



Urban Orlando Community Development District

May 20, 2026

Revised Agenda Package

313 Campus Street
Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Urban Orlando Community Development District

Board of Supervisors

Diana Pienaar, Chairman
Jim Schirtzinger, Vice Chairman
Anne Coppenhaver, Assistant Secretary
Matthew Williams, Assistant Secretary
Sarah Matyi, Assistant Secretary

District Staff

Michael Perez, District Manager
Tucker Mackie, District Counsel
John Woods, District Engineer
Erin Gilreath, District Agent
Jason Liggett, Field Services Director
Diana Lopez, District Accountant
Tabitha Blackwelder, District Admin

Regular Meeting Agenda Wednesday, May 20, 2026 – 8:30 a.m.

The Regular Meeting of the **Urban Orlando Community Development District** will be held on **May 20, 2026, at 8:30 a.m.** at the **Grace Hopper Hall, 1913 Meeting Hall, Orlando, FL 32814**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. **Call to Order and Roll Call**
- 2. **Public Comments**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. **CONSENT AGENDA**

- A. Consideration of Meeting Minutes of April 15, 2026..... Page 4
- B. Review of Accounting Snapshot..... Page 7
- C. Acceptance of April 2026 Check Register..... Page 8
- D. Acceptance of April 2026 Financial Statements..... Page 133

4. **STAFF REPORTS**

- A. District Agent Report..... Page 145
 - i. Review of Authorizations
 - a. Brightview Proposals..... Page 148
 - b. DRS Construction of Central Proposals Page 188
 - c. Baldwin Park CDD Monthly Report..... Page 196
 - B. Brightview Landscaping
 - C. District Engineer Report
 - D. District Counsel
 - E. District Manager
 - i. Discussion of OCU Permission to Move Utilities from Resident Property
 - ii. Registered Voters Count (6,833) Page 195
 - iii. Discussion of Form 1 Due Date of July 1, 2026

iv. Reserve Study Report and Expenditures..... Page 196

5. Business Items

A. Consideration of Resolution 2026-02; General Election 2026 Page 255

B. Consideration of Resolution 2026-03; Approval of FY2026/2027 Proposed Budget
and Setting Public Hearing Page 258

i. Exhibit A – FY2026/2027 Proposed Budget First Draft..... Page 259

C. Consideration of Resolution 2026-04; Setting Public Hearing on Revised Rules of Procedure Page 279

i. Notice of Rule Development for Revised Rules of Procedure (2026)..... Page 280

ii. Notice of Rulemaking for Revised Rules of Procedure (2026) Page 281

iii. Revised Rules of Procedure (2026) Page 283

6. Supervisors Requests and Comments

7. Adjournment

The next meeting is scheduled for Wednesday, June 17, 2026, at 8:30 a.m.

**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 on Wednesday, April 15, 2026, 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
Matthew Williams	Assistant Secretary
Anne Coppenhaver	Assistant Secretary
Sarah Matyi	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Tucker Mackie	District Counsel, Kutak Rock LLP
John Woods	District Engineer, AtkinsRéalis
Stacey Fryrear	District Agent, Sentry Management
Erin Gilreath	District Agent, Sentry Management
Diana Lopez	District Accountant, Inframark
Will Maggio	Engineer, Reserve Advisors
Steve Peters	Representative, BrightView Landscapes

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 associated with obtaining 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**

A resident addressed the Board regarding District website information needing to be updated again following the website outage.

THIRD ORDER OF BUSINESS **Consent Agenda**

- A. Consideration of the Meeting Minutes from March 18, 2026**
- B. Acceptance of the Check Register**

On MOTION by Ms. Matyi, seconded by Ms. Coppenhaver, with all in favor, the Consent Agenda was approved. (5-0)

FOURTH ORDER OF BUSINESS **Staff Reports**

Mr. Maggio addressed the Board regarding the reserve study and had questions pertaining to certain District items. Staff will coordinate with Mr. Maggio directly outside of a meeting to address the items discussed.

Urban Orlando CDD
April 15, 2026

46 **A. District Accountant**

47 **i. Review of Financials**

48 Mr. Perez provided an update regarding collections received to date. Ms. Mackie informed
49 the Board of a future meeting she has scheduled with counsel for other districts within the
50 county.

51 **B. District Agent Report**

52 **i. Summary of Authorizations**

53 a. Landscaping: Budget Year 2026 Remaining Reserves – IMPR – Landscape &
54 Hardscape Balance

55 1. Twinview Lane Freeze Damage Replacements

56 2. Pond 14 Arbor Freeze Damage Replacements

57 3. North Buffer Freeze Damage Replacements

58 4. Pond 19 Soil & Sod Installation at Mid Lakes Park Bridge

59 b. Maintenance Projects: Budget Year 2026 Remaining Miscellaneous
60 Contingency Balance

61 **ii. Grounds Maintenance Update**

62 **iii. District Agenda Budget Report**

63 **iv. Off-Duty Officer Program**

64 Ms. Gilreath discussed the landscape budget amount and reviewed proposals that had been
65 received.

66 Mr. Williams discussed holding off on the removal of plant life due to concerns regarding
67 regrowth.

68 Mr. Peters discussed the reasoning behind the proposals and the timing of the inspections.

69 Mr. Peters also recommended that the Board not proceed with the proposals at this time.

70 Ms. Gilreath discussed a resident maintaining District property and actions the District may
71 take regarding the matter.

72 On MOTION by Mr. Schirtzinger, seconded by Ms. Coppenhaver,
73 with all in favor, BrightView Proposal No. 8870656 for Removal and
74 Replacement of Cold-Damaged Landscaping at Pond 14 Arbor in the
75 amount of \$3,885.78, was approved. (5-0)

76
77 On MOTION by Mr. Schirtzinger, seconded by Ms. Coppenhaver,
78 with all in favor, BrightView Proposal No. 8885218 for Removal and
79 Replacement of Cold-Damaged Landscaping Behind 3015 Stanfield
80 Avenue, in the amount of \$2,791.25, was approved. (5-0)

81
82 The Board discussed Proposal No. 8879451, including recurring issues within the area and
83 obtaining a soil sample.

84 On MOTION by Mr. Schirtzinger, seconded by Ms. Coppenhaver,
85 with all in favor, BrightView Proposal No. 8879451 for Soil and Sod
86 Installation at Pond 19 Bridge Washout Area, in the amount of
87 \$1,622.29, was approved. (5-0)

Urban Orlando CDD
April 15, 2026

88

89 Ms. Gilreath discussed having trash cans painted throughout the District and noted that a
90 proposal for bike racks was needed.

91 Ms. Gilreath then reviewed the Ground Maintenance Update, Agent Budget Report, and
92 Off-Duty Officer Report.

93 Mr. Peters discussed the smooth transition with Ms. Gilreath and Ms. Fryrear. Mr. Peters
94 also provided an update regarding irrigation repairs throughout the District.

95 Mr. Perez discussed a previous resident concern regarding the buffer area. Ms. Gilreath
96 and Ms. Fryrear will walk the area, and discussion ensued regarding BrightView regularly
97 treating the area for weeds moving forward.

98 **E. District Manager**

99 **i. Discussion of Reserve Study Funding Plan and Cash Flow Analysis**

100 **ii. Discussion of Fiscal Year 2027 Budget**

101 Mr. Perez discussed the budget and noted that the proposed budget would be presented at
102 the May 20, 2026 meeting. The Board discussed maintaining assessments at the same level
103 for the next fiscal year.

104 *Ms. Pienaar left the meeting at 9:45 a.m.*

105

106 **D. District Counsel**

107 Ms. Mackie stated that she had nothing further to report at this time.

108 **C. District Engineer**

109 **i. Engineer Report**

110 Mr. Woods reviewed his District Engineer's Report. The main discussion centered on a
111 potential resolution for the damaged pump line, and Mr. Woods informed the Board of possible
112 options to address the issue.

