-B  
Project Number: 100091825 WA02

Re: **FY 2025 Work Authorization # 2 - Operations & Maintenance General Assistance Services.**

Invoice for Professional Services for the Period: July 01, 2025 to July 31, 2025

| CATEGORY          | HOURS        | BILL RATE | TOTAL              |
|-------------------|--------------|-----------|--------------------|
| Project Manager   | 11.25        | \$219.00  | \$ 2,463.75        |
| Engineer II       | 2.00         | \$121.00  | \$ 242.00          |
| <b>TASK TOTAL</b> | <b>13.25</b> |           | <b>\$ 2,705.75</b> |



# Florida Water Features, Inc.

1451 Seminola Blvd.  
Casselberry, FL 32707

## Invoice

| DATE      | INVOICE NO. |
|-----------|-------------|
| 8/25/2025 | 24897       |

### BILL TO

e  
Baldwin Park UOCDD  
c/o Stacey Fryrear  
1913 Meeting Place  
Orlando, FL 32814

| JOB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | P.O. NO. | TERMS                   |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------|--------|
| Jake Street Fountain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Contract | Upon Receipt            |        |
| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | QTY      | RATE                    | AMOUNT |
| Jake Street Fountain<br><br>Weekly Basin Fountain Service<br>For the month of August.                                                                                                                                                                                                                                                                                                                                                                                                                             | 1        | 230.00                  | 230.00 |
| <div><div>Urban Orlando CDD</div><div><div><input type="checkbox"/> R&amp;M Irrigation</div><div><input type="checkbox"/> R&amp;M Parks</div><div><input type="checkbox"/> Contracts - Security Service</div><div><input type="checkbox"/> Reserves - Landscape/Hardscape</div><div><input checked="" type="checkbox"/> Other: <u>Contracts Fountain</u></div></div><div><div>Initials</div><div><u>BP</u></div><div>Date</div><div><u>09/08/25</u></div><div>Amount</div><div><u>\$ 230.00</u></div></div></div> |          |                         |        |
| Thank you for your business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          | Invoice Amount \$230.00 |        |

[Credit Card Payments Require a 3% Service Fee](#)

Phone # 407-834-0621

Fax # 407-388-0621

[www.floridawaterfeatures.com](http://www.floridawaterfeatures.com)

[contact@floridawaterfeatures.com](mailto:contact@floridawaterfeatures.com)



# Florida Water Features, Inc.

1451 Seminola Blvd.  
Casselberry, FL 32707

## Invoice

| DATE      | INVOICE NO. |
|-----------|-------------|
| 8/25/2025 | 24896       |

### BILL TO

e  
Baldwin Park UOCDD  
c/o Bill Patterson  
1913 Meeting Place  
Orlando, FL 32814

| JOB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | P.O. NO. | TERMS                   |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------|--------|
| NB St. Waterfalls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Contract | Upon Receipt            |        |
| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | QTY      | RATE                    | AMOUNT |
| New Broad Street Waterfalls<br><br>Weekly Waterfall Cleaning<br>For the month of August.                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        | 150.00                  | 150.00 |
| <div><div>Urban Orlando CDD</div><div><div><input type="checkbox"/> R&amp;M Irrigation</div><div><input type="checkbox"/> R&amp;M Parks</div><div><input type="checkbox"/> Contracts - Security Service</div><div><input type="checkbox"/> Reserves - Landscape/Hardscape</div><div><input checked="" type="checkbox"/> Other: <u>Contracts Fountain</u></div></div><div><div>Initials</div><div><u>BP</u></div><div>Date</div><div><u>09/08/25</u></div><div>Amount</div><div><u>\$ 150.00</u></div></div></div> |          |                         |        |
| Thank you for your business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          | Invoice Amount \$150.00 |        |

[Credit Card Payments Require a 3% Service Fee](#)

Phone # 407-834-0621

Fax # 407-388-0621

[www.floridawaterfeatures.com](http://www.floridawaterfeatures.com)

[contact@floridawaterfeatures.com](mailto:contact@floridawaterfeatures.com)

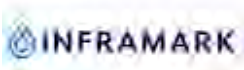
SENTRY MANAGEMENT INC  
2180 W SR 434 SUITE 5000  
LONGWOOD FL 32779

(407) 788-6700 EXT: 21105  
I N V O I C E

4/SMI000  
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT  
C/O [REDACTED] 210 N UNIVERSITY DR SUITE 702  
CORAL SPRINGS FL 33071

ACCT # 113200  
BALDWIN PK CDD

| .....      |                                |                 |               |                 |          |
|------------|--------------------------------|-----------------|---------------|-----------------|----------|
| DATE       | DESCRIPTION                    | LONGWOOD        | OTHR ASSESS   | PAYROLL         | TOTAL    |
| 09/01/2025 | SEPTEMBER MGMT REPRESENTATIVE  | 1,348.01        |               |                 | 1,348.01 |
| 09/01/2025 | MANAGEMENT FEE                 |                 | 300.00        |                 | 1,648.01 |
| 09/01/2025 | SEPTEMBER MAINT REPRESENTATIVE |                 |               | 3,370.99        | 5,019.00 |
|            |                                | <u>1,348.01</u> | <u>300.00</u> | <u>3,370.99</u> |          |



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**  
Urban Orlando CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

**INVOICE#**  
158138  
**CUSTOMER ID**  
C1604  
**PO#**

INVOICE

**DATE**  
9/5/2025  
**NET TERMS**  
Due On Receipt  
**DUE DATE**  
9/5/2025

Services provided for the Month of: September 2025

| DESCRIPTION                               | QTY | UOM | RATE     | MARKUP | AMOUNT          |
|-------------------------------------------|-----|-----|----------|--------|-----------------|
| Administrative Fees 001-531027-51201-5000 | 1   | Ea  | 5,391.92 |        | 5,391.92        |
| Assessment Service 001-531038-51301-5000  | 1   | Ea  | 686.33   |        | 686.33          |
| <b>Subtotal</b>                           |     |     |          |        | <b>6,078.25</b> |

|                  |            |
|------------------|------------|
| <b>Subtotal</b>  | \$6,078.25 |
| <b>Tax</b>       | \$0.00     |
| <b>Total Due</b> | \$6,078.25 |

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC  
ACH - Bank Routing Number: 111000614 / Account Number: 912593196  
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

Urban Orlando CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

**INVOICE#**

157219

**CUSTOMER ID**

C1604

**PO#****DATE**

8/28/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

8/28/2025

Services provided for the Month of: July 2025

| DESCRIPTION     | QTY | UOM | RATE | MARKUP | AMOUNT      |
|-----------------|-----|-----|------|--------|-------------|
| Postage         | 6   | Ea  | 0.72 |        | 4.29        |
| <b>Subtotal</b> |     |     |      |        | <b>4.29</b> |

**Subtotal**

\$4.29

**Tax**

\$0.00

**Total Due**

\$4.29

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

1/3

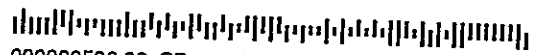
3

3000694-00



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7835191



000000536 02 SP 106481454378960 P

Urban Orlando CDD  
c/o Inframark  
5645 Coral Ridge Drive, no. 407  
Coral Springs, FL 33076  
United States







Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7835191  
269697000  
07/25/2025  
Duffy, Leanne M  
(407)-835-3807

2/3

Urban Orlando CDD  
c/o Inframark  
5645 Coral Ridge Drive, no. 407  
Coral Springs, FL 33076  
United States

URBAN ORLANDO CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$3,795.44

All Invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

URBAN ORLANDO CDD 2018

|                      |                 |
|----------------------|-----------------|
| Invoice Number:      | 7835191         |
| Account Number:      | 269697000       |
| Current Due:         | \$3,795.44      |
| Direct Inquiries To: | Duffy, Leanne M |
| Phone:               | (407)-835-3807  |

#### Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 269697000  
Invoice # 7835191  
Attn: Fee Dept St. Paul

#### Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-VN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7835191  
Invoice Date: 07/25/2025  
Account Number: 269697000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

URBAN ORLANDO CDD 2018

Accounts Included 269697000 269697001 269697002 269697003 269697004  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

| Detail of Current Charges                                                | Volume        | Rate      | Portion of Year | Total Fees        |
|--------------------------------------------------------------------------|---------------|-----------|-----------------|-------------------|
| 04360 Administration Fee - Principal Amount O/S                          | 12,252,000.00 | 0.0002875 | 100.00%         | \$3,522.45        |
| <b>Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026</b> |               |           |                 | <b>\$3,522.45</b> |
| Incidental Expenses<br>07/01/2025 to 06/30/2026                          | 3,522.45      | 0.0775    |                 | \$272.99          |
| <b>Subtotal Incidental Expenses</b>                                      |               |           |                 | <b>\$272.99</b>   |
| <b>TOTAL AMOUNT DUE</b>                                                  |               |           |                 | <b>\$3,795.44</b> |



## INVOICE



Urban Orlando Community Development District  
 c/o Inframark Management Services  
 313 Campus Street  
 Celebration, FL 34747

|                         |                                              |
|-------------------------|----------------------------------------------|
| <b>Customer</b>         | Urban Orlando Community Development District |
| <b>Acct #</b>           | 1252                                         |
| <b>Date</b>             | 09/19/2025                                   |
| <b>Customer Service</b> | Christina Wood                               |
| <b>Page</b>             | 1 of 1                                       |

| Payment Information    |               |
|------------------------|---------------|
| <b>Invoice Summary</b> | \$ 23,740.00  |
| <b>Payment Amount</b>  |               |
| <b>Payment for:</b>    | Invoice#29688 |
| 100125860              |               |

Thank You

Please detach and return with payment



Customer: Urban Orlando Community Development District

| Invoice | Effective  | Transaction  | Description                                                                                                                | Amount    |
|---------|------------|--------------|----------------------------------------------------------------------------------------------------------------------------|-----------|
| 29688   | 10/01/2025 | Renew policy | Policy #100125860 10/01/2025-10/01/2026<br>Florida Insurance Alliance<br><br>Package - Renew policy<br>Due Date: 9/19/2025 | 23,740.00 |

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

**Total**

\$ 23,740.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/19/2025



# Invoice

## #INV245698

8/27/2025

Payment Terms: Net 30

Due Date: 9/26/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

**Bill To Attn To:**

Inframark Inframark  
Urban Orlando CDD:Baldwin Park  
210 North University Drive  
Suite 702  
Coral Springs FL 33071  
United States

**Ship To/WorkSite Address**

William Patterson  
1913 Meeting Place  
Orlando FL 32814  
United States

**Make Check Payable and Mail to:**

Off Duty Management, Inc.  
P.O. Box 737377  
Dallas ,TX 75373-7377

**Please include invoice number with payment**

| Project                                                                                    | PO | Job #/Ref # | Amount Due        |
|--------------------------------------------------------------------------------------------|----|-------------|-------------------|
| 93924 Urban Orlando CDD :<br>Baldwin Park :<br>ODM-20241202-0337:Urban<br>Orlando CDD:Bald |    |             | <b>\$7,036.08</b> |

| Agency                      | Time IN - Time OUT                              | Officer                 | Type    | Hours/<br>Qty | Rate    | Amount   |
|-----------------------------|-------------------------------------------------|-------------------------|---------|---------------|---------|----------|
| Orlando Police<br>Dept - FL | 8/17/2025 7:30:00 AM -<br>8/17/2025 2:30:00 PM  | Don Gierke              | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 8/17/2025 9:00:00 PM -<br>8/18/2025 4:00:00 AM  | Aaron Wilkins           | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 8/18/2025 6:30:00 AM -<br>8/18/2025 1:30:00 PM  | Christopher<br>Mager    | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/18/2025 3:00:00 PM -<br>8/18/2025 10:00:00 PM | Ricky Mcnichols         | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/19/2025 12:30:00 AM -<br>8/19/2025 7:30:00 AM | Daniel Staudte          | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/19/2025 4:45:00 PM -<br>8/19/2025 11:45:00 PM | Ricky Mcnichols         | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/20/2025 9:45:00 AM -<br>8/20/2025 4:45:00 PM  | Christopher<br>Wiewiora | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/20/2025 1:30:00 PM -<br>8/20/2025 8:30:00 PM  | Daniel Staudte          | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/21/2025 2:30:00 AM -<br>8/21/2025 9:30:00 AM  | Ryan Hartline           | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/21/2025 3:00:00 PM -<br>8/21/2025 10:00:00 PM | Don Gierke              | Regular | 7             | \$61.00 | \$427.00 |



INV245698



# Invoice

## #INV245698

8/27/2025

Payment Terms: Net 30

Due Date: 9/26/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type        | Hours/<br>Qty | Rate    | Amount            |
|-----------------------------|-------------------------------------------------|-------------------------|-------------|---------------|---------|-------------------|
| Orlando Police<br>Dept - FL | 8/22/2025 5:00:00 AM -<br>8/22/2025 12:00:00 PM | Daniel Staudte          | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/22/2025 12:00:00 PM -<br>8/22/2025 7:00:00 PM | Daniel Staudte          | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/23/2025 1:00:00 AM -<br>8/23/2025 5:00:00 AM  | Ricky McNichols         | Regular     | 4             | \$66.00 | \$264.00          |
| Orlando Police<br>Dept - FL | 8/23/2025 11:00:00 AM -<br>8/23/2025 6:00:00 PM | Elio Florin             | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/23/2025 2:00:00 PM -<br>8/23/2025 9:00:00 PM  | Branden Keck            | Regular     | 7             | \$66.00 | \$462.00          |
| <b>Regular Total</b>        |                                                 |                         |             |               |         | <b>\$6,452.00</b> |
| Orlando Police<br>Dept - FL | 8/17/2025 7:30:00 AM -<br>8/17/2025 2:30:00 PM  | Don Gierke              | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/17/2025 9:00:00 PM -<br>8/18/2025 4:00:00 AM  | Aaron Wilkins           | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/18/2025 6:30:00 AM -<br>8/18/2025 1:30:00 PM  | Christopher<br>Mager    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/18/2025 3:00:00 PM -<br>8/18/2025 10:00:00 PM | Ricky McNichols         | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/19/2025 12:30:00 AM -<br>8/19/2025 7:30:00 AM | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/19/2025 4:45:00 PM -<br>8/19/2025 11:45:00 PM | Ricky McNichols         | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/20/2025 9:45:00 AM -<br>8/20/2025 4:45:00 PM  | Christopher<br>Wiewiora | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/20/2025 1:30:00 PM -<br>8/20/2025 8:30:00 PM  | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/21/2025 2:30:00 AM -<br>8/21/2025 9:30:00 AM  | Ryan Hartline           | Payroll Tax | 7             | \$4.208 | \$29.46           |



INV245698



# Invoice

## #INV245698

8/27/2025

Payment Terms: Net 30

Due Date: 9/26/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL | 8/21/2025 3:00:00 PM -<br>8/21/2025 10:00:00 PM | Don Gierke              | Payroll Tax      | 7             | \$4.208 | \$29.46         |
| Orlando Police<br>Dept - FL | 8/22/2025 5:00:00 AM -<br>8/22/2025 12:00:00 PM | Daniel Staudte          | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/22/2025 12:00:00 PM -<br>8/22/2025 7:00:00 PM | Daniel Staudte          | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/23/2025 1:00:00 AM -<br>8/23/2025 5:00:00 AM  | Ricky McNichols         | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| Orlando Police<br>Dept - FL | 8/23/2025 11:00:00 AM -<br>8/23/2025 6:00:00 PM | Elio Florin             | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/23/2025 2:00:00 PM -<br>8/23/2025 9:00:00 PM  | Branden Keck            | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| <b>Payroll Tax Total</b>    |                                                 |                         |                  |               |         | <b>\$446.82</b> |
| Orlando Police<br>Dept - FL | 8/17/2025 7:30:00 AM -<br>8/17/2025 2:30:00 PM  | Don Gierke              | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/17/2025 9:00:00 PM -<br>8/18/2025 4:00:00 AM  | Aaron Wilkins           | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/18/2025 6:30:00 AM -<br>8/18/2025 1:30:00 PM  | Christopher<br>Mager    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/18/2025 3:00:00 PM -<br>8/18/2025 10:00:00 PM | Ricky McNichols         | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/19/2025 12:30:00 AM -<br>8/19/2025 7:30:00 AM | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/19/2025 4:45:00 PM -<br>8/19/2025 11:45:00 PM | Ricky McNichols         | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/20/2025 9:45:00 AM -<br>8/20/2025 4:45:00 PM  | Christopher<br>Wiewiora | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/20/2025 1:30:00 PM -<br>8/20/2025 8:30:00 PM  | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |



INV245698



# Invoice

## #INV245698

8/27/2025

 Payment Terms: Net 30  
 Due Date: 9/26/2025

Off Duty Management Inc.  
 1906 Avenue D #200  
 Katy, TX 77493  
 281-347-8500  
 invoicing@offdutymanagement.com

| Agency                            | Time IN - Time OUT                              | Officer         | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------------|-------------------------------------------------|-----------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL       | 8/21/2025 2:30:00 AM -<br>8/21/2025 9:30:00 AM  | Ryan Hartline   | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 8/21/2025 3:00:00 PM -<br>8/21/2025 10:00:00 PM | Don Gierke      | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 8/22/2025 5:00:00 AM -<br>8/22/2025 12:00:00 PM | Daniel Staudte  | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/22/2025 12:00:00 PM -<br>8/22/2025 7:00:00 PM | Daniel Staudte  | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/23/2025 1:00:00 AM -<br>8/23/2025 5:00:00 AM  | Ricky McNichols | Agency Admin Fee | 4             | \$1.41  | \$5.64          |
| Orlando Police<br>Dept - FL       | 8/23/2025 11:00:00 AM -<br>8/23/2025 6:00:00 PM | Elio Florin     | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/23/2025 2:00:00 PM -<br>8/23/2025 9:00:00 PM  | Branden Keck    | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| <b>Agency Admin Fee<br/>Total</b> |                                                 |                 |                  |               |         | <b>\$137.26</b> |

**Invoice Comments:**
**Request Id: ODM-20241202-0337**
**Invoice Subtotal** \$7,036.08

**Tax Total (%)** \$0.00

**Invoice Total** \$7,036.08

**Total Paid** \$0.00

**Amount Due** \$7,036.08


INV245698



# Invoice

## #INV248067

9/4/2025

Payment Terms: Net 30

Due Date: 10/4/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

**Bill To Attn To:**

Inframark Inframark  
Urban Orlando CDD:Baldwin Park  
210 North University Drive  
Suite 702  
Coral Springs FL 33071  
United States

**Ship To/WorkSite Address**

William Patterson  
1913 Meeting Place  
Orlando FL 32814  
United States

**Make Check Payable and Mail to:**

Off Duty Management, Inc.  
P.O. Box 737377  
Dallas ,TX 75373-7377

**Please include invoice number with payment**

| Project                                                                                    | PO | Job #/Ref # | Amount Due        |
|--------------------------------------------------------------------------------------------|----|-------------|-------------------|
| 93924 Urban Orlando CDD :<br>Baldwin Park :<br>ODM-20241202-0337:Urban<br>Orlando CDD:Bald |    |             | <b>\$6,789.59</b> |

| Agency                      | Time IN - Time OUT                              | Officer               | Type    | Hours/<br>Qty | Rate    | Amount   |
|-----------------------------|-------------------------------------------------|-----------------------|---------|---------------|---------|----------|
| Orlando Police<br>Dept - FL | 8/24/2025 4:15:00 AM -<br>8/24/2025 11:15:00 AM | Benjamin<br>Stanaland | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 8/24/2025 4:00:00 PM -<br>8/24/2025 11:00:00 PM | Peter Meier           | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 8/25/2025 4:30:00 AM -<br>8/25/2025 11:30:00 AM | Ryan Hartline         | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/25/2025 4:00:00 PM -<br>8/25/2025 11:00:00 PM | Michael<br>Zastawney  | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/26/2025 7:00:00 AM -<br>8/26/2025 1:00:00 PM  | Pedro Alvarez         | Regular | 6             | \$61.00 | \$366.00 |
| Orlando Police<br>Dept - FL | 8/26/2025 2:00:00 PM -<br>8/26/2025 9:00:00 PM  | Jalen Johnson         | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/27/2025 9:00:00 AM -<br>8/27/2025 4:00:00 PM  | Christopher<br>Mager  | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/27/2025 2:15:00 PM -<br>8/27/2025 9:15:00 PM  | Sebastian<br>Cadavid  | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/28/2025 12:15:00 AM -<br>8/28/2025 7:15:00 AM | Daniel Staudte        | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/28/2025 8:30:00 PM -<br>8/29/2025 3:30:00 AM  | Donald Lacentra       | Regular | 7             | \$61.00 | \$427.00 |



INV248067





# Invoice

## #INV248067

9/4/2025

Payment Terms: Net 30

Due Date: 10/4/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type        | Hours/<br>Qty | Rate    | Amount            |
|-----------------------------|-------------------------------------------------|-------------------------|-------------|---------------|---------|-------------------|
| Orlando Police<br>Dept - FL | 8/29/2025 4:45:00 AM -<br>8/29/2025 11:45:00 AM | Ryan Hartline           | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/29/2025 2:15:00 PM -<br>8/29/2025 6:45:00 PM  | Renzo Rincon            | Regular     | 4.5           | \$66.00 | \$297.00          |
| Orlando Police<br>Dept - FL | 8/30/2025 1:00:00 AM -<br>8/30/2025 5:00:00 AM  | Ricky Mcnichols         | Regular     | 4             | \$66.00 | \$264.00          |
| Orlando Police<br>Dept - FL | 8/30/2025 2:00:00 AM -<br>8/30/2025 9:00:00 AM  | David<br>Robinson-01    | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/30/2025 2:15:00 PM -<br>8/30/2025 9:15:00 PM  | Christopher<br>Wiewiora | Regular     | 7             | \$66.00 | \$462.00          |
| <b>Regular Total</b>        |                                                 |                         |             |               |         | <b>\$6,226.00</b> |
| Orlando Police<br>Dept - FL | 8/24/2025 4:15:00 AM -<br>8/24/2025 11:15:00 AM | Benjamin<br>Stanaland   | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/24/2025 4:00:00 PM -<br>8/24/2025 11:00:00 PM | Peter Meier             | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/25/2025 4:30:00 AM -<br>8/25/2025 11:30:00 AM | Ryan Hartline           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/25/2025 4:00:00 PM -<br>8/25/2025 11:00:00 PM | Michael<br>Zastawney    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/26/2025 7:00:00 AM -<br>8/26/2025 1:00:00 PM  | Pedro Alvarez           | Payroll Tax | 6             | \$4.208 | \$25.25           |
| Orlando Police<br>Dept - FL | 8/26/2025 2:00:00 PM -<br>8/26/2025 9:00:00 PM  | Jalen Johnson           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/27/2025 9:00:00 AM -<br>8/27/2025 4:00:00 PM  | Christopher<br>Mager    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/27/2025 2:15:00 PM -<br>8/27/2025 9:15:00 PM  | Sebastian<br>Cadavid    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/28/2025 12:15:00 AM -<br>8/28/2025 7:15:00 AM | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |



INV248067



# Invoice

## #INV248067

9/4/2025

Payment Terms: Net 30

Due Date: 10/4/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL | 8/28/2025 8:30:00 PM -<br>8/29/2025 3:30:00 AM  | Donald Lacentra         | Payroll Tax      | 7             | \$4.208 | \$29.46         |
| Orlando Police<br>Dept - FL | 8/29/2025 4:45:00 AM -<br>8/29/2025 11:45:00 AM | Ryan Hartline           | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/29/2025 2:15:00 PM -<br>8/29/2025 6:45:00 PM  | Renzo Rincon            | Payroll Tax      | 4.5           | \$4.59  | \$20.66         |
| Orlando Police<br>Dept - FL | 8/30/2025 1:00:00 AM -<br>8/30/2025 5:00:00 AM  | Ricky McNichols         | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| Orlando Police<br>Dept - FL | 8/30/2025 2:00:00 AM -<br>8/30/2025 9:00:00 AM  | David<br>Robinson-01    | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/30/2025 2:15:00 PM -<br>8/30/2025 9:15:00 PM  | Christopher<br>Wiewiora | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| <b>Payroll Tax Total</b>    |                                                 |                         |                  |               |         | <b>\$431.14</b> |
| Orlando Police<br>Dept - FL | 8/24/2025 4:15:00 AM -<br>8/24/2025 11:15:00 AM | Benjamin<br>Stanaland   | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/24/2025 4:00:00 PM -<br>8/24/2025 11:00:00 PM | Peter Meier             | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/25/2025 4:30:00 AM -<br>8/25/2025 11:30:00 AM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/25/2025 4:00:00 PM -<br>8/25/2025 11:00:00 PM | Michael<br>Zastawney    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/26/2025 7:00:00 AM -<br>8/26/2025 1:00:00 PM  | Pedro Alvarez           | Agency Admin Fee | 6             | \$1.293 | \$7.76          |
| Orlando Police<br>Dept - FL | 8/26/2025 2:00:00 PM -<br>8/26/2025 9:00:00 PM  | Jalen Johnson           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/27/2025 9:00:00 AM -<br>8/27/2025 4:00:00 PM  | Christopher<br>Mager    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/27/2025 2:15:00 PM -<br>8/27/2025 9:15:00 PM  | Sebastian<br>Cadavid    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |



INV248067



Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

# Invoice

#INV248067

9/4/2025

Payment Terms: Net 30  
Due Date: 10/4/2025

| Agency                            | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL       | 8/28/2025 12:15:00 AM -<br>8/28/2025 7:15:00 AM | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 8/28/2025 8:30:00 PM -<br>8/29/2025 3:30:00 AM  | Donald Lacentra         | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 8/29/2025 4:45:00 AM -<br>8/29/2025 11:45:00 AM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/29/2025 2:15:00 PM -<br>8/29/2025 6:45:00 PM  | Renzo Rincon            | Agency Admin Fee | 4.5           | \$1.41  | \$6.35          |
| Orlando Police<br>Dept - FL       | 8/30/2025 1:00:00 AM -<br>8/30/2025 5:00:00 AM  | Ricky McNichols         | Agency Admin Fee | 4             | \$1.41  | \$5.64          |
| Orlando Police<br>Dept - FL       | 8/30/2025 2:00:00 AM -<br>8/30/2025 9:00:00 AM  | David<br>Robinson-01    | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/30/2025 2:15:00 PM -<br>8/30/2025 9:15:00 PM  | Christopher<br>Wiewiora | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| <b>Agency Admin Fee<br/>Total</b> |                                                 |                         |                  |               |         | <b>\$132.45</b> |

## Invoice Comments:

Request Id: ODM-20241202-0337

Invoice Subtotal \$6,789.59

Tax Total (%) \$0.00

Invoice Total \$6,789.59

Total Paid \$0.00

**Amount Due \$6,789.59**



INV248067



# Invoice

## #INV235372

7/24/2025

Payment Terms: Net 30  
Due Date: 8/23/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

**Bill To Attn To:**

Inframark Inframark  
Urban Orlando CDD:Baldwin Park  
210 North University Drive  
Suite 702  
Coral Springs FL 33071  
United States

**Ship To/WorkSite Address**

William Patterson  
1913 Meeting Place  
Orlando FL 32814  
United States

**Make Check Payable and Mail to:**

Off Duty Management, Inc.  
P.O. Box 737377  
Dallas ,TX 75373-7377

**Please include invoice number with payment**

| Project                                                                                    | PO | Job #/Ref # | Amount Due        |
|--------------------------------------------------------------------------------------------|----|-------------|-------------------|
| 93924 Urban Orlando CDD :<br>Baldwin Park :<br>ODM-20241202-0337:Urban<br>Orlando CDD:Bald |    |             | <b>\$6,969.58</b> |

| Agency                      | Time IN - Time OUT                              | Officer              | Type    | Hours/<br>Qty | Rate    | Amount   |
|-----------------------------|-------------------------------------------------|----------------------|---------|---------------|---------|----------|
| Orlando Police<br>Dept - FL | 7/13/2025 8:30:00 AM -<br>7/13/2025 3:30:00 PM  | Jordany Vargas       | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 7/13/2025 5:30:00 PM -<br>7/14/2025 12:30:00 AM | Peter Meier          | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 7/14/2025 5:30:00 AM -<br>7/14/2025 12:30:00 PM | Ryan Hartline        | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 7/14/2025 2:00:00 PM -<br>7/14/2025 9:00:00 PM  | Don Gierke           | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 7/15/2025 4:45:00 AM -<br>7/15/2025 10:45:00 AM | Pedro Alvarez        | Regular | 6             | \$61.00 | \$366.00 |
| Orlando Police<br>Dept - FL | 7/15/2025 2:00:00 PM -<br>7/15/2025 9:00:00 PM  | Jalen Johnson        | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 7/16/2025 7:00:00 AM -<br>7/16/2025 2:00:00 PM  | Christopher<br>Mager | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 7/16/2025 2:15:00 PM -<br>7/16/2025 9:15:00 PM  | Sebastian<br>Cadavid | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 7/17/2025 12:00:00 AM -<br>7/17/2025 7:00:00 AM | Daniel Staudte       | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 7/17/2025 2:00:00 PM -<br>7/17/2025 9:00:00 PM  | Donald Lacentra      | Regular | 7             | \$61.00 | \$427.00 |



INV235372



# Invoice

## #INV235372

7/24/2025

Payment Terms: Net 30

Due Date: 8/23/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type        | Hours/<br>Qty | Rate    | Amount            |
|-----------------------------|-------------------------------------------------|-------------------------|-------------|---------------|---------|-------------------|
| Orlando Police<br>Dept - FL | 7/18/2025 5:30:00 AM -<br>7/18/2025 12:30:00 PM | Ryan Hartline           | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 7/18/2025 2:00:00 PM -<br>7/18/2025 9:00:00 PM  | Christopher<br>Wiewiora | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 7/19/2025 1:00:00 AM -<br>7/19/2025 5:00:00 AM  | Ricky McNichols         | Regular     | 4             | \$66.00 | \$264.00          |
| Orlando Police<br>Dept - FL | 7/19/2025 2:15:00 AM -<br>7/19/2025 9:15:00 AM  | David<br>Robinson-01    | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 7/19/2025 3:00:00 PM -<br>7/19/2025 10:00:00 PM | Jordany Vargas          | Regular     | 7             | \$66.00 | \$462.00          |
| <b>Regular Total</b>        |                                                 |                         |             |               |         | <b>\$6,391.00</b> |
| Orlando Police<br>Dept - FL | 7/13/2025 8:30:00 AM -<br>7/13/2025 3:30:00 PM  | Jordany Vargas          | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 7/13/2025 5:30:00 PM -<br>7/14/2025 12:30:00 AM | Peter Meier             | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 7/14/2025 5:30:00 AM -<br>7/14/2025 12:30:00 PM | Ryan Hartline           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 7/14/2025 2:00:00 PM -<br>7/14/2025 9:00:00 PM  | Don Gierke              | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 7/15/2025 4:45:00 AM -<br>7/15/2025 10:45:00 AM | Pedro Alvarez           | Payroll Tax | 6             | \$4.208 | \$25.25           |
| Orlando Police<br>Dept - FL | 7/15/2025 2:00:00 PM -<br>7/15/2025 9:00:00 PM  | Jalen Johnson           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 7/16/2025 7:00:00 AM -<br>7/16/2025 2:00:00 PM  | Christopher<br>Mager    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 7/16/2025 2:15:00 PM -<br>7/16/2025 9:15:00 PM  | Sebastian<br>Cadavid    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 7/17/2025 12:00:00 AM -<br>7/17/2025 7:00:00 AM | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |



INV235372



Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

# Invoice

## #INV235372

7/24/2025

Payment Terms: Net 30  
Due Date: 8/23/2025

| Agency                      | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL | 7/17/2025 2:00:00 PM -<br>7/17/2025 9:00:00 PM  | Donald Lacentra         | Payroll Tax      | 7             | \$4.208 | \$29.46         |
| Orlando Police<br>Dept - FL | 7/18/2025 5:30:00 AM -<br>7/18/2025 12:30:00 PM | Ryan Hartline           | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 7/18/2025 2:00:00 PM -<br>7/18/2025 9:00:00 PM  | Christopher<br>Wiewiora | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 7/19/2025 1:00:00 AM -<br>7/19/2025 5:00:00 AM  | Ricky Mcnichols         | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| Orlando Police<br>Dept - FL | 7/19/2025 2:15:00 AM -<br>7/19/2025 9:15:00 AM  | David<br>Robinson-01    | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 7/19/2025 3:00:00 PM -<br>7/19/2025 10:00:00 PM | Jordany Vargas          | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| <b>Payroll Tax Total</b>    |                                                 |                         |                  |               |         | <b>\$442.61</b> |
| Orlando Police<br>Dept - FL | 7/13/2025 8:30:00 AM -<br>7/13/2025 3:30:00 PM  | Jordany Vargas          | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 7/13/2025 5:30:00 PM -<br>7/14/2025 12:30:00 AM | Peter Meier             | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 7/14/2025 5:30:00 AM -<br>7/14/2025 12:30:00 PM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 7/14/2025 2:00:00 PM -<br>7/14/2025 9:00:00 PM  | Don Gierke              | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 7/15/2025 4:45:00 AM -<br>7/15/2025 10:45:00 AM | Pedro Alvarez           | Agency Admin Fee | 6             | \$1.293 | \$7.76          |
| Orlando Police<br>Dept - FL | 7/15/2025 2:00:00 PM -<br>7/15/2025 9:00:00 PM  | Jalen Johnson           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 7/16/2025 7:00:00 AM -<br>7/16/2025 2:00:00 PM  | Christopher<br>Mager    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 7/16/2025 2:15:00 PM -<br>7/16/2025 9:15:00 PM  | Sebastian<br>Cadavid    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |



INV235372



Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

# Invoice

#INV235372

7/24/2025

Payment Terms: Net 30  
Due Date: 8/23/2025

| Agency                            | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL       | 7/17/2025 12:00:00 AM -<br>7/17/2025 7:00:00 AM | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 7/17/2025 2:00:00 PM -<br>7/17/2025 9:00:00 PM  | Donald Lacentra         | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 7/18/2025 5:30:00 AM -<br>7/18/2025 12:30:00 PM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 7/18/2025 2:00:00 PM -<br>7/18/2025 9:00:00 PM  | Christopher<br>Wiewiora | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 7/19/2025 1:00:00 AM -<br>7/19/2025 5:00:00 AM  | Ricky McNichols         | Agency Admin Fee | 4             | \$1.41  | \$5.64          |
| Orlando Police<br>Dept - FL       | 7/19/2025 2:15:00 AM -<br>7/19/2025 9:15:00 AM  | David<br>Robinson-01    | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 7/19/2025 3:00:00 PM -<br>7/19/2025 10:00:00 PM | Jordany Vargas          | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| <b>Agency Admin Fee<br/>Total</b> |                                                 |                         |                  |               |         | <b>\$135.97</b> |

## Invoice Comments:

Request Id: ODM-20241202-0337

Invoice Subtotal \$6,969.58

Tax Total (%) \$0.00

Invoice Total \$6,969.58

Total Paid \$0.00

**Amount Due \$6,969.58**



INV235372





Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagen

| Urban Orlando CDD                   |                                |
|-------------------------------------|--------------------------------|
| <input type="checkbox"/>            | R&M Irrigation                 |
| <input type="checkbox"/>            | R&M Parks                      |
| <input checked="" type="checkbox"/> | Contracts - Security Service   |
| <input type="checkbox"/>            | Reserves - Landscape/Hardscape |
| <input type="checkbox"/>            | Other: _____                   |
| Initials                            | BP                             |
| Date                                | 08/21/25                       |
| Amount                              | \$ 6,537.31                    |

# Invoice

#INV244045

8/21/2025

Payment Terms: Net 30  
Due Date: 9/20/2025

## Bill To Attn To:

Inframark Inframark  
Urban Orlando CDD:Baldwin Park  
210 North University Drive  
Suite 702  
Coral Springs FL 33071  
United States

## Ship To/WorkSite Address

William Patterson  
1913 Meeting Place  
Orlando FL 32814  
United States

## Make Check Payable and Mail to:

Off Duty Management, Inc.  
P.O. Box 737377  
Dallas ,TX 75373-7377

**Please include invoice number with payment**

| Project                                                                                    | PO | Job #/Ref # | Amount Due        |
|--------------------------------------------------------------------------------------------|----|-------------|-------------------|
| 93924 Urban Orlando CDD :<br>Baldwin Park :<br>ODM-20241202-0337:Urban<br>Orlando CDD:Bald |    |             | <b>\$6,537.31</b> |

| Agency                      | Time IN - Time OUT                              | Officer              | Type    | Hours/<br>Qty | Rate    | Amount   |
|-----------------------------|-------------------------------------------------|----------------------|---------|---------------|---------|----------|
| Orlando Police<br>Dept - FL | 8/10/2025 11:00:00 AM -<br>8/10/2025 6:00:00 PM | Baylor Anderson      | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 8/10/2025 3:15:00 PM -<br>8/10/2025 10:15:00 PM | Peter Meier          | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 8/11/2025 12:30:00 AM -<br>8/11/2025 7:30:00 AM | Ryan Hartline        | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/11/2025 3:15:00 PM -<br>8/11/2025 10:15:00 PM | Don Gierke           | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/12/2025 2:15:00 AM -<br>8/12/2025 9:15:00 AM  | Delvis Lopez         | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/12/2025 2:00:00 PM -<br>8/12/2025 9:00:00 PM  | Jalen Johnson        | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/13/2025 7:15:00 AM -<br>8/13/2025 2:15:00 PM  | Christopher<br>Mager | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/13/2025 8:30:00 PM -<br>8/14/2025 3:30:00 AM  | Wyatt Gaskins        | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 8/14/2025 9:00:00 PM -<br>8/15/2025 3:30:00 AM  | Donald Lacentra      | Regular | 6.5           | \$61.00 | \$396.50 |
| Orlando Police<br>Dept - FL | 8/15/2025 4:30:00 AM -<br>8/15/2025 11:30:00 AM | Ryan Hartline        | Regular | 7             | \$66.00 | \$462.00 |



INV244045





# Invoice

## #INV244045

8/21/2025

Payment Terms: Net 30

Due Date: 9/20/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type        | Hours/<br>Qty | Rate    | Amount            |
|-----------------------------|-------------------------------------------------|-------------------------|-------------|---------------|---------|-------------------|
| Orlando Police<br>Dept - FL | 8/15/2025 2:00:00 PM -<br>8/15/2025 9:00:00 PM  | Christopher<br>Wiewiora | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/16/2025 1:00:00 AM -<br>8/16/2025 5:00:00 AM  | Ricky McNichols         | Regular     | 4             | \$66.00 | \$264.00          |
| Orlando Police<br>Dept - FL | 8/16/2025 9:15:00 AM -<br>8/16/2025 4:15:00 PM  | Michael Horn-01         | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 8/16/2025 7:00:00 PM -<br>8/17/2025 2:00:00 AM  | Alex Barber             | Regular     | 7             | \$66.00 | \$462.00          |
| <b>Regular Total</b>        |                                                 |                         |             |               |         | <b>\$5,994.50</b> |
| Orlando Police<br>Dept - FL | 8/10/2025 11:00:00 AM -<br>8/10/2025 6:00:00 PM | Baylor Anderson         | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/10/2025 3:15:00 PM -<br>8/10/2025 10:15:00 PM | Peter Meier             | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/11/2025 12:30:00 AM -<br>8/11/2025 7:30:00 AM | Ryan Hartline           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/11/2025 3:15:00 PM -<br>8/11/2025 10:15:00 PM | Don Gierke              | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/12/2025 2:15:00 AM -<br>8/12/2025 9:15:00 AM  | Delvis Lopez            | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/12/2025 2:00:00 PM -<br>8/12/2025 9:00:00 PM  | Jalen Johnson           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/13/2025 7:15:00 AM -<br>8/13/2025 2:15:00 PM  | Christopher<br>Mager    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/13/2025 8:30:00 PM -<br>8/14/2025 3:30:00 AM  | Wyatt Gaskins           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 8/14/2025 9:00:00 PM -<br>8/15/2025 3:30:00 AM  | Donald Lacentra         | Payroll Tax | 6.5           | \$4.208 | \$27.35           |
| Orlando Police<br>Dept - FL | 8/15/2025 4:30:00 AM -<br>8/15/2025 11:30:00 AM | Ryan Hartline           | Payroll Tax | 7             | \$4.59  | \$32.13           |



INV244045



# Invoice

## #INV244045

8/21/2025

Payment Terms: Net 30

Due Date: 9/20/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL | 8/15/2025 2:00:00 PM -<br>8/15/2025 9:00:00 PM  | Christopher<br>Wiewiora | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/16/2025 1:00:00 AM -<br>8/16/2025 5:00:00 AM  | Ricky McNichols         | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| Orlando Police<br>Dept - FL | 8/16/2025 9:15:00 AM -<br>8/16/2025 4:15:00 PM  | Michael Horn-01         | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 8/16/2025 7:00:00 PM -<br>8/17/2025 2:00:00 AM  | Alex Barber             | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| <b>Payroll Tax Total</b>    |                                                 |                         |                  |               |         | <b>\$415.25</b> |
| Orlando Police<br>Dept - FL | 8/10/2025 11:00:00 AM -<br>8/10/2025 6:00:00 PM | Baylor Anderson         | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/10/2025 3:15:00 PM -<br>8/10/2025 10:15:00 PM | Peter Meier             | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/11/2025 12:30:00 AM -<br>8/11/2025 7:30:00 AM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/11/2025 3:15:00 PM -<br>8/11/2025 10:15:00 PM | Don Gierke              | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/12/2025 2:15:00 AM -<br>8/12/2025 9:15:00 AM  | Delvis Lopez            | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/12/2025 2:00:00 PM -<br>8/12/2025 9:00:00 PM  | Jalen Johnson           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/13/2025 7:15:00 AM -<br>8/13/2025 2:15:00 PM  | Christopher<br>Mager    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/13/2025 8:30:00 PM -<br>8/14/2025 3:30:00 AM  | Wyatt Gaskins           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 8/14/2025 9:00:00 PM -<br>8/15/2025 3:30:00 AM  | Donald Lacentra         | Agency Admin Fee | 6.5           | \$1.293 | \$8.40          |
| Orlando Police<br>Dept - FL | 8/15/2025 4:30:00 AM -<br>8/15/2025 11:30:00 AM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.41  | \$9.87          |



INV244045



Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

# Invoice

#INV244045

8/21/2025

Payment Terms: Net 30  
Due Date: 9/20/2025

| Agency                            | Time IN - Time OUT                             | Officer                 | Type             | Hours/<br>Qty | Rate   | Amount          |
|-----------------------------------|------------------------------------------------|-------------------------|------------------|---------------|--------|-----------------|
| Orlando Police<br>Dept - FL       | 8/15/2025 2:00:00 PM -<br>8/15/2025 9:00:00 PM | Christopher<br>Wiewiora | Agency Admin Fee | 7             | \$1.41 | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/16/2025 1:00:00 AM -<br>8/16/2025 5:00:00 AM | Ricky Mcnichols         | Agency Admin Fee | 4             | \$1.41 | \$5.64          |
| Orlando Police<br>Dept - FL       | 8/16/2025 9:15:00 AM -<br>8/16/2025 4:15:00 PM | Michael Horn-01         | Agency Admin Fee | 7             | \$1.41 | \$9.87          |
| Orlando Police<br>Dept - FL       | 8/16/2025 7:00:00 PM -<br>8/17/2025 2:00:00 AM | Alex Barber             | Agency Admin Fee | 7             | \$1.41 | \$9.87          |
| <b>Agency Admin Fee<br/>Total</b> |                                                |                         |                  |               |        | <b>\$127.56</b> |

## Invoice Comments:

Request Id: ODM-20241202-0337

|                         |            |
|-------------------------|------------|
| <b>Invoice Subtotal</b> | \$6,537.31 |
| <b>Tax Total (%)</b>    | \$0.00     |
| <b>Invoice Total</b>    | \$6,537.31 |
| <b>Total Paid</b>       | \$0.00     |
| <b>Amount Due</b>       | \$6,537.31 |



INV244045



# Invoice

## #INV251708

9/12/2025

Payment Terms: Net 30

Due Date: 10/12/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

**Bill To Attn To:**

Inframark Inframark  
Urban Orlando CDD:Baldwin Park  
210 North University Drive  
Suite 702  
Coral Springs FL 33071  
United States

**Ship To/WorkSite Address**

William Patterson  
1913 Meeting Place  
Orlando FL 32814  
United States

**Make Check Payable and Mail to:**

Off Duty Management, Inc.  
P.O. Box 737377  
Dallas ,TX 75373-7377

**Please include invoice number with payment**

| Project                                                                                    | PO | Job #/Ref # | Amount Due        |
|--------------------------------------------------------------------------------------------|----|-------------|-------------------|
| 93924 Urban Orlando CDD :<br>Baldwin Park :<br>ODM-20241202-0337:Urban<br>Orlando CDD:Bald |    |             | <b>\$7,886.29</b> |

| Agency                      | Time IN - Time OUT                             | Officer                 | Type    | Hours/<br>Qty | Rate     | Amount   |
|-----------------------------|------------------------------------------------|-------------------------|---------|---------------|----------|----------|
| Orlando Police<br>Dept - FL | 8/31/2025 6:30:00 AM -<br>8/31/2025 1:30:00 PM | Don Gierke              | Regular | 7             | \$66.00  | \$462.00 |
| Orlando Police<br>Dept - FL | 8/31/2025 6:00:00 PM -<br>9/1/2025 1:00:00 AM  | Josue Torres            | Regular | 7             | \$66.00  | \$462.00 |
| Orlando Police<br>Dept - FL | 9/1/2025 8:00:00 AM -<br>9/1/2025 3:00:00 PM   | Christopher<br>Mager    | Regular | 7             | \$118.80 | \$831.60 |
| Orlando Police<br>Dept - FL | 9/1/2025 4:00:00 PM -<br>9/1/2025 11:00:00 PM  | Ricky Mcnichols         | Regular | 7             | \$118.80 | \$831.60 |
| Orlando Police<br>Dept - FL | 9/2/2025 12:00:00 AM -<br>9/2/2025 7:00:00 AM  | Daniel Staudte          | Regular | 7             | \$61.00  | \$427.00 |
| Orlando Police<br>Dept - FL | 9/2/2025 3:15:00 PM -<br>9/2/2025 10:15:00 PM  | Ricky Mcnichols         | Regular | 7             | \$61.00  | \$427.00 |
| Orlando Police<br>Dept - FL | 9/3/2025 9:00:00 AM -<br>9/3/2025 4:00:00 PM   | Christopher<br>Wiewiora | Regular | 7             | \$61.00  | \$427.00 |
| Orlando Police<br>Dept - FL | 9/3/2025 1:30:00 PM -<br>9/3/2025 8:30:00 PM   | Daniel Staudte          | Regular | 7             | \$61.00  | \$427.00 |
| Orlando Police<br>Dept - FL | 9/4/2025 5:00:00 AM -<br>9/4/2025 12:00:00 PM  | Ryan Hartline           | Regular | 7             | \$61.00  | \$427.00 |
| Orlando Police<br>Dept - FL | 9/4/2025 2:45:00 PM -<br>9/4/2025 9:45:00 PM   | Don Gierke              | Regular | 7             | \$61.00  | \$427.00 |



INV251708



# Invoice

## #INV251708

9/12/2025

 Payment Terms: Net 30  
 Due Date: 10/12/2025

Off Duty Management Inc.  
 1906 Avenue D #200  
 Katy, TX 77493  
 281-347-8500  
 invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                             | Officer                 | Type        | Hours/<br>Qty | Rate    | Amount            |
|-----------------------------|------------------------------------------------|-------------------------|-------------|---------------|---------|-------------------|
| Orlando Police<br>Dept - FL | 9/5/2025 12:00:00 AM -<br>9/5/2025 7:00:00 AM  | Daniel Staudte          | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 9/5/2025 2:45:00 PM -<br>9/5/2025 9:15:00 PM   | Daniel Alfaro           | Regular     | 6.5           | \$66.00 | \$429.00          |
| Orlando Police<br>Dept - FL | 9/6/2025 1:00:00 AM -<br>9/6/2025 5:00:00 AM   | Ricky McNichols         | Regular     | 4             | \$66.00 | \$264.00          |
| Orlando Police<br>Dept - FL | 9/6/2025 8:15:00 AM -<br>9/6/2025 3:15:00 PM   | Elio Florin             | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 9/6/2025 2:00:00 PM -<br>9/6/2025 9:00:00 PM   | Graham Cage             | Regular     | 7             | \$66.00 | \$462.00          |
| <b>Regular Total</b>        |                                                |                         |             |               |         | <b>\$7,228.20</b> |
| Orlando Police<br>Dept - FL | 8/31/2025 6:30:00 AM -<br>8/31/2025 1:30:00 PM | Don Gierke              | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 8/31/2025 6:00:00 PM -<br>9/1/2025 1:00:00 AM  | Josue Torres            | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 9/1/2025 8:00:00 AM -<br>9/1/2025 3:00:00 PM   | Christopher<br>Mager    | Payroll Tax | 7             | \$8.415 | \$58.91           |
| Orlando Police<br>Dept - FL | 9/1/2025 4:00:00 PM -<br>9/1/2025 11:00:00 PM  | Ricky McNichols         | Payroll Tax | 7             | \$8.415 | \$58.91           |
| Orlando Police<br>Dept - FL | 9/2/2025 12:00:00 AM -<br>9/2/2025 7:00:00 AM  | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/2/2025 3:15:00 PM -<br>9/2/2025 10:15:00 PM  | Ricky McNichols         | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/3/2025 9:00:00 AM -<br>9/3/2025 4:00:00 PM   | Christopher<br>Wiewiora | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/3/2025 1:30:00 PM -<br>9/3/2025 8:30:00 PM   | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/4/2025 5:00:00 AM -<br>9/4/2025 12:00:00 PM  | Ryan Hartline           | Payroll Tax | 7             | \$4.208 | \$29.46           |



INV251708



# Invoice

## #INV251708

9/12/2025

 Payment Terms: Net 30  
 Due Date: 10/12/2025

Off Duty Management Inc.  
 1906 Avenue D #200  
 Katy, TX 77493  
 281-347-8500  
 invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                             | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------|------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL | 9/4/2025 2:45:00 PM -<br>9/4/2025 9:45:00 PM   | Don Gierke              | Payroll Tax      | 7             | \$4.208 | \$29.46         |
| Orlando Police<br>Dept - FL | 9/5/2025 12:00:00 AM -<br>9/5/2025 7:00:00 AM  | Daniel Staudte          | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 9/5/2025 2:45:00 PM -<br>9/5/2025 9:15:00 PM   | Daniel Alfaro           | Payroll Tax      | 6.5           | \$4.59  | \$29.84         |
| Orlando Police<br>Dept - FL | 9/6/2025 1:00:00 AM -<br>9/6/2025 5:00:00 AM   | Ricky McNichols         | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| Orlando Police<br>Dept - FL | 9/6/2025 8:15:00 AM -<br>9/6/2025 3:15:00 PM   | Elio Florin             | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 9/6/2025 2:00:00 PM -<br>9/6/2025 9:00:00 PM   | Graham Cage             | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| <b>Payroll Tax Total</b>    |                                                |                         |                  |               |         | <b>\$503.43</b> |
| Orlando Police<br>Dept - FL | 8/31/2025 6:30:00 AM -<br>8/31/2025 1:30:00 PM | Don Gierke              | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 8/31/2025 6:00:00 PM -<br>9/1/2025 1:00:00 AM  | Josue Torres            | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 9/1/2025 8:00:00 AM -<br>9/1/2025 3:00:00 PM   | Christopher<br>Mager    | Agency Admin Fee | 7             | \$2.585 | \$18.10         |
| Orlando Police<br>Dept - FL | 9/1/2025 4:00:00 PM -<br>9/1/2025 11:00:00 PM  | Ricky McNichols         | Agency Admin Fee | 7             | \$2.585 | \$18.10         |
| Orlando Police<br>Dept - FL | 9/2/2025 12:00:00 AM -<br>9/2/2025 7:00:00 AM  | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/2/2025 3:15:00 PM -<br>9/2/2025 10:15:00 PM  | Ricky McNichols         | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/3/2025 9:00:00 AM -<br>9/3/2025 4:00:00 PM   | Christopher<br>Wiewiora | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/3/2025 1:30:00 PM -<br>9/3/2025 8:30:00 PM   | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |



INV251708



# Invoice

## #INV251708

9/12/2025

Payment Terms: Net 30  
Due Date: 10/12/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                            | Time IN - Time OUT                            | Officer         | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------------|-----------------------------------------------|-----------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL       | 9/4/2025 5:00:00 AM -<br>9/4/2025 12:00:00 PM | Ryan Hartline   | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 9/4/2025 2:45:00 PM -<br>9/4/2025 9:45:00 PM  | Don Gierke      | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 9/5/2025 12:00:00 AM -<br>9/5/2025 7:00:00 AM | Daniel Staudte  | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 9/5/2025 2:45:00 PM -<br>9/5/2025 9:15:00 PM  | Daniel Alfaro   | Agency Admin Fee | 6.5           | \$1.41  | \$9.17          |
| Orlando Police<br>Dept - FL       | 9/6/2025 1:00:00 AM -<br>9/6/2025 5:00:00 AM  | Ricky McNichols | Agency Admin Fee | 4             | \$1.41  | \$5.64          |
| Orlando Police<br>Dept - FL       | 9/6/2025 8:15:00 AM -<br>9/6/2025 3:15:00 PM  | Elio Florin     | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 9/6/2025 2:00:00 PM -<br>9/6/2025 9:00:00 PM  | Graham Cage     | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| <b>Agency Admin Fee<br/>Total</b> |                                               |                 |                  |               |         | <b>\$154.66</b> |

**Invoice Comments:**
**Request Id: ODM-20241202-0337**
**Invoice Subtotal** \$7,886.29

**Tax Total (%)** \$0.00

**Invoice Total** \$7,886.29

**Total Paid** \$0.00

**Amount Due** \$7,886.29


INV251708



# Invoice

## #INV254136

9/18/2025

Payment Terms: Net 30

Due Date: 10/18/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

**Bill To Attn To:**

Inframark Inframark  
Urban Orlando CDD:Baldwin Park  
210 North University Drive  
Suite 702  
Coral Springs FL 33071  
United States

**Ship To/WorkSite Address**

William Patterson  
1913 Meeting Place  
Orlando FL 32814  
United States

**Make Check Payable and Mail to:**

Off Duty Management, Inc.  
P.O. Box 737377  
Dallas ,TX 75373-7377

**Please include invoice number with payment**

| Project                                                                                    | PO | Job #/Ref # | Amount Due        |
|--------------------------------------------------------------------------------------------|----|-------------|-------------------|
| 93924 Urban Orlando CDD :<br>Baldwin Park :<br>ODM-20241202-0337:Urban<br>Orlando CDD:Bald |    |             | <b>\$6,820.08</b> |

| Agency                      | Time IN - Time OUT                              | Officer                | Type    | Hours/<br>Qty | Rate    | Amount   |
|-----------------------------|-------------------------------------------------|------------------------|---------|---------------|---------|----------|
| Orlando Police<br>Dept - FL | 9/7/2025 8:45:00 AM -<br>9/7/2025 3:45:00 PM    | Michael Horn-01        | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 9/7/2025 3:45:00 PM -<br>9/7/2025 10:45:00 PM   | Peter Meier            | Regular | 7             | \$66.00 | \$462.00 |
| Orlando Police<br>Dept - FL | 9/8/2025 5:00:00 AM -<br>9/8/2025 12:00:00 PM   | Ryan Hartline          | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/8/2025 3:00:00 PM -<br>9/8/2025 10:00:00 PM   | Don Gierke             | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/9/2025 10:45:00 AM -<br>9/9/2025 5:45:00 PM   | Frederik<br>Steenekamp | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/9/2025 2:00:00 PM -<br>9/9/2025 9:00:00 PM    | Jalen Johnson          | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/10/2025 7:45:00 AM -<br>9/10/2025 2:45:00 PM  | Christopher<br>Mager   | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/10/2025 5:30:00 PM -<br>9/11/2025 12:30:00 AM | Jamie Vasquez          | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/11/2025 12:00:00 AM -<br>9/11/2025 7:00:00 AM | Daniel Staudte         | Regular | 7             | \$61.00 | \$427.00 |
| Orlando Police<br>Dept - FL | 9/11/2025 4:15:00 PM -<br>9/11/2025 11:15:00 PM | Donald Lacentra        | Regular | 7             | \$61.00 | \$427.00 |



INV254136





# Invoice

## #INV254136

9/18/2025

 Payment Terms: Net 30  
 Due Date: 10/18/2025

Off Duty Management Inc.  
 1906 Avenue D #200  
 Katy, TX 77493  
 281-347-8500  
 invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type        | Hours/<br>Qty | Rate    | Amount            |
|-----------------------------|-------------------------------------------------|-------------------------|-------------|---------------|---------|-------------------|
| Orlando Police<br>Dept - FL | 9/12/2025 5:15:00 AM -<br>9/12/2025 12:15:00 PM | Ryan Hartline           | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 9/12/2025 2:00:00 PM -<br>9/12/2025 9:00:00 PM  | Christopher<br>Wiewiora | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 9/13/2025 1:00:00 AM -<br>9/13/2025 5:00:00 AM  | Ricky McNichols         | Regular     | 4             | \$66.00 | \$264.00          |
| Orlando Police<br>Dept - FL | 9/13/2025 3:30:00 AM -<br>9/13/2025 10:30:00 AM | David<br>Robinson-01    | Regular     | 7             | \$66.00 | \$462.00          |
| Orlando Police<br>Dept - FL | 9/13/2025 5:45:00 PM -<br>9/13/2025 9:45:00 PM  | Pedro Alvarez           | Regular     | 4             | \$66.00 | \$264.00          |
| <b>Regular Total</b>        |                                                 |                         |             |               |         | <b>\$6,254.00</b> |
| Orlando Police<br>Dept - FL | 9/7/2025 8:45:00 AM -<br>9/7/2025 3:45:00 PM    | Michael Horn-01         | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 9/7/2025 3:45:00 PM -<br>9/7/2025 10:45:00 PM   | Peter Meier             | Payroll Tax | 7             | \$4.59  | \$32.13           |
| Orlando Police<br>Dept - FL | 9/8/2025 5:00:00 AM -<br>9/8/2025 12:00:00 PM   | Ryan Hartline           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/8/2025 3:00:00 PM -<br>9/8/2025 10:00:00 PM   | Don Gierke              | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/9/2025 10:45:00 AM -<br>9/9/2025 5:45:00 PM   | Frederik<br>Steenekamp  | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/9/2025 2:00:00 PM -<br>9/9/2025 9:00:00 PM    | Jalen Johnson           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/10/2025 7:45:00 AM -<br>9/10/2025 2:45:00 PM  | Christopher<br>Mager    | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/10/2025 5:30:00 PM -<br>9/11/2025 12:30:00 AM | Jamie Vasquez           | Payroll Tax | 7             | \$4.208 | \$29.46           |
| Orlando Police<br>Dept - FL | 9/11/2025 12:00:00 AM -<br>9/11/2025 7:00:00 AM | Daniel Staudte          | Payroll Tax | 7             | \$4.208 | \$29.46           |



INV254136



# Invoice

## #INV254136

9/18/2025

Payment Terms: Net 30

Due Date: 10/18/2025

Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

| Agency                      | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL | 9/11/2025 4:15:00 PM -<br>9/11/2025 11:15:00 PM | Donald Lacentra         | Payroll Tax      | 7             | \$4.208 | \$29.46         |
| Orlando Police<br>Dept - FL | 9/12/2025 5:15:00 AM -<br>9/12/2025 12:15:00 PM | Ryan Hartline           | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 9/12/2025 2:00:00 PM -<br>9/12/2025 9:00:00 PM  | Christopher<br>Wiewiora | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 9/13/2025 1:00:00 AM -<br>9/13/2025 5:00:00 AM  | Ricky McNichols         | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| Orlando Police<br>Dept - FL | 9/13/2025 3:30:00 AM -<br>9/13/2025 10:30:00 AM | David<br>Robinson-01    | Payroll Tax      | 7             | \$4.59  | \$32.13         |
| Orlando Police<br>Dept - FL | 9/13/2025 5:45:00 PM -<br>9/13/2025 9:45:00 PM  | Pedro Alvarez           | Payroll Tax      | 4             | \$4.59  | \$18.36         |
| <b>Payroll Tax Total</b>    |                                                 |                         |                  |               |         | <b>\$433.05</b> |
| Orlando Police<br>Dept - FL | 9/7/2025 8:45:00 AM -<br>9/7/2025 3:45:00 PM    | Michael Horn-01         | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 9/7/2025 3:45:00 PM -<br>9/7/2025 10:45:00 PM   | Peter Meier             | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL | 9/8/2025 5:00:00 AM -<br>9/8/2025 12:00:00 PM   | Ryan Hartline           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/8/2025 3:00:00 PM -<br>9/8/2025 10:00:00 PM   | Don Gierke              | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/9/2025 10:45:00 AM -<br>9/9/2025 5:45:00 PM   | Frederik<br>Steenekamp  | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/9/2025 2:00:00 PM -<br>9/9/2025 9:00:00 PM    | Jalen Johnson           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/10/2025 7:45:00 AM -<br>9/10/2025 2:45:00 PM  | Christopher<br>Mager    | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL | 9/10/2025 5:30:00 PM -<br>9/11/2025 12:30:00 AM | Jamie Vasquez           | Agency Admin Fee | 7             | \$1.293 | \$9.05          |



INV254136



Off Duty Management Inc.  
1906 Avenue D #200  
Katy, TX 77493  
281-347-8500  
invoicing@offdutymanagement.com

# Invoice

#INV254136

9/18/2025

Payment Terms: Net 30  
Due Date: 10/18/2025

| Agency                            | Time IN - Time OUT                              | Officer                 | Type             | Hours/<br>Qty | Rate    | Amount          |
|-----------------------------------|-------------------------------------------------|-------------------------|------------------|---------------|---------|-----------------|
| Orlando Police<br>Dept - FL       | 9/11/2025 12:00:00 AM -<br>9/11/2025 7:00:00 AM | Daniel Staudte          | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 9/11/2025 4:15:00 PM -<br>9/11/2025 11:15:00 PM | Donald Lacentra         | Agency Admin Fee | 7             | \$1.293 | \$9.05          |
| Orlando Police<br>Dept - FL       | 9/12/2025 5:15:00 AM -<br>9/12/2025 12:15:00 PM | Ryan Hartline           | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 9/12/2025 2:00:00 PM -<br>9/12/2025 9:00:00 PM  | Christopher<br>Wiewiora | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 9/13/2025 1:00:00 AM -<br>9/13/2025 5:00:00 AM  | Ricky McNichols         | Agency Admin Fee | 4             | \$1.41  | \$5.64          |
| Orlando Police<br>Dept - FL       | 9/13/2025 3:30:00 AM -<br>9/13/2025 10:30:00 AM | David<br>Robinson-01    | Agency Admin Fee | 7             | \$1.41  | \$9.87          |
| Orlando Police<br>Dept - FL       | 9/13/2025 5:45:00 PM -<br>9/13/2025 9:45:00 PM  | Pedro Alvarez           | Agency Admin Fee | 4             | \$1.41  | \$5.64          |
| <b>Agency Admin Fee<br/>Total</b> |                                                 |                         |                  |               |         | <b>\$133.03</b> |