113

On MOTION by Ms. Coppenhaver, seconded by Ms. Matyi, with all 114 in favor, staff directed the District Engineer obtain bids regarding the 115 damaged pump line. (4-0)

116

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

118 There were no supervisor requests at this time.

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

120

121

On MOTION by Mr. Schirtzinger, seconded by Mr. Williams, with all 122 in favor, the meeting was adjourned at 10:07 a.m. (4-0)
--

123

124

125

126

127 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 8, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$1,634,576.39.
 - BankUnited MM: \$2,756,722.86
- **Cash with Fiscal Agent:**
 - \$546,682 are assessments that have been sent at the end of the month which were received by the trustee in the beginning of the following month.
- **Assessment collections:**
 - We are 81% fully collected on the tax roll.
- **Audit – FY 2025:**
 - This audit has been completed.
- **Expenses:**
 - Current expenses make up about 48% of the annual budget through the end of April 2026.
Total expenses for the first 6 months are approximately \$1,058,313

April 2026 Meeting

Urban Orlando CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BRIGHTVIEW LANDSCAPE SERVICES	2/26/2026	9699819	\$9,438.18			2/26/2026 Enhancements, Lakemont Cir
BRIGHTVIEW LANDSCAPE SERVICES	3/31/2026	9740465	\$362.05			3/31/2026 Irrigation Repairs, Belkin Ct
BRIGHTVIEW LANDSCAPE SERVICES	3/31/2026	9740462	\$156.55			3/31/2026 Irrigation repairs, Pond 31
BRIGHTVIEW LANDSCAPE SERVICES	3/31/2026	9740451	\$829.00			3/31/2026 Irrigation Repairs, Pond 16
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749997	\$110.70			4/20/2026 Irrigation repairs, Bennett Park
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749996	\$185.30			4/20/2026 Irrigation repairs, Lakemont Medians
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749993	\$135.90			4/20/2026 Irrigation repairs, Unit 7 LBL Medians
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749992	\$440.50			4/20/2026 Irrigation repairs, Harbor Park
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749991	\$146.25			4/20/2026 Irrigation repairs, Glenridge Way
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749981	\$562.45			4/20/2026 Irrigation repairs, pond 17
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749980	\$788.57			4/20/2026 Irrigation repairs, valve replacement Audubon
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749979	\$412.19			4/20/2026 Irrigation repairs, lateral line Publix Island
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749976	\$153.40			4/20/2026 Irrigation repairs, North Buffer
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749990	\$1,123.70			4/20/2026 Irrigation repairs, Pond 19
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749989	\$156.55			4/20/2026 Irrigation repairs, Unit 9
BRIGHTVIEW LANDSCAPE SERVICES	4/20/2026	9749983	\$1,049.25		\$16,050.54	4/20/2026 Irrigation repairs, Army Reserve
DJB AND SONS CONSTRUCTION INC	4/13/2026	994	\$800.00			4/13/2026 Dig to expose feeder pipe
DRS CONSTRUCTION OF	4/2/2026	01012026-193	\$250.00			4/2/2026 City Sign, BP style sign
DRS CONSTRUCTION OF	2/28/2026	01012026-124	\$6,250.00			2/28/2026 Pressure washing sidewalks
DRS CONSTRUCTION OF	3/22/2026	01012026-167	\$1,500.00			3/22/2026 Repainting pergola
DRS CONSTRUCTION OF	3/22/2026	01012026-168	\$3,625.00		\$11,625.00	3/22/2026 Pressure washing sidewalks

April 2026 Meeting

Urban Orlando CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
FLORIDA WATER FEATURES	3/23/2026	25193	\$495.20			3/23/2026 Blower replacement
FLORIDA WATER FEATURES	3/25/2026	25180	\$230.00			March 2026 Monthly fountain services Jake Street
FLORIDA WATER FEATURES	3/25/2026	25179	\$150.00		\$875.20	March 2026 Monthly fountain services New Broad
INFRAMARK LLC	4/1/2026	175396	\$5,667.00			April 2026 District management services
INFRAMARK LLC	4/1/2026	175396	\$686.33	\$6,353.33		April 2026 Assessment services
INFRAMARK LLC	4/20/2026	177192	\$5.18		\$6,358.51	March 2026 Postage
OFF DUTY MANAGEMENT, INC	3/31/2026	INV329267	\$7,036.08			CONTRACTS SECURITY SERVICES 3/22-28/26
OFF DUTY MANAGEMENT, INC	1/29/2026	INV304997	\$8,300.47			CONTRACTS SECURITY SERVICES 1/18-1/24
OFF DUTY MANAGEMENT, INC	4/7/2026	INV332189	\$6,964.08			CONTRACTS SECURITY SERVICES 3/29-4/4/26
OFF DUTY MANAGEMENT, INC	4/14/2026	INV335314	\$6,969.58			APRIL CONTRACTS SECURITY SERVICES
OFF DUTY MANAGEMENT, INC	4/21/2026	INV338827	\$7,036.08		\$36,306.29	CONTRACTS SECURITY SERVICES 4/12-18/26
ORLANDO UTILITIES COMMISSION	4/6/2026	040626-20001-ACH	\$2,159.63			service date 03/04-04/03/26
ORLANDO UTILITIES COMMISSION	4/6/2026	040626-20001-ACH	\$4,791.35			service date 03/04-04/03/26
ORLANDO UTILITIES COMMISSION	4/6/2026	040626-20001-ACH	\$22,409.45	\$29,360.43	\$29,360.43	service date 3/4-04/3/26
SENTRY MANAGEMENT, INC.	4/1/2026	SEN2604	\$1,826.27			April 2026 Onsite management services
SENTRY MANAGEMENT, INC.	4/1/2026	SEN2604	\$3,571.59	\$5,397.86	\$5,397.86	April 2026 Onsite management services
URBAN ORLANDO C/O U.S. BANK	3/12/2026	031226 65000	\$80,669.76			Transfer Assessments Series 2018
URBAN ORLANDO C/O U.S. BANK	3/12/2026	031226 7000	\$207,987.30			Transfer Assessments Series 2018
URBAN ORLANDO C/O U.S. BANK	4/14/2026	041426 7000	\$129,464.86			Transfer Assessments Series 2018
URBAN ORLANDO C/O U.S. BANK	4/14/2026	041426 65000	\$50,214.11			Transfer Assessments Series 2018A
URBAN ORLANDO C/O U.S. BANK	4/24/2026	042426-001	\$78,342.88			To cover shortage for Series 2018 Bond
URBAN ORLANDO C/O U.S. BANK	4/27/2026	4272026	\$3.00		\$546,681.91	To cover addtl shortage for Series 2018 Bond
Miscellaneous Subtotal			\$653,455.74			
TOTAL			\$653,455.74			

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

Customer #: 3990177
Invoice #: 9699819
Invoice Date: 2/26/2026
Sales Order: 8849963
Cust PO #:

Project Name: CDD- Lakemont Circle Enhancements
Project Description: Remove declining Jasmine and install new plants

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Liriope -Super Blue - 1 gal -along the walkway	140.000	EA	8.52	1,192.80
	Ilex 'Schillings' - 3 gal- Install between Liriope and holl	160.000	EA	28.66	4,585.54
	Irrigation Modification- Micro Jets and Drip line	1.000	LS	2018.97	2,018.97
	Mulch Installed - Mini Pine Bark	10.000	CY	45.00	450.00
	Enhancement Labor- Demo and Prep	12.000	HR	86.20	1,034.40
	Freight/Delivery	.500	LS	312.93	156.47
Total Invoice Amount					9,438.18
Taxable Amount					
Tax Amount					
Balance Due					9,438.18

Urban Orlando CDD

R&M Irrigation R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: _____

Initials EG **Date** 04/09/26 **Amount** \$9438.18

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 #: 9699819
Invoice Date: 2/26/2026

Amount Due: \$ 9,438.18

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 #: 9740465
Invoice Date: 3/31/2026
Sales Order: 8880361
Cust PO #:

Project Name: CDD- Belkin Court Inspection repairs
Project Description: Complete the Irrigation repair in March per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	3.000	EA	10.35	31.05
	Rainbird- 12' Pop up Head	1.000	EA	35.50	35.50
	Rainbird- 6' Pop up Head	1.000	EA	31.50	31.50
	Lateral line brake- 3/4"	1.000	LS	264.00	264.00
Total Invoice Amount					362.05
Taxable Amount					
Tax Amount					
Balance Due					362.05

Urban Orlando CDD

R&M Irrigation
 R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: _____

Initials EG **Date** 04/08/26 **Amount** \$ 362.05

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 #: 9740465
Invoice Date: 3/31/2026

Amount Due: \$ 362.05

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 #: 9740462
Invoice Date: 3/31/2026
Sales Order: 8880351
Cust PO #:

Project Name: CDD- Pond 31 Inspection repairs
Project Description: Complete the Irrigation repair in March per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD Nozzle Installed- Pop-up Spray Head	3.000	EA	10.35	31.05
	Rainbird- 12' Pop up Head	1.000	EA	35.50	35.50
	Rainbird- Rotor Head	2.000	EA	45.00	90.00
<div style="border: 2px solid red; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center; color: red; font-weight: bold;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ </p> <p style="color: red; font-weight: bold;">Initials: EG Date: 04/08/26 Amount: \$ 156.55</p> </div>					
				Total Invoice Amount	156.55
				Taxable Amount	
				Tax Amount	
				Balance Due	156.55

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 #: 9740462
Invoice Date: 3/31/2026

Amount Due: \$ 156.55

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 #: 9740451
Invoice Date: 3/31/2026
Sales Order: 8878357
Cust PO #:

Project Name: Urban Orlando CDD- Pond 16 Stuck Valve
Project Description: Replace 2" Hunter ICV Control Valve not operational Stuck on.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD 2" Control Valve replacement-Hunter ICV- Valve sticking on.	1.000	EA	829.00	829.00
<div style="border: 2px solid red; padding: 5px; width: fit-content;"> <p style="text-align: center; color: red; margin: 0;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ </p> <p style="font-size: small; margin: 0;"> Initials <u>EG</u> Date <u>04/08/26</u> Amount <u>\$ 829.00</u> </p> </div>					
Total Invoice Amount					829.00
Taxable Amount					
Tax Amount					
Balance Due					829.00

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 #: 9740451
Invoice Date: 3/31/2026

Amount Due: \$ 829.00

Thank you for allowing us to serve you

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

Urban Orlando CDD
1913 Meeting 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 #: 9749997
Invoice Date: 4/20/2026
Sales Order: 8893212
Cust PO #:

Project Name: CDD- Bennett Park Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD Nozzle Installed- Pop-up Spray Head	2.000	EA	10.35	20.70
	Rainbird- Rotor Head	2.000	EA	45.00	90.00
Total Invoice Amount					110.70
Taxable Amount					
Tax Amount					
Balance Due					110.70

Urban Orlando CDD

R&M Irrigation R&M Parks

Contracts - Security Service

Reserves - Landscape/Hardscape

Other: _____

Initials EG Date 04/21/26 Amount \$ 110.70

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 #: 9749997
Invoice Date: 4/20/2026

Amount Due: \$ 110.70

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 #: 9749996
Invoice Date: 4/20/2026
Sales Order: 8893182
Cust PO #:

Project Name: CDD- Lakemont Medians Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	4.000	EA	10.35	41.40
	Drip line Repair	4.000	EA	10.35	41.40
	Rainbird- 12' Pop up Head	2.000	EA	35.50	71.00
	Rainbird- 6' Pop up Head	1.000	EA	31.50	31.50
<div style="border: 2px solid red; padding: 5px;"> <p style="text-align: center; color: red; font-weight: bold;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ Initials: <u>EG</u> Date: <u>04/21/26</u> Amount: <u>\$ 185.30</u> </p> </div>					
				Total Invoice Amount	185.30
				Taxable Amount	
				Tax Amount	
				Balance Due	185.30

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 #: 9749996
Invoice Date: 4/20/2026

Amount Due: \$ 185.30

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 #: 9749993
Invoice Date: 4/20/2026
Sales Order: 8891621
Cust PO #:

Project Name: CDD- Unit 7-LBL Medians Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD Nozzle Installed- Pop-up Spray Head	4.000	EA	10.35	41.40
	Rainbird- 6' Pop up Head	3.000	EA	31.50	94.50
<div style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center; color: red;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ </p> <p>Initials <u>EG</u> Date <u>04/21/26</u> Amount <u>\$ 135.90</u></p> </div>					
Total Invoice Amount					135.90
Taxable Amount					
Tax Amount					
Balance Due					135.90

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 #: 9749993
Invoice Date: 4/20/2026

Amount Due: \$ 135.90

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 #: 9749992
Invoice Date: 4/20/2026
Sales Order: 8891616
Cust PO #:

Project Name: CDD- Harbor Park Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	MP rotor Installed- Head	4.000	EA	45.00	180.00
	Rainbird Rotor 6"- Head	1.000	EA	45.00	45.00
	Micro Jets- Head	4.000	EA	45.00	180.00
	Rainbird- 12' Pop up Head	1.000	EA	35.50	35.50
<div style="border: 2px solid red; padding: 5px;"> <p style="text-align: center; color: red; font-weight: bold;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ </p> <p> Initials <u>EG</u> Date <u>04/21/26</u> Amount <u>\$ 440.50</u> </p> </div>					
Total Invoice Amount					440.50
Taxable Amount					
Tax Amount					
Balance Due					440.50

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 #: 9749992
Invoice Date: 4/20/2026

Amount Due: \$ 440.50

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 #: 9749991
Invoice Date: 4/20/2026
Sales Order: 8891608
Cust PO #:

Project Name: CDD- Glenridge Way Buffer Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD Nozzle Installed- Pop-up Spray Head	5.000	EA	10.35	51.75
	Rainbird- 6' Pop up Head	3.000	EA	31.50	94.50
Total Invoice Amount					146.25
Taxable Amount					
Tax Amount					
Balance Due					146.25

Urban Orlando CDD

R&M Irrigation
 R&M Parks

Contracts - Security Service

Reserves - Landscape/Hardscape

Other: _____

Initials EG **Date** 04/21/26 **Amount** \$ 146.25

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 #: 9749991
 Invoice Date: 4/20/2026

Amount Due: \$ 146.25

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 #: 9749981
Invoice Date: 4/20/2026
Sales Order: 8885669
Cust PO #:

Project Name: CDD- Pond 17 Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	7.000	EA	10.35	72.45
	Rainbird- 12' Pop up Head	1.000	EA	35.50	35.50
	Rainbird- 6' Pop up Head	3.000	EA	31.50	94.50
	Rainbird- Rotor- Pop up Head	1.000	EA	45.00	45.00
	Rainbird- Micro Jets	7.000	EA	45.00	315.00
Total Invoice Amount					562.45
Taxable Amount					
Tax Amount					
Balance Due					562.45

Urban Orlando CDD

R&M Irrigation **R&M Parks**
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: _____

Initials EG **Date** 04/21/26 **Amount** \$ 562.45

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 #: 9749981
Invoice Date: 4/20/2026

Amount Due: \$ 562.45

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 #: 9749980
Invoice Date: 4/20/2026
Sales Order: 8884810
Cust PO #:

Project Name: CDD- Valve Replacement
Project Description: Audubon Valve Stuck On. 3-30-26

Job Number	Description	Qty	UM	Unit Price	Amount	
460604797	Urban Orlando CDD Valve Replacement 1- 1/2" perphoto	1.000	LS	788.57	788.57	
<div style="border: 2px solid red; padding: 5px;"> <p>Urban Orlando CDD</p> <p><input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks</p> <p><input type="checkbox"/> Contracts - Security Service</p> <p><input type="checkbox"/> Reserves - Landscape/Hardscape</p> <p><input type="checkbox"/> Other: _____</p> <p>Initials <u>EG</u> Date <u>04/21/26</u> Amount <u>\$ 788.57</u></p> </div>					<p>Total Invoice Amount 788.57</p> <p>Taxable Amount</p> <p>Tax Amount</p> <p>Balance Due 788.57</p>	

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 #: 9749980
Invoice Date: 4/20/2026

Amount Due:	\$ 788.57
--------------------	------------------

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 #: 9749979
Invoice Date: 4/20/2026
Sales Order: 8884792
Cust PO #:

Project Name: CDD- Publix Island
Project Description: Repair a lateral line break.