## Invoice Comments:

Request Id: ODM-20241202-0337

Invoice Subtotal \$6,820.08

Tax Total (%) \$0.00

Invoice Total \$6,820.08

Total Paid \$0.00

**Amount Due \$6,820.08**



INV254136

|              |                               |                             |               |                |
|--------------|-------------------------------|-----------------------------|---------------|----------------|
|              |                               |                             |               |                |
|              | URBAN ORLANDO CDD             | FY 2025                     |               |                |
| VENDOR:      | ORLANDO UTILITY<br>COMMISSION | AUTO PAY                    |               |                |
| INV DATE:    | 09/06/25                      |                             |               |                |
| INV NO:      | \$ 45,926                     |                             | ACH092625     | ACH 0827/25    |
|              | ACCOUNT #'S                   | ADDRESS                     | 08/5-09/04/25 | 07/03-08/05/25 |
| 543013-53901 | 9310020001                    | 5495 Baldwin Park St Lights | \$ 31.78      | \$ 31.89       |
| 543018-53901 | 9310020001                    | 5496 Baldwin Park St        | \$ 56.79      | \$ 20.52       |
| 543018-53901 | 9310020001                    | Reclaimed Water Meter       |               |                |
| 543013-53901 | 9310020001                    | Baldwin Park Ph IX-B        | \$ 34.22      | \$ 34.22       |
| 543013-53901 | 9310020001                    | Baldwin Park Ph I           | \$ 4,725.44   | \$ 4,744.77    |
| 543013-53901 | 9310020001                    | Baldwin Park Ph II          | \$ 2,471.83   | \$ 2,476.93    |
| 543013-53901 | 9310020001                    | Baldwin Park Ph III         | \$ 5,303.18   | \$ 5,310.13    |
| 543013-53901 | 9310020001                    | Baldwin Park Ph IV          | \$ 2,218.62   | \$ 2,232.52    |
| 543013-53901 | 9310020001                    | Baldwin Park Ph IX          | \$ 400.66     | \$ 400.66      |
| 543013-53901 | 9310020001                    | Baldwin Park Ph IX-A        | \$ 1,668.58   | \$ 1,678.07    |
| 543013-53901 | 9310020001                    | Baldwin Park Ph V           | \$ 698.68     | \$ 698.68      |
| 543013-53901 | 9310020001                    | Baldwin Park Ph VI          | \$ 1,521.75   | \$ 1,530.56    |
| 543013-53901 | 9310020001                    | Baldwin Park Ph VII         | \$ 982.23     | \$ 982.23      |
| 543013-53901 | 9310020001                    | Baldwin Park Ph VIII        | \$ 490.33     | \$ 495.43      |
| 543013-53901 | 9310020001                    | Baldwin Park Ph X           | \$ 1,260.00   | \$ 1,275.85    |
| 543018-53901 | 9310020001                    | 4503 Belkin Ct Island       | \$ -          | \$ -           |
| 543006-53901 | 9310020001                    | 929 Bennett Rd              | \$ 27.81      | \$ 27.68       |
| 543018-53901 | 9310020001                    | Reclaimed Water Meter       |               |                |
| 543018-53901 | 9310020001                    | 4242 Corrine Drive          | \$ 275.87     | \$ 288.06      |
| 543018-53901 | 9310020001                    | 4450 Fox ST                 | \$ 156.29     | \$ 235.77      |
| 543006-53901 | 9310020001                    | 4500 Fox St                 | \$ 27.54      | \$ 27.54       |
| 543018-53901 | 9310020001                    | 4776 Fox ST                 | \$ 209.49     | \$ 187.15      |
| 543018-53901 | 9310020001                    | 2193 General Rees Ave       | \$ -          | \$ 177.58      |
| 543018-53901 | 9310020001                    | 4182 Glenridge Way          | \$ 17.83      | \$ 24.76       |
| 543006-53901 | 9310020001                    | 4190 Glenridge WAY          | \$ 28.32      | \$ 28.60       |
| 543006-53901 | 9310020001                    | 4694 Gray AVE               | \$ 31.24      | \$ 31.24       |
| 543018-53901 | 9310020001                    | 4256 Haws Ct                | \$ 1.84       | \$ 1.37        |
| 543018-53901 | 9310020001                    | 1803 JAKE ST                | \$ 198.06     | \$ 280.17      |
| 543006-53901 | 9310020001                    | 852 Lake Baldwin LN TIMER   | \$ 27.54      | \$ 27.68       |
| 543018-53901 | 9310020001                    | 932 Lake Baldwin Ln.        | \$ 355.36     | \$ 439.68      |
| 543006-53901 | 9310020001                    | 966 Lake Baldwin Ln Irri    | \$ 28.86      | \$ 29.12       |
| 543018-53901 | 9310020001                    | 997 Lake Baldwin LN         | \$ 69.68      | \$ 86.43       |
| 543018-53901 | 9310020001                    | 1709 LAKE BALDWIN LN        | \$ 288.73     | \$ 576.53      |
| 543006-53901 | 9310020001                    | 1723 Lake Bladwin LN PUMP   | \$ 43.51      | \$ 44.95       |
| 543006-53901 | 9310020001                    | 1851 Lake Baldwin LN TIMER  | \$ 27.41      | \$ 27.54       |
| 543018-53901 | 9310020001                    | 1857 Lake Baldwin LN        | \$ 299.81     | \$ 250.60      |
| 543018-53901 | 9310020001                    | 1882 Lake Baldwin LN        | \$ 40.06      | \$ 42.50       |
| 543006-53901 | 9310020001                    | 1890 Lake Baldwin LN D      | \$ 36.51      | \$ 37.43       |

|              |                              |                               |               |                |
|--------------|------------------------------|-------------------------------|---------------|----------------|
|              |                              |                               |               |                |
|              | URBAN ORLANDO CDD            | FY 2025                       |               |                |
| VENDOR:      | ORLANDO UTILITY<br>COMMISION | AUTO PAY                      |               |                |
| INV DATE:    | 09/06/25                     |                               |               |                |
| INV NO:      | \$ 45,926                    |                               | ACH092625     | ACH 0827/25    |
|              | ACCOUNT #'S                  | ADDRESS                       | 08/5-09/04/25 | 07/03-08/05/25 |
| 543013-53901 | 9310020001                   | 2351 Lake Baldwin Ln          | \$ 133.96     | \$ 135.32      |
| 543018-53901 | 9310020001                   | 2607 Lake Baldwin Lane HSE    | \$ 381.66     | \$ 441.85      |
| 543018-53901 | 9310020001                   | 2657 LAKE BALDWIN LN          | \$ 41.01      | \$ 52.51       |
| 543006-53901 | 9310020001                   | 2708 Lake Baldwin LN          | \$ 36.65      | \$ 37.56       |
| 543018-53901 | 9310020001                   | 2715 Lake Baldwin Lane        | \$ 124.74     | \$ 147.76      |
| 543006-53901 | 9310020001                   | 2891 Lake Baldwin Lane        | \$ 36.38      | \$ 36.79       |
| 543006-53901 | 9310020001                   | 1898 Lakemont Ave PUMP        | \$ 27.41      | \$ 27.41       |
| 543006-53901 | 9310020001                   | 2905 Lincroft Ave             | \$ 28.99      | \$ 29.12       |
| 543018-53901 | 9310020001                   | 3145 Lindale Ave              | \$ 322.83     | \$ 175.83      |
| 543018-53901 | 9310020001                   | 1305 Meeting PL               | \$ 186.98     | \$ 240.65      |
| 543006-53901 | 9310020001                   | 1305 MEETING PL R67260193     | \$ 42.55      |                |
| 543006-53901 | 9310020001                   | 4255 New Broad St.            | \$ 27.41      | \$ 27.41       |
| 543018-53901 | 9310020001                   | 4300 New Broad St.            | \$ 251.46     | \$ 326.10      |
| 543006-53901 | 9310020001                   | 4300 New Broad ST             |               |                |
| 543006-53901 | 9310020001                   | 4697 New Broad ST             | \$ 874.66     | \$ 921.69      |
| 543018-53901 | 9310020001                   | 4699 New Broad ST             | \$ 121.09     | \$ 150.07      |
| 543018-53901 | 9310020001                   | 4953 New Broad Street         | \$ 100.63     | \$ 29.82       |
| 543006-53901 | 9310020001                   | 4982 B-New Broad St. Fountain | \$ 535.75     | \$ 601.04      |
| 543018-53901 | 9310020001                   | 4985 New Broad ST             | \$ 190.20     | \$ 258.66      |
| 543018-53901 | 9310020001                   | 1944 Osprey Ave               | \$ 81.40      | \$ 67.30       |
| 543006-53901 | 9310020001                   | 1944 Osprey Ave               |               |                |
| 543018-53901 | 9310020001                   | 4202 Pelican LN               | \$ 237.00     | \$ 267.05      |
| 543006-53901 | 9310020001                   | 4238 Pelican Lane             | \$ 211.61     | \$ 304.10      |
| 543006-53901 | 9310020001                   | 5458 Penway DR                | \$ 27.41      | \$ 27.41       |
| 543018-53901 | 9310020001                   | 5396 SHEA ST                  | \$ 111.29     | \$ 149.25      |
| 543006-53901 | 9310020001                   | 2292 Snow RD                  | \$ 29.12      | \$ 29.25       |
| 543018-53901 | 9310020001                   | 2652 Stanfield Ave IRR1       | \$ 37.24      | \$ 713.86      |
| 543018-53901 | 9310020001                   | 2896 Stanfield Ave            | \$ 164.89     | \$ 108.76      |
| 543018-53901 | 9310020001                   | 2121 Upper Park RD            | \$ -          | \$ 30.11       |
| 543006-53901 | CREDIT BALANCE FORWARD       | DEPOSIT INTEREST/LATE FEE     |               |                |
|              |                              | Total invoice                 | \$ 28,420.17  | \$ 30,121.52   |
|              |                              | 543006-53901                  | \$ 2,156.68   | \$ 2,323.56    |
|              |                              | 543018-53901                  | \$ 4,322.23   | \$ 5,770.70    |
|              |                              | 543013-53901                  | \$ 21,941.26  | \$ 22,027.26   |
|              |                              |                               | \$ 28,420.17  | \$ 30,121.52   |



The Reliable One<sup>®</sup>BILL DATE  
**09/06/25**ACCOUNT NUMBER  
**9310020001**

PAGE 1 OF 64

PIN#: 8974210001

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT****MASTER BILL SUMMARY**OPENING BALANCE  
**\$30,121.52**

-

PAYMENTS  
**\$30,121.52**

=

BALANCE FORWARD  
**\$0.00**

+

CURRENT CHARGES  
**\$27,796.42**

=

DUE DATE  
**09/26/25**  
TOTAL AMOUNT DUE  
**\$27,796.42****CURRENT CHARGES SUMMARY****\$27,796.42\***

|                                     |           |
|-------------------------------------|-----------|
| Commercial Non-Demand Electric Rate | \$ 973.04 |
| Reclaimed Water Rate                | 4,297.55  |
| OUConvenient Lighting               | 20,512.38 |
| Deposit Interest                    | 419.29 CR |
| Fire Protection Service             | 59.00     |
| GSD Secondary Demand Electric Rate  | 742.97    |
| Commercial Water Rate               | 91.48     |
| City of Orlando Tax                 | 203.56    |
| Gross Receipts Tax                  | 63.11     |
| Florida Sales Tax                   | 1,351.36  |
| Discretionary Sales Surtax          | 110.75    |
| Bill Corrections                    | 189.49 CR |

\* A detailed description of current charges is categorized by service address on each of the following pages.

**Deposit Charges****\$419.29 CR**

Deposit Interest \$ 419.29 CR

**Deposit Interest**  
Your yearly deposit interest has been credited to your account.

**CUSTOMER SERVICE**
 Online  
www.ouc.com

 Telephone  
407-423-9018

 Payments  
PO Box 31329  
Tampa FL 33631-3329
**MESSAGE CENTER**

ACCOUNT NUMBER

**9310020001**The Reliable One<sup>®</sup>**DO NOT PAY**DUE DATE  
**09/26/25**TOTAL AMOUNT DUE  
**\$27,796.42**

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

**Your bank account will be  
drafted on September 25, 2025**

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BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

PAGE 2 OF 64

## URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

### WAYS TO PAY

|                              | Online                                                      | AutoPay                                                     | Pay By Phone                                         | Pay by Mail                                                       | Payment Locations                                                                                                                                               |
|------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Payment Type Accepted</b> | Checking Account; Credit or Debit Card                      | Automatic withdrawal                                        | Checking Account; Credit or Debit Card               | Check or Money Order; Never mail cash                             | Cash                                                                                                                                                            |
| <b>Cost</b>                  | FREE for eCheck; Convenience Fee* Using Credit/Debit        | FREE                                                        | FREE for eCheck; Convenience Fee* Using Credit/Debit | Postage                                                           | FREE                                                                                                                                                            |
| <b>Source (How To)</b>       | Register using <a href="http://www.ouc.com">www.ouc.com</a> | Register using <a href="http://www.ouc.com">www.ouc.com</a> | 407-423-9018                                         | Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329 | More than 400 locations, including participating Amscot, CVS, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a> |

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

### WAYS TO CONTACT US

|                     | Residential Customer Service                                         | Business Customer Service                                                           | Reporting an Electric or Water Problem or Utility Theft                      | Reporting a Streetlight Problem                                            |
|---------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Phone</b>        | 407-423-9018<br>or<br>800-848-7445                                   | 407-423-9018<br>or<br>800-848-7445                                                  | 407-423-9018<br>or<br>800-848-7445                                           | 407-423-9018<br>or<br>800-848-7445                                         |
| <b>Availability</b> | Monday - Friday<br>7 a.m. - 6 p.m.                                   | Monday - Friday; 7:30 a.m. - 5:30 p.m. at<br>100 W. Anderson St., Orlando, FL 32801 | 24/7                                                                         | 24/7                                                                       |
| <b>Online</b>       | <a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a> | <a href="mailto:commercialsrvcs@ouc.com">commercialsrvcs@ouc.com</a>                | Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem | <a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a> |

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

### HELPFUL PHONE NUMBERS

Home Warranty  
Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
To file a claim, call  
877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)  
  
2-1-1 Community Resources  
and Elder Helpline for Orange  
or Osceola Residents 2-1-1  
or 407-839-HELP (4357)

City of Orlando  
Solid Waste: 407-246-2314  
Wastewater: 407-246-2213

City of St. Cloud  
Solid Waste: 407-957-7289

Orange County  
Wastewater: 407-836-5515

St. Cloud Utilities  
407-957-7344

### USEFUL INFORMATION

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**KGAL:** A unit of measure for water consumption equal to 1,000 gallons.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.



BILL DATE  
09/06/25

ACCOUNT NUMBER  
9310020001



SERVICE ADDRESS: 5495 BALDWIN PARK ST

PAGE 3 OF 64

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$31.78

CURRENT CHARGES

OUC Electric Service \$26.46

Meter #: 5CR60107 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
33 kWh @ \$0.07351 (Non-Fuel) . . . . . 2.43  
33 kWh @ \$0.03867 (Fuel) . . . . . 1.28  
(\$1.07 of your Fuel Cost is exempt from Municipal Tax)

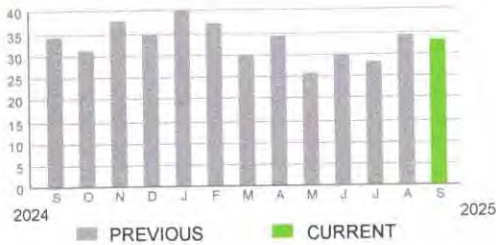
City of Orlando Charges \$2.61

Municipal Taxes . . . . . \$ 2.61

State of Florida Charges \$2.71

Gross Receipts Tax . . . . . \$ 0.68  
Florida Sales Tax . . . . . 1.89  
Discretionary Sales Surtax . . . . . 0.14

Electric Usage in kWh



Meter Data

METER #: 5CR60107  
CURRENT: 5,145 on 09/04/25  
PREVIOUS: 5,112 on 08/05/25  
TOTAL USAGE: 33 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 1.10 kWh    | 1.10 kWh  |





BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 5496 BALDWIN PARK ST

PAGE 4 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$56.79**

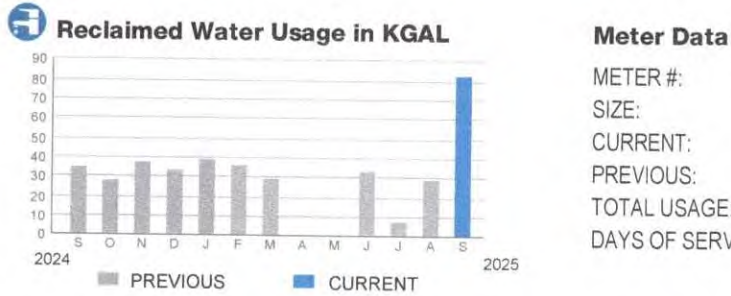
**CURRENT CHARGES**

**City of Orlando Charges \$56.79**

Meter #: 96935256 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 82.305 KGAL @ \$0.69 . . . . . \$ 56.79



**Meter Data**

METER #: 96935256  
 SIZE: 2.5"  
 CURRENT: 543.518 on 09/04/25  
 PREVIOUS: 461.213 on 08/05/25  
 TOTAL USAGE: 82.305 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 2.74 KGAL   | 1.12 KGAL |



SERVICE ADDRESS: 0 BALDWIN PARK IXB ST

PAGE 5 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$34.22**

**CURRENT CHARGES**

**OUC Electric Service \$32.13**

OUC Convenient Lighting (08/05/25 - 09/04/25)  
Maintenance - Convenient 7 @ \$4.59. . . . . \$ 32.13

**State of Florida Charges \$2.09**

Florida Sales Tax . . . . . \$ 1.93  
Discretionary Sales Surtax . . . . . 0.16

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BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 0 BALDWIN PARK PH I

PAGE 6 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$4,725.44**

**CURRENT CHARGES**

**OUC Electric Service \$4,421.43**

Customer Ref: 1428194-1232945

OUConvenient Lighting (08/05/25 - 09/04/25)

Investment - Convenient 133.35 @ \$9.98 ..... \$ 1,330.83

Maintenance - Convenient 195 @ \$9.80 ..... 1,911.00

OUConvenient Lighting (08/05/25 - 09/04/25)

Investment - Convenient 43.09 @ \$9.98 ..... 430.04

Maintenance - Convenient 57 @ \$10.24 ..... 583.68

2,223.00 kWh @ \$0.03877 (Non-Fuel) ..... 86.19

2,223.00 kWh @ \$0.03585 (Fuel) ..... 79.69

*(\$65.51 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$10.46**

Municipal Taxes ..... \$ 10.46

**State of Florida Charges \$293.55**

Gross Receipts Tax ..... \$ 4.25

Florida Sales Tax ..... 267.17

Discretionary Sales Surtax ..... 22.13



SERVICE ADDRESS: 0 BALDWIN PARK PH II

PAGE 7 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** ▶

**\$2,471.83**

**CURRENT CHARGES**

**OUC Electric Service** **\$2,316.85**

Customer Ref: 1428194-1232946

OUConvenient Lighting (08/05/25 - 09/04/25)

Investment - Convenient 83.23 @ \$9.98 ..... \$ 830.64

Maintenance - Convenient 161 @ \$8.96 ..... 1,442.56

585.00 kWh @ \$0.03877 (Non-Fuel) ..... 22.68

585.00 kWh @ \$0.03585 (Fuel) ..... 20.97

*(\$17.24 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges** **\$2.75**

Municipal Taxes ..... \$ 2.75

**State of Florida Charges** **\$152.23**

Gross Receipts Tax ..... \$ 1.12

Florida Sales Tax ..... 139.52

Discretionary Sales Surtax ..... 11.59

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The Reliable One

BILL DATE  
09/06/25

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 0 BALDWIN PARK PH III

PAGE 8 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

|                 |                   |
|-----------------|-------------------|
| <b>Subtotal</b> | <b>\$5,303.18</b> |
|-----------------|-------------------|

**CURRENT CHARGES**

**OUC Electric Service \$4,973.86**

Customer Ref: 1428194-1232947  
 OUConvenient Lighting (08/05/25 - 09/04/25)  
     Investment - Convenient 300.67 @ \$9.98 ..... \$ 3,000.69  
     Maintenance - Convenient 15 @ \$10.71 ..... 160.65  
     490.00 kWh @ \$0.03877 (Non-Fuel) ..... 19.00  
     490.00 kWh @ \$0.03585 (Fuel) ..... 17.57  
     (\$14.44 of your Fuel Cost is exempt from Municipal Tax)  
 OUConvenient Lighting (08/05/25 - 09/04/25)  
     Maintenance - Convenient 234 @ \$7.49 ..... 1,752.66  
     312.00 kWh @ \$0.03877 (Non-Fuel) ..... 12.10  
     312.00 kWh @ \$0.03585 (Fuel) ..... 11.19  
     (\$9.19 of your Fuel Cost is exempt from Municipal Tax)

**City of Orlando Charges \$3.77**

Municipal Taxes. .... \$ 3.77

**State of Florida Charges \$325.55**

Gross Receipts Tax. .... \$ 1.54  
 Florida Sales Tax ..... 299.13  
 Discretionary Sales Surtax ..... 24.88





SERVICE ADDRESS: 0 BALDWIN PARK PH IV LIGHTS

PAGE 9 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$2,218.62**

**CURRENT CHARGES**

**OUC Electric Service \$2,071.97**

OUConvenient Lighting (08/05/25 - 09/04/25)  
Investment - Convenient 26.1 @ \$9.98 ..... \$ 260.48  
Maintenance - Convenient 41 @ \$10.71..... 439.11  
1,599.00 kWh @ \$0.03877 (Non-Fuel)..... 61.99  
1,599.00 kWh @ \$0.03585 (Fuel)..... 57.32  
*(\$47.12 of your Fuel Cost is exempt from Municipal Tax)*

Customer Ref: 1428194-1237820

OUConvenient Lighting (08/05/25 - 09/04/25)  
Maintenance - Convenient 153 @ \$8.19..... 1,253.07

**City of Orlando Charges \$7.53**

Municipal Taxes..... \$ 7.53

**State of Florida Charges \$139.12**

Gross Receipts Tax..... \$ 3.06  
Florida Sales Tax ..... 125.68  
Discretionary Sales Surtax ..... 10.38

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BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 0 BALDWIN PARK PH IX

PAGE 10 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$400.66**

**CURRENT CHARGES**

**OUC Electric Service \$376.20**

OUConvenient Lighting (08/05/25 - 09/04/25)  
Maintenance - Convenient 60 @ \$6.27..... \$ 376.20

**State of Florida Charges \$24.46**

Florida Sales Tax ..... \$ 22.58  
Discretionary Sales Surtax ..... 1.88



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**



SERVICE ADDRESS: 0 BALDWIN PARK PH IX-A

PAGE 11 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$1,668.58**

**CURRENT CHARGES**

**OUC Electric Service \$1,559.07**

Customer Ref: Baldwin Park Ph IX-A

OUConvenient Lighting (08/05/25 - 09/04/25)

|                                                          |           |
|----------------------------------------------------------|-----------|
| Investment - Convenient 68.64 @ \$9.98 .....             | \$ 685.03 |
| Maintenance - Convenient 121 @ \$6.55 .....              | 792.55    |
| 1,092.00 kWh @ \$0.03877 (Non-Fuel) .....                | 42.34     |
| 1,092.00 kWh @ \$0.03585 (Fuel) .....                    | 39.15     |
| (\$32.18 of your Fuel Cost is exempt from Municipal Tax) |           |

**City of Orlando Charges \$5.14**

|                       |         |
|-----------------------|---------|
| Municipal Taxes ..... | \$ 5.14 |
|-----------------------|---------|

**State of Florida Charges \$104.37**

|                                  |         |
|----------------------------------|---------|
| Gross Receipts Tax .....         | \$ 2.09 |
| Florida Sales Tax .....          | 94.47   |
| Discretionary Sales Surtax ..... | 7.81    |

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The Reliable One®

BILL DATE

09/06/25

ACCOUNT NUMBER

9310020001

SERVICE ADDRESS: 0 BALDWIN PARK PH V

PAGE 12 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

|                 |                 |
|-----------------|-----------------|
| <b>Subtotal</b> | <b>\$698.68</b> |
|-----------------|-----------------|

**CURRENT CHARGES**
**OUC Electric Service** **\$656.03**

OUConvenient Lighting (08/05/25 - 09/04/25)

Investment - Convenient 49.21 @ \$9.98 . . . . . \$ 491.12

Maintenance - Convenient 23 @ \$7.17 . . . . . 164.91

**State of Florida Charges** **\$42.65**

Florida Sales Tax . . . . . \$ 39.37

Discretionary Sales Surtax . . . . . 3.28



SERVICE ADDRESS: 0 BALDWIN PARK PH VI

PAGE 13 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$1,521.75**

**CURRENT CHARGES**

**OUC Electric Service \$1,421.73**

Customer Ref: 1428194-1294784

OUConvenient Lighting (08/05/25 - 09/04/25)

Investment - Convenient 39.12 @ \$9.98 ..... \$ 390.42

Maintenance - Convenient 97 @ \$6.85 ..... 664.45

1,014.00 kWh @ \$0.03877 (Non-Fuel) ..... 39.31

1,014.00 kWh @ \$0.03585 (Fuel) ..... 36.35

*(\$29.88 of your Fuel Cost is exempt from Municipal Tax)*

OUConvenient Lighting (08/05/25 - 09/04/25)

Maintenance - Convenient 26 @ \$11.20 ..... 291.20

**City of Orlando Charges \$4.78**

Municipal Taxes. .... \$ 4.78

**State of Florida Charges \$95.24**

Gross Receipts Tax. .... \$ 1.94

Florida Sales Tax ..... 86.18

Discretionary Sales Surtax ..... 7.12

00302 935014/4396390 0000001 00000015 1=0711110

BILL DATE

09/06/25

ACCOUNT NUMBER

9310020001

SERVICE ADDRESS: 0 BALDWIN PARK PH VII

PAGE 14 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$982.23**

**CURRENT CHARGES**

**OUC Electric Service \$922.28**

Customer Ref: Baldwin Park Unit 7

OUConvenient Lighting (08/05/25 - 09/04/25)

Investment - Convenient 57.89 @ \$9.98 ..... \$ 577.74

Maintenance - Convenient 46 @ \$7.49..... 344.54

**State of Florida Charges \$59.95**

Florida Sales Tax ..... \$ 55.34

Discretionary Sales Surtax ..... 4.61



SERVICE ADDRESS: 0 BALDWIN PARK PH VIII

PAGE 15 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$490.33**

**CURRENT CHARGES**

**OUC Electric Service \$456.30**

Customer Ref: 1428194-1317784

OUConvenient Lighting (08/05/25 - 09/04/25)

Maintenance - Convenient 63 @ \$6.55 . . . . . \$ 412.65

585.00 kWh @ \$0.03877 (Non-Fuel) . . . . . 22.68

585.00 kWh @ \$0.03585 (Fuel) . . . . . 20.97

*(\$17.24 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$2.75**

Municipal Taxes. . . . . \$ 2.75

**State of Florida Charges \$31.28**

Gross Receipts Tax. . . . . \$ 1.12

Florida Sales Tax . . . . . 27.88

Discretionary Sales Surtax . . . . . 2.28

0030Z 935014/4396390 0000001 0000017 I=011110

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 0 BALDWIN PARK PH X

PAGE 16 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$1,260.00**

**CURRENT CHARGES**

**OUC Electric Service \$1,179.86**

OUConvenient Lighting (08/05/25 - 09/04/25)

Maintenance - Convenient 151 @ \$6.85.....\$ 1,034.35

1,950.00 kWh @ \$0.03877 (Non-Fuel)..... 75.60

1,950.00 kWh @ \$0.03585 (Fuel)..... 69.91

*(\$57.47 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$9.17**

Municipal Taxes..... \$ 9.17

**State of Florida Charges \$70.97**

Gross Receipts Tax..... \$ 3.73

Florida Sales Tax..... 62.07

Discretionary Sales Surtax..... 5.17





SERVICE ADDRESS: 4503 BELKIN CT ISLAND

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$0.00**

**CURRENT CHARGES**

**City of Orlando Charges** **\$0.00**

Meter #: 96935249 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 0.000 KGAL @ \$0.69 . . . . . \$ 0.00

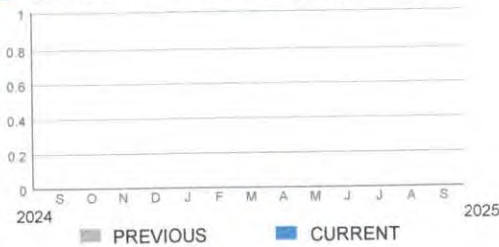


**Reclaimed Water Usage in KGAL**

**Meter Data**

METER #: 96935249  
SIZE: 2.5"  
CURRENT: 0.101 on 09/04/25  
PREVIOUS: 0.101 on 08/05/25  
TOTAL USAGE: 0 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.00 KGAL   | 0.00 KGAL |



00302 935014/4396390 0000001 00000019 150111110

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 929 BENNETT RD IRRIG

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1229135

**Subtotal ▶ \$27.81**

**CURRENT CHARGES**

**OUC Electric Service \$23.09**

Meter #: 5CR62315 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
3 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.22  
3 kWh @ \$0.03867 (Fuel) . . . . . 0.12  
(\$.10 of your Fuel Cost is exempt from Municipal Tax)

**City of Orlando Charges \$2.36**

Meter #: 96935438 - No Charge 2.5"  
Reclaimed Water Rate (08/05/25 - 09/04/25)  
Reclaimed Water 0.000 KGAL @ \$0.69 . . . . . \$ 0.00  
Municipal Taxes. . . . . 2.36

**State of Florida Charges \$2.36**

Gross Receipts Tax. . . . . \$ 0.59  
Florida Sales Tax . . . . . 1.65  
Discretionary Sales Surtax . . . . . 0.12

**Electric Usage in kWh**

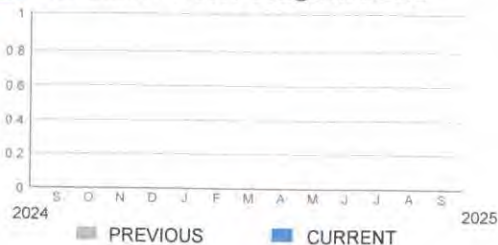


**Meter Data**

METER #: 5CR62315  
CURRENT: 312 on 09/04/25  
PREVIOUS: 309 on 08/05/25  
TOTAL USAGE: 3 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.10 kWh    | 0.10 kWh  |

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935438  
SIZE: 2.5"  
CURRENT: 0.102 on 09/04/25  
PREVIOUS: 0.102 on 08/05/25  
TOTAL USAGE: 0 KGAL  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.00 KGAL   | 0.00 KGAL |



**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$275.87**

**CURRENT CHARGES**

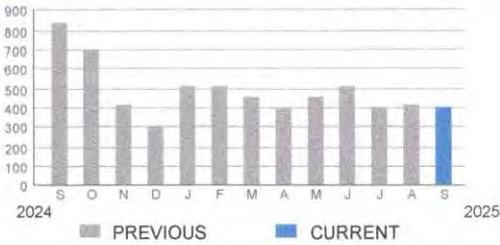
**City of Orlando Charges** **\$275.87**

Meter #: 96935430 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 399.805 KGAL @ \$0.69 . . . . . \$ 275.87

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935430  
SIZE: 2.5"  
CURRENT: 8,691.459 on 09/04/25  
PREVIOUS: 8,291.654 on 08/05/25  
TOTAL USAGE: 399.805 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD<br>13.33 KGAL | LAST YEAR<br>27.07 KGAL |
|------------------------|---------------------------|-------------------------|
|------------------------|---------------------------|-------------------------|

0030z 935014/4396390 0000001 I=011110



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 4450 FOX ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$156.29**

**CURRENT CHARGES**

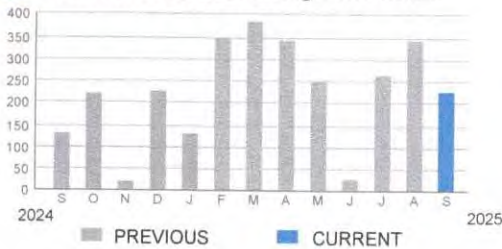
**City of Orlando Charges \$156.29**

Meter #: 96935426 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 226.504 KGAL @ \$0.69..... \$ 156.29

 **Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935426  
SIZE: 2.5"  
CURRENT: 4,997.714 on 09/04/25  
PREVIOUS: 4,771.21 on 08/05/25  
TOTAL USAGE: 226.504 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 7.55 KGAL   | 4.25 KGAL |



SERVICE ADDRESS: 4500 FOX ST IRRIG

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1229139

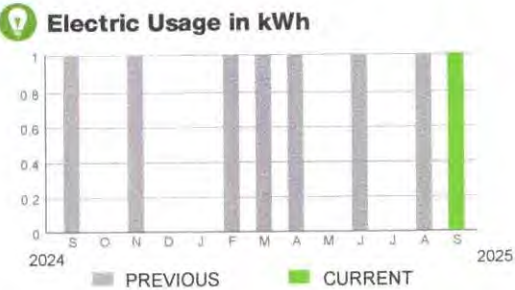
**Subtotal** **\$27.54**

**CURRENT CHARGES**

|                                                           |                |
|-----------------------------------------------------------|----------------|
| <b>OUC Electric Service</b>                               | <b>\$22.86</b> |
| Meter #: 5CR61463 - Service Charge                        | \$ 22.75       |
| Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25) |                |
| 1 kWh @ \$0.07351 (Non-Fuel)                              | 0.07           |
| 1 kWh @ \$0.03867 (Fuel)                                  | 0.04           |
| (\$0.03 of your Fuel Cost is exempt from Municipal Tax)   |                |

|                                |               |
|--------------------------------|---------------|
| <b>City of Orlando Charges</b> | <b>\$2.34</b> |
| Municipal Taxes                | \$ 2.34       |

|                                 |               |
|---------------------------------|---------------|
| <b>State of Florida Charges</b> | <b>\$2.34</b> |
| Gross Receipts Tax              | \$ 0.59       |
| Florida Sales Tax               | 1.63          |
| Discretionary Sales Surtax      | 0.12          |



**Meter Data**

|                  |                |
|------------------|----------------|
| METER #:         | 5CR61463       |
| CURRENT:         | 67 on 09/04/25 |
| PREVIOUS:        | 66 on 08/05/25 |
| TOTAL USAGE:     | 1 kWh          |
| DAYS OF SERVICE: | 30             |

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.03 kWh    | 0.03 kWh  |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 4776 FOX ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1228681

**Subtotal ▶ \$209.49**

**CURRENT CHARGES**

**City of Orlando Charges \$209.49**

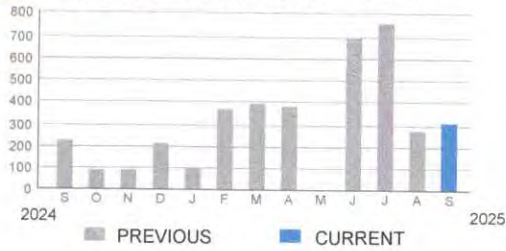
Meter #: R90255549 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 303.608 KGAL @ \$0.69 . . . . . \$ 209.49



**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: R90255549  
 SIZE: 2.5"  
 CURRENT: 16,735.991 Estimated on 09/04/25  
 PREVIOUS: 16,432.383 on 08/05/25  
 TOTAL USAGE: 303.608 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 10.12 KGAL  | 7.20 KGAL |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**



SERVICE ADDRESS: 2193 GENERAL REES AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$161.91 CR**

**CURRENT CHARGES**

**City of Orlando Charges \$161.91 CR**

Meter #: 96935265 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 39.967 KGAL @ \$0.69 . . . . . \$ 27.58

Billing Correction (07/03/25-08/05/25)

Reclaimed Water 38.257 KGAL @ \$0.69 . . . . . 26.40

Billing Cancellation Adjustment (07/03/25-08/05/25) . . . 177.58 CR

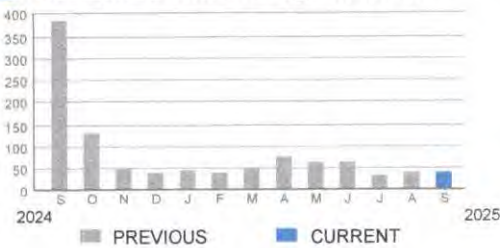
Billing Correction (06/04/25-07/03/25)

Reclaimed Water 34.595 KGAL @ \$0.69 . . . . . 23.87

Billing Cancellation Adjustment (06/04/25-07/03/25) . . . 62.18 CR

**Corrected Bill**  
Charges on your previous bill(s) have been revised. This bill includes corrected and current charges.