Job Number	Description	Qty	UM	Unit Price	Amount	
460604797	Urban Orlando CDD Lateral line break 1 1/4" dueto sign installation	1.000	EA	412.19	412.19	
<div style="border: 2px solid red; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center; color: red;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ </p> <p>Initials <u>EG</u> Date <u>04/21/26</u> Amount <u>\$ 412.19</u></p> </div>					Total Invoice Amount Taxable Amount Tax Amount Balance Due	 412.19 412.19

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 #: 9749979
Invoice Date: 4/20/2026

Amount Due: \$ 412.19

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 #: 9749976
Invoice Date: 4/20/2026
Sales Order: 8884679
Cust PO #:

Project Name: CDD- North Buffer Inspection repairs
Project Description: Complete the Irrigation repair in March per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	4.000	EA	10.35	41.40
	Rainbird- 12' Pop up Head	1.000	EA	35.50	35.50
	Rainbird- 6' Pop up Head	1.000	EA	31.50	31.50
	Broken Riser	1.000	EA	45.00	45.00
<div style="border: 2px solid red; padding: 5px;"> <p style="text-align: center; color: red; font-weight: bold;">Urban Orlando CDD</p> <p> <input checked="" type="checkbox"/> R&M Irrigation <input type="checkbox"/> R&M Parks <input type="checkbox"/> Contracts - Security Service <input type="checkbox"/> Reserves - Landscape/Hardscape <input type="checkbox"/> Other: _____ </p> <p> Initials <u>EG</u> Date <u>04/21/26</u> Amount <u>\$ 153.40</u> </p> </div>					
Total Invoice Amount					153.40
Taxable Amount					
Tax Amount					
Balance Due					153.40

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 #: 9749976
Invoice Date: 4/20/2026

Amount Due: \$ 153.40

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 #: 9749990
Invoice Date: 4/20/2026
Sales Order: 8889657
Cust PO #:

Project Name: CDD- Pond 19 Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	16.000	EA	10.35	165.60
	Rainbird- 12' Pop up Head	4.000	EA	35.50	142.00
	Rainbird- 6' Pop up Head	2.000	EA	31.50	63.00
	Lateral line Break-Zone 18 (Under Concrete) Corner. 1-1/4 in	1.000	LS	490.00	490.00
	Concrete cutting and removal	3.000	HR	87.70	263.10
Total Invoice Amount					1,123.70
Taxable Amount					
Tax Amount					
Balance Due					1,123.70

Urban Orlando CDD

R&M Irrigation
 R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: _____

Initials EG
 Date 04/21/26
 Amount \$ 1,123.70

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 #: 9749990
 Invoice Date: 4/20/2026

Amount Due: \$ 1,123.70

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 #: 9749989
Invoice Date: 4/20/2026
Sales Order: 8889605
Cust PO #:

Project Name: CDD- Unit 9 Inspection repairs

Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	3.000	EA	10.35	31.05
	Rainbird- 12' Pop up Head	1.000	EA	35.50	35.50
	Broken Riser	2.000	EA	45.00	90.00
Total Invoice Amount					156.55
Taxable Amount					
Tax Amount					
Balance Due					156.55

Urban Orlando CDD

R&M Irrigation R&M Parks

Contracts - Security Service

Reserves - Landscape/Hardscape

Other: _____

Initials EG Date 04/21/26 Amount \$ 156.55

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 #: 9749989
Invoice Date: 4/20/2026

Amount Due: \$ 156.55

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 #: 9749983
Invoice Date: 4/20/2026
Sales Order: 8885673
Cust PO #:

Project Name: CDD- Army Reserve Inspection repairs
Project Description: Complete the Irrigation repair in April per inspection report.

Job Number	Description	Qty	UM	Unit Price	Amount
460604797	Urban Orlando CDD				
	Nozzle Installed- Pop-up Spray Head	5.000	EA	10.35	51.75
	Rainbird- 12' Pop up Head	2.000	EA	35.50	71.00
	Rainbird- 6' Pop up Head	3.000	EA	31.50	94.50
	Rainbird PEB (plastic) 2"- Valves- Stuck On- Controls Annual	1.000	EA	832.00	832.00
Total Invoice Amount					1,049.25
Taxable Amount					
Tax Amount					
Balance Due					1,049.25

Urban Orlando CDD

R&M Irrigation **R&M Parks**

Contracts - Security Service

Reserves - Landscape/Hardscape

Other: _____

Initials EG **Date** 4/20/26 **Amount** \$ 1049.25

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 #: 9749983
Invoice Date: 4/20/2026

Amount Due: \$ 1,049.25

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

DJB and Sons Construction Inc.

1840 Linden Rd
Winter Park, FL 32792 US
+14077565473
djbconstruction@gmail.com
www.djbconstruction.com



INVOICE

BILL TO
Urban Orlando CDD
1913 Meeting Place
Orlando, FL 32814

INVOICE #	DATE	TERMS	DUE DATE
994	04/13/2026	Due on receipt	04/13/2026

ACTIVITY	RATE	AMOUNT
Misc Dig to expose feeder pipe at corner of Lakemont and Jake St. Repair of pipe not included. Haul away of dirt and replacement of dirt after repair not included.	800.00	800.00

Note: This is an estimate based on provided description of damaged location via email from John Woods on 3/12/26. Pipe is estimated to be 4' deep and in the median. If pipe is deeper or underneath side walk etc, and additional work is needed to locate additional charges will apply.

SUBTOTAL	800.00
TAX	0.00
TOTAL	800.00
BALANCE DUE	\$800.00

Urban Orlando CDD

R&M Irrigation R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: R&M Pumps

Initials EG **Date** 04/15/26 **Amount** \$800.00

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <u>DJB and Sons Construction Inc</u>	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. <u>1840 Linden Rd</u>	Requester's name and address (optional)
	6 City, state, and ZIP code <u>Winter Park Florida 32792</u>	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
				-					
or									
Employer identification number									
9	2	-	1	2	3	4	9	4	5

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <u>[Signature]</u>	Date <u>4/6/26</u>
------------------	--	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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

Orlando CDD
Urban Orlando CDD
1913 Meeting Place
Orlando, FL 32814

INVOICE # 01012026-193

DATE 04/02/2026

DUE DATE 04/02/2026

TERMS Due on receipt

SERVICE AREA

CDD

REP

CN

LOCATION

High Park/Stanfield
Oak/Wilford

DESCRIPTION	QTY	RATE	AMOUNT
Repairs Removed temp City signs and installed BP style signs on new post	2	125.00	250.00

Ways to pay

BALANCE DUE

\$250.00



[View and pay](#)

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 - Signage</u>	

Initials EG Date 04/02/26 Amount \$ 250.00

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 # 01012026-124

DATE 02/28/2026

DUE DATE 02/28/2026

TERMS Due on receipt

SERVICE AREA

Cdd

REP

CN

LOCATION

Business area

DESCRIPTION	QTY	RATE	AMOUNT
Pressure Washing Side Walks Pressure wash sidewalks on highlighted map, a hydrant meter will need to be used Quick connects are not close enough for pressure	1	6,250.00	6,250.00

Ways to pay

BALANCE DUE

\$6,250.00



[View and pay](#)

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>Misc. Contingency</u>	

Initials EG **Date** 04/02/26 **Amount** \$ 6250.00

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 # 01012026-167

DATE 03/22/2026

DUE DATE 03/22/2026

TERMS Due on receipt

SERVICE AREA

cdd

REP

CN

LOCATION

Bennett Park

DESCRIPTION	QTY	RATE	AMOUNT
Painting Repaint pergola	1	1,500.00	1,500.00

Ways to pay

BALANCE DUE

\$1,500.00



[View and pay](#)

Urban Orlando CDD

R&M Irrigation R&M Parks

Contracts - Security Service

Reserves - Landscape/Hardscape

Other: _____

Initials EG Date 04/03/26 Amount \$ 1500.00

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

Orlando CDD
 Urban Orlando CDD
 1913 Meeting Place
 Orlando, FL 32814

INVOICE # 01012026-168

DATE 03/22/2026

DUE DATE 03/22/2026

TERMS Due on receipt

SERVICE AREA	REP	LOCATION
CDD	CN	Various

DESCRIPTION	QTY	RATE	AMOUNT
Pressure Washing Side Walks Pressure wash 5 monument signs small brick walls and small brick columns. Located at lakemont, Corinne, new broadstreet, North End of lake Baldwin lane, South end of lake Baldwin lane. No water connections available we will have to tank in water or connect to hydrant.	5	725.00	3,625.00

Ways to pay

BALANCE DUE \$3,625.00



[View and pay](#)

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>Misc. Contingency</u>	

Initials EG
 Date 04/20/26
 Amount \$ 3625.00



Florida Water Features, Inc.

1451 Seminola Blvd.
Casselberry, FL 32707

Invoice

DATE	INVOICE NO.
3/23/2026	25193

BILL TO

e
Baldwin Park UOCDD
c/o Erin Gilreath
1913 Meeting Place
Orlando, FL 32814

JOB	P.O. NO.	TERMS	
Jake St		Upon Completion	
DESCRIPTION	QTY	RATE	AMOUNT
Vault Ventilation Blower	1	236.30	236.30
2Pole, 120V, 30Amp Contactor	1	71.40	71.40
Labor to pull old blower and replace with new	0.75	250.00	187.50

Urban Orlando CDD

R&M Irrigation R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: R&M Equipment

Initials EG **Date** 04/07/26 **Amount** \$ 495.20

THANK YOU. All parts listed are covered under warranty for one year, including labor.

Invoice Amount	\$495.20
Payments	\$0.00
Balance Due	\$495.20

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



Florida Water Features, Inc.

1451 Seminola Blvd.
Casselberry, FL 32707

Invoice

DATE	INVOICE NO.
3/25/2026	25180

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 Weekly Basin Fountain Service For the month of March	1	230.00	230.00

Urban Orlando CDD

R&M Irrigation R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: Contracts - Fountain

Initials EG **Date** 04/06/26 **Amount** \$ 230.00

Thank you for your business.	Invoice Amount	\$230.00
	Payments	\$0.00
	Balance Due	\$230.00

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



Florida Water Features, Inc.

1451 Seminola Blvd.
Casselberry, FL 32707

Invoice

DATE	INVOICE NO.
3/25/2026	25179

BILL TO

e
Baldwin Park UOCDD
c/o Erin Gilreath
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 Weekly Waterfall Cleaning For the month of March	1	150.00	150.00

Urban Orlando CDD

R&M Irrigation R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: Contracts - Fountain

Initials EG **Date** 04/06/26 **Amount** \$ 150.00

Thank you for your business. <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> Credit Card Payments Require a 3% Service Fee </div>	Invoice Amount \$150.00
	Payments \$0.00
	Balance Due \$150.00



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

175396

DATE

4/1/2026

CUSTOMER ID

C1604

NET TERMS

Due On Receipt

PO#

DUE DATE

4/1/2026

BILL TO

Urban Orlando CDD
 11555 Heron Bay Blvd Ste 201
 Coral Springs FL 33076-3361
 United States

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,667.00		5,667.00
Assessment Service 001-531038-51301-5000	1	Ea	686.33		686.33
Subtotal					6,353.33

Subtotal	\$6,353.33
Tax	\$0.00
Total Due	\$6,353.33

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

INVOICE

INVOICE#

177192

DATE

4/20/2026

CUSTOMER ID

C1604

NET TERMS

Due On Receipt

PO#

DUE DATE

4/20/2026

BILL TO

Urban Orlando CDD
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.74		5.18
Subtotal					5.18

Subtotal	\$5.18
Tax	\$0.00
Total Due	\$5.18

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.



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

Invoice

INV329267

3/31/2026
Terms: Net 30
Due Date: 4/30/2026

Bill To Attn To:

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

WorkSite Address

Bill Patterson
1913 Meeting Place
Orlando FL 32814
US

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 : Baldwin Park : ODM-20241202-0337:Urban Orlando CDD:Bald			\$7,036.08

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	3/22/2026 3:00:00 AM - 3/22/2026 10:00:00 AM	Steven Paul	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/22/2026 2:00:00 PM - 3/22/2026 9:00:00 PM	Darrell Whitley	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/23/2026 4:15:00 AM - 3/23/2026 11:15:00 AM	Ryan Hartline	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/23/2026 3:00:00 PM - 3/23/2026 10:00:00 PM	Don Gierke	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/24/2026 12:30:00 AM - 3/24/2026 7:30:00 AM	Alvin Silverio-01	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/24/2026 2:00:00 PM - 3/24/2026 9:00:00 PM	Jamie Vasquez	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/25/2026 6:30:00 AM - 3/25/2026 1:30:00 PM	Christopher Mager	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/25/2026 2:00:00 PM - 3/25/2026 9:00:00 PM	Sebastian Cadavid	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/26/2026 12:00:00 AM - 3/26/2026 7:00:00 AM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/26/2026 4:30:00 PM - 3/26/2026 11:30:00 PM	Donald Lacentra	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/27/2026 5:15:00 AM - 3/27/2026 12:15:00 PM	Ryan Hartline	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/27/2026 2:45:00 PM - 3/27/2026 9:45:00 PM	Christopher Wiewiora	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/28/2026 1:00:00 AM - 3/28/2026 5:00:00 AM	Ricky McNichols	Regular	4	\$66.00	\$264.00
Orlando-PD-FL	3/28/2026 3:30:00 AM - 3/28/2026 10:30:00 AM	Michael Hernandez	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/28/2026 3:15:00 PM - 3/28/2026 10:15:00 PM	Christopher Perez-02	Regular	7	\$66.00	\$462.00
Regular Total						\$6,452.00



INV329267



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

Invoice

INV329267

3/31/2026
 Terms: Net 30
 Due Date: 4/30/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	3/22/2026 3:00:00 AM - 3/22/2026 10:00:00 AM	Steven Paul	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/22/2026 2:00:00 PM - 3/22/2026 9:00:00 PM	Darrell Whitley	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/23/2026 4:15:00 AM - 3/23/2026 11:15:00 AM	Ryan Hartline	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/23/2026 3:00:00 PM - 3/23/2026 10:00:00 PM	Don Gierke	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/24/2026 12:30:00 AM - 3/24/2026 7:30:00 AM	Alvin Silverio-01	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/24/2026 2:00:00 PM - 3/24/2026 9:00:00 PM	Jamie Vasquez	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/25/2026 6:30:00 AM - 3/25/2026 1:30:00 PM	Christopher Mager	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/25/2026 2:00:00 PM - 3/25/2026 9:00:00 PM	Sebastian Cadavid	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/26/2026 12:00:00 AM - 3/26/2026 7:00:00 AM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/26/2026 4:30:00 PM - 3/26/2026 11:30:00 PM	Donald Lacentra	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/27/2026 5:15:00 AM - 3/27/2026 12:15:00 PM	Ryan Hartline	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/27/2026 2:45:00 PM - 3/27/2026 9:45:00 PM	Christopher Wiewiora	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/28/2026 1:00:00 AM - 3/28/2026 5:00:00 AM	Ricky Mcnichols	Payroll Tax	4	\$4.59	\$18.36
Orlando-PD-FL	3/28/2026 3:30:00 AM - 3/28/2026 10:30:00 AM	Michael Hernandez	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/28/2026 3:15:00 PM - 3/28/2026 10:15:00 PM	Christopher Perez-02	Payroll Tax	7	\$4.59	\$32.13
Payroll Tax Total						\$446.82
Orlando-PD-FL	3/22/2026 3:00:00 AM - 3/22/2026 10:00:00 AM	Steven Paul	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/22/2026 2:00:00 PM - 3/22/2026 9:00:00 PM	Darrell Whitley	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/23/2026 4:15:00 AM - 3/23/2026 11:15:00 AM	Ryan Hartline	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/23/2026 3:00:00 PM - 3/23/2026 10:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/24/2026 12:30:00 AM - 3/24/2026 7:30:00 AM	Alvin Silverio-01	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/24/2026 2:00:00 PM - 3/24/2026 9:00:00 PM	Jamie Vasquez	Agency Admin Fee	7	\$1.293	\$9.05



INV329267



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

Invoice

INV329267

3/31/2026
 Terms: Net 30
 Due Date: 4/30/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	3/25/2026 6:30:00 AM - 3/25/2026 1:30:00 PM	Christopher Mager	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/25/2026 2:00:00 PM - 3/25/2026 9:00:00 PM	Sebastian Cadavid	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/26/2026 12:00:00 AM - 3/26/2026 7:00:00 AM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/26/2026 4:30:00 PM - 3/26/2026 11:30:00 PM	Donald Lacentra	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/27/2026 5:15:00 AM - 3/27/2026 12:15:00 PM	Ryan Hartline	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/27/2026 2:45:00 PM - 3/27/2026 9:45:00 PM	Christopher Wiewiora	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/28/2026 1:00:00 AM - 3/28/2026 5:00:00 AM	Ricky McNichols	Agency Admin Fee	4	\$1.41	\$5.64
Orlando-PD-FL	3/28/2026 3:30:00 AM - 3/28/2026 10:30:00 AM	Michael Hernandez	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/28/2026 3:15:00 PM - 3/28/2026 10:15:00 PM	Christopher Perez-02	Agency Admin Fee	7	\$1.41	\$9.87
Agency Admin Fee Total						\$137.26

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

Urban Orlando CDD

R&M Irrigation R&M Parks
 Contracts - Security Service
 Reserves - Landscape/Hardscape
 Other: _____

Initials EG **Date** 03/31/26 **Amount** \$ 7036.08





Invoice

INV304997

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

1/29/2026
Terms: Net 30
Due Date: 2/28/2026

Bill To Attn To:

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

WorkSite Address

Bill Patterson
1913 Meeting Place
Orlando FL 32814
US

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 : Baldwin Park : ODM-20241202-0337:Urban Orlando CDD:Bald			\$8,300.47

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	1/18/2026 6:45:00 AM - 1/18/2026 1:45:00 PM	Don Gierke	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	1/18/2026 7:15:00 PM - 1/19/2026 2:15:00 AM	Michael Zastawney	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	1/19/2026 2:00:00 PM - 1/19/2026 9:00:00 PM	Ricky Mcnichols	Regular	7	\$118.80	\$831.60
Orlando-PD-FL	1/20/2026 3:30:00 PM - 1/20/2026 10:30:00 PM	Ricky Mcnichols	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	1/21/2026 11:00:00 AM - 1/21/2026 6:00:00 PM	Frederik Steenekamp	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	1/21/2026 1:30:00 PM - 1/21/2026 8:30:00 PM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	1/22/2026 4:30:00 AM - 1/22/2026 11:30:00 AM	Ryan Hartline	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	1/22/2026 3:00:00 PM - 1/22/2026 10:00:00 PM	Don Gierke	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	1/22/2026 11:15:00 PM - 1/23/2026 6:15:00 AM	Daniel Staudte	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	1/23/2026 4:00:00 PM - 1/23/2026 11:00:00 PM	Don Gierke	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	1/24/2026 1:00:00 AM - 1/24/2026 5:00:00 AM	Ricky Mcnichols	Regular	4	\$66.00	\$264.00
Orlando-PD-FL	1/24/2026 11:00:00 AM - 1/24/2026 6:00:00 PM	Elio Florin	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	1/24/2026 3:00:00 PM - 1/24/2026 10:00:00 PM	Christopher Perez-02	Regular	7	\$66.00	\$462.00
Regular Total						\$6,002.60
Orlando-PD-FL	1/19/2026 12:00:00 AM - 1/20/2026 6:30:00 AM	Daniel Staudte	Holiday	6.5	\$118.80	\$772.20
Orlando-PD-FL	1/19/2026 8:30:00 AM - 1/19/2026 3:30:00 PM	Christopher Mager	Holiday	7	\$118.80	\$831.60
Holiday Total						\$1,603.80



INV304997



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

Invoice

INV304997

1/29/2026
Terms: Net 30
Due Date: 2/28/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	1/18/2026 6:45:00 AM - 1/18/2026 1:45:00 PM	Don Gierke	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	1/18/2026 7:15:00 PM - 1/19/2026 2:15:00 AM	Michael Zastawney	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	1/19/2026 12:00:00 AM - 1/20/2026 6:30:00 AM	Daniel Staudte	Payroll Tax	6.5	\$8.415	\$54.70
Orlando-PD-FL	1/19/2026 8:30:00 AM - 1/19/2026 3:30:00 PM	Christopher Mager	Payroll Tax	7	\$8.415	\$58.91
Orlando-PD-FL	1/19/2026 2:00:00 PM - 1/19/2026 9:00:00 PM	Ricky Mcnichols	Payroll Tax	7	\$8.415	\$58.91
Orlando-PD-FL	1/20/2026 3:30:00 PM - 1/20/2026 10:30:00 PM	Ricky Mcnichols	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	1/21/2026 11:00:00 AM - 1/21/2026 6:00:00 PM	Frederik Steenekamp	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	1/21/2026 1:30:00 PM - 1/21/2026 8:30:00 PM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	1/22/2026 4:30:00 AM - 1/22/2026 11:30:00 AM	Ryan Hartline	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	1/22/2026 3:00:00 PM - 1/22/2026 10:00:00 PM	Don Gierke	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	1/22/2026 11:15:00 PM - 1/23/2026 6:15:00 AM	Daniel Staudte	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	1/23/2026 4:00:00 PM - 1/23/2026 11:00:00 PM	Don Gierke	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	1/24/2026 1:00:00 AM - 1/24/2026 5:00:00 AM	Ricky Mcnichols	Payroll Tax	4	\$4.59	\$18.36
Orlando-PD-FL	1/24/2026 11:00:00 AM - 1/24/2026 6:00:00 PM	Elio Florin	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	1/24/2026 3:00:00 PM - 1/24/2026 10:00:00 PM	Christopher Perez-02	Payroll Tax	7	\$4.59	\$32.13
Payroll Tax Total						\$530.96
Orlando-PD-FL	1/18/2026 6:45:00 AM - 1/18/2026 1:45:00 PM	Don Gierke	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	1/18/2026 7:15:00 PM - 1/19/2026 2:15:00 AM	Michael Zastawney	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	1/19/2026 12:00:00 AM - 1/20/2026 6:30:00 AM	Daniel Staudte	Agency Admin Fee	6.5	\$2.585	\$16.80
Orlando-PD-FL	1/19/2026 8:30:00 AM - 1/19/2026 3:30:00 PM	Christopher Mager	Agency Admin Fee	7	\$2.585	\$18.10
Orlando-PD-FL	1/19/2026 2:00:00 PM - 1/19/2026 9:00:00 PM	Ricky Mcnichols	Agency Admin Fee	7	\$2.585	\$18.10
Orlando-PD-FL	1/20/2026 3:30:00 PM - 1/20/2026 10:30:00 PM	Ricky Mcnichols	Agency Admin Fee	7	\$1.293	\$9.05



INV304997



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

Invoice

INV304997

1/29/2026
 Terms: Net 30
 Due Date: 2/28/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	1/21/2026 11:00:00 AM - 1/21/2026 6:00:00 PM	Frederik Steenekamp	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	1/21/2026 1:30:00 PM - 1/21/2026 8:30:00 PM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	1/22/2026 4:30:00 AM - 1/22/2026 11:30:00 AM	Ryan Hartline	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	1/22/2026 3:00:00 PM - 1/22/2026 10:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	1/22/2026 11:15:00 PM - 1/23/2026 6:15:00 AM	Daniel Staudte	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	1/23/2026 4:00:00 PM - 1/23/2026 11:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	1/24/2026 1:00:00 AM - 1/24/2026 5:00:00 AM	Ricky Mcnichols	Agency Admin Fee	4	\$1.41	\$5.64
Orlando-PD-FL	1/24/2026 11:00:00 AM - 1/24/2026 6:00:00 PM	Elio Florin	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	1/24/2026 3:00:00 PM - 1/24/2026 10:00:00 PM	Christopher Perez-02	Agency Admin Fee	7	\$1.41	\$9.87
Agency Admin Fee Total						\$163.11

Invoice Comments:

Request Id: ODM-20241202-0337

Invoice Subtotal	\$8,300.47
Tax Total	\$0.00
Invoice Total	\$8,300.47
Total Paid	\$0.00
Amount Due	\$8,300.47



INV304997



Invoice

INV332189

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

4/7/2026
 Terms: Net 30
 Due Date: 5/7/2026

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

WorkSite Address
 Bill Patterson
 1913 Meeting Place
 Orlando FL 32814
 US

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 : Baldwin Park : ODM-20241202-0337:Urban Orlando CDD:Bald			\$6,964.08

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	3/29/2026 9:30:00 AM - 3/29/2026 4:30:00 PM	Josue Torres	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/29/2026 2:15:00 PM - 3/29/2026 9:15:00 PM	Jamie Vasquez	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	3/30/2026 7:30:00 AM - 3/30/2026 2:30:00 PM	Christopher Mager	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/30/2026 3:00:00 PM - 3/30/2026 10:00:00 PM	Ricky Mcnichols	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/31/2026 12:00:00 AM - 3/31/2026 7:00:00 AM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	3/31/2026 2:00:00 PM - 3/31/2026 9:00:00 PM	Alexander Shaouni	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/1/2026 6:30:00 AM - 4/1/2026 1:30:00 PM	Taran Radig	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/1/2026 1:30:00 PM - 4/1/2026 8:30:00 PM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/2/2026 4:15:00 AM - 4/2/2026 11:15:00 AM	Ryan Hartline	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/2/2026 3:00:00 PM - 4/2/2026 10:00:00 PM	Don Gierke	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/3/2026 4:30:00 AM - 4/3/2026 11:30:00 AM	Sebastian Cadavid	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/3/2026 3:00:00 PM - 4/3/2026 10:00:00 PM	Don Gierke	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/4/2026 1:00:00 AM - 4/4/2026 5:00:00 AM	Ricky Mcnichols	Regular	4	\$66.00	\$264.00
Orlando-PD-FL	4/4/2026 9:45:00 AM - 4/4/2026 4:45:00 PM	Elio Florin	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/4/2026 2:00:00 PM - 4/4/2026 8:00:00 PM	Christopher Perez-02	Regular	6	\$66.00	\$396.00
Regular Total						\$6,386.00