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935265  
 SIZE: 2.5"  
 CURRENT: 1,781.107 Estimated on 09/04/25  
 PREVIOUS: 1,741.14 on 08/05/25  
 TOTAL USAGE: 39.967 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR  |
|---------------------|-------------|------------|
|                     | 1.33 KGAL   | 11.94 KGAL |

00302 935014/4396390 0000001 0000025 1=011110





BILL DATE  
09/06/25

ACCOUNT NUMBER  
9310020001

SERVICE ADDRESS: 4182 GLENRIDGE WAY

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1297985

**Subtotal** **\$17.83**

**CURRENT CHARGES**

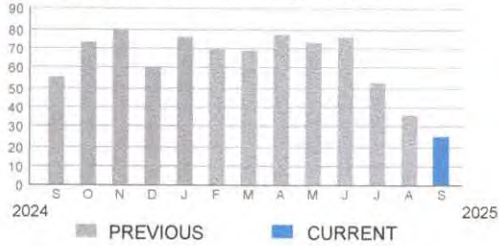
**City of Orlando Charges** **\$17.83**

Meter #: 96935306 - No Charge 2"

Reclaimed Water Rate (08/07/25 - 09/04/25)

Reclaimed Water 25.839 KGAL @ \$0.69 . . . . . \$ 17.83

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935306  
SIZE: 2"  
CURRENT: 1,069.618 on 09/04/25  
PREVIOUS: 1,043.779 on 08/07/25  
TOTAL USAGE: 25.839 KGAL  
DAYS OF SERVICE: 28

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.92 KGAL   | 1.78 KGAL |

SERVICE ADDRESS: 4190 GLENRIDGE WAY

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1303763

**Subtotal** **\$28.32**

**CURRENT CHARGES**

**OUC Electric Service \$23.53**

Meter #: 5CR62138 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
7 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.51  
7 kWh @ \$0.03867 (Fuel) . . . . . 0.27  
(*\$0.23 of your Fuel Cost is exempt from Municipal Tax*)

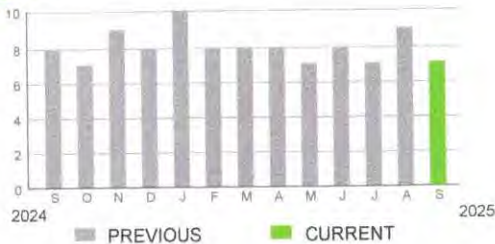
**City of Orlando Charges \$2.39**

Municipal Taxes. . . . . \$ 2.39

**State of Florida Charges \$2.40**

Gross Receipts Tax. . . . . \$ 0.60  
Florida Sales Tax . . . . . 1.68  
Discretionary Sales Surtax . . . . . 0.12

 **Electric Usage in kWh**



**Meter Data**

METER #: 5CR62138  
CURRENT: 1,239 on 09/04/25  
PREVIOUS: 1,232 on 08/05/25  
TOTAL USAGE: 7 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.23 kWh    | 0.26 kWh  |

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 4694 GRAY AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1303983

**Subtotal ▶ \$31.24**

**CURRENT CHARGES**

**OUC Electric Service \$26.00**

Meter #: 7CD11276 - Service Charge ..... \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
29 kWh @ \$0.07351 (Non-Fuel) ..... 2.13  
29 kWh @ \$0.03867 (Fuel) ..... 1.12  
(\$.94 of your Fuel Cost is exempt from Municipal Tax)

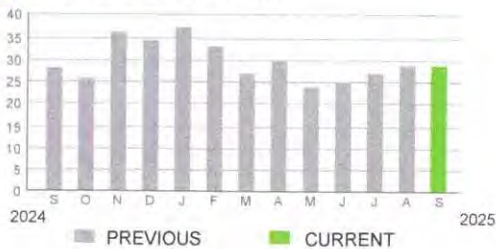
**City of Orlando Charges \$2.58**

Municipal Taxes. .... \$ 2.58

**State of Florida Charges \$2.66**

Gross Receipts Tax. .... \$ 0.67  
Florida Sales Tax ..... 1.86  
Discretionary Sales Surtax ..... 0.13

 **Electric Usage in kWh**



**Meter Data**

METER #: 7CD11276  
CURRENT: 1,723 on 09/04/25  
PREVIOUS: 1,694 on 08/05/25  
TOTAL USAGE: 29 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.97 kWh    | 0.90 kWh  |





SERVICE ADDRESS: 4256 HAWS CT

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$1.84**

**CURRENT CHARGES**

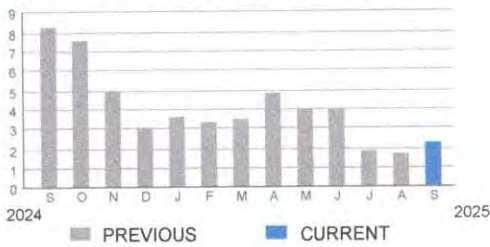
**City of Orlando Charges** **\$1.84**

Meter #: 200104847 - No Charge 5/8"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 2.271 KGAL @ \$0.81..... \$ 1.84

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 200104847  
SIZE: 5/8"  
CURRENT: 154.622 on 09/04/25  
PREVIOUS: 152.351 on 08/05/25  
TOTAL USAGE: 2.271 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.08 KGAL   | 0.27 KGAL |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 1803 JAKE ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$198.06**

**CURRENT CHARGES**

**City of Orlando Charges \$198.06**

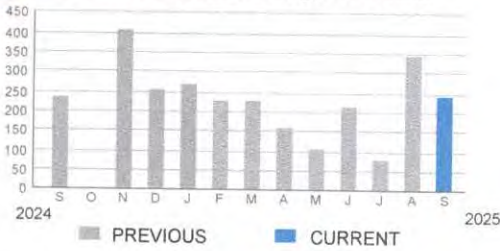
Meter #: 96935210 - No Charge 1.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 244.513 KGAL @ \$0.81..... \$ 198.06



**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935210  
 SIZE: 1.5"  
 CURRENT: 3,900.532 on 09/04/25  
 PREVIOUS: 3,656.019 on 08/05/25  
 TOTAL USAGE: 244.513 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 8.15 KGAL   | 7.64 KGAL |

SERVICE ADDRESS: 852 LAKE BALDWIN LN TIMER

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1304158

**Subtotal**  **\$27.54**

**CURRENT CHARGES**

**OUC Electric Service \$22.86**

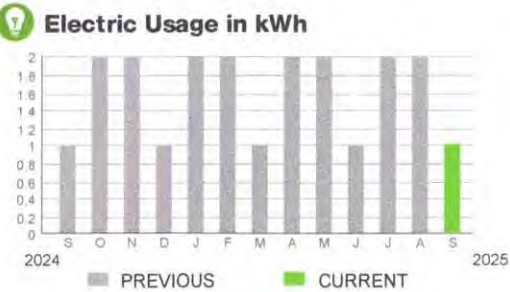
Meter #: 5CR60160 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
1 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.07  
1 kWh @ \$0.03867 (Fuel) . . . . . 0.04  
*(\$0.03 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$2.34**

Municipal Taxes. . . . . \$ 2.34

**State of Florida Charges \$2.34**

Gross Receipts Tax. . . . . \$ 0.59  
Florida Sales Tax . . . . . 1.63  
Discretionary Sales Surtax . . . . . 0.12



**Meter Data**  
METER #: 5CR60160  
CURRENT: 90 on 09/04/25  
PREVIOUS: 89 on 08/05/25  
TOTAL USAGE: 1 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.03 kWh    | 0.03 kWh  |

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 932 LAKE BALDWIN LN

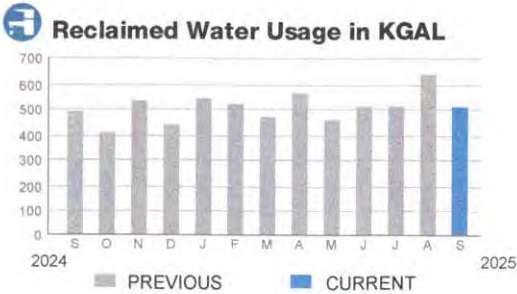
**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$355.36**

**CURRENT CHARGES**

**City of Orlando Charges \$355.36**

Meter #: 96935429 - No Charge 2.5"  
Reclaimed Water Rate (08/05/25 - 09/04/25)  
Reclaimed Water 515.013 KGAL @ \$0.69 . . . . . \$ 355.36



**Meter Data**  
METER #: 96935429  
SIZE: 2.5"  
CURRENT: 8,769.235 on 09/04/25  
PREVIOUS: 8,254.222 on 08/05/25  
TOTAL USAGE: 515.013 KGAL  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR  |
|---------------------|-------------|------------|
|                     | 17.17 KGAL  | 15.79 KGAL |





SERVICE ADDRESS: 966 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1229138

**Subtotal**

**\$28.86**

**CURRENT CHARGES**

**OUC Electric Service \$23.99**

Meter #: 6CD28238 - Service Charge . . . . . \$ 22.75

Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)

11 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.81

11 kWh @ \$0.03867 (Fuel) . . . . . 0.43

*(\$0.36 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$2.43**

Municipal Taxes . . . . . \$ 2.43

**State of Florida Charges \$2.44**

Gross Receipts Tax . . . . . \$ 0.61

Florida Sales Tax . . . . . 1.71

Discretionary Sales Surtax . . . . . 0.12

**Electric Usage in kWh**



**Meter Data**

METER #: 6CD28238

CURRENT: 2,168 on 09/04/25

PREVIOUS: 2,157 on 08/05/25

TOTAL USAGE: 11 kWh

DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD<br>0.37 kWh | LAST YEAR<br>0.52 kWh |
|------------------------|-------------------------|-----------------------|
|------------------------|-------------------------|-----------------------|



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 997 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1228680

**Subtotal ▶ \$69.68**

**CURRENT CHARGES**

**City of Orlando Charges \$69.68**

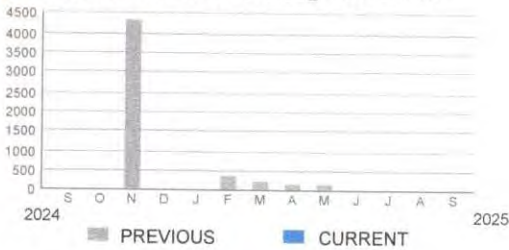
Meter #: R89889872 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 100.988 KGAL @ \$0.69 . . . . . \$ 69.68



**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: R89889872  
 SIZE: 2.5"  
 CURRENT: 12,381.228 on 09/04/25  
 PREVIOUS: 12,280.24 on 08/05/25  
 TOTAL USAGE: 100.988 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 3.37 KGAL   | 0.01 KGAL |



SERVICE ADDRESS: 1709 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$288.73**

**CURRENT CHARGES**

**City of Orlando Charges** **\$288.73**

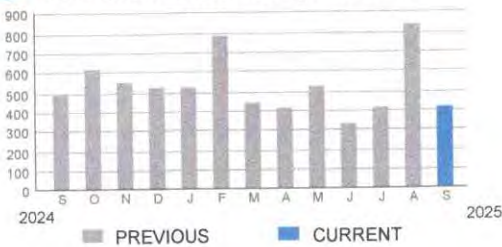
Meter #: 96935246 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 418.453 KGAL @ \$0.69..... \$ 288.73



**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935246  
SIZE: 2.5"  
CURRENT: 10,779.546 on 09/04/25  
PREVIOUS: 10,361.093 on 08/05/25  
TOTAL USAGE: 418.453 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR  |
|------------------------|-------------|------------|
|                        | 13.95 KGAL  | 16.02 KGAL |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 1723 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$43.51**

**CURRENT CHARGES**

**OUC Electric Service \$36.44**

Meter #: 5ZR21553 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
122 kWh @ \$0.07351 (Non-Fuel) . . . . . 8.97  
122 kWh @ \$0.03867 (Fuel) . . . . . 4.72  
(*\$3.94 of your Fuel Cost is exempt from Municipal Tax*)

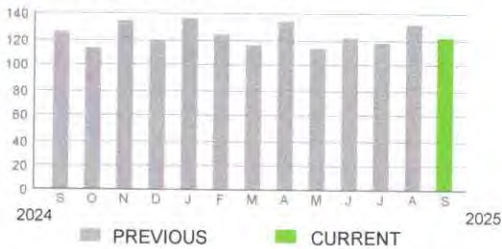
**City of Orlando Charges \$3.35**

Municipal Taxes. . . . . \$ 3.35

**State of Florida Charges \$3.72**

Gross Receipts Tax. . . . . \$ 0.93  
Florida Sales Tax . . . . . 2.60  
Discretionary Sales Surtax . . . . . 0.19

 **Electric Usage in kWh**



**Meter Data**

METER #: 5ZR21553  
CURRENT: 11,679 on 09/04/25  
PREVIOUS: 11,557 on 08/05/25  
TOTAL USAGE: 122 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 4.07 kWh    | 4.06 kWh  |



SERVICE ADDRESS: 1851 LAKE BALDWIN LN TIMER

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1304499

**Subtotal** **\$27.41**

**CURRENT CHARGES**

**OUC Electric Service \$22.75**

Meter #: 5CR62111 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
0 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.00  
0 kWh @ \$0.03867 (Fuel) . . . . . 0.00

**City of Orlando Charges \$2.33**

Municipal Taxes. . . . . \$ 2.33

**State of Florida Charges \$2.33**

Gross Receipts Tax. . . . . \$ 0.58  
Florida Sales Tax . . . . . 1.63  
Discretionary Sales Surtax . . . . . 0.12

**Electric Usage in kWh**



**Meter Data**

METER #: 5CR62111  
CURRENT: 79 on 09/04/25  
PREVIOUS: 79 on 08/05/25  
TOTAL USAGE: 0 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.00 kWh    | 0.03 kWh  |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 1857 LAKE BALDWIN LN

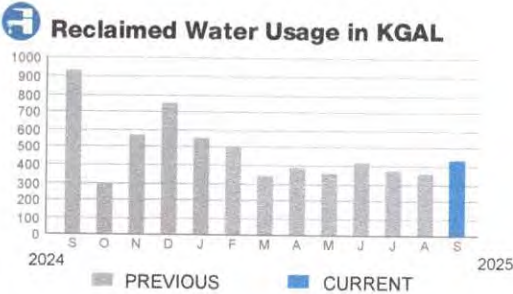
**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$299.81**

**CURRENT CHARGES**

**City of Orlando Charges \$299.81**

Meter #: 96935262 - No Charge 2.5"  
Reclaimed Water Rate (08/05/25 - 09/04/25)  
Reclaimed Water 434.509 KGAL @ \$0.69..... \$ 299.81



**Meter Data**  
METER #: 96935262  
SIZE: 2.5"  
CURRENT: 8,190.493 on 09/04/25  
PREVIOUS: 7,755.984 on 08/05/25  
TOTAL USAGE: 434.509 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR  |
|------------------------|-------------|------------|
|                        | 14.48 KGAL  | 30.30 KGAL |



SERVICE ADDRESS: 1882 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$40.06**

**CURRENT CHARGES**

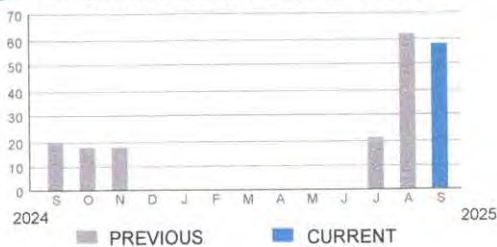
**City of Orlando Charges \$40.06**

Meter #: 96935347 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 58.058 KGAL @ \$0.69 . . . . . \$ 40.06

 **Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935347  
 SIZE: 2.5"  
 CURRENT: 469.13 on 09/04/25  
 PREVIOUS: 411.072 on 08/05/25  
 TOTAL USAGE: 58.058 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 1.94 KGAL   | 0.62 KGAL |

0030z 935014/4396390 0000001 0000039 I=011110





BILL DATE  
09/06/25

ACCOUNT NUMBER  
9310020001

SERVICE ADDRESS: 1890 LAKE BALDWIN LN D

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1306759

Subtotal ▶ \$36.51

CURRENT CHARGES

OUC Electric Service \$30.49

Meter #: 5ZR15287 - Service Charge ..... \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
69 kWh @ \$0.07351 (Non-Fuel)..... 5.07  
69 kWh @ \$0.03867 (Fuel)..... 2.67  
(*\$2.23 of your Fuel Cost is exempt from Municipal Tax*)

City of Orlando Charges \$2.90

Municipal Taxes..... \$ 2.90

State of Florida Charges \$3.12

Gross Receipts Tax..... \$ 0.78  
Florida Sales Tax..... 2.18  
Discretionary Sales Surtax..... 0.16

Electric Usage in kWh



Meter Data

METER #: 5ZR15287  
CURRENT: 10,536 on 09/04/25  
PREVIOUS: 10,467 on 08/05/25  
TOTAL USAGE: 69 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 2.30 kWh    | 2.32 kWh  |



SERVICE ADDRESS: 2351 LAKE BALDWIN LN

BILL DATE  
09/06/25

ACCOUNT NUMBER  
9310020001

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$133.96

CURRENT CHARGES

**OUC Electric Service \$124.67**

OUC Convenient Lighting (08/05/25 - 09/04/25)  
Investment - Convenient 7.57 @ \$9.98 ..... \$ 75.55  
Maintenance - Convenient 4 @ \$9.37 ..... 37.48  
156.00 kWh @ \$0.03877 (Non-Fuel) ..... 6.05  
156.00 kWh @ \$0.03585 (Fuel) ..... 5.59  
*(\$4.60 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$0.74**

Municipal Taxes ..... \$ 0.74

**State of Florida Charges \$8.55**

Gross Receipts Tax ..... \$ 0.30  
Florida Sales Tax ..... 7.62  
Discretionary Sales Surtax ..... 0.63

00302 935014/4396390 0000001 0000041 I=011110



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 2607 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$381.66**

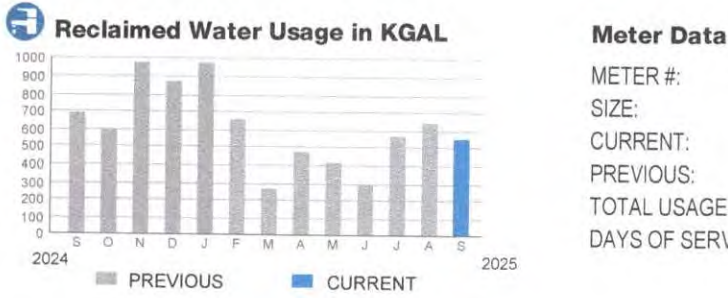
**CURRENT CHARGES**

**City of Orlando Charges \$381.66**

Meter #: 99218715 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 553.127 KGAL @ \$0.69..... \$ 381.66



**Meter Data**

METER #: 99218715  
 SIZE: 2.5"  
 CURRENT: 7,051.113 on 09/04/25  
 PREVIOUS: 6,497.986 on 08/05/25  
 TOTAL USAGE: 553.127 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR  |
|------------------------|-------------|------------|
|                        | 18.44 KGAL  | 22.08 KGAL |



SERVICE ADDRESS: 2657 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$41.01**

**CURRENT CHARGES**

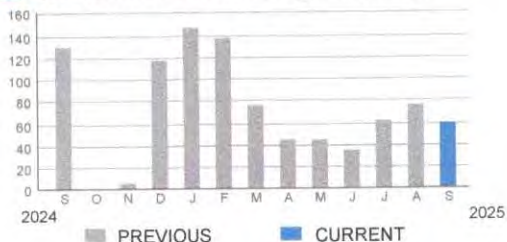
**City of Orlando Charges** **\$41.01**

Meter #: 98943267 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 59.428 KGAL @ \$0.69 . . . . . \$ 41.01

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 98943267  
 SIZE: 2.5"  
 CURRENT: 309.323 on 09/04/25  
 PREVIOUS: 249.895 on 08/05/25  
 TOTAL USAGE: 59.428 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 1.98 KGAL   | 4.20 KGAL |

0030z 9350144396390 0000001 00000043 I=011110

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 2708 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$36.65**

**CURRENT CHARGES**

**OUC Electric Service \$30.61**

Meter #: 5ZR16981 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
70 kWh @ \$0.07351 (Non-Fuel). . . . . 5.15  
70 kWh @ \$0.03867 (Fuel). . . . . 2.71  
(*\$2.26 of your Fuel Cost is exempt from Municipal Tax*)

**City of Orlando Charges \$2.91**

Municipal Taxes. . . . . \$ 2.91

**State of Florida Charges \$3.13**

Gross Receipts Tax. . . . . \$ 0.78  
Florida Sales Tax . . . . . 2.19  
Discretionary Sales Surtax . . . . . 0.16

**Electric Usage in kWh**



**Meter Data**

METER #: 5ZR16981  
CURRENT: 6,280 on 09/04/25  
PREVIOUS: 6,210 on 08/05/25  
TOTAL USAGE: 70 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 2.33 kWh    | 2.35 kWh  |

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**



SERVICE ADDRESS: 2715 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$124.74**

**CURRENT CHARGES**

**OUC Water Service \$59.00**

Fire Protection 6" (08/05/25 - 09/04/25) ..... \$ 59.00

**City of Orlando Charges \$65.74**

Meter #: 96935346 - No Charge 2.5"

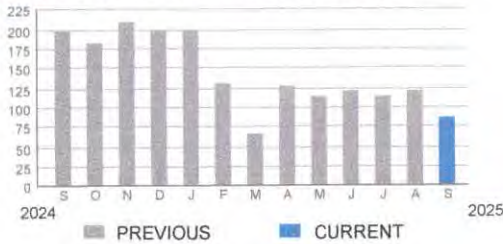
Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 86.726 KGAL @ \$0.69 ..... \$ 59.84

Municipal Taxes ..... 5.90



**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935346  
SIZE: 2.5"  
CURRENT: 2,777.206 on 09/04/25  
PREVIOUS: 2,690.48 on 08/05/25  
TOTAL USAGE: 86.726 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 2.89 KGAL   | 6.43 KGAL |





BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 2891 LAKE BALDWIN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** ▶ **\$36.38**

**CURRENT CHARGES**

**OUC Electric Service \$30.38**

Meter #: 5CR70448 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
68 kWh @ \$0.07351 (Non-Fuel) . . . . . 5.00  
68 kWh @ \$0.03867 (Fuel) . . . . . 2.63  
*(\$2.20 of your Fuel Cost is exempt from Municipal Tax)*

**City of Orlando Charges \$2.89**

Municipal Taxes. . . . . \$ 2.89

**State of Florida Charges \$3.11**

Gross Receipts Tax. . . . . \$ 0.78  
Florida Sales Tax . . . . . 2.17  
Discretionary Sales Surtax . . . . . 0.16

**Electric Usage in kWh**



**Meter Data**

METER #: 5CR70448  
CURRENT: 12,353 on 09/04/25  
PREVIOUS: 12,285 on 08/05/25  
TOTAL USAGE: 68 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 2.27 kWh    | 1.68 kWh  |



SERVICE ADDRESS: 1898 LAKEMONT AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1235735

**Subtotal** **\$27.41**

**CURRENT CHARGES**

**OUC Electric Service \$22.75**

Meter #: 5CR71862 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
0 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.00  
0 kWh @ \$0.03867 (Fuel) . . . . . 0.00

**City of Orlando Charges \$2.33**

Municipal Taxes. . . . . \$ 2.33

**State of Florida Charges \$2.33**

Gross Receipts Tax. . . . . \$ 0.58  
Florida Sales Tax . . . . . 1.63  
Discretionary Sales Surtax . . . . . 0.12

**Electric Usage in kWh**



**Meter Data**

METER #: 5CR71862  
CURRENT: 7,660 on 09/04/25  
PREVIOUS: 7,660 on 08/05/25  
TOTAL USAGE: 0 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.00 kWh    | 0.00 kWh  |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 2905 LINCROFT AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$28.99**

**CURRENT CHARGES**

**OUC Electric Service \$24.09**

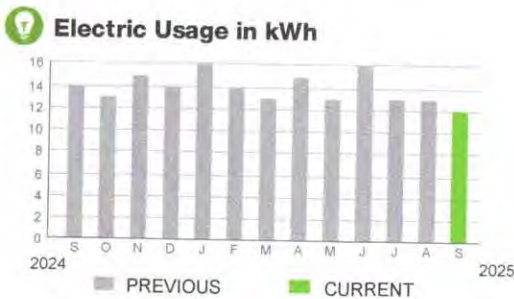
Meter #: 5CR70472 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
12 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.88  
12 kWh @ \$0.03867 (Fuel) . . . . . 0.46  
(*\$0.39 of your Fuel Cost is exempt from Municipal Tax*)

**City of Orlando Charges \$2.44**

Municipal Taxes . . . . . \$ 2.44

**State of Florida Charges \$2.46**

Gross Receipts Tax . . . . . \$ 0.62  
Florida Sales Tax . . . . . 1.72  
Discretionary Sales Surtax . . . . . 0.12



**Meter Data**

METER #: 5CR70472  
CURRENT: 1,707 on 09/04/25  
PREVIOUS: 1,695 on 08/05/25  
TOTAL USAGE: 12 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.40 kWh    | 0.45 kWh  |



SERVICE ADDRESS: 3145 LINDALE AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$322.83**

**CURRENT CHARGES**

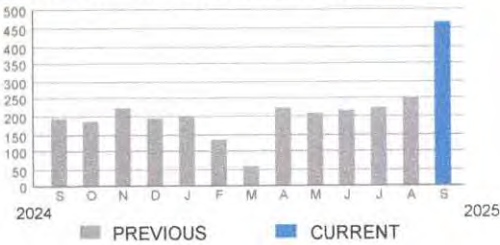
**City of Orlando Charges \$322.83**

Meter #: 96935356 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 467.876 KGAL @ \$0.69 . . . . . \$ 322.83

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935356  
 SIZE: 2.5"  
 CURRENT: 3,447.164 on 09/04/25  
 PREVIOUS: 2,979.288 on 08/05/25  
 TOTAL USAGE: 467.876 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 15.60 KGAL  | 6.25 KGAL |

003oz 935014396390 0000001 00000049 I=011110



BILL DATE  
09/06/25

ACCOUNT NUMBER  
9310020001

SERVICE ADDRESS: 1305 MEETING PL

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$186.98

CURRENT CHARGES

OUC Electric Service \$22.75

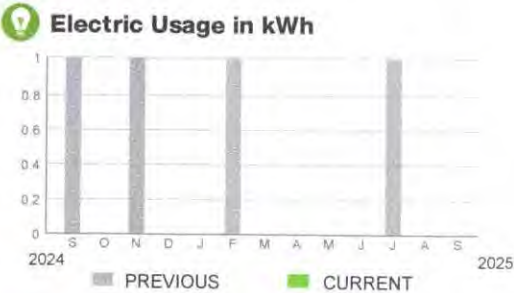
Meter #: 5CR70495 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
0 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.00  
0 kWh @ \$0.03867 (Fuel) . . . . . 0.00

City of Orlando Charges \$161.90

Meter #: 97089449 - No Charge 2"  
Reclaimed Water Rate (08/05/25 - 09/04/25)  
Reclaimed Water 231.254 KGAL @ \$0.69 . . . . . \$ 159.57  
Municipal Taxes . . . . . 2.33

State of Florida Charges \$2.33

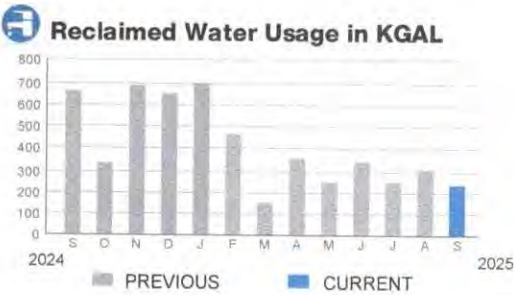
Gross Receipts Tax . . . . . \$ 0.58  
Florida Sales Tax . . . . . 1.63  
Discretionary Sales Surtax . . . . . 0.12



Meter Data

METER #: 5CR70495  
CURRENT: 59 on 09/04/25  
PREVIOUS: 59 on 08/05/25  
TOTAL USAGE: 0 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.00 kWh    | 0.03 kWh  |



Meter Data

METER #: 97089449  
SIZE: 2"  
CURRENT: 5,761.076 on 09/04/25  
PREVIOUS: 5,529.822 on 08/05/25  
TOTAL USAGE: 231.254 KGAL  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR  |
|---------------------|-------------|------------|
|                     | 7.71 KGAL   | 21.26 KGAL |





SERVICE ADDRESS: 4255 NEW BROAD ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$27.41**

**CURRENT CHARGES**

**OUC Electric Service \$22.75**

Meter #: 5CR48381 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
0 kWh @ \$0.07351 (Non-Fuel) . . . . . 0.00  
0 kWh @ \$0.03867 (Fuel) . . . . . 0.00

**City of Orlando Charges \$2.33**

Municipal Taxes. . . . . \$ 2.33

**State of Florida Charges \$2.33**

Gross Receipts Tax. . . . . \$ 0.58  
Florida Sales Tax . . . . . 1.63  
Discretionary Sales Surtax . . . . . 0.12

**Electric Usage in kWh**



**Meter Data**

METER #: 5CR48381  
CURRENT: 11 on 09/04/25  
PREVIOUS: 11 on 08/05/25  
TOTAL USAGE: 0 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.00 kWh    | 0.00 kWh  |

00302 935014/4396390 0000001 0000051 1=011110

BILL DATE  
**09/06/25**

ACCOUNT NUMBER

**9310020001**

SERVICE ADDRESS: 4300 NEW BROAD ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1228665

**Subtotal** **\$251.46**

**CURRENT CHARGES**

**OUC Electric Service \$34.76**

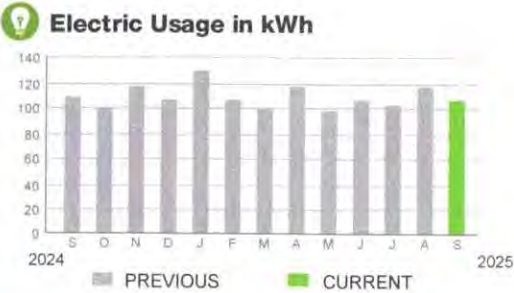
Meter #: 5CR54025 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
107 kWh @ \$0.07351 (Non-Fuel) . . . . . 7.87  
107 kWh @ \$0.03867 (Fuel) . . . . . 4.14  
(*\$3.46 of your Fuel Cost is exempt from Municipal Tax*)

**City of Orlando Charges \$213.15**

Meter #: 96935254 - No Charge 2.5"  
Reclaimed Water Rate (08/05/25 - 09/04/25)  
Reclaimed Water 304.241 KGAL @ \$0.69 . . . . . \$ 209.93  
Municipal Taxes . . . . . 3.22

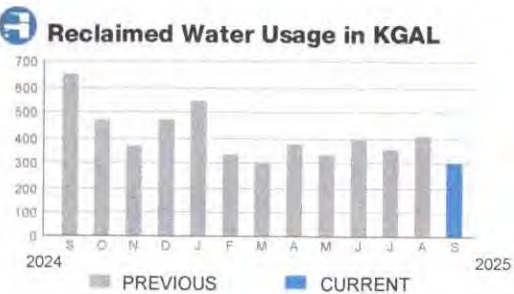
**State of Florida Charges \$3.55**

Gross Receipts Tax . . . . . \$ 0.89  
Florida Sales Tax . . . . . 2.48  
Discretionary Sales Surtax . . . . . 0.18



**Meter Data**  
METER #: 5CR54025  
CURRENT: 15,893 on 09/04/25  
PREVIOUS: 15,786 on 08/05/25  
TOTAL USAGE: 107 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 3.57 kWh    | 3.55 kWh  |



**Meter Data**  
METER #: 96935254  
SIZE: 2.5"  
CURRENT: 8,077.773 on 09/04/25  
PREVIOUS: 7,773.532 on 08/05/25  
TOTAL USAGE: 304.241 KGAL  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR  |
|---------------------|-------------|------------|
|                     | 10.14 KGAL  | 21.17 KGAL |



SERVICE ADDRESS: 4697 NEW BROAD ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1229136

**Subtotal** **\$874.66**

**CURRENT CHARGES**

**OUC Electric Service \$742.97**

Meter #: 6CD16048 - Service Charge . . . . . \$ 35.00  
GSD Secondary Demand Electric Rate (08/05/25 - 09/04/25)  
Demand Charge 8.968 kW @ \$12.00 . . . . . 107.62  
Minimum Demand Charge Adjustment . . . . . 192.38  
6,293 kWh @ \$0.02616 (Non-Fuel) . . . . . 164.62  
6,293 kWh @ \$0.03867 (Fuel) . . . . . 243.35  
*(\$203.20 of your Fuel Cost is exempt from Municipal Tax)*

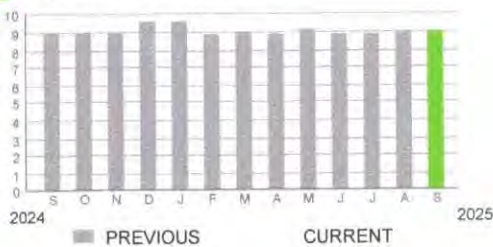
**City of Orlando Charges \$55.88**

Municipal Taxes. . . . . \$ 55.88

**State of Florida Charges \$75.81**

Gross Receipts Tax. . . . . \$ 19.04  
Florida Sales Tax . . . . . 52.96  
Discretionary Sales Surtax . . . . . 3.81

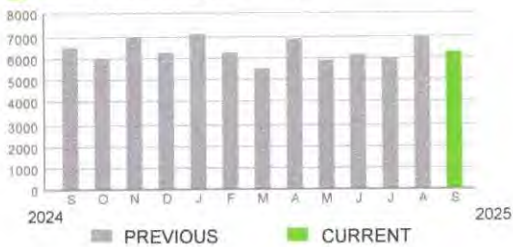
**Electric Demand in kW**



**Meter Data**

METER #: 6CD16048  
CURRENT: 8.968 on 09/04/25  
TOTAL DEMAND: 8.968 kW  
DAYS OF SERVICE: 30

**Electric Usage in kWh**



**Meter Data**

METER #: 6CD16048  
CURRENT: 58,173 on 09/04/25  
PREVIOUS: 51,880 on 08/05/25  
TOTAL USAGE: 6,293 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR  |
|---------------------|-------------|------------|
|                     | 209.77 kWh  | 209.61 kWh |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER

**9310020001**

SERVICE ADDRESS: 4699 NEW BROAD ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$121.09**

**CURRENT CHARGES**

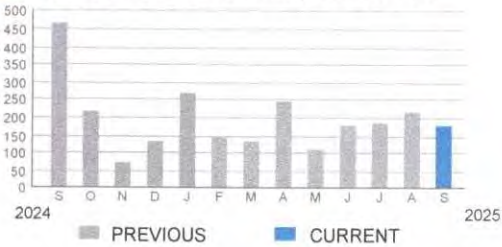
**City of Orlando Charges \$121.09**

Meter #: 96935418 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 175.497 KGAL @ \$0.69. . . . . \$ 121.09

 **Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935418  
SIZE: 2.5"  
CURRENT: 3,995.559 on 09/04/25  
PREVIOUS: 3,820.062 on 08/05/25  
TOTAL USAGE: 175.497 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR  |
|------------------------|-------------|------------|
|                        | 5.85 KGAL   | 14.99 KGAL |

SERVICE ADDRESS: 4953 NEW BROAD ST

PAGE 53 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$100.63**

**CURRENT CHARGES**

**OUC Water Service \$91.48**

**Meter #: 240325733**

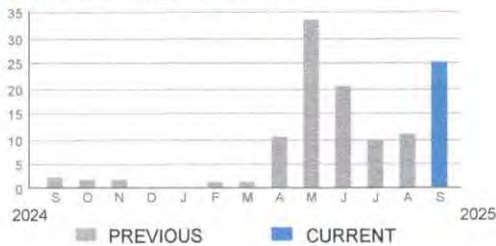
|                                             |          |
|---------------------------------------------|----------|
| Service Charge 5/8" .....                   | \$ 10.50 |
| Commercial Water Rate (08/05/25 - 09/04/25) |          |
| 3.000 KGAL @ \$0.80 .....                   | 2.40     |
| Next 4.000 KGAL @ \$1.30 .....              | 5.20     |
| Next 12.000 KGAL @ \$2.18 .....             | 26.16    |
| Next 5.977 KGAL @ \$7.90 .....              | 47.22    |

**City of Orlando Charges \$9.15**

|                       |         |
|-----------------------|---------|
| Municipal Taxes. .... | \$ 9.15 |
|-----------------------|---------|



**Water Usage in KGAL**



**Meter Data**

METER #: 240325733  
 SIZE: 5/8"  
 CURRENT: 120.225 on 09/04/25  
 PREVIOUS: 95.248 on 08/05/25  
 TOTAL USAGE: 24.977 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.83 KGAL   | 0.07 KGAL |

BILL DATE  
**09/06/25**

ACCOUNT NUMBER

**9310020001**

SERVICE ADDRESS: 4982 NEW BROAD ST FOUNTAIN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$535.75**

**CURRENT CHARGES**

**OUC Electric Service \$455.09**

Meter #: 5ZR17741 - Service Charge . . . . . \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
3,854 kWh @ \$0.07351 (Non-Fuel) . . . . . 283.31  
3,854 kWh @ \$0.03867 (Fuel) . . . . . 149.03  
(*\$124.45 of your Fuel Cost is exempt from Municipal Tax*)

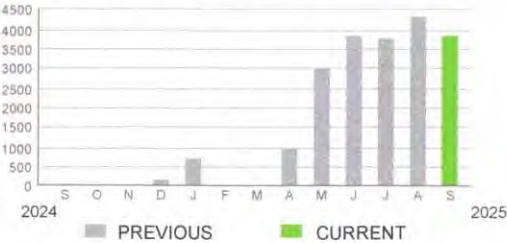
**City of Orlando Charges \$34.23**

Municipal Taxes. . . . . \$ 34.23

**State of Florida Charges \$46.43**

Gross Receipts Tax. . . . . \$ 11.66  
Florida Sales Tax . . . . . 32.44  
Discretionary Sales Surtax . . . . . 2.33

**Electric Usage in kWh**



**Meter Data**

METER #: 5ZR17741  
CURRENT: 32,693 on 09/04/25  
PREVIOUS: 28,839 on 08/05/25  
TOTAL USAGE: 3,854 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 128.47 kWh  | 1.23 kWh  |

SERVICE ADDRESS: 4985 NEW BROAD ST

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal \$190.20

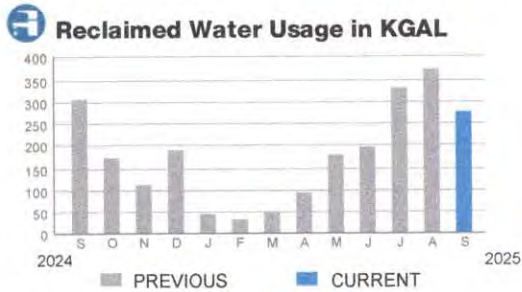
CURRENT CHARGES

City of Orlando Charges \$190.20

Meter #: 96935408 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 275.654 KGAL @ \$0.69 . . . . . \$ 190.20



Meter Data

METER #: 96935408  
SIZE: 2.5"  
CURRENT: 3,273.455 on 09/04/25  
PREVIOUS: 2,997.801 on 08/05/25  
TOTAL USAGE: 275.654 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 9.19 KGAL   | 9.86 KGAL |

003oz 935014/4396390 0000001 I=011110



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 1944 OSPREY AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1429194-1235817

**Subtotal** **\$81.40**

**CURRENT CHARGES**

**OUC Electric Service \$24.43**

Meter #: 6CD51323 - Service Charge ..... \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
15 kWh @ \$0.07351 (Non-Fuel)..... 1.10  
15 kWh @ \$0.03867 (Fuel)..... 0.58  
(*\$0.48 of your Fuel Cost is exempt from Municipal Tax*)

**City of Orlando Charges \$54.46**

Meter #: 96935290 - No Charge 2.5"  
Reclaimed Water Rate (08/05/25 - 09/04/25)  
Reclaimed Water 75.364 KGAL @ \$0.69..... \$ 52.00  
Municipal Taxes..... 2.46

**State of Florida Charges \$2.51**

Gross Receipts Tax..... \$ 0.63  
Florida Sales Tax..... 1.75  
Discretionary Sales Surtax..... 0.13

 **Electric Usage in kWh**



**Meter Data**

METER #: 6CD51323  
CURRENT: 2,772 on 09/04/25  
PREVIOUS: 2,757 on 08/05/25  
TOTAL USAGE: 15 kWh  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.50 kWh    | 0.84 kWh  |

 **Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935290  
SIZE: 2.5"  
CURRENT: 3,218.63 on 09/04/25  
PREVIOUS: 3,143.266 on 08/05/25  
TOTAL USAGE: 75.364 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 2.51 KGAL   | 8.22 KGAL |

SERVICE ADDRESS: 4202 PELICAN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$237.00**

**CURRENT CHARGES**

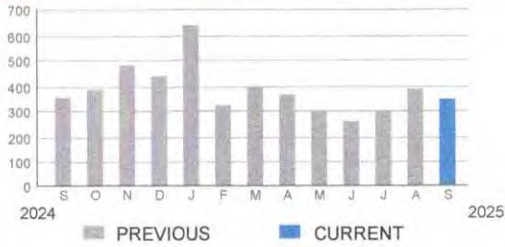
**City of Orlando Charges \$237.00**

Meter #: 96935397 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 343.482 KGAL @ \$0.69 . . . . . \$ 237.00

 **Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 96935397  
SIZE: 2.5"  
CURRENT: 6,444.275 on 09/04/25  
PREVIOUS: 6,100.793 on 08/05/25  
TOTAL USAGE: 343.482 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR  |
|------------------------|-------------|------------|
|                        | 11.45 KGAL  | 11.40 KGAL |

003oz 935014/4396390 0000001 0000059 I=011110



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 4238 PELICAN LN

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$211.61**

**CURRENT CHARGES**

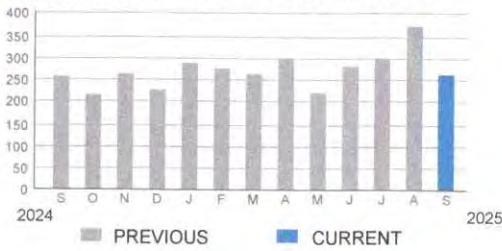
**City of Orlando Charges \$211.61**

Meter #: R87921784 - No Charge 1.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 261.246 KGAL @ \$0.81 . . . . . \$ 211.61

 **Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: R87921784  
 SIZE: 1.5"  
 CURRENT: 18,725.658 on 09/04/25  
 PREVIOUS: 18,464.412 on 08/05/25  
 TOTAL USAGE: 261.246 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 8.71 KGAL   | 8.34 KGAL |

SERVICE ADDRESS: 5458 PENWAY DR

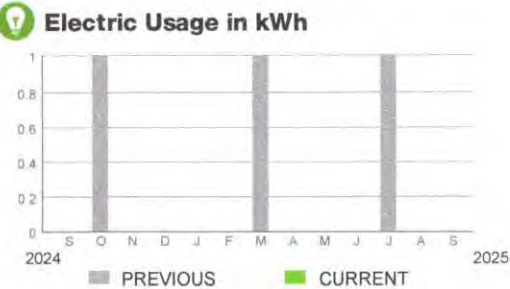
PAGE 59 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**  
Customer Reference: 1428194-1304513

**Subtotal** **\$27.41**

**CURRENT CHARGES**

|                                                           |                |
|-----------------------------------------------------------|----------------|
| <b>OUC Electric Service</b>                               | <b>\$22.75</b> |
| Meter #: 5CR60518 - Service Charge                        | \$ 22.75       |
| Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25) |                |
| 0 kWh @ \$0.07351 (Non-Fuel)                              | 0.00           |
| 0 kWh @ \$0.03867 (Fuel)                                  | 0.00           |
| <b>City of Orlando Charges</b>                            | <b>\$2.33</b>  |
| Municipal Taxes                                           | \$ 2.33        |
| <b>State of Florida Charges</b>                           | <b>\$2.33</b>  |
| Gross Receipts Tax                                        | \$ 0.58        |
| Florida Sales Tax                                         | 1.63           |
| Discretionary Sales Surtax                                | 0.12           |



**Meter Data**

|                  |               |
|------------------|---------------|
| METER #:         | 5CR60518      |
| CURRENT:         | 4 on 09/04/25 |
| PREVIOUS:        | 4 on 08/05/25 |
| TOTAL USAGE:     | 0 kWh         |
| DAYS OF SERVICE: | 30            |

|                            |                    |                  |
|----------------------------|--------------------|------------------|
| <b>AVERAGE DAILY USAGE</b> | <b>THIS PERIOD</b> | <b>LAST YEAR</b> |
|                            | 0.00 kWh           | 0.00 kWh         |

BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 5396 SHEA ST

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** ▶ **\$111.29**

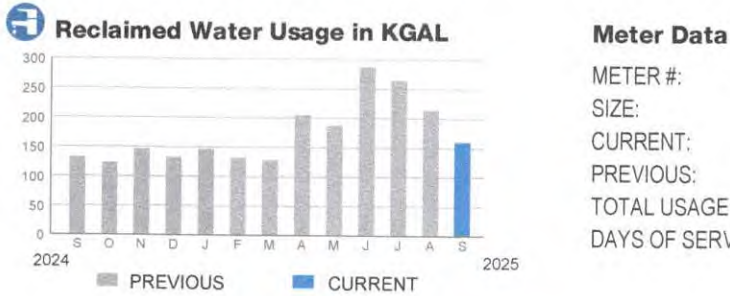
**CURRENT CHARGES**

**City of Orlando Charges** **\$111.29**

Meter #: 96935281 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 161.288 KGAL @ \$0.69..... \$ 111.29



**Meter Data**

METER #: 96935281  
 SIZE: 2.5"  
 CURRENT: 3,537.228 on 09/04/25  
 PREVIOUS: 3,375.94 on 08/05/25  
 TOTAL USAGE: 161.288 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 5.38 KGAL   | 4.26 KGAL |

SERVICE ADDRESS: 2292 SNOW RD

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1237119

Subtotal

\$29.12

CURRENT CHARGES

OUC Electric Service \$24.21

Meter #: 5CR52430 - Service Charge \$ 22.75  
Commercial Non-Demand Electric Rate (08/05/25 - 09/04/25)  
13 kWh @ \$0.07351 (Non-Fuel) 0.96  
13 kWh @ \$0.03867 (Fuel) 0.50  
(\$0.42 of your Fuel Cost is exempt from Municipal Tax)

City of Orlando Charges \$2.44

Municipal Taxes \$ 2.44

State of Florida Charges \$2.47

Gross Receipts Tax \$ 0.62  
Florida Sales Tax 1.73  
Discretionary Sales Surtax 0.12

Electric Usage in kWh



Meter Data

METER #: 5CR52430  
CURRENT: 1,444 on 09/04/25  
PREVIOUS: 1,431 on 08/05/25  
TOTAL USAGE: 13 kWh  
DAYS OF SERVICE: 30

| AVERAGE DAILY USAGE | THIS PERIOD | LAST YEAR |
|---------------------|-------------|-----------|
|                     | 0.43 kWh    | 0.42 kWh  |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 2652 STANFIELD AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal ▶ \$37.24**

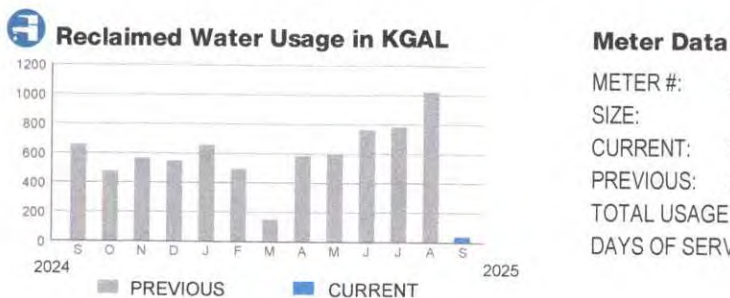
**CURRENT CHARGES**

**City of Orlando Charges \$37.24**

Meter #: R88112210 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 53.976 KGAL @ \$0.69 . . . . . \$ 37.24



**Meter Data**

METER #: R88112210  
 SIZE: 2.5"  
 CURRENT: 24,029.995 on 09/04/25  
 PREVIOUS: 23,976.019 on 08/05/25  
 TOTAL USAGE: 53.976 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR  |
|------------------------|-------------|------------|
|                        | 1.80 KGAL   | 21.25 KGAL |



SERVICE ADDRESS: 2896 STANFIELD AVE

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**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Subtotal** **\$164.89**

**CURRENT CHARGES**

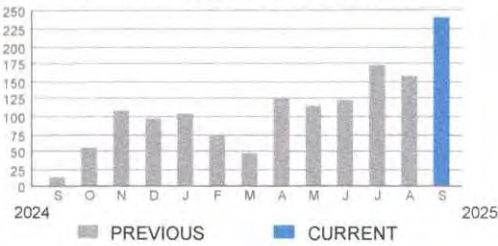
**City of Orlando Charges** **\$164.89**

Meter #: 99218721 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 238.974 KGAL @ \$0.69..... \$ 164.89

**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 99218721  
SIZE: 2.5"  
CURRENT: 1,414.962 on 09/04/25  
PREVIOUS: 1,175.988 on 08/05/25  
TOTAL USAGE: 238.974 KGAL  
DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 7.97 KGAL   | 0.44 KGAL |



BILL DATE  
**09/06/25**

ACCOUNT NUMBER  
**9310020001**

SERVICE ADDRESS: 2121 UPPER PARK RD

PAGE 64 OF 64

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Customer Reference: 1428194-1301577

**Subtotal ▶ \$0.00**

**CURRENT CHARGES**

**City of Orlando Charges \$0.00**

Meter #: 99218717 - No Charge 2.5"

Reclaimed Water Rate (08/05/25 - 09/04/25)

Reclaimed Water 0.000 KGAL @ \$0.69 ..... \$ 0.00



**Reclaimed Water Usage in KGAL**



**Meter Data**

METER #: 99218717  
 SIZE: 2.5"  
 CURRENT: 1,808.571 on 09/04/25  
 PREVIOUS: 1,808.571 on 08/05/25  
 TOTAL USAGE: 0 KGAL  
 DAYS OF SERVICE: 30

| AVERAGE<br>DAILY USAGE | THIS PERIOD | LAST YEAR |
|------------------------|-------------|-----------|
|                        | 0.00 KGAL   | 8.64 KGAL |

# URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

## District Agent Report

October 15, 2025

### I. AUTHORIZATIONS

#### 1. Landscaping

##### a. Budget Year 2026

##### i. **\$200,000.00**

##### b. Lake Baldwin Lane Median Project

##### i. Remove declining Jupiter in 4 areas and replace with Liriope and Jasmine following the model of other recent median projects

##### ii. **\$13,194.91**

##### c. Pond 34 – Damaged Bed Landscaping Replacement

##### i. A major irrigation break caused the removal of much of the landscaping

##### ii. This was one of the beds we did not upgrade a couple of years ago

##### iii. The proposal is to match the style of the other 4 beds that we upgraded

##### iv. **\$8,338.63**

#### 2. Other Authorizations

##### a. New Borad Street Pond Christmas Light Installation

##### i. Test and install lights on bridge and in pergola area

##### ii. **\$1,495.00**

### 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 16, 17, New Broad St - Completed

##### g. Treated Ponds (on going)

##### h. Insect Control all St Augustine

##### i. Warranty Sod - LBL Island - Completed

##### j. New Annuals Installation - Completed

#### 2. Approved Projects Status

##### a. Lake Susannah Mews (End of Meeting Pl.)

##### i. Completed

##### b. Lake Baldwin Lane Juniper Replace Project

##### i. Completed

##### c. New Broad St. Lighting Project

##### i. Working on tile selection

##### d. New Broad and Meeting Pl STOP signs

##### i. Signs and poles being fabricated

#### 3. New Broad St. Waterfall Project

##### a. Narrowed down to a couple of tile choices

4. Lake Baldwin Lane Medians near Neighborhood Business District
  - a. Completed except for 1 light facing sign that needs to be reinstalled
5. District Agent Budget Reports (DAB)
  - a. Included this month is the close of 2025 fiscal year and this new fiscal year
  - b. As of October 8, 2025
6. Landscape Reserve Refurbishments Report
  - a. Includes final report for 2025

**III. OFF DUTY OFFICER PROGRAM**

1. September Police Report

## Proposal for Extra Work at Urban Orlando CDD

|                     |                                                                                              |                 |                                         |
|---------------------|----------------------------------------------------------------------------------------------|-----------------|-----------------------------------------|
| Property Name       | Urban Orlando CDD                                                                            | Contact         | Bill Patterson                          |
| Property Address    | 1913 Meeting Place<br>Orlando, FL 32814                                                      | To              | Urban Orlando CDD                       |
|                     |                                                                                              | Billing Address | 1913 Meeting Place<br>Orlando, FL 32814 |
| Project Name        | Urban Orlando CDD LBL- Island Installation- Starbroad St, Shea Street and Almond Ave Islands |                 |                                         |
| Project Description | Remove declining Juniper in 4 Island Tips and Install new plant material per photo.          |                 |                                         |

### Scope of Work

| QTY                                                       | UoM/Size   | Material/Description                                           | Unit Price | Total             |
|-----------------------------------------------------------|------------|----------------------------------------------------------------|------------|-------------------|
| <b>Starbroad Street Island (2 tip Island)</b>             |            |                                                                |            | <b>Subtotal</b>   |
|                                                           |            |                                                                |            | <b>\$1,981.36</b> |
| 140.00                                                    | EACH       | Liriope - Super Blue- 1 gal - Remove Juniper (2 Island Tips)   | \$9.14     | \$1,279.91        |
| 60.00                                                     | EACH       | Jasminum Asiaticum - 1 gal. ( Island tip)                      | \$11.69    | \$701.45          |
| <b>Shea Street, Almond Ave Street (2-Tips Islands)</b>    |            |                                                                |            | <b>Subtotal</b>   |
|                                                           |            |                                                                |            | <b>\$2,449.00</b> |
| 140.00                                                    | EACH       | Liriope -Super Blue- 1 gal- Remove Juniper (2 Tips of Islands) | \$9.14     | \$1,279.91        |
| 100.00                                                    | EACH       | Jasminum Asiaticum - 1 gal. ( Island tip fill in)              | \$11.69    | \$1,169.09        |
| <b>Demo-Prep-Mulch</b>                                    |            |                                                                |            | <b>Subtotal</b>   |
|                                                           |            |                                                                |            | <b>\$6,164.47</b> |
| 60.00                                                     | HOURL      | Demo and Prep                                                  | \$75.60    | \$4,536.00        |
| 3.00                                                      | LUMP SUM   | Dump Fees/Green Waste Material                                 | \$212.82   | \$638.47          |
| 17.00                                                     | CUBIC YARD | Mulch Installed - Mini Pine                                    | \$45.00    | \$765.00          |
| <b>Irrigation Modifications (Drip line and Miro Jest)</b> |            |                                                                |            | <b>Subtotal</b>   |
|                                                           |            |                                                                |            | <b>\$2,600.08</b> |
| 1.00                                                      | HOURL      | Irrigation Modifications (New Drip lines and Micro Jets)       | \$2,600.08 | \$2,600.08        |

#### 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

**Starboard St Island**



**Starboard Steet Island 2nd**



**Shea and Almond Street Island Tip**



For internal use only

**SO#** 8774573  
**JOB#** 460604797  
**Service Line** 130

**Total Price**

**\$13,194.91**

**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



## 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.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature Title

Printed Name Date

### BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature Title

Steven Peters

October 06, 2025

Printed Name Date

Job #: 460604797

SO #: 8774573

Proposed Price: \$13,194.91

# 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.)

## Proposal for Extra Work at Urban Orlando CDD

|                     |                                                                    |                 |                                         |
|---------------------|--------------------------------------------------------------------|-----------------|-----------------------------------------|
| Property Name       | Urban Orlando CDD                                                  | Contact         | Bill Patterson                          |
| Property Address    | 1913 Meeting Place<br>Orlando, FL 32814                            | To              | Urban Orlando CDD                       |
|                     |                                                                    | Billing Address | 1913 Meeting Place<br>Orlando, FL 32814 |
| Project Name        | Pond 34 Enhancement                                                |                 |                                         |
| Project Description | Install new plant material at (Area 3) across from 2852 Dorrel Ave |                 |                                         |

### Scope of Work

| QTY                            | UoM/Size   | Material/Description                                           | Unit Price      | Total             |
|--------------------------------|------------|----------------------------------------------------------------|-----------------|-------------------|
| <b>Area # 3</b>                |            |                                                                | <b>Subtotal</b> | <b>\$7,758.63</b> |
| 84.00                          | EACH       | Arboricola Variegated - Trinette 3 gal- Remove Grasses         | \$25.90         | \$2,175.32        |
| 52.00                          | EACH       | Hamelia patens - Firebush- Dwarf 3 gal Installed- Remove Ferns | \$27.02         | \$1,405.18        |
| 10.00                          | EACH       | Regina Apostle Iris 3 gallon- Front of Tree                    | \$35.72         | \$357.22          |
| 15.00                          | EACH       | Podocarpus - 7 gal. Shrub- Remove Anis around park bench       | \$90.68         | \$1,360.20        |
| 6.00                           | CUBIC YARD | Mulch Installed - Mini Pine Bark                               | \$48.00         | \$288.00          |
| 24.00                          | HOURL      | Removals and Prep- remove all plant material - Leave jasmine.  | \$69.96         | \$1,679.04        |
| 4.00                           | CUBIC YARD | Bulk- Top Soil Installed                                       | \$123.42        | \$493.67          |
| <b>Irrigation Modification</b> |            |                                                                | <b>Subtotal</b> | <b>\$580.00</b>   |
| 1.00                           | HOURL      | Irrigation Modification                                        | \$580.00        | \$580.00          |

#### 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

#### Pond 34 Install Area 1256 11-28-22



#### Pond 34 Section 3 1



#### Pond 34 Section 3



For internal use only

**SO#** 8765015  
**JOB#** 460604797  
**Service Line** 130

**Total Price**

**\$8,338.63**

**THIS IS NOT AN INVOICE**

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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.
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Customer

Signature \_\_\_\_\_ Title \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

### BrightView Landscape Services, Inc. "Contractor"

**Account Manager, Senior**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Steven Peters**

**September 23, 2025**

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

**Job #:** 460604797

**SO #:** 8765015

**Proposed Price:** \$8,338.63

**DRS Construction Of Central**

**Florida Inc.**

324 Dublin Dr

Lake Mary, FL 32746 USA

+14075456448

C.NUNLEY.DRS@GMAIL.COM

www.drsconstructionofcentralfl.com



## Estimate

### ADDRESS

Bill Patterson

Urban Orlando CDD

1913 Meeting Place

Orlando, FL 32814

**ESTIMATE # 5843**

**DATE 10/07/2025**

### SERVICE AREA

CDD

### REP

CN

### LOCATION

New Broad Fountain

| ACTIVITY                                                                                | QTY | RATE     | AMOUNT   |
|-----------------------------------------------------------------------------------------|-----|----------|----------|
| <b>Repairs</b><br>Test all lights, Install Holiday lights on Bridge<br>and Pergola Area | 1   | 1,495.00 | 1,495.00 |