INV332189



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

Invoice

INV332189

4/7/2026
Terms: Net 30
Due Date: 5/7/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	3/29/2026 9:30:00 AM - 3/29/2026 4:30:00 PM	Josue Torres	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/29/2026 2:15:00 PM - 3/29/2026 9:15:00 PM	Jamie Vasquez	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	3/30/2026 7:30:00 AM - 3/30/2026 2:30:00 PM	Christopher Mager	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/30/2026 3:00:00 PM - 3/30/2026 10:00:00 PM	Ricky Mcnichols	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/31/2026 12:00:00 AM - 3/31/2026 7:00:00 AM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	3/31/2026 2:00:00 PM - 3/31/2026 9:00:00 PM	Alexander Shaouni	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/1/2026 6:30:00 AM - 4/1/2026 1:30:00 PM	Taran Radig	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/1/2026 1:30:00 PM - 4/1/2026 8:30:00 PM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/2/2026 4:15:00 AM - 4/2/2026 11:15:00 AM	Ryan Hartline	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/2/2026 3:00:00 PM - 4/2/2026 10:00:00 PM	Don Gierke	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/3/2026 4:30:00 AM - 4/3/2026 11:30:00 AM	Sebastian Cadavid	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/3/2026 3:00:00 PM - 4/3/2026 10:00:00 PM	Don Gierke	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/4/2026 1:00:00 AM - 4/4/2026 5:00:00 AM	Ricky Mcnichols	Payroll Tax	4	\$4.59	\$18.36
Orlando-PD-FL	4/4/2026 9:45:00 AM - 4/4/2026 4:45:00 PM	Elio Florin	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/4/2026 2:00:00 PM - 4/4/2026 8:00:00 PM	Christopher Perez-02	Payroll Tax	6	\$4.59	\$27.54
Payroll Tax Total						\$442.23
Orlando-PD-FL	3/29/2026 9:30:00 AM - 3/29/2026 4:30:00 PM	Josue Torres	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/29/2026 2:15:00 PM - 3/29/2026 9:15:00 PM	Jamie Vasquez	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	3/30/2026 7:30:00 AM - 3/30/2026 2:30:00 PM	Christopher Mager	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/30/2026 3:00:00 PM - 3/30/2026 10:00:00 PM	Ricky Mcnichols	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/31/2026 12:00:00 AM - 3/31/2026 7:00:00 AM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	3/31/2026 2:00:00 PM - 3/31/2026 9:00:00 PM	Alexander Shaouni	Agency Admin Fee	7	\$1.293	\$9.05



INV332189



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

Invoice

INV332189

4/7/2026
 Terms: Net 30
 Due Date: 5/7/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	4/1/2026 6:30:00 AM - 4/1/2026 1:30:00 PM	Taran Radig	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/1/2026 1:30:00 PM - 4/1/2026 8:30:00 PM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/2/2026 4:15:00 AM - 4/2/2026 11:15:00 AM	Ryan Hartline	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/2/2026 3:00:00 PM - 4/2/2026 10:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/3/2026 4:30:00 AM - 4/3/2026 11:30:00 AM	Sebastian Cadavid	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/3/2026 3:00:00 PM - 4/3/2026 10:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/4/2026 1:00:00 AM - 4/4/2026 5:00:00 AM	Ricky Mcnichols	Agency Admin Fee	4	\$1.41	\$5.64
Orlando-PD-FL	4/4/2026 9:45:00 AM - 4/4/2026 4:45:00 PM	Elio Florin	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/4/2026 2:00:00 PM - 4/4/2026 8:00:00 PM	Christopher Perez-02	Agency Admin Fee	6	\$1.41	\$8.46
Agency Admin Fee Total						\$135.85

Invoice Comments:

Request Id: ODM-20241202-0337

Invoice Subtotal	\$6,964.08
Tax Total	\$0.00
Invoice Total	\$6,964.08
Total Paid	\$0.00
Amount Due	\$6,964.08





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

Invoice

INV335314

4/14/2026
Terms: Net 30
Due Date: 5/14/2026

Bill To Attn To:

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

WorkSite Address

Bill Patterson
1913 Meeting Place
Orlando FL 32814
US

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 : Baldwin Park : ODM-20241202-0337:Urban Orlando CDD:Bald			\$6,969.58

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	4/5/2026 3:45:00 AM - 4/5/2026 10:45:00 AM	Richard Gregg	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/5/2026 2:15:00 PM - 4/5/2026 9:15:00 PM	Peter Meier	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/6/2026 4:45:00 AM - 4/6/2026 11:45:00 AM	Ryan Hartline	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/6/2026 3:00:00 PM - 4/6/2026 10:00:00 PM	Don Gierke	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/7/2026 7:00:00 AM - 4/7/2026 2:00:00 PM	Joshua Rosenblatt-01	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/7/2026 9:00:00 PM - 4/7/2026 3:00:00 AM	Michael Maya	Regular	6	\$61.00	\$366.00
Orlando-PD-FL	4/8/2026 6:45:00 AM - 4/8/2026 1:45:00 PM	Christopher Mager	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/8/2026 2:00:00 PM - 4/8/2026 9:00:00 PM	Sebastian Cadavid	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/9/2026 12:00:00 AM - 4/9/2026 7:00:00 AM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/9/2026 2:00:00 PM - 4/9/2026 9:00:00 PM	Jamie Vasquez	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/10/2026 4:30:00 AM - 4/10/2026 11:30:00 AM	Ryan Hartline	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/10/2026 2:00:00 PM - 4/10/2026 9:00:00 PM	Christopher Wiewiora	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/11/2026 1:00:00 AM - 4/11/2026 5:00:00 AM	Ricky Mcnichols	Regular	4	\$66.00	\$264.00
Orlando-PD-FL	4/11/2026 11:15:00 AM - 4/11/2026 6:15:00 PM	Brenden Distler	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/11/2026 3:00:00 PM - 4/11/2026 10:00:00 PM	Christopher Perez-02	Regular	7	\$66.00	\$462.00
Regular Total						\$6,391.00



INV335314



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

Invoice

INV335314

4/14/2026
Terms: Net 30
Due Date: 5/14/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	4/5/2026 3:45:00 AM - 4/5/2026 10:45:00 AM	Richard Gregg	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/5/2026 2:15:00 PM - 4/5/2026 9:15:00 PM	Peter Meier	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/6/2026 4:45:00 AM - 4/6/2026 11:45:00 AM	Ryan Hartline	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/6/2026 3:00:00 PM - 4/6/2026 10:00:00 PM	Don Gierke	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/7/2026 7:00:00 AM - 4/7/2026 2:00:00 PM	Joshua Rosenblatt-01	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/7/2026 9:00:00 PM - 4/7/2026 3:00:00 AM	Michael Maya	Payroll Tax	6	\$4.208	\$25.25
Orlando-PD-FL	4/8/2026 6:45:00 AM - 4/8/2026 1:45:00 PM	Christopher Mager	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/8/2026 2:00:00 PM - 4/8/2026 9:00:00 PM	Sebastian Cadavid	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/9/2026 12:00:00 AM - 4/9/2026 7:00:00 AM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/9/2026 2:00:00 PM - 4/9/2026 9:00:00 PM	Jamie Vasquez	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/10/2026 4:30:00 AM - 4/10/2026 11:30:00 AM	Ryan Hartline	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/10/2026 2:00:00 PM - 4/10/2026 9:00:00 PM	Christopher Wiewiora	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/11/2026 1:00:00 AM - 4/11/2026 5:00:00 AM	Ricky Mcnichols	Payroll Tax	4	\$4.59	\$18.36
Orlando-PD-FL	4/11/2026 11:15:00 AM - 4/11/2026 6:15:00 PM	Brenden Distler	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/11/2026 3:00:00 PM - 4/11/2026 10:00:00 PM	Christopher Perez-02	Payroll Tax	7	\$4.59	\$32.13
			Payroll Tax Total			\$442.61
Orlando-PD-FL	4/5/2026 3:45:00 AM - 4/5/2026 10:45:00 AM	Richard Gregg	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/5/2026 2:15:00 PM - 4/5/2026 9:15:00 PM	Peter Meier	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/6/2026 4:45:00 AM - 4/6/2026 11:45:00 AM	Ryan Hartline	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/6/2026 3:00:00 PM - 4/6/2026 10:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/7/2026 7:00:00 AM - 4/7/2026 2:00:00 PM	Joshua Rosenblatt-01	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/7/2026 9:00:00 PM - 4/7/2026 3:00:00 AM	Michael Maya	Agency Admin Fee	6	\$1.293	\$7.76