**TOTAL**

**\$1,495.00**

Accepted By

Accepted Date



**Ivy Hill Tile Urban Cream Beige**



**Ivy Hill Tile Urbane Charcoal Gray**



**Ivy Hill Tile Urbane Warm Gray or Pearl Gray**



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

| LANDSCAPE/HARDSCAPE RESERVE                         |                                                                                                                                                                                  |               |         |                  |                                |                   |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------|------------------|--------------------------------|-------------------|
| Location                                            | Project                                                                                                                                                                          | Expense       | SO #    | SO Approval Date | Invoice #                      | Sent to Inframark |
| Unit 1                                              | 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 |               |         |                  |                                |                   |
|                                                     | 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          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 8,038.00   |         |                  |                                |                   |
| Unit 2                                              | Corrine Drive Edge & Medians, Customs buffer, Haws Ct                                                                                                                            |               |         |                  |                                |                   |
|                                                     | 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          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 21,347.85  |         |                  |                                |                   |
| Unit 3                                              | Publix entrance, Jake St Fountain, Harbor Park                                                                                                                                   |               |         |                  |                                |                   |
|                                                     | 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 - canceled                                                                                                                                                      |               | 8690342 | 6/18/25          |                                |                   |
| Subtotal                                            |                                                                                                                                                                                  | \$ 2,625.00   |         |                  |                                |                   |
| Unit 4                                              | Army Reserve Buffer, General Rees Buffer                                                                                                                                         |               |         |                  |                                |                   |
|                                                     | 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          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 9,444.29   |         |                  |                                |                   |
| Unit 7                                              | Outer Rd sidewalk, Cady Way Trail buffer, LBL medians, Picnic area at Cady Way Trail                                                                                             |               |         |                  |                                |                   |
|                                                     | 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                                                                                                            | \$ 15,812.45  | 8717050 | 8/20/25          | 9526565                        | 09/30/25          |
|                                                     | Pond 17 project: additional labor due city's project                                                                                                                             | \$ 964.70     | 8753820 | 9/9/25           | 9526589                        | 09/30/25          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 20,179.66  |         |                  |                                |                   |
| Unit 8                                              | Lake Susannah Mews, Meeting Pl median                                                                                                                                            |               |         |                  |                                |                   |
|                                                     | Grade and repace dead sod in two areas at Lake Susannah                                                                                                                          | \$ 4,185.08   | 8593794 | 2/19/25          | 9313438                        | 05/21/25          |
|                                                     | Grade and repace dead sod in 3 sections at the end of Meeting Pl                                                                                                                 | \$ 33,650.76  | 8755256 | 9/17/25          | 9531804                        | 10/01/25          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 37,835.84  |         |                  |                                |                   |
| Units 9 and 9A                                      | Hanks Ave median, LBL medians and LS Buffer, Mid-lakes park (pond 19)                                                                                                            |               |         |                  |                                |                   |
|                                                     | 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          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 35,359.59  |         |                  |                                |                   |
| Unit 10                                             | Baldwin Park St medians, High Park/Pond 34, LBL medians, North Buffer, Westminster Park (pond 31), Unit 10 lift station buffer                                                   |               |         |                  |                                |                   |
|                                                     | 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          | 9526567                        | 09/30/25          |
|                                                     | North Buffer Fill-ins: 2 additional sections towards the end                                                                                                                     | \$ 2,814.48   | 8725597 | 8/20/25          | 9526569                        | 09/30/25          |
|                                                     | North Buffer Fill-ins: 10 elaeocarpus to block fence line near school                                                                                                            | \$ 5,041.97   | 8725625 | 8/20/25          | 9526570                        | 09/30/25          |
|                                                     | LBL Medians: remove Juniper and install Jasmin at BPS in 3 areas                                                                                                                 | \$ 9,472.41   | 8755066 | 9/17/25          | 9526592                        | 09/30/25          |
| Subtotal                                            |                                                                                                                                                                                  | \$ 61,868.13  |         |                  |                                |                   |
| Total Overall Landscape/Hardscape Reserve Allowance |                                                                                                                                                                                  | \$ 196,698.36 |         |                  |                                |                   |
| Landscape/Hardscape Reserve Budget                  |                                                                                                                                                                                  | \$ 200,000.00 |         |                  |                                |                   |
| Remaining landscape replacement budget              |                                                                                                                                                                                  | \$ 3,301.64   |         |                  |                                |                   |

## 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>\$ 334,704.47</b> |                 |               |                |                   |                                                                |
| <b>Variance</b>                     |        |                      |                                                                     | <b>\$ 45,295.53</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           |                                                                |
|                                     | 5      | BP Joint Committee   | Property Cleaning Supplies                                          | \$ 154.74            |                 |               | JC091225       | 9/12/25           |                                                                |
| <b>Total Encumbrance</b>            |        |                      |                                                                     | <b>\$ 1,007.86</b>   |                 |               |                |                   |                                                                |
| <b>Variance</b>                     |        |                      |                                                                     | <b>\$ 1,992.14</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                                           | \$ 19,075.92          |           |               |                |                   |                                                                        |
| <b>Total Irrigation Repair Encumbrance</b> |        |                       |                                                             | <b>\$ 63,166.18</b>   |           |               |                |                   |                                                                        |
| <b>Variance</b>                            |        |                       |                                                             | <b>\$ 56,833.82</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> |           |               |                |                   |                                                                        |

## 2025 District Agent Budget Report

| 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       | 5905           | 9/30/25           |                                                       |
|                                                  | 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           |                                                       |
|                                                  | 21     | BP COA          | Unit 3 costs reimbursement - split with the COA                         | \$ 607.10             |          |               | COA080425      | 9/22/25           |                                                       |
|                                                  | 22     | BP COA          | Unit 2 and 6 costs reimbursement                                        | \$ 104.85             |          |               | COA093025      | 10/1/25           |                                                       |
|                                                  | 23     | BP COA          | Unit 3 costs reimbursement - split with the COA                         | \$ 180.00             |          |               | U30925         | 9/30/25           |                                                       |
|                                                  |        |                 |                                                                         |                       |          |               |                |                   |                                                       |
| <b>Total Encumbrance</b>                         |        |                 |                                                                         | <b>\$ 168,606.70</b>  |          |               |                |                   |                                                       |
| <b>FY 2025 Budget</b>                            |        |                 |                                                                         | <b>\$ 71,991.00</b>   |          |               |                |                   |                                                       |
| <b>Variance</b>                                  |        |                 |                                                                         | <b>\$ (96,615.70)</b> |          |               |                |                   |                                                       |
|                                                  |        |                 |                                                                         |                       |          |               |                |                   |                                                       |
| <b>Reserves – IMPR-Landscape &amp; Hardscape</b> |        |                 |                                                                         |                       |          |               |                |                   | See Landscape/Hardscape Reserve for details           |
| <b>Total Encumbrance</b>                         |        |                 |                                                                         | <b>\$ 196,698.36</b>  |          |               |                |                   |                                                       |
| <b>FY 2025 Budget</b>                            |        |                 |                                                                         | <b>\$ 200,000.00</b>  |          |               |                |                   |                                                       |
| <b>Variance</b>                                  |        |                 |                                                                         | <b>\$ 3,301.64</b>    |          |               |                |                   |                                                       |



## 2026 District Agent Budget Report

| Item                                       | Item # | Contractor      | Project                        | Amount               | SO #            | Approval Date | Paid invoice # | Sent to Inframark | Comments/Description                                           |
|--------------------------------------------|--------|-----------------|--------------------------------|----------------------|-----------------|---------------|----------------|-------------------|----------------------------------------------------------------|
| <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>\$ 380.00</b>     |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 6,405.00</b>   |                 |               |                |                   |                                                                |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <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>\$ 6,898.95</b>   |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 373,101.05</b> |                 |               |                |                   |                                                                |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>Contracts - Landscape</b>               |        | Brightview      | Landscape Maintenance Contract | <b>\$ 417,000.00</b> |                 |               |                |                   | BrightView contract                                            |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>Total Encumbrance</b>                   |        |                 |                                | <b>\$ -</b>          |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 417,000.00</b> |                 |               |                |                   |                                                                |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>R&amp;M Electrical</b>                  |        |                 | <b>FY 2025 Budget</b>          | <b>\$ 3,500.00</b>   |                 |               |                |                   | Misc. electrical repairs, bulbs, lamps etc.                    |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>Total Encumbrance</b>                   |        |                 |                                | <b>\$ -</b>          |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 3,500.00</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 Irrigation</b>                  |        |                 | <b>FY 2025 Budget</b>          | <b>\$ 120,000.00</b> |                 |               |                |                   |                                                                |
|                                            |        | October Repairs |                                | <b>\$ 2,516.04</b>   |                 |               |                |                   |                                                                |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>Total Irrigation Repair Encumbrance</b> |        |                 |                                | <b>\$ 2,516.04</b>   |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 117,483.96</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 |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>Total Encumbrance</b>                   |        |                 |                                | <b>\$ -</b>          |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 25,000.00</b>  |                 |               |                |                   |                                                                |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>R&amp;M Pumps</b>                       |        |                 | <b>FY 2025 Budget</b>          | <b>\$ 5,000.00</b>   |                 |               |                |                   | Contract for pump service and repairs                          |
|                                            |        |                 |                                |                      |                 |               |                |                   |                                                                |
| <b>Total Encumbrance</b>                   |        |                 |                                | <b>\$ -</b>          |                 |               |                |                   |                                                                |
| <b>Variance</b>                            |        |                 |                                | <b>\$ 5,000.00</b>   |                 |               |                |                   |                                                                |

## 2026 District Agent Budget Report

| Item                                             | Item # | Contractor   | Project                                                     | Amount                | SO # | Approval Date | Paid invoice # | Sent to Inframark | Comments/Description                                                   |
|--------------------------------------------------|--------|--------------|-------------------------------------------------------------|-----------------------|------|---------------|----------------|-------------------|------------------------------------------------------------------------|
| <b>Misc - Hurricane Expense</b>                  |        |              | <b>FY 2025 Budget</b>                                       | <b>\$ 15,000.00</b>   |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Total Encumbrance</b>                         |        |              |                                                             | <b>\$ -</b>           |      |               |                |                   |                                                                        |
| <b>Variance</b>                                  |        |              |                                                             | <b>\$ 15,000.00</b>   |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Misc. Contingency</b>                         |        |              | <b>FY 2025 Budget</b>                                       | <b>\$ 176,640.00</b>  |      |               |                |                   | Other non categorized expenses, including yearly Christmas decorations |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Total Encumbrance</b>                         |        |              |                                                             | <b>\$ -</b>           |      |               |                |                   |                                                                        |
| <b>Variance</b>                                  |        |              |                                                             | <b>\$ 176,640.00</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           |
|                                                  |        |              |                                                             | <b>\$ 2,516.04</b>    |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Total Encumbrance</b>                         |        |              |                                                             | <b>\$ 2,516.04</b>    |      |               |                |                   |                                                                        |
| <b>Variance</b>                                  |        |              |                                                             | <b>\$ 483.96</b>      |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Reserves – Signage</b>                        |        |              | <b>FY 2025 Budget</b>                                       |                       |      |               |                |                   |                                                                        |
|                                                  | 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           |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Total Encumbrance</b>                         |        |              |                                                             | <b>\$ 10,850.00</b>   |      |               |                |                   |                                                                        |
| <b>Variance</b>                                  |        |              |                                                             | <b>\$ (10,850.00)</b> |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Reserves – Roads and Alleyways</b>            |        |              |                                                             |                       |      |               |                |                   | Alley way maintenance; seal coat, pot holes, etc                       |
|                                                  | 1      | DRS          | Repair several large pot holes on the Perway alley          | \$ 495.00             |      |               | 2025-425       | 10/3/25           |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Total Encumbrance</b>                         |        |              |                                                             | <b>\$ 495.00</b>      |      |               |                |                   |                                                                        |
| <b>FY 2025 Budget</b>                            |        |              |                                                             | <b>\$ 158,760.00</b>  |      |               |                |                   |                                                                        |
| <b>Variance</b>                                  |        |              |                                                             | <b>\$ 158,265.00</b>  |      |               |                |                   |                                                                        |
|                                                  |        |              |                                                             |                       |      |               |                |                   |                                                                        |
| <b>Reserves – IMPR-Landscape &amp; Hardscape</b> |        |              |                                                             |                       |      |               |                |                   | See Landscape/Hardscape Reserve for details                            |
| <b>Total Encumbrance</b>                         |        |              |                                                             | <b>\$ -</b>           |      |               |                |                   |                                                                        |
| <b>FY 2025 Budget</b>                            |        |              |                                                             | <b>\$ 200,000.00</b>  |      |               |                |                   |                                                                        |
| <b>Variance</b>                                  |        |              |                                                             | <b>\$ 200,000.00</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  | 1                | 5                   | 11               | 5              | 2                         | 1                      | 18                        | 18                    | 1                         | 62    |
| October    |                  |                     |                  |                |                           |                        |                           |                       |                           |       |
| November   |                  |                     |                  |                |                           |                        |                           |                       |                           |       |
| December   |                  |                     |                  |                |                           |                        |                           |                       |                           |       |
| Year Total | 9                | 58                  | 134              | 53             | 20                        | 12                     | 160                       | 249                   | 48                        | 743   |

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

| 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                         |                       |                           |
| 2   |                  |                     | 1                |                |                           |                        |                           |                       |                           |
| 3   |                  |                     |                  |                |                           |                        | 2                         |                       |                           |
| 4   |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 5   |                  |                     |                  |                |                           |                        |                           | 1                     |                           |
| 6   |                  |                     | 2                | 4              |                           |                        | 2                         | 2                     |                           |
| 7   |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 8   |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 9   |                  | 1                   |                  |                |                           |                        |                           | 2                     | 1                         |
| 10  |                  |                     | 1                |                |                           |                        | 3                         |                       |                           |
| 11  |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 12  |                  |                     | 1                |                |                           |                        | 1                         |                       |                           |
| 13  |                  |                     |                  |                |                           |                        |                           | 7                     |                           |
| 14  |                  |                     |                  | 1              |                           |                        |                           |                       |                           |
| 15  | 1                | 1                   |                  |                |                           |                        | 1                         |                       |                           |
| 16  |                  |                     |                  |                | 1                         |                        |                           |                       |                           |
| 17  |                  | 2                   |                  |                |                           |                        | 1                         |                       |                           |
| 18  |                  |                     | 1                |                |                           |                        |                           |                       |                           |
| 19  |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 20  |                  |                     | 1                |                |                           |                        | 1                         |                       |                           |
| 21  |                  | 1                   | 1                |                |                           |                        | 1                         | 5                     |                           |
| 22  |                  |                     | 1                |                |                           | 1                      | 1                         |                       |                           |
| 23  |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 24  |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 25  |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 26  |                  |                     | 1                |                | 1                         |                        |                           | 1                     |                           |
| 27  |                  |                     |                  |                |                           |                        |                           |                       |                           |
| 28  |                  |                     |                  |                |                           |                        | 1                         |                       |                           |
| 29  |                  |                     |                  |                |                           |                        | 1                         |                       |                           |
| 30  |                  |                     | 1                |                |                           |                        | 1                         |                       |                           |
|     |                  |                     |                  |                |                           |                        |                           |                       |                           |

**Notes:** There was one stolen vehicle from Enders Place and the keys had been left inside with the doors unlocked.

There was one vehicle burglary at the Villages at BP. The door was unlocked and the owner's wallet and lunchbox were stolen.

There was one residential burglary off of 1700 block of Prospect. Resident left his garage open and the suspect attempted to remove an E bike.

# Village Homeowners Association, Inc.

January 1, 2025 • Madison, USA

FULL RESERVE STUDY





Village Homeowners Association, Inc.  
Madison, USA

Dear Board of Directors of Village Homeowners Association, Inc.:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Village Homeowners Association, Inc. in Madison, USA and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 1, 2025.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two years. We look forward to continuing to help Village Homeowners Association, Inc. plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 23, 2025 by

*Reserve Advisors, LLC*

Visual Inspection and Report by: RESERVE ADVISORS ENGINEER

Review by: DIRECTOR OF QUALITY ASSURANCE, RS<sup>1</sup>, PRA<sup>2</sup>, Director of Quality Assurance

**Our report and experience backed by our  
Personalized Experience Guarantee.**

Our trusted advisors work with you to tailor a reserve study that ensures clarity on the true cost of property ownership, providing you with peace of mind and expert guidance every step of the way.

<sup>1</sup> RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

<sup>2</sup> PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



NEW TO RESERVE STUDIES?



ACCESS OUR  
QUICK START GUIDE



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# 1.RESERVE STUDY EXECUTIVE SUMMARY

**Client:** Village Homeowners Association, Inc. (Village)

**Location:** Madison, USA

**Reference:** 123456

**Property Basics:** Village Homeowners Association, Inc. is a planned unit development responsible for the common elements shared by 224 single family homeowners. The development was built in 2000 and contains asphalt pavement street systems, gate systems and an amenity center including playground equipment, sport courts and a pool facility.

**Reserve Components Identified:** 32 Reserve Components.

**Inspection Date:** January 1, 2025.

**Funding Goal:** The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2035 and 2055 due to repaving of the side streets.

**Methodology:** We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.0% future Inflation Rate for estimating Future Replacement Costs

**Sources for Local Costs of Replacement:** Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

**Unaudited Cash Status of Reserve Fund:**

- \$300,000 as of January 1, 2025
- 2025 budgeted Reserve Contributions of \$30,400
- A potential deficit in reserves might occur by 2028 based upon continuation of the most recent annual reserve contribution of \$30,400 and the identified Reserve Expenditures.

**Project Prioritization:** We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Sport court color coats (We note cracks at these surfaces requiring near term repairs. Deferral of this project may result in a safety liability for the Association.)
- Steel fence paint finishes (We note finish deterioration at the steel fences throughout the community. Deferral of this expense may result in the need for complete replacement of the fences)
- Asphalt pavement on streets through the community (We note cracks at the arterial streets and potholes in the streets. Repairs are needed in the near term. Repairs associated with these items are needed in the near term. Repairs associated with these items are needed in the near term.)

The executive summary puts your community's financial roadmap and near-term priorities front and center, making it easy for all stakeholders to quickly understand the community's financial and physical needs.

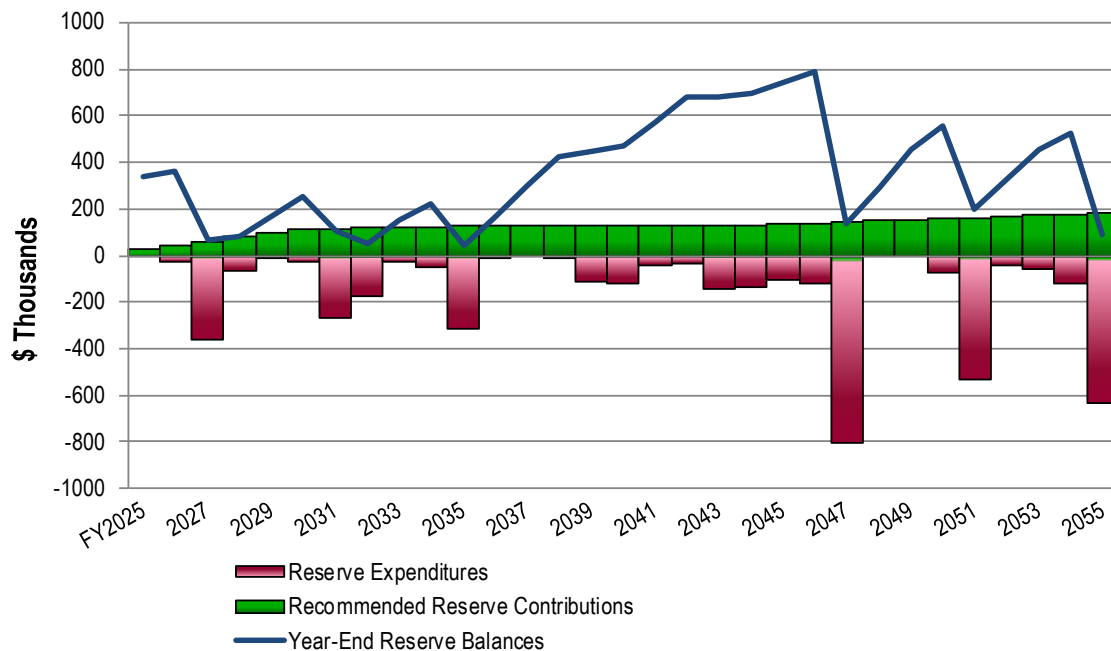


**Recommended Reserve Funding:** We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Phased increases of \$16,000 each year, from 2026 through 2030
- Inflationary increases from 2031 through 2035
- Stable contributions of \$127,900 from 2036 through 2043
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$16,000 represents an average monthly increase of \$5.95 per owner and about a seven percent (7.4%) adjustment in the 2025 Total Budget of \$215,000.

Village  
Recommended Reserve Funding Table and Graph

| Year | Reserve Contributions (\$) | Reserve Balances (\$) | Year | Reserve Contributions (\$) | Reserve Balances (\$) | Year | Reserve Contributions (\$) | Reserve Balances (\$) |
|------|----------------------------|-----------------------|------|----------------------------|-----------------------|------|----------------------------|-----------------------|
| 2026 | 46,400                     | 365,241               | 2036 | 127,900                    | 165,564               | 2046 | 139,800                    | 786,549               |
| 2027 | 62,400                     | 69,789                | 2037 | 127,900                    | 299,661               | 2047 | 144,000                    | 139,545               |
| 2028 | 78,400                     | 84,684                | 2038 | 127,900                    | 423,053               | 2048 | 148,300                    | 293,615               |
| 2029 | 94,400                     | 167,246               | 2039 | 127,900                    | 451,250               | 2049 | 152,700                    | 456,304               |
| 2030 | 110,400                    | 255,101               | 2040 | 127,900                    | 470,395               | 2050 | 157,300                    | 556,058               |
| 2031 | 113,700                    | 105,438               | 2041 | 127,900                    | 569,542               | 2051 | 162,000                    | 199,490               |
| 2032 | 117,100                    | 53,263                | 2042 | 127,900                    | 682,551               | 2052 | 166,900                    | 331,030               |
| 2033 | 120,600                    | 148,112               | 2043 | 127,900                    | 682,057               | 2053 | 171,900                    | 453,946               |
| 2034 | 124,200                    | 225,351               | 2044 | 131,700                    | 698,832               | 2054 | 177,100                    | 526,823               |
| 2035 | 127,900                    | 40,183                | 2045 | 135,700                    | 745,402               | 2055 | 182,400                    | 86,489                |



**Threshold reserve funding ensures stable and the most equitable contributions over time, while reducing the risk of inadequate reserve funds over the next 30 years.**



## 2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

**Village Homeowners Association, Inc.**

**Madison, USA**

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 1, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**





## IDENTIFICATION OF PROPERTY

Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating property elements by responsibility for repair and replacement.

Our process of identifying property elements and the management team understand whether repairs are the responsibility of the Association, certain replacements and assists in preparing the budget. The management team segregates classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

**Identification of property and the responsibility matrix on the following page(s) convey ownership and clarify the funding mechanism for each asset within the community.**

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Village responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

## **Excluded Components**

for  
**Village**  
**Homeowners Association, Inc.**  
Madison, USA

### **Operating Budget Components**

Repairs normally funded through the Operating Budget and Expenditures less than \$3,200 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Disc Golf Course
- Doors, Pool House
- Drainage Swales, Railings and Bollards
- Greenbelt and Drainage Area
- Irrigation System, Controllers
- Landscape
- Lifeguard Room and Storage Areas, Pool House
- Marquee Sign
- Paint Finishes, Touch Up
- Pipes, Interior Building, Domestic Water, Sanitary Waste and Vent, Pool House
- Retaining Walls, Masonry<sup>1</sup>
- Signage, Traffic and Street Identification
- Tennis Court, Wind Screens
- Walls, Masonry, Pool House

<sup>1</sup> We recommend inspections and repairs of these walls in lieu of complete replacement in aggregate.

### **Long-Lived Components**

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.

|                                | <b>Useful Life</b> | <b>Estimated Cost</b> |
|--------------------------------|--------------------|-----------------------|
| • Electrical System, Common    | to 70+             | N/A                   |
| • Foundation, Pool House       | Indeterminate      | N/A                   |
| • Pool Structure               | to 65              | N/A                   |
| • Structural Frame, Pool House | Indeterminate      | N/A                   |

**Excluded Components**

for  
Village  
Homeowners Association, Inc.  
Madison, USA

| Owners Responsibility Components                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back. |
| <ul style="list-style-type: none"><li>• Fences between Lot Lines</li><li>• Homes and Lots</li><li>• Sidewalks</li></ul>                 |

| Others Responsibility Components                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Certain items have been designated as the responsibility of Others to repair or replace.                                                                                        |
| <ul style="list-style-type: none"><li>• Light Poles and Fixtures<sup>1</sup></li><li>• Mailbox Stations<sup>2</sup></li><li>• Pipes, Subsurface Utilities<sup>3</sup></li></ul> |
| <div><sup>1</sup> Electric Company</div> <div><sup>2</sup> United States Postal Service</div> <div><sup>3</sup> City of Madison</div>                                           |



### 3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

#### Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
  - useful life
  - remaining useful life
- 2025 local cost of replacement
  - Per unit
  - Per phase
  - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

#### Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

#### Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

Years 2025 to 2040

RESERVE EXPENDITURES

Explanatory Notes:

- 1) 3.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

| Village<br>Homeowners Association, Inc.<br>Madison, USA       |                |                    |              | 2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025. |                             |                      |          |           |         |         |                                   |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
|---------------------------------------------------------------|----------------|--------------------|--------------|----------------------------------------------------------------------------------|-----------------------------|----------------------|----------|-----------|---------|---------|-----------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------|---------|--------|--------|--------|---------|---------|--------|--------|---------|---------|---------|---------|---------|---------|--|
| Line Item                                                     | Total Quantity | Per Phase Quantity | Units        | Reserve Component Inventory                                                      | Estimated 1st Year of Event | Life Analysis, Years |          | Costs, \$ |         |         | Percentage of Future Expenditures | RUL = 0 FY2025 | 1 2026                                                                                                                           | 2 2027  | 3 2028 | 4 2029 | 5 2030 | 6 2031  | 7 2032  | 8 2033 | 9 2034 | 10 2035 | 11 2036 | 12 2037 | 13 2038 | 14 2039 | 15 2040 |  |
| Property Site Elements                                        |                |                    |              |                                                                                  |                             |                      |          |           |         |         |                                   |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.020                                                         | 38,850         | 38,850             | Square Yards | Asphalt Pavement, Crack Repair, Patch and Seal Coat (Quantity Varies by Year)    | 2027                        | 3 to 5               | 2        | 1.45      | 56,333  | 56,333  | 16.9%                             |                |                                                                                                                                  | 59,763  |        |        |        | 67,264  |         |        |        | 75,706  |         |         |         | 85,208  |         |  |
| 4.040                                                         | 18,310         | 18,310             | Square Yards | Asphalt Pavement, Mill and Overlay with 10% Patching, Arterial Streets           | 2027                        | 15 to 20             | 2        | 14.70     | 269,157 | 269,157 | 6.5%                              |                |                                                                                                                                  | 285,549 |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.041                                                         | 20,540         | 10,270             | Square Yards | Asphalt Pavement, Mill and Overlay with 10% Patching, Side Streets, Phased       | 2031                        | 15 to 20             | 6 to 10  | 14.70     | 150,969 | 301,938 | 8.7%                              |                |                                                                                                                                  |         |        |        |        | 180,265 |         |        |        | 202,890 |         |         |         |         |         |  |
| 4.042                                                         | 18,310         | 18,310             | Square Yards | Asphalt Pavement, Mill and Overlay with 20% Patching, Arterial Streets           | 2047                        | 15 to 20             | 22       | 16.70     | 305,777 | 305,777 | 13.2%                             |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.043                                                         | 20,540         | 10,270             | Square Yards | Asphalt Pavement, Mill and Overlay with 20% Patching, Side Streets, Phased       | 2051                        | 15 to 20             | 26 to 30 | 16.70     | 171,509 | 343,018 | 17.8%                             |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.110                                                         | 22,300         | 558                | Linear Feet  | Concrete Curbs, Partial (2025 is Reduced Scope)                                  | 2027                        | to 65                | 2 to 30+ | 31.00     | 17,283  | 691,300 | 5.2%                              |                |                                                                                                                                  | 18,335  |        |        |        | 20,636  |         |        |        | 23,226  |         |         |         | 26,141  |         |  |
| 4.220                                                         | 410            | 410                | Linear Feet  | Fences, Chain Link, Amenity Center                                               | 2032                        | to 25                | 7        | 23.00     | 9,430   | 9,430   | 0.3%                              |                |                                                                                                                                  |         |        |        |        |         | 11,598  |        |        |         |         |         |         |         |         |  |
| 4.240                                                         | 380            | 380                | Linear Feet  | Fences, Steel, East Entrance Area, Paint Finishes (Incl. Gates)                  | 2026                        | 6 to 8               | 1        | 12.00     | 4,560   | 4,560   | 0.8%                              | 4,697          | Age, condition, history of repairs and maintenance, and local conditions form the foundation for timing of each capital project. |         |        |        |        |         |         | 5,776  |        |         |         |         |         | 7,104   |         |  |
| 4.245                                                         | 340            | 340                | Linear Feet  | Fences, Steel, East Entrance Area, Replacement                                   | 2040                        | to 35                | 15       | 63.00     | 21,420  | 21,420  | 0.8%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         | 33,372  |         |  |
| 4.310                                                         | 1              | 1                  | Panel        | Gate Entry System (Incl. Gate Security System)                                   | 2030                        | to 10                | 5        | 9,500.00  | 9,500   | 9,500   | 1.0%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         | 14,801  |         |  |
| 4.320                                                         | 4              | 4                  | Each         | Gate Operators                                                                   | 2030                        | to 10                | 5        | 3,700.00  | 14,800  | 14,800  | 1.6%                              |                |                                                                                                                                  |         |        |        | 17,157 |         |         |        |        |         |         |         |         | 23,058  |         |  |
| 4.330                                                         | 4              | 4                  | Each         | Gates                                                                            | 2040                        | to 30                | 15       | 5,500.00  | 22,000  | 22,000  | 0.8%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         | 34,275  |         |  |
| 4.420                                                         | 1              | 1                  | Allowance    | Irrigation System                                                                | 2046                        | to 40                | 21       | 55,000.00 | 55,000  | 55,000  | 2.3%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.560                                                         | 10             | 10                 | Each         | Light Poles and Fixtures, Amenity Center                                         | 2032                        | to 25                | 7        | 2,650.00  | 26,500  | 26,500  | 0.7%                              |                |                                                                                                                                  |         |        |        |        |         | 32,592  |        |        |         |         |         |         |         |         |  |
| 4.640                                                         | 9,600          | 9,600              | Square Feet  | Perimeter Walls, Masonry, Inspections and Repairs                                | 2033                        | 8 to 12              | 8        | 1.30      | 12,480  | 12,480  | 1.5%                              |                |                                                                                                                                  |         |        |        |        |         |         | 15,809 |        |         |         |         |         |         |         |  |
| 4.660                                                         | 1              | 1                  | Allowance    | Playground Equipment                                                             | 2028                        | 15 to 20             | 3        | 60,000.00 | 60,000  | 60,000  | 3.9%                              |                |                                                                                                                                  | 65,564  |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.800                                                         | 1              | 1                  | Allowance    | Signage, Entrance Monument, Renovation                                           | 2036                        | 15 to 20             | 11       | 3,800.00  | 3,800   | 3,800   | 0.3%                              |                |                                                                                                                                  |         |        |        |        |         |         |        | 5,260  |         |         |         |         |         |         |  |
| 4.830                                                         | 1,100          | 1,100              | Square Yards | Sport Courts, Color Coat (Quantity Varies by Year)                               | 2026                        | 4 to 6               | 1        | 8.75      | 9,625   | 9,625   | 1.6%                              | 9,914          |                                                                                                                                  |         |        |        |        |         | 11,838  |        |        |         |         |         | 14,135  |         |         |  |
| 4.840                                                         | 360            | 360                | Linear Feet  | Sport Courts, Fences                                                             | 2032                        | to 25                | 7        | 50.00     | 18,000  | 18,000  | 0.5%                              |                |                                                                                                                                  |         |        |        |        |         | 22,138  |        |        |         |         |         |         |         |         |  |
| 4.850                                                         | 6              | 6                  | Each         | Sport Courts, Light Poles and Fixtures                                           | 2032                        | to 35                | 7        | 3,300.00  | 19,800  | 19,800  | 0.6%                              |                |                                                                                                                                  |         |        |        |        |         | 24,352  |        |        |         |         |         |         |         |         |  |
| 4.860                                                         | 280            | 280                | Square Yards | Sport Courts, Surface Replacement (Basketball)                                   | 2044                        | to 40                | 19       | 95.00     | 26,600  | 26,600  | 1.1%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 4.861                                                         | 820            | 820                | Square Yards | Sport Courts, Surface Replacement (Tennis)                                       | 2032                        | 20 to 25             | 7        | 45.00     | 36,900  | 36,900  | 1.0%                              |                |                                                                                                                                  |         |        |        |        |         | 45,382  |        |        |         |         |         |         |         |         |  |
| Pool and Pool House Elements                                  |                |                    |              |                                                                                  |                             |                      |          |           |         |         |                                   |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 6.200                                                         | 5,100          | 5,100              | Square Feet  | Concrete Deck, Inspections, Partial Replacements and Repairs                     | 2034                        | 8 to 12              | 9        | 1.50      | 7,650   | 7,650   | 0.9%                              |                |                                                                                                                                  |         |        |        |        |         |         | 9,982  |        |         |         |         |         |         |         |  |
| 6.400                                                         | 460            | 460                | Linear Feet  | Fences, Steel, Paint Finishes                                                    | 2026                        | 6 to 8               | 1        | 11.75     | 5,405   | 5,405   | 1.0%                              | 5,567          |                                                                                                                                  |         |        |        |        |         |         | 6,847  |        |         |         |         |         | 8,421   |         |  |
| 6.405                                                         | 460            | 460                | Linear Feet  | Fences, Steel, Replacement                                                       | 2047                        | to 35                | 22       | 65.00     | 29,900  | 29,900  | 1.3%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 6.500                                                         | 1              | 1                  | Allowance    | Furniture                                                                        | 2029                        | to 12                | 4        | 13,500.00 | 13,500  | 13,500  | 1.5%                              |                |                                                                                                                                  |         | 15,194 |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 6.800                                                         | 3,800          | 3,800              | Square Feet  | Pool Finishes, Plaster                                                           | 2034                        | 8 to 12              | 9        | 8.50      | 32,300  | 32,300  | 4.0%                              |                |                                                                                                                                  |         |        |        |        |         |         | 42,144 |        |         |         |         |         |         |         |  |
| 6.860                                                         | 2              | 2                  | Each         | Rest Rooms, Renovations                                                          | 2026                        | to 20                | 1        | 4,500.00  | 9,000   | 9,000   | 0.6%                              | 9,270          |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 6.870                                                         | 29             | 29                 | Squares      | Roof Assembly, Asphalt Shingles                                                  | 2041                        | 15 to 20             | 16       | 450.00    | 13,050  | 13,050  | 0.5%                              |                |                                                                                                                                  |         |        |        |        |         |         |        |        |         |         |         |         |         |         |  |
| 6.880                                                         | 1              | 1                  | Allowance    | Security and Access Systems                                                      | 2032                        | to 10                | 7        | 15,900.00 | 15,900  | 15,900  | 1.8%                              |                |                                                                                                                                  |         |        |        |        |         | 19,555  |        |        |         |         |         |         |         |         |  |
| 6.890                                                         | 500            | 500                | Square Feet  | Shade Structure                                                                  | 2035                        | 15 to 20             | 10       | 22.00     | 11,000  | 11,000  | 0.9%                              |                |                                                                                                                                  |         |        |        |        |         |         |        | 14,783 |         |         |         |         |         |         |  |
| 6.990                                                         | 1              | 1                  | Allowance    | Walls, Paint Finishes                                                            | 2032                        | 8 to 10              | 7        | 3,200.00  | 3,200   | 3,200   | 0.4%                              |                |                                                                                                                                  |         |        |        |        |         | 3,936   |        |        |         |         |         |         |         |         |  |
| Anticipated Expenditures, By Year (\$4,425,662 over 30 years) |                |                    |              |                                                                                  |                             |                      |          |           |         |         |                                   | 0              | 29,448                                                                                                                           | 363,647 | 65,564 | 15,194 | 28,170 | 268,165 | 171,389 | 28,433 | 52,126 | 316,605 | 5,260   | 0       | 14,135  | 111,349 | 121,031 |  |

Years 2041 to 2055

RESERVE EXPENDITURES

| Village<br>Homeowners Association, Inc.<br>Madison, USA       |                   |                       |              | Estimated<br>1st Year of<br>Event                                             | Life Analysis,<br>Years |           | Costs, \$      |                     |                 | Percentage<br>of Future<br>Expenditures | 16<br>2041 | 17<br>2042                                                                                                                                                                              | 18<br>2043 | 19<br>2044 | 20<br>2045 | 21<br>2046 | 22<br>2047 | 23<br>2048 | 24<br>2049 | 25<br>2050 | 26<br>2051 | 27<br>2052                                                                                                                                                                              | 28<br>2053 | 29<br>2054 | 30<br>2055 |         |  |  |        |        |  |       |  |        |  |
|---------------------------------------------------------------|-------------------|-----------------------|--------------|-------------------------------------------------------------------------------|-------------------------|-----------|----------------|---------------------|-----------------|-----------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|---------|--|--|--------|--------|--|-------|--|--------|--|
| Line<br>Item                                                  | Total<br>Quantity | Per Phase<br>Quantity | Units        |                                                                               | Useful                  | Remaining | Unit<br>(2025) | Per Phase<br>(2025) | Total<br>(2025) |                                         |            |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| Reserve Component Inventory                                   |                   |                       |              |                                                                               |                         |           |                |                     |                 |                                         |            |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| Property Site Elements                                        |                   |                       |              |                                                                               |                         |           |                |                     |                 |                                         |            |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.020                                                         | 38,850            | 38,850                | Square Yards | Asphalt Pavement, Crack Repair, Patch and Seal Coat (Quantity Varies by Year) | 2027                    | 3 to 5    | 2              | 1.45                | 56,333          | 56,333                                  | 16.9%      |                                                                                                                                                                                         |            | 95,902     |            |            | 107,939    |            |            |            | 121,486    |                                                                                                                                                                                         |            |            | 136,734    |         |  |  |        |        |  |       |  |        |  |
| 4.040                                                         | 18,310            | 18,310                | Square Yards | Asphalt Pavement, Mill and Overlay with 10% Patching, Arterial Streets        | 2027                    | 15 to 20  | 2              | 14.70               | 269,157         | 269,157                                 | 6.5%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.041                                                         | 20,540            | 10,270                | Square Yards | Asphalt Pavement, Mill and Overlay with 10% Patching, Side Streets, Phased    | 2031                    | 15 to 20  | 6 to 10        | 14.70               | 150,969         | 301,938                                 | 8.7%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.042                                                         | 18,310            | 18,310                | Square Yards | Asphalt Pavement, Mill and Overlay with 20% Patching, Arterial Streets        | 2047                    | 15 to 20  | 22             | 16.70               | 305,777         | 305,777                                 | 13.2%      |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.043                                                         | 20,540            | 10,270                | Square Yards | Asphalt Pavement, Mill and Overlay with 20% Patching, Side Streets, Phased    | 2051                    | 15 to 20  | 26 to 30       | 16.70               | 171,509         | 343,018                                 | 17.8%      |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.110                                                         | 22,300            | 558                   | Linear Feet  | Concrete Curbs, Partial (2025 is Reduced Scope)                               | 2027                    | to 65     | 2 to 30+       | 31.00               | 17,283          | 691,300                                 | 5.2%       |                                                                                                                                                                                         |            | 29,422     |            |            | 33,115     |            |            |            | 37,271     |                                                                                                                                                                                         |            |            | 41,949     |         |  |  |        |        |  |       |  |        |  |
| 4.220                                                         | 410               | 410                   | Linear Feet  | Fences, Chain Link, Amenity Center                                            | 2032                    | to 25     | 7              | 23.00               | 9,430           | 9,430                                   | 0.3%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.240                                                         | 380               | 380                   | Linear Feet  | Fences, Steel, East Entrance Area, Paint Finishes (Incl. Gates)               | 2026                    | 6 to 8    | 1              | 12.00               | 4,560           | 4,560                                   | 0.8%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.245                                                         | 340               | 340                   | Linear Feet  | Fences, Steel, East Entrance Area, Replacement                                | 2040                    | to 35     | 15             | 63.00               | 21,420          | 21,420                                  | 0.8%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.310                                                         | 1                 | 1                     | Panel        | Gate Entry System (Incl. Gate Security System)                                | 2030                    | to 10     | 5              | 9,500.00            | 9,500           | 9,500                                   | 1.0%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.320                                                         | 4                 | 4                     | Each         | Gate Operators                                                                | 2030                    | to 10     | 5              | 3,700.00            | 14,800          | 14,800                                  | 1.6%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.330                                                         | 4                 | 4                     | Each         | Gates                                                                         | 2040                    | to 30     | 15             | 5,500.00            | 22,000          | 22,000                                  | 0.8%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.420                                                         | 1                 | 1                     | Allowance    | Irrigation System                                                             | 2046                    | to 40     | 21             | 55,000.00           | 55,000          | 55,000                                  | 2.3%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            | 102,316 |  |  |        |        |  |       |  |        |  |
| 4.560                                                         | 10                | 10                    | Each         | Light Poles and Fixtures, Amenity Center                                      | 2032                    | to 25     | 7              | 2,650.00            | 26,500          | 26,500                                  | 0.7%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.640                                                         | 9,600             | 9,600                 | Square Feet  | Perimeter Walls, Masonry, Inspections and Repairs                             | 2033                    | 8 to 12   | 8              | 1.30                | 12,480          | 12,480                                  | 1.5%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.660                                                         | 1                 | 1                     | Allowance    | Playground Equipment                                                          | 2028                    | 15 to 20  | 3              | 60,000.00           | 60,000          | 60,000                                  | 3.9%       |                                                                                                                                                                                         |            |            | 108,367    |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.800                                                         | 1                 | 1                     | Allowance    | Signage, Entrance Monument, Renovation                                        | 2036                    | 15 to 20  | 11             | 3,800.00            | 3,800           | 3,800                                   | 0.3%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.830                                                         | 1,100             | 1,100                 | Square Yards | Sport Courts, Color Coat (Quantity Varies by Year)                            | 2026                    | 4 to 6    | 1              | 8.75                | 9,625           | 9,625                                   | 1.6%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            | 16,878     |         |  |  | 20,153 |        |  |       |  |        |  |
| 4.840                                                         | 360               | 360                   | Linear Feet  | Sport Courts, Fences                                                          | 2032                    | to 25     | 7              | 50.00               | 18,000          | 18,000                                  | 0.5%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.850                                                         | 6                 | 6                     | Each         | Sport Courts, Light Poles and Fixtures                                        | 2032                    | to 35     | 7              | 3,300.00            | 19,800          | 19,800                                  | 0.6%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.860                                                         | 280               | 280                   | Square Yards | Sport Courts, Surface Replacement (Basketball)                                | 2044                    | to 40     | 19             | 95.00               | 26,600          | 26,600                                  | 1.1%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 4.861                                                         | 820               | 820                   | Square Yards | Sport Courts, Surface Replacement (Tennis)                                    | 2032                    | 20 to 25  | 7              | 45.00               | 36,900          | 36,900                                  | 1.0%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| Pool and Pool House Elements                                  |                   |                       |              |                                                                               |                         |           |                |                     |                 |                                         |            |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.200                                                         | 5,100             | 5,100                 | Square Feet  | Concrete Deck, Inspections, Partial Replacements and Repairs                  | 2034                    | 8 to 12   | 9              | 1.50                | 7,650           | 7,650                                   | 0.9%       |                                                                                                                                                                                         |            |            | 13,414     |            |            |            |            |            |            |                                                                                                                                                                                         |            |            | 18,028     |         |  |  |        |        |  |       |  |        |  |
| 6.400                                                         | 460               | 460                   | Linear Feet  | Fences, Steel, Paint Finishes                                                 | 2026                    | 6 to 8    | 1              | 11.75               | 5,405           | 5,405                                   | 1.0%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.405                                                         | 460               | 460                   | Linear Feet  | Fences, Steel, Replacement                                                    | 2047                    | to 35     | 22             | 65.00               | 29,900          | 29,900                                  | 1.3%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.500                                                         | 1                 | 1                     | Allowance    | Furniture                                                                     | 2029                    | to 12     | 4              | 13,500.00           | 13,500          | 13,500                                  | 1.5%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            | 21,664                                                                                                                                                                                  |            |            |            |         |  |  |        | 30,887 |  |       |  |        |  |
| 6.800                                                         | 3,800             | 3,800                 | Square Feet  | Pool Finishes, Plaster                                                        | 2034                    | 8 to 12   | 9              | 8.50                | 32,300          | 32,300                                  | 4.0%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            | 56,638     |         |  |  |        |        |  |       |  | 76,117 |  |
| 6.860                                                         | 2                 | 2                     | Each         | Rest Rooms, Renovations                                                       | 2026                    | to 20     | 1              | 4,500.00            | 9,000           | 9,000                                   | 0.6%       |                                                                                                                                                                                         |            |            |            |            | 16,743     |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.870                                                         | 29                | 29                    | Squares      | Roof Assembly, Asphalt Shingles                                               | 2041                    | 15 to 20  | 16             | 450.00              | 13,050          | 13,050                                  | 0.5%       | 20,941                                                                                                                                                                                  |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.880                                                         | 1                 | 1                     | Allowance    | Security and Access Systems                                                   | 2032                    | to 10     | 7              | 15,900.00           | 15,900          | 15,900                                  | 1.8%       |                                                                                                                                                                                         | 26,280     |            |            |            |            |            |            |            |            | 35,319                                                                                                                                                                                  |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.890                                                         | 500               | 500                   | Square Feet  | Shade Structure                                                               | 2035                    | 15 to 20  | 10             | 22.00               | 11,000          | 11,000                                  | 0.9%       | You receive the expenditure and funding plan tables in Excel. Management and the Board can easily adjust project costs, timelines, and annual funding and see the results in real-time. |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         |            |            |            |         |  |  |        |        |  |       |  |        |  |
| 6.990                                                         | 1                 | 1                     | Allowance    | Walls, Paint Finishes                                                         | 2032                    | 8 to 10   | 7              | 3,200.00            | 3,200           | 3,200                                   | 0.4%       |                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                         | 5,289      |            |            |         |  |  |        |        |  | 7,108 |  |        |  |
| Anticipated Expenditures, By Year (\$4,425,662 over 30 years) |                   |                       |              |                                                                               |                         |           |                |                     |                 |                                         | 42,605     | 31,569                                                                                                                                                                                  | 146,571    | 133,573    | 108,367    | 119,059    | 803,340    | 0          | 0          | 71,031     | 528,632    | 42,427                                                                                                                                                                                  | 59,440     | 117,628    | 630,904    |         |  |  |        |        |  |       |  |        |  |



RESERVE FUNDING PLAN

Our reports evaluate current reserve funds and return on investments in order to create the most stable recommended annual reserve contributions.

| CASH FLOW ANALYSIS                                 |          | Individual Reserve Budgets & Cash Flows for the Next 30 Years |                  |                 |                 |                  |                  |                  |                 |                  |                  |                 |                  |                  |                  |                  |                  |
|----------------------------------------------------|----------|---------------------------------------------------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| Village                                            |          |                                                               |                  |                 |                 |                  |                  |                  |                 |                  |                  |                 |                  |                  |                  |                  |                  |
| Homeowners Association, Inc.                       |          |                                                               |                  |                 |                 |                  |                  |                  |                 |                  |                  |                 |                  |                  |                  |                  |                  |
| Madison, USA                                       |          | FY2025                                                        | 2026             | 2027            | 2028            | 2029             | 2030             | 2031             | 2032            | 2033             | 2034             | 2035            | 2036             | 2037             | 2038             | 2039             | 2040             |
| Reserves at Beginning of Year                      | (Note 1) | 300,000                                                       | 338,910          | 365,241         | 69,789          | 84,684           | 167,246          | 255,101          | 105,438         | 53,263           | 148,112          | 225,159         | 39,986           | 165,360          | 299,451          | 422,838          | 451,028          |
| Total Recommended Reserve Contributions            | (Note 2) | 30,400                                                        | 46,400           | 62,400          | 78,400          | 94,400           | 110,400          | 113,700          | 117,100         | 120,600          | 124,200          | 127,900         | 127,900          | 127,900          | 127,900          | 127,900          | 127,900          |
| Estimated Interest Earned, During Year             | (Note 3) | 8,510                                                         | 9,379            | 5,795           | 2,058           | 3,356            | 5,626            | 4,802            | 2,114           | 2,682            | 4,972            | 3,532           | 2,735            | 6,191            | 9,621            | 11,640           | 12,271           |
| Anticipated Expenditures, By Year                  |          | 0                                                             | (29,448)         | (363,647)       | (65,564)        | (15,194)         | (28,170)         | (268,165)        | (171,389)       | (28,433)         | (52,126)         | (316,605)       | (5,260)          | 0                | (14,135)         | (111,349)        | (121,031)        |
| Anticipated Reserves at Year End                   |          | <u>\$338,910</u>                                              | <u>\$365,241</u> | <u>\$69,789</u> | <u>\$84,684</u> | <u>\$167,246</u> | <u>\$255,101</u> | <u>\$105,438</u> | <u>\$53,263</u> | <u>\$148,112</u> | <u>\$225,159</u> | <u>\$39,986</u> | <u>\$165,360</u> | <u>\$299,451</u> | <u>\$422,838</u> | <u>\$451,028</u> | <u>\$470,169</u> |
| Predicted Reserves based on 2025 funding level of: |          | \$30,400                                                      | 338,910          | 349,025         | 20,703          | (14,376)         |                  |                  |                 |                  |                  | (NOTE 5)        |                  |                  |                  |                  |                  |

| (continued)                             |  | Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |
|-----------------------------------------|--|--------------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|
|                                         |  | 2041                                                                     | 2042             | 2043             | 2044             | 2045             | 2046             | 2047             | 2048             | 2049             | 2050             | 2051             | 2052             | 2053             | 2054             | 2055            |
| Reserves at Beginning of Year           |  | 470,169                                                                  | 569,310          | 682,312          | 681,811          | 698,322          | 744,879          | 786,013          | 138,994          | 293,049          | 455,723          | 555,460          | 198,876          | 330,400          | 453,298          | 525,812         |
| Total Recommended Reserve Contributions |  | 127,900                                                                  | 127,900          | 127,900          | 131,700          | 135,700          | 139,800          | 144,000          | 148,300          | 152,700          | 157,300          | 162,000          | 166,900          | 171,900          | 177,100          | 182,400         |
| Estimated Interest Earned, During Year  |  | 13,846                                                                   | 16,672           | 18,170           | 18,384           | 19,224           | 20,392           | 12,321           | 5,755            | 9,974            | 13,469           | 10,048           | 7,050            | 10,439           | 13,042           | 8,142           |
| Anticipated Expenditures, By Year       |  | (42,605)                                                                 | (31,569)         | (146,571)        | (133,573)        | (108,367)        | (119,059)        | (803,340)        | 0                | 0                | (71,031)         | (528,632)        | (42,427)         | (59,440)         | (117,628)        | (630,904)       |
| Anticipated Reserves at Year End        |  | <u>\$569,310</u>                                                         | <u>\$682,312</u> | <u>\$681,811</u> | <u>\$698,322</u> | <u>\$744,879</u> | <u>\$786,013</u> | <u>\$138,994</u> | <u>\$293,049</u> | <u>\$455,723</u> | <u>\$555,460</u> | <u>\$198,876</u> | <u>\$330,400</u> | <u>\$453,298</u> | <u>\$525,812</u> | <u>\$85,450</u> |
|                                         |  |                                                                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  | NOTES 4&5)      |

Explanatory Notes:

- 1) Year 2025 starting reserves are as of January 1, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions for 2025 are budgeted; 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

Interested in modeling alternate funding recommendations? The Excel spreadsheets included in your report let you change annual reserve contributions, interest rates, and inflation when creating alternate funding scenarios.

# FIVE-YEAR OUTLOOK

Village  
Homeowners Association, Inc.  
Madison, USA

Easily focus on near-term  
major projects and priorities  
with the 5-Year Outlook table.

| Line<br>Item                                                      | Reserve Component Inventory                                                   | RUL = 0<br>FY2025 | 1<br>2026 | 2<br>2027 | 3<br>2028 | 4<br>2029 | 5<br>2030 |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------|-----------|-----------|-----------|-----------|-----------|
| <u>Property Site Elements</u>                                     |                                                                               |                   |           |           |           |           |           |
| 4.020                                                             | Asphalt Pavement, Crack Repair, Patch and Seal Coat (Quantity Varies by Year) |                   |           | 59,763    |           |           |           |
| 4.040                                                             | Asphalt Pavement, Mill and Overlay with 10% Patching, Arterial Streets        |                   |           | 285,549   |           |           |           |
| 4.110                                                             | Concrete Curbs, Partial (2025 is Reduced Scope)                               |                   |           | 18,335    |           |           |           |
| 4.240                                                             | Fences, Steel, East Entrance Area, Paint Finishes (Incl. Gates)               |                   | 4,697     |           |           |           |           |
| 4.310                                                             | Gate Entry System (Incl. Gate Security System)                                |                   |           |           |           |           | 11,013    |
| 4.320                                                             | Gate Operators                                                                |                   |           |           |           |           | 17,157    |
| 4.660                                                             | Playground Equipment                                                          |                   |           |           | 65,564    |           |           |
| 4.830                                                             | Sport Courts, Color Coat (Quantity Varies by Year)                            |                   | 9,914     |           |           |           |           |
| <u>Pool and Pool House Elements</u>                               |                                                                               |                   |           |           |           |           |           |
| 6.400                                                             | Fences, Steel, Paint Finishes                                                 |                   | 5,567     |           |           |           |           |
| 6.500                                                             | Furniture                                                                     |                   |           |           |           | 15,194    |           |
| 6.860                                                             | Rest Rooms, Renovations                                                       |                   | 9,270     |           |           |           |           |
| <b>Anticipated Expenditures, By Year (\$502,023 over 5 years)</b> |                                                                               | 0                 | 29,448    | 363,647   | 65,564    | 15,194    | 28,170    |



## 4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

### Property Site Elements

#### Asphalt Pavement, Repaving

---

**Line Items:** 4.040 through 4.043

**Quantity:** Approximately 38,850 square yards including the amenity center parking

**History:** Original

**Condition:** Fair overall. The streets exhibit cracks and settlement with a higher frequency of these conditions occurring at arterial streets and lower elevation sections of the community which experience higher amounts of storm water runoff.



Street system overview (arterial street)



Repaired longitudinal cracks at centerline and edges

Get more from your reserve study. Detailed condition assessments provide valuable insights for management and your board, helping you evaluate project bids, understand property conditions with photo-based documentation, reduce total cost of ownership through timely maintenance, and more.

Narrative throughout report reduced for brevity





Repaired and unrepaired cracks near gates

Alligator cracks



Alligator cracks

Repaired edge cracks



High frequency of cracks

High frequency of cracks

Narrative throughout report reduced for brevity





**Pavement deterioration**



**Large patch**



**Crack repairs at cul-de-sac**



**Large patch at cul-de-sac**



**Overview of side street**

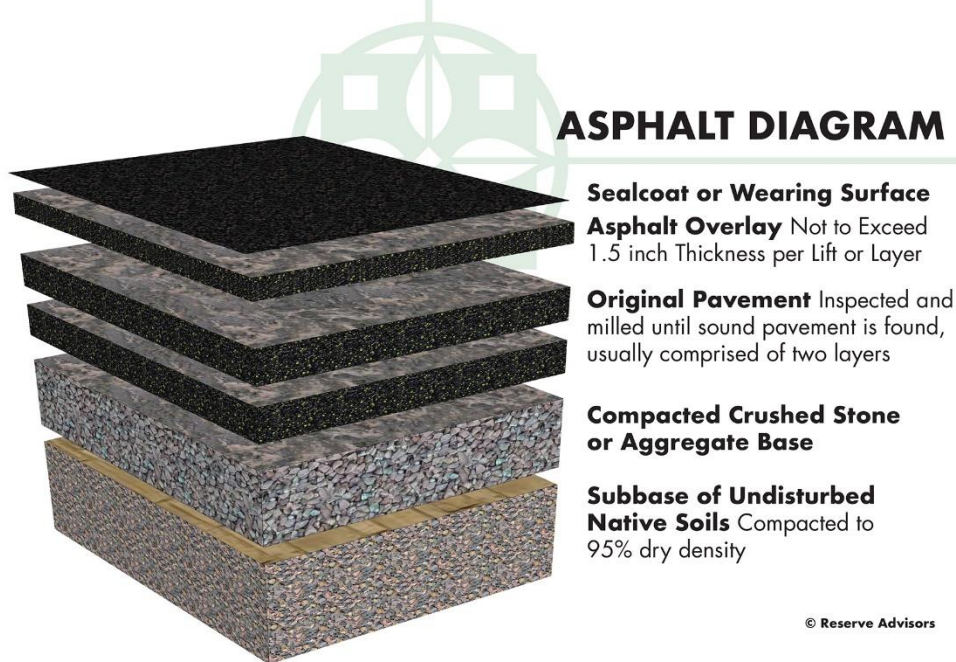


**Side street pavement in good condition**

**Useful Life:** 15- to 20-years

**Narrative throughout report reduced for brevity**

**Component Detail Notes:** The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Village:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlay on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for repaving at the Association.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
  - Repair areas which could cause vehicular damage such as potholes
- As needed:
  - Perform crack repairs and patching

**Narrative throughout report reduced for brevity**





**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment in the near term includes area patching of up to ten percent (10%) whereas our subsequent costs for milling and overlayment include area patching up to twenty percent (20%). The exact amounts of area patching may vary between phases and street locations in the community, however we consider the amounts allocated in **Reserve Expenditures** sufficient to budget the necessary Reserves.

## Gate Entry System

---

**Line Item:** 4.310

**Quantity:** One panel

**History:** Unknown age

**Condition:** Reported in satisfactory condition

**Useful Life:** Up to 10 years

**Preventative Maintenance Notes:** We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
  - Inspect panel for damage and ensure the panel is mounted securely, tighten or replace any loose or damaged fasteners.
  - Inspect panel for proper operation of buttons, displays, microphone and speaker.
- Annually:
  - Check power connections, and if applicable, functionality of battery power supply systems

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Gates and Operators

---

**Line Items:** 4.320 and 4.330

**Quantity:** Four gates and four operators

Narrative throughout report reduced for brevity



**History:** The gate operators are approximately four years of age and the age of the gates is unknown

**Condition:** Good overall



Preventative maintenance recommendations help you effectively maintain your assets, maximize their useful life, and reduce the total cost of ownership.

Sliding gate operator

**Useful Life:** Up to 10 years for the gates

**Preventative Maintenance Notes:** The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Ensure gates operate freely
  - Inspect for any wear, rust and loose fasteners
  - Inspect and correct tension in belts and chains, and lubricate hinges and chains as necessary
  - Check alignment of pulleys
  - Check for no oil leakage at the gear box
  - Check the control board for water damage. Clean and remove insects and other pests as needed.
  - Check all wiring for insulation damage and loose connections. If applicable, check functionality of battery power supply systems

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Narrative throughout report reduced for brevity



## **Irrigation System**

---

**Line Item:** 4.420

**History:** Original

**Condition:** Good overall and Management does not report any deficiencies

**Useful Life:** Up to 40 years

**Component Detail Notes:** Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Village should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
  - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## **Perimeter Walls, Masonry**

---

**Line Item:** 4.640

**Quantity:** 9,600 square feet of surface area at the east perimeter of the community

**History:** Original

**Condition:** Good overall with isolated and minor mortar deterioration evident

Narrative throughout report reduced for brevity



**Front side of masonry perimeter wall (note proximity to tree roots)**



**Topside of masonry perimeter wall with minor mortar deterioration**

**Useful Life:** Indefinitely long with periodic inspections and repairs every 8- to 12-years to forestall deterioration.

**Component Detail Notes:** Common types of masonry deterioration include efflorescence, spalling and cracking. Repointing is a process of raking and cutting out defective mortar and replacing it with new mortar.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
  - Inspect for significant brick damage or spalling, numerous locations of mortar deterioration and excessive efflorescence. If these conditions exist, perform near term repairs and remediation, utilizing reserve funds if project scope warrants.
  - Ensure irrigation heads are directed away from the walls

**Priority/Criticality:** Not recommended to defer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Playground Equipment

---

**Line Item:** 4.660

**History:** Unknown age

**Condition:** Fair overall. The playsets exhibit wood deterioration. The swing set exhibits rust at fasteners and connections.

**Narrative throughout report reduced for brevity**





Small playset



Large playset



Missing spindle at playset railing



Weathered wood at playset bridge

**Useful Life:** 15- to 20-years

**Component Detail Notes:** Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at [PlaygroundSafety.org](http://PlaygroundSafety.org). We recommend the use of a specialist for the design or replacement of the playground equipment environment.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Inspect and repair loose connections and fasteners or damaged elements
  - Inspect for safety hazards and adequate coverage of ground surface cover

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Narrative throughout report reduced for brevity**





**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface and border. Our cost includes replacement of the current equipment with a metal or composite based play structure. Replacement of the current equipment with wood equipment will likely result in a shorter overall useful life, therefore increasing the overall cost of ownership of the playground.

## Sport Courts, Color Coat

**Line Item:** 4.830

**Quantity:** 1,100 square yards comprising one basketball court and one tennis court

**History:** Original

**Condition:** Fair overall. The courts exhibit cracks and color coat deterioration throughout both surfaces.



Basketball court overview



Color coat deterioration throughout basketball court



Color coat deterioration and evidence of ponded water



Typical cracks at tennis court edge

**Narrative throughout report reduced for brevity**



**Cracks at tennis court playing surface**



**Wide cracks at tennis court**

**Useful Life:** Four- to six-years

**Component Detail Notes:** Prior to the application of the color coat, the Association should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface.

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Pool and Pool House Elements



**Pool house, front and side elevations**



**Pool house, pool side elevations**

### Concrete Deck

**Line Item:** 6.200

**Quantity:** 5,100 square feet

**Narrative throughout report reduced for brevity**



**History:** Original

**Condition:** Fair condition with cracks and settlement throughout. We recommend a near term repair to perform crack repairs or partially replace deteriorated sections of the pool deck.



Pool and deck overview



Significant pool deck cracks



Repaired crack and settlement



Unrepaired cracks throughout section of pool deck

**Useful Life:** The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the Association conduct inspections, partial replacements and repairs to the deck every 8- to 12-years.

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Inspect and repair large cracks, trip hazards, and possible safety hazards
  - Inspect and repair pool coping for cracks, settlement, heaves or sealant deterioration

**Narrative throughout report reduced for brevity**





- Repair concrete spalling and conduct coating repairs in areas with delamination
- Schedule periodic pressure cleanings as needed

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for the following per event:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement

## Pool Finishes, Plaster and Tile

---

**Line Item:** 6.800

**Quantity:** 3,800 square feet based on the horizontal surface area. This quantity includes the wading pool.

**History:** Approximately one year of age

**Condition:** Good overall



Main pool overview



Pool structure with plaster pool finish

Narrative throughout report reduced for brevity



Wading pool



Partial coping repair

**Useful Life:** 8- to 12-years for the plaster and 15- to 25-years for the tile and coping

**Preventative Maintenance Notes:** We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
  - Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
  - Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
  - Test handrails and safety features for proper operation

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for full tile and coping replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Narrative throughout report reduced for brevity





## Rest Rooms

---

**Line Item:** 6.580

**Quantity:** The rest room components include:

- Paint finishes on the walls and ceiling
- Light fixtures
- Plumbing fixtures
- Metal partition and railings

**History:** Components are likely original

**Condition:** Fair overall



Rest room plumbing fixtures and partitions

**Useful Life:** Renovation up to every 20 years

**Priority/Criticality:** Per Board discretion

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

## Roof Assembly, Asphalt Shingles

---

**Line Item:** 6.870

**Quantity:** Approximately 29 squares<sup>1</sup>

**History:** Approximately three years of age

**Condition:** Good overall. Management does not inform us of water infiltration.

<sup>1</sup> We quantify the roof area in squares where one square is equal to 100 square feet of surface area.

Narrative throughout report reduced for brevity



**Dimensional asphalt shingle roof assembly in good condition**

**Useful Life:** 15- to 20-years

**Component Detail Notes:** Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

**Preventative Maintenance Notes:** We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
  - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
  - Implement repairs as needed if issues are reoccurring
  - Trim tree branches that are near or in contact with roof
- As-needed:
  - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

**Priority/Criticality:** Defer only upon opinion of independent professional or engineer

**Expenditure Detail Notes:** Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

**Narrative throughout report reduced for brevity**



## Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

**Narrative throughout report reduced for brevity**



## 5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Village can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards<sup>1</sup> set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level III Reserve Study Update No-Site-Visit." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local<sup>2</sup> costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Madison, USA at an annual inflation rate<sup>3</sup>. Isolated or regional markets of greater

<sup>1</sup> Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

<sup>2</sup> See Credentials for additional information on our use of published sources of cost data.