INV335314



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

Invoice

INV335314

4/14/2026
 Terms: Net 30
 Due Date: 5/14/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	4/8/2026 6:45:00 AM - 4/8/2026 1:45:00 PM	Christopher Mager	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/8/2026 2:00:00 PM - 4/8/2026 9:00:00 PM	Sebastian Cadavid	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/9/2026 12:00:00 AM - 4/9/2026 7:00:00 AM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/9/2026 2:00:00 PM - 4/9/2026 9:00:00 PM	Jamie Vasquez	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/10/2026 4:30:00 AM - 4/10/2026 11:30:00 AM	Ryan Hartline	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/10/2026 2:00:00 PM - 4/10/2026 9:00:00 PM	Christopher Wiewiora	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/11/2026 1:00:00 AM - 4/11/2026 5:00:00 AM	Ricky Mcnichols	Agency Admin Fee	4	\$1.41	\$5.64
Orlando-PD-FL	4/11/2026 11:15:00 AM - 4/11/2026 6:15:00 PM	Brenden Distler	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/11/2026 3:00:00 PM - 4/11/2026 10:00:00 PM	Christopher Perez-02	Agency Admin Fee	7	\$1.41	\$9.87
Agency Admin Fee Total						\$135.97

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



INV335314



Invoice

INV338827

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

4/21/2026
Terms: Net 30
Due Date: 5/21/2026

Bill To Attn To:

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

WorkSite Address

Bill Patterson
1913 Meeting Place
Orlando FL 32814
US

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 : Baldwin Park : ODM-20241202-0337:Urban Orlando CDD:Bald			\$7,036.08

Agency	Time IN - Time OUT	Officer	Type	Hours/Qty	Rate	Amount
Orlando-PD-FL	4/12/2026 7:30:00 AM - 4/12/2026 2:30:00 PM	Don Gierke	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/12/2026 4:30:00 PM - 4/12/2026 11:30:00 PM	Michael Zastawney	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/13/2026 5:45:00 AM - 4/13/2026 12:45:00 PM	Christopher Mager	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/13/2026 3:15:00 PM - 4/13/2026 10:15:00 PM	Ricky Mcnichols	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/14/2026 12:00:00 AM - 4/14/2026 7:00:00 AM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/14/2026 4:15:00 PM - 4/14/2026 11:15:00 PM	Ricky Mcnichols	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/15/2026 6:00:00 AM - 4/15/2026 1:00:00 PM	Delvis Lopez	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/15/2026 1:30:00 PM - 4/15/2026 8:30:00 PM	Daniel Staudte	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/16/2026 4:00:00 AM - 4/16/2026 11:00:00 AM	Ryan Hartline	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/16/2026 3:00:00 PM - 4/16/2026 10:00:00 PM	Don Gierke	Regular	7	\$61.00	\$427.00
Orlando-PD-FL	4/17/2026 8:15:00 AM - 4/17/2026 3:15:00 PM	Josue Torres	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/17/2026 2:00:00 PM - 4/17/2026 9:00:00 PM	Joshua Schleffer	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/18/2026 1:00:00 AM - 4/18/2026 5:00:00 AM	Ricky Mcnichols	Regular	4	\$66.00	\$264.00
Orlando-PD-FL	4/18/2026 10:15:00 AM - 4/18/2026 5:15:00 PM	Elio Florin	Regular	7	\$66.00	\$462.00
Orlando-PD-FL	4/18/2026 3:45:00 PM - 4/18/2026 10:45:00 PM	Michael Zastawney	Regular	7	\$66.00	\$462.00
Regular Total						\$6,452.00



INV338827



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

Invoice

INV338827

4/21/2026
 Terms: Net 30
 Due Date: 5/21/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	4/12/2026 7:30:00 AM - 4/12/2026 2:30:00 PM	Don Gierke	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/12/2026 4:30:00 PM - 4/12/2026 11:30:00 PM	Michael Zastawney	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/13/2026 5:45:00 AM - 4/13/2026 12:45:00 PM	Christopher Mager	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/13/2026 3:15:00 PM - 4/13/2026 10:15:00 PM	Ricky Mcnichols	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/14/2026 12:00:00 AM - 4/14/2026 7:00:00 AM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/14/2026 4:15:00 PM - 4/14/2026 11:15:00 PM	Ricky Mcnichols	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/15/2026 6:00:00 AM - 4/15/2026 1:00:00 PM	Delvis Lopez	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/15/2026 1:30:00 PM - 4/15/2026 8:30:00 PM	Daniel Staudte	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/16/2026 4:00:00 AM - 4/16/2026 11:00:00 AM	Ryan Hartline	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/16/2026 3:00:00 PM - 4/16/2026 10:00:00 PM	Don Gierke	Payroll Tax	7	\$4.208	\$29.46
Orlando-PD-FL	4/17/2026 8:15:00 AM - 4/17/2026 3:15:00 PM	Josue Torres	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/17/2026 2:00:00 PM - 4/17/2026 9:00:00 PM	Joshua Schleffer	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/18/2026 1:00:00 AM - 4/18/2026 5:00:00 AM	Ricky Mcnichols	Payroll Tax	4	\$4.59	\$18.36
Orlando-PD-FL	4/18/2026 10:15:00 AM - 4/18/2026 5:15:00 PM	Elio Florin	Payroll Tax	7	\$4.59	\$32.13
Orlando-PD-FL	4/18/2026 3:45:00 PM - 4/18/2026 10:45:00 PM	Michael Zastawney	Payroll Tax	7	\$4.59	\$32.13
Payroll Tax Total						\$446.82
Orlando-PD-FL	4/12/2026 7:30:00 AM - 4/12/2026 2:30:00 PM	Don Gierke	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/12/2026 4:30:00 PM - 4/12/2026 11:30:00 PM	Michael Zastawney	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/13/2026 5:45:00 AM - 4/13/2026 12:45:00 PM	Christopher Mager	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/13/2026 3:15:00 PM - 4/13/2026 10:15:00 PM	Ricky Mcnichols	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/14/2026 12:00:00 AM - 4/14/2026 7:00:00 AM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/14/2026 4:15:00 PM - 4/14/2026 11:15:00 PM	Ricky Mcnichols	Agency Admin Fee	7	\$1.293	\$9.05



INV338827



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

Invoice

INV338827

4/21/2026
Terms: Net 30
Due Date: 5/21/2026

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Orlando-PD-FL	4/15/2026 6:00:00 AM - 4/15/2026 1:00:00 PM	Delvis Lopez	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/15/2026 1:30:00 PM - 4/15/2026 8:30:00 PM	Daniel Staudte	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/16/2026 4:00:00 AM - 4/16/2026 11:00:00 AM	Ryan Hartline	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/16/2026 3:00:00 PM - 4/16/2026 10:00:00 PM	Don Gierke	Agency Admin Fee	7	\$1.293	\$9.05
Orlando-PD-FL	4/17/2026 8:15:00 AM - 4/17/2026 3:15:00 PM	Josue Torres	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/17/2026 2:00:00 PM - 4/17/2026 9:00:00 PM	Joshua Schleffer	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/18/2026 1:00:00 AM - 4/18/2026 5:00:00 AM	Ricky Mcnichols	Agency Admin Fee	4	\$1.41	\$5.64
Orlando-PD-FL	4/18/2026 10:15:00 AM - 4/18/2026 5:15:00 PM	Elio Florin	Agency Admin Fee	7	\$1.41	\$9.87
Orlando-PD-FL	4/18/2026 3:45:00 PM - 4/18/2026 10:45:00 PM	Michael Zastawney	Agency Admin Fee	7	\$1.41	\$9.87
Agency Admin Fee Total