<sup>3</sup> Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Village and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.





## 6. CREDENTIALS

### HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

**No Conflict of Interest** - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

### TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

### OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

### VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

### OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



## RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

**Association of Construction Inspectors**, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at [www.iami.org](http://www.iami.org).

**American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.**, (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at [www.ashrae.org](http://www.ashrae.org). Reserve Advisors actively participates in its local chapter and holds individual memberships.

**Community Associations Institute**, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

**Marshall & Swift / Boeckh**, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at [www.marshallswift.com](http://www.marshallswift.com).

**R.S. Means CostWorks**, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at [www.rsmeans.com](http://www.rsmeans.com).

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.



## 7.DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

**Cash Flow Method** - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

**Component Method** - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

**Current Cost of Replacement** - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

**Fully Funded Balance** - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

**Funding Goal (Threshold)** - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

**Future Cost of Replacement** - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

**Long-Lived Property Component** - Property component of Village responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

**Percent Funded** - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Useful Life** - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

**Reserve Component** - Property elements with: 1) Village responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

**Reserve Component Inventory** - Line Items in ***Reserve Expenditures*** that identify a *Reserve Component*.

**Reserve Contribution** - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

**Reserve Expenditure** - Future Cost of Replacement of a Reserve Component.

**Reserve Fund Status** - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

**Reserve Funding Plan** - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

**Reserve Study** - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

**Useful Life** - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



## 8. PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of



RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

**Miscellaneous** – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.





*Kejsi Shuaipi, Account Manager*  
(954) 620-0908

*kejsi.shuaipi@reserveadvisors.com*

## Property Wellness Reserve Study Program Proposal Level I Reserve Study

Urban Orlando Community Development District  
Orlando, FL



## Reserve Advisors

### Your Property Wellness Consultants



### Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.





## A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



### Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

## Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

**37,000+**

**RESERVE STUDIES CONDUCTED**

**19,000+**

**ASSOCIATIONS SERVED**

**3,950,000+**

**RESIDENTS SERVED**

## Industry Leadership

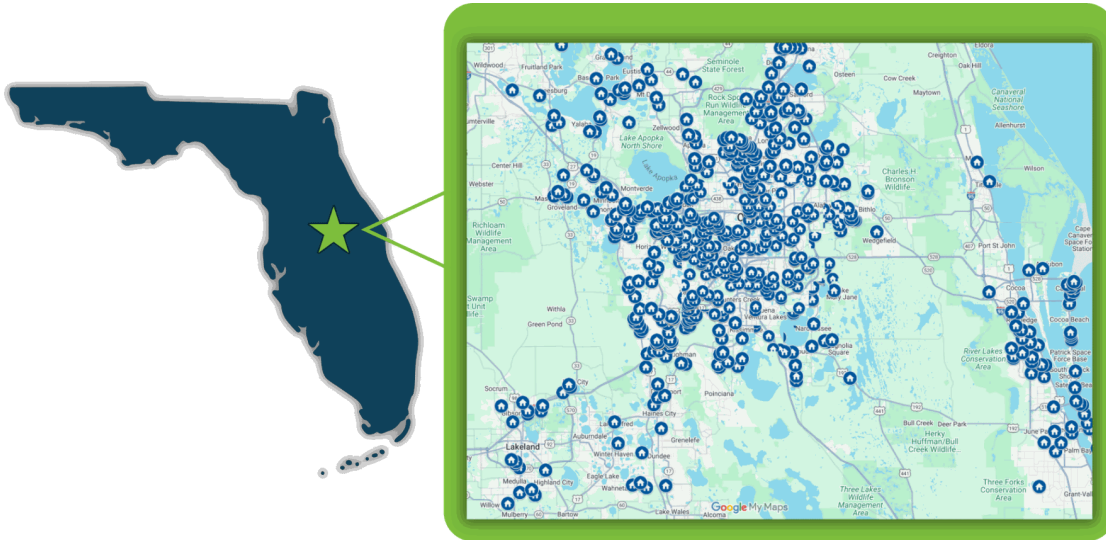
We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)



## Your Trusted Neighborhood Partner



## Hear What Our Clients Say



"Lisa Pham was amazing to work with throughout the reserve study process. She has been quick to respond to any and all questions our Board of Directors had, and her in-depth answers were well received by our Unit Owners during our monthly board meeting. Lisa's presentation exceeded our expectations, and we look forward to working with her again in the future."

**Afsheen Awan, General Manager**  
Lexington Square Condominiums



"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and detailed and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

**James Holland, Vice President & Treasurer**  
Fallstone of Alexandria Homeowners Association



## Level I Full Reserve Study



|                                                                                      | LEVEL I                                    | LEVEL II                                   | LEVEL III                               |
|--------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|-----------------------------------------|
|                                                                                      | FULL RESERVE STUDY                         | RESERVE STUDY UPDATE WITH SITE-VISIT       | RESERVE STUDY WITHOUT SITE-VISIT        |
|                                                                                      |                                            | RESERVE STUDY PROCESS                      |                                         |
| ONSITE VISUAL INSPECTION                                                             | ✓                                          | ✓                                          |                                         |
| PRE-INSPECTION MEETING                                                               | ✓                                          | ✓                                          |                                         |
| COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS                         | Established                                | Re-Assessed/Evaluated                      | Reflects prior study                    |
| CONDITION ASSESSMENTS                                                                | Based on visual observation                | Based on visual observation                | As reported by association              |
| USEFUL LIFE ESTIMATES                                                                | Based on engineer's condition assessment   | Based on engineer's condition assessment   | Based on client's reported condition    |
| VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE                                | Established for each reserve component     | Re-evaluated for each reserve component    | Re-evaluated for each reserve component |
|                                                                                      |                                            | KEY DELIVERABLES                           |                                         |
| MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS                             | ✓                                          | ✓                                          | ✓                                       |
| PRIORITIZED LIST OF CAPITAL EXPENDITURES                                             | ✓                                          | ✓                                          | ✓                                       |
| CUSTOMIZED RECOMMENDED FUNDING PLAN(S)                                               | ✓                                          | ✓                                          | ✓                                       |
| RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES                                      | ✓                                          | ✓                                          |                                         |
| INCLUSION OF LONG-LIVED ASSETS                                                       | ✓                                          | ✓                                          | ✓                                       |
| ELECTRONIC REPORT                                                                    | Comprehensive report with component detail | Comprehensive report with component detail | Executive summary overview              |
| EXCEL SPREADSHEETS                                                                   | ✓                                          | ✓                                          | ✓                                       |
| SUPPORT WITH IMPLEMENTATION OF REPORT                                                | ✓                                          | ✓                                          | ✓                                       |
| COMPLIMENTARY REPORT REVISION                                                        | ✓                                          | ✓                                          |                                         |
| UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION | ✓                                          | ✓                                          | ✓                                       |
|                                                                                      | ★ RECOMMENDED SERVICE LEVEL                |                                            |                                         |

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

## Property Wellness Reserve Study Program

**Reserve Advisors will perform a Level I Reserve Study** in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

**Physical Analysis:** The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

**Financial Analysis:** The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

### Property Description

Urban Orlando Community Development District comprises 4,342 homes. We've identified and will include the following reserve components:

Streets and Curbs, Irrigation System, Monuments, Landscaping, Signage, Perimeter Walls/Fences, Post or Pole Lights, Sidewalks, Walking Paths, and other property specifically identified that you'd like us to include.

*Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.*

# Key Elements of Your Property Wellness Reserve Study Program

## Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



### Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)


### Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)


### Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)


### Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)


### Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

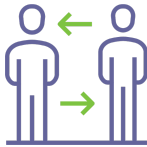
## For Confidence in All Decisions



### Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



### Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



### Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



### Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

**Ellen C. | Treasurer**



# The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 9/19/2025, for a Reserve Study, is valid for 90 days.

## To Start Your Property Wellness Reserve Study Program Today:

### 1. Select the service options below to confirm scope of engagement

| Service                                                                                                                                                                                                                                                                                                                                                                                       | Price      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Reserve Study (Level I)</b><br>This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.                                       | \$7,400.00 |
| <b>Ongoing Service/Support Post Study Completion</b><br>Unlimited Virtual Support for the life of the community. 6-Month Revisionary Period with one complimentary edit. Dedicated full-time engineer employed by Reserve Advisors. Discounts available for subsequent updates. On-Line tutorials available for our fully editable spreadsheet. Access to optional webinars and blog content. | \$0.00     |
| <b>We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.</b>                                                                                                    |            |

**Total                      \$7,400.00**

### 2. Sign below

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

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

For: Urban Orlando Community Development  
District

Ref: 220545

**3. Pay 50% retainer.** An invoice will be emailed to you upon project authorization.

**Mailing Address**  
Reserve Advisors, LLC  
PO Box 88955  
Milwaukee, WI 53288-8926

**ACH**  
**Send Remittances** to 'accounting@reserveadvisors.com' at time of payment  
**Checking Account Number:** 151391168  
**Routing Number:** 075905787  
**Financial Institution:** First Business Bank  
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

*You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 9/19/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.*



## Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

## Professional Service Conditions - Continued

**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

**Miscellaneous** - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

**Urban Orlando**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 9/30/25**

The Board hereby assigns the FY 2025 Reserves per September 30, 2025 Balance sheet as follows:

|                                |           |
|--------------------------------|-----------|
| Operating Reserve              | \$458,842 |
| Reserves – Landscape/Hardscape | \$686,311 |
| Reserves-Other                 | \$ 11,893 |
| Reserves-Recirculation System  | \$ 78,383 |
| Reserves-Roads & Alleyways     | \$794,163 |
| Reserves-Sidewalks             | \$ 24,749 |
| Reserves-Signage               | \$267,348 |

**URBAN ORLANDO**  
**Community Development District**

*Financial Report*

*September 30, 2025*

Prepared By



**URBAN ORLANDO**

Community Development District

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**URBAN ORLANDO**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**September 30, 2025**

**URBAN ORLANDO**

Community Development District

**Governmental Funds****Balance Sheet**  
September 30, 2025

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND     | SERIES 2018<br>DEBT SERVICE<br>FUND | SERIES 2018A<br>DEBT SERVICE<br>FUND | TOTAL               |
|----------------------------------------------|---------------------|-------------------------------------|--------------------------------------|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                     |                                      |                     |
| Cash - Checking Account                      | \$ 1,172,986        | \$ -                                | \$ -                                 | \$ 1,172,986        |
| Due From Other Funds                         | -                   | 5,675                               | 2,226                                | 7,901               |
| Investments:                                 |                     |                                     |                                      |                     |
| Money Market Account                         | 2,702,311           | -                                   | -                                    | 2,702,311           |
| Prepayment Account                           | -                   | 154                                 | -                                    | 154                 |
| Prepayment Account A                         | -                   | -                                   | 2,599                                | 2,599               |
| Reserve Fund                                 | -                   | 408,402                             | -                                    | 408,402             |
| Reserve Fund A                               | -                   | -                                   | 169,297                              | 169,297             |
| Revenue Fund                                 | -                   | 251,561                             | -                                    | 251,561             |
| Revenue Fund A                               | -                   | -                                   | 150,910                              | 150,910             |
| Prepaid Items                                | 2,847               | -                                   | -                                    | 2,847               |
| Prepaid Insurance                            | 23,740              | -                                   | -                                    | 23,740              |
| Deposits                                     | 9,380               | -                                   | -                                    | 9,380               |
| <b>TOTAL ASSETS</b>                          | <b>\$ 3,911,264</b> | <b>\$ 665,792</b>                   | <b>\$ 325,032</b>                    | <b>\$ 4,902,088</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                     |                                      |                     |
| Accounts Payable                             | \$ 119,189          | \$ -                                | \$ -                                 | \$ 119,189          |
| Accrued Expenses                             | 41,080              | -                                   | -                                    | 41,080              |
| Other Current Liabilities                    | 369                 | -                                   | -                                    | 369                 |
| Due To Other Funds                           | 7,901               | -                                   | -                                    | 7,901               |
| <b>TOTAL LIABILITIES</b>                     | <b>168,539</b>      | <b>-</b>                            | <b>-</b>                             | <b>168,539</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |                                     |                                      |                     |
| <b>Nonspendable:</b>                         |                     |                                     |                                      |                     |
| Prepaid Items                                | 2,847               | -                                   | -                                    | 2,847               |
| Prepaid Insurance                            | 23,740              | -                                   | -                                    | 23,740              |
| Deposits                                     | 9,380               | -                                   | -                                    | 9,380               |
| <b>Restricted for:</b>                       |                     |                                     |                                      |                     |
| Debt Service                                 | -                   | 665,792                             | 325,032                              | 990,824             |
| <b>Assigned to:</b>                          |                     |                                     |                                      |                     |
| Operating Reserves                           | 458,842             | -                                   | -                                    | 458,842             |
| Reserves - Landscape/Hardscape               | 686,311             | -                                   | -                                    | 686,311             |
| Reserves - Other                             | 11,893              | -                                   | -                                    | 11,893              |
| Reserves- Recirculation System               | 78,383              | -                                   | -                                    | 78,383              |
| Reserves - Roads & Alleyways                 | 794,163             | -                                   | -                                    | 794,163             |
| Reserves - Sidewalks                         | 24,749              | -                                   | -                                    | 24,749              |
| Reserves - Signage                           | 267,348             | -                                   | -                                    | 267,348             |
| <b>Unassigned:</b>                           | <b>1,385,069</b>    | <b>-</b>                            | <b>-</b>                             | <b>1,385,069</b>    |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 3,742,725</b> | <b>\$ 665,792</b>                   | <b>\$ 325,032</b>                    | <b>\$ 4,733,549</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 3,911,264</b> | <b>\$ 665,792</b>                   | <b>\$ 325,032</b>                    | <b>\$ 4,902,088</b> |

**URBAN ORLANDO**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION             | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|---------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <b><u>REVENUES</u></b>          |                             |                        |                        |                             |
| Interest - Investments          | \$ 55,000                   | \$ 55,000              | \$ 172,494             | \$ 117,494                  |
| Interest - Tax Collector        | 10,000                      | 10,000                 | 24,763                 | 14,763                      |
| Special Assmnts- Tax Collector  | 2,198,137                   | 2,198,137              | 2,197,131              | (1,006)                     |
| Special Assmnts- Discounts      | (87,925)                    | (87,925)               | (82,354)               | 5,571                       |
| Other Miscellaneous Revenues    | -                           | -                      | 178,189                | 178,189                     |
| <b>TOTAL REVENUES</b>           | <b>2,175,212</b>            | <b>2,175,212</b>       | <b>2,490,223</b>       | <b>315,011</b>              |
| <b><u>EXPENDITURES</u></b>      |                             |                        |                        |                             |
| <b><u>Administration</u></b>    |                             |                        |                        |                             |
| P/R-Board of Supervisors        | 12,000                      | 12,000                 | 10,200                 | 1,800                       |
| FICA Taxes                      | 918                         | 918                    | 780                    | 138                         |
| ProfServ-Arbitrage Rebate       | 1,200                       | 1,200                  | 4,200                  | (3,000)                     |
| ProfServ-Dissemination Agent    | 1,000                       | 1,000                  | 1,000                  | -                           |
| ProfServ-Engineering            | 15,000                      | 15,000                 | 15,243                 | (243)                       |
| ProfServ-Legal Services         | 25,000                      | 25,000                 | 32,885                 | (7,885)                     |
| ProfServ-Mgmt Consulting        | 64,703                      | 64,703                 | 64,703                 | -                           |
| ProfServ-Property Appraiser     | 2,330                       | 2,330                  | -                      | 2,330                       |
| ProfServ-Special Assessment     | 8,236                       | 8,236                  | 15,498                 | (7,262)                     |
| ProfServ-Trustee Fees           | 10,000                      | 10,000                 | 8,142                  | 1,858                       |
| Auditing Services               | 7,046                       | 7,046                  | 4,000                  | 3,046                       |
| Website Compliance              | 1,573                       | 1,573                  | 1,600                  | (27)                        |
| Postage and Freight             | 1,000                       | 1,000                  | 153                    | 847                         |
| Insurance - General Liability   | 23,537                      | 23,537                 | 22,919                 | 618                         |
| Printing and Binding            | 1,000                       | 1,000                  | -                      | 1,000                       |
| Legal Advertising               | 4,000                       | 4,000                  | 2,003                  | 1,997                       |
| Misc-Property Taxes             | 300                         | 300                    | 239                    | 61                          |
| Misc-Assessment Collection Cost | 1,211                       | 1,211                  | 1,514                  | (303)                       |
| Misc-Contingency                | 7,000                       | 7,000                  | 907                    | 6,093                       |
| Annual District Filing Fee      | 175                         | 175                    | 175                    | -                           |
| <b>Total Administration</b>     | <b>187,229</b>              | <b>187,229</b>         | <b>186,161</b>         | <b>1,068</b>                |

**URBAN ORLANDO**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|----------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <b><u>Field</u></b>                          |                             |                        |                        |                             |
| ProfServ-Engineering                         | 65,000                      | 65,000                 | 56,952                 | 8,048                       |
| ProfServ-Field Management                    | 17,057                      | 17,057                 | 21,080                 | (4,023)                     |
| Contracts-Fountain                           | 6,785                       | 6,785                  | 3,295                  | 3,490                       |
| Contracts-On-Site Maintenance                | 43,757                      | 43,757                 | 40,434                 | 3,323                       |
| Contracts-Security Services                  | 380,000                     | 380,000                | 329,201                | 50,799                      |
| Contracts-Landscape                          | 560,284                     | 560,284                | 416,903                | 143,381                     |
| Electricity - General                        | 30,000                      | 30,000                 | 22,054                 | 7,946                       |
| Electricity - Streetlights                   | 245,000                     | 245,000                | 257,149                | (12,149)                    |
| Utility - Water                              | 62,000                      | 62,000                 | 60,042                 | 1,958                       |
| R&M-Electrical                               | 3,500                       | 3,500                  | 7,271                  | (3,771)                     |
| R&M-Equipment                                | 3,500                       | 3,500                  | -                      | 3,500                       |
| R&M-Irrigation                               | 120,000                     | 120,000                | 61,412                 | 58,588                      |
| R&M-Parks                                    | 25,000                      | 25,000                 | 11,155                 | 13,845                      |
| R&M-Pumps                                    | 5,000                       | 5,000                  | -                      | 5,000                       |
| Misc-Hurricane Expense                       | -                           | -                      | 14,585                 | (14,585)                    |
| Misc-Contingency                             | 66,900                      | 66,900                 | 115,993                | (49,093)                    |
| Op Supplies - General                        | 3,000                       | 3,000                  | 1,163                  | 1,837                       |
| <b>Total Field</b>                           | <b>1,636,783</b>            | <b>1,636,783</b>       | <b>1,418,689</b>       | <b>218,094</b>              |
| <b><u>Reserves</u></b>                       |                             |                        |                        |                             |
| Impr - Landscape & Hardscape                 | 200,000                     | 200,000                | 189,654                | 10,346                      |
| Reserves-Roads and Alleyways                 | 151,200                     | 151,200                | 167,265                | (16,065)                    |
| Reserves - Signage                           | -                           | -                      | 15,678                 | (15,678)                    |
| <b>Total Reserves</b>                        | <b>351,200</b>              | <b>351,200</b>         | <b>372,597</b>         | <b>(21,397)</b>             |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>2,175,212</b>            | <b>2,175,212</b>       | <b>1,977,447</b>       | <b>197,765</b>              |
| Excess (deficiency) of revenues              |                             |                        |                        |                             |
| Over (under) expenditures                    | -                           | -                      | 512,776                | 512,776                     |
| Net change in fund balance                   | \$ -                        | \$ -                   | \$ 512,776             | \$ 512,776                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> | <b>3,229,949</b>            | <b>3,229,949</b>       | <b>3,229,949</b>       |                             |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 3,229,949</b>         | <b>\$ 3,229,949</b>    | <b>\$ 3,742,725</b>    |                             |

**URBAN ORLANDO**

Community Development District

**Series 2018 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|--------------------------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                        |                             |
| Interest - Investments                                       | \$ -                        | \$ -                   | \$ 32,818              | \$ 32,818                   |
| Special Assmnts- Tax Collector                               | 1,855,494                   | 1,855,494              | 1,854,645              | (849)                       |
| Special Assmnts- Prepayment                                  | -                           | -                      | 3,154                  | 3,154                       |
| Special Assmnts- Discounts                                   | (74,220)                    | (74,220)               | (69,517)               | 4,703                       |
| <b>TOTAL REVENUES</b>                                        | <b>1,781,274</b>            | <b>1,781,274</b>       | <b>1,821,100</b>       | <b>39,826</b>               |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                        |                             |
| <b><u>Administration</u></b>                                 |                             |                        |                        |                             |
| Misc-Assessment Collection Cost                              | 1,361                       | 1,361                  | 1,278                  | 83                          |
| <b>Total Administration</b>                                  | <b>1,361</b>                | <b>1,361</b>           | <b>1,278</b>           | <b>83</b>                   |
| <b><u>Debt Service</u></b>                                   |                             |                        |                        |                             |
| Principal Debt Retirement                                    | 1,316,000                   | 1,316,000              | 1,316,000              | -                           |
| Principal Prepayments                                        | -                           | -                      | 3,000                  | (3,000)                     |
| Interest Expense                                             | 450,557                     | 450,557                | 450,557                | -                           |
| <b>Total Debt Service</b>                                    | <b>1,766,557</b>            | <b>1,766,557</b>       | <b>1,769,557</b>       | <b>(3,000)</b>              |
| <b>TOTAL EXPENDITURES</b>                                    | <b>1,767,918</b>            | <b>1,767,918</b>       | <b>1,770,835</b>       | <b>(2,917)</b>              |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 13,356                      | 13,356                 | 50,265                 | 36,909                      |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                        |                             |
| Contribution to (Use of) Fund Balance                        | 13,356                      | -                      | -                      | -                           |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>13,356</b>               | <b>-</b>               | <b>-</b>               | <b>-</b>                    |
| Net change in fund balance                                   | \$ 13,356                   | \$ 13,356              | \$ 50,265              | \$ 36,909                   |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 | <b>615,527</b>              | <b>615,527</b>         | <b>615,527</b>         |                             |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 628,883</b>           | <b>\$ 628,883</b>      | <b>\$ 665,792</b>      |                             |



**URBAN ORLANDO**

Community Development District

**Series 2018A Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

| ACCOUNT DESCRIPTION                                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|--------------------------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                        |                             |
| Interest - Investments                                       | \$ 15                       | \$ 15                  | \$ 14,023              | \$ 14,008                   |
| Special Assmnts- Tax Collector                               | 727,917                     | 727,917                | 727,584                | (333)                       |
| Special Assmnts- Prepayment                                  | -                           | -                      | 54,858                 | 54,858                      |
| Special Assmnts- Discounts                                   | (29,117)                    | (29,117)               | (27,272)               | 1,845                       |
| <b>TOTAL REVENUES</b>                                        | <b>698,815</b>              | <b>698,815</b>         | <b>769,193</b>         | <b>70,378</b>               |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                        |                             |
| <b><u>Administration</u></b>                                 |                             |                        |                        |                             |
| Misc-Assessment Collection Cost                              | 534                         | 534                    | 501                    | 33                          |
| <b>Total Administration</b>                                  | <b>534</b>                  | <b>534</b>             | <b>501</b>             | <b>33</b>                   |
| <b><u>Debt Service</u></b>                                   |                             |                        |                        |                             |
| Principal Debt Retirement                                    | 496,000                     | 496,000                | 496,000                | -                           |
| Principal Prepayments                                        | -                           | -                      | 54,000                 | (54,000)                    |
| Interest Expense                                             | 195,595                     | 195,595                | 195,595                | -                           |
| <b>Total Debt Service</b>                                    | <b>691,595</b>              | <b>691,595</b>         | <b>745,595</b>         | <b>(54,000)</b>             |
| <b>TOTAL EXPENDITURES</b>                                    | <b>692,129</b>              | <b>692,129</b>         | <b>746,096</b>         | <b>(53,967)</b>             |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 6,686                       | 6,686                  | 23,097                 | 16,411                      |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                        |                             |
| Contribution to (Use of) Fund Balance                        | 6,686                       | -                      | -                      | -                           |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>6,686</b>                | <b>-</b>               | <b>-</b>               | <b>-</b>                    |
| Net change in fund balance                                   | \$ 6,686                    | \$ 6,686               | \$ 23,097              | \$ 16,411                   |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 | <b>301,935</b>              | <b>301,935</b>         | <b>301,935</b>         |                             |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 308,621</b>           | <b>\$ 308,621</b>      | <b>\$ 325,032</b>      |                             |

**URBAN ORLANDO**  
**Community Development District**

Supporting Schedules

September 30, 2025

**URBAN ORLANDO**  
Community Development District

General Fund

**Assigned Reserves**

| Category                         | Budget Allocation   |                   | Total as of<br>FY 2025 | Total usage<br>FY 2025 | 9/30/2025           |
|----------------------------------|---------------------|-------------------|------------------------|------------------------|---------------------|
|                                  | FY 2005-2024        | FY 2025           |                        |                        |                     |
| Landscape & Hardscape            | \$ 675,965          | \$ 200,000        | \$ 875,965             | 189,654                | \$ 686,311          |
| Other                            | 11,893              | -                 | \$ 11,893              | -                      | 11,893              |
| Recirculation System             | 78,383              | -                 | \$ 78,383              | -                      | 78,383              |
| Paving/Sidewalks                 | 24,749              |                   | \$ 24,749              |                        | 24,749              |
| Roads & Alleyways (1)            | 542,668             | 418,760           | \$ 961,428             | 167,265                | 794,163             |
| Signage                          | 283,026             |                   | \$ 283,026             | 15,678                 | 267,348             |
| <b>Total designated reserves</b> | <b>\$ 1,616,684</b> | <b>\$ 618,760</b> | <b>\$ 2,235,444</b>    | <b>\$ 372,597</b>      | <b>\$ 1,862,847</b> |

Note (1) - Based on Revised Project Plan FY23.

**URBAN ORLANDO**

## Community Development District

**Non-Ad Valorem Special Assessments**  
**Orange County Tax Collector - Monthly Collection Report**  
**For the Fiscal Year Ending September 30, 2025**

|                                   |                     |                              |                     |                     | Allocation by Fund  |                               |                                |
|-----------------------------------|---------------------|------------------------------|---------------------|---------------------|---------------------|-------------------------------|--------------------------------|
| Date Received                     | Net Amount Received | Discount/ (Penalties) Amount | Collection Cost (1) | Gross Amount        | General Fund        | Series 2018 Debt Service Fund | Series 2018A Debt Service Fund |
| <b>ASSESSMENTS LEVIED FY 2025</b> |                     |                              |                     | \$ 4,781,547        | \$ 2,198,137        | \$ 1,855,494                  | \$ 727,917                     |
| Allocation %                      |                     |                              |                     | 100%                | 45.97%              | 38.81%                        | 15.22%                         |
| 11/06/2024                        | \$ 11,714           | \$ 640                       |                     | \$ 12,353           | \$ 5,679            | \$ 4,794                      | \$ 1,881                       |
| 11/14/2024                        | \$ 24,842           | \$ 1,035                     |                     | \$ 25,877           | \$ 11,896           | \$ 10,042                     | \$ 3,939                       |
| 11/25/2024                        | \$ 137,635          | \$ 5,872                     | \$ 3,293            | \$ 146,800          | \$ 67,486           | \$ 56,966                     | \$ 22,348                      |
| 12/04/2024                        | \$ 356,162          | \$ 14,840                    |                     | \$ 371,002          | \$ 170,554          | \$ 143,969                    | \$ 56,479                      |
| 12/11/2024                        | \$ 239,708          | \$ 9,988                     |                     | \$ 249,696          | \$ 114,788          | \$ 96,895                     | \$ 38,012                      |
| 12/18/2024                        | \$ 707,333          | \$ 29,472                    |                     | \$ 736,805          | \$ 338,718          | \$ 285,919                    | \$ 112,167                     |
| 01/13/2025                        | \$ 697,434          | \$ 29,060                    |                     | \$ 726,493          | \$ 333,978          | \$ 281,918                    | \$ 110,597                     |
| 02/12/2025                        | \$ 1,222,557        | \$ 50,931                    |                     | \$ 1,273,488        | \$ 585,438          | \$ 494,181                    | \$ 193,869                     |
| 03/14/2025                        | \$ 233,640          | \$ 9,695                     |                     | \$ 243,335          | \$ 111,864          | \$ 94,427                     | \$ 37,044                      |
| 04/15/2025                        | \$ 471,181          | \$ 19,553                    |                     | \$ 490,733          | \$ 225,596          | \$ 190,431                    | \$ 74,707                      |
| 05/13/2025                        | \$ 152,673          | \$ 5,287                     |                     | \$ 157,961          | \$ 72,616           | \$ 61,297                     | \$ 24,047                      |
| 06/12/2025                        | \$ 90,536           | \$ 2,528                     |                     | \$ 93,064           | \$ 42,783           | \$ 36,114                     | \$ 14,168                      |
| 07/14/2025                        | \$ 53,547           | \$ -                         |                     | \$ 53,547           | \$ 24,616           | \$ 20,779                     | \$ 8,152                       |
| 08/15/2025                        | \$ 183,338          | \$ 580                       |                     | \$ 183,918          | \$ 84,549           | \$ 71,370                     | \$ 27,999                      |
| 09/11/2025                        | \$ 3,072            | \$ -                         |                     | \$ 3,072            | \$ 1,412            | \$ 1,192                      | \$ 468                         |
| 09/15/2025                        | \$ 11,552           | \$ (336)                     |                     | \$ 11,215           | \$ 5,156            | \$ 4,352                      | \$ 1,707                       |
| <b>TOTAL</b>                      | <b>\$ 4,596,923</b> | <b>\$ 179,143</b>            | <b>\$ 3,293</b>     | <b>\$ 4,779,359</b> | <b>\$ 2,197,131</b> | <b>\$ 1,854,645</b>           | <b>\$ 727,584</b>              |
| % COLLECTED                       |                     |                              |                     | 100%                | 100%                | 100%                          | 100%                           |

Note (1): Collection costs are paid once a year to Orange County.

**URBAN ORLANDO**

Community Development District

*All Funds***Cash and Investment  
September 30, 2025****GENERAL FUND**

| <u>Account Name</u>          | <u>Bank Name</u> | <u>Investment Type</u> | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u>      |
|------------------------------|------------------|------------------------|-----------------|--------------|---------------------|
| Checking Account - Operating | Valley Bank      | Checking Account       | n/a             | 4.25%        | \$ 1,172,986        |
| <b>Subtotal</b>              |                  |                        |                 |              | <b>\$ 1,172,986</b> |
| Money Market Account         | BankUnited       | Money Market           | n/a             | 3.99%        | \$ 2,702,311        |
| <b>Subtotal</b>              |                  |                        |                 |              | <b>\$ 2,702,311</b> |

**DEBT SERVICE FUND**

|                              |         |                        |     |       |                     |
|------------------------------|---------|------------------------|-----|-------|---------------------|
| Series 2018 Prepayment Fund  | US Bank | Open-Ended Comm. Paper | n/a | 4.08% | \$ 154              |
| Series 2018 Reserve Fund     | US Bank | Open-Ended Comm. Paper | n/a | 4.08% | \$ 408,402          |
| Series 2018 Revenue Fund     | US Bank | Open-Ended Comm. Paper | n/a | 4.08% | \$ 251,561          |
| Series 2018A Prepayment Fund | US Bank | Open-Ended Comm. Paper | n/a | 4.08% | \$ 2,599            |
| Series 2018A Reserve Fund    | US Bank | Open-Ended Comm. Paper | n/a | 4.08% | \$ 169,297          |
| Series 2018A Revenue Fund    | US Bank | Open-Ended Comm. Paper | n/a | 4.08% | \$ 150,910          |
| <b>Subtotal</b>              |         |                        |     |       | <b>\$ 982,924</b>   |
| <b>Total</b>                 |         |                        |     |       | <b>\$ 4,858,220</b> |



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 15, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

October 1, 2024 – September 30, 2025

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least six regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

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

**Standard:** A minimum of six Board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

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

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

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections** **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.  
**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

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

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

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

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

Urban Orlando Community Development District

District Manager: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

Urban Orlando Community Development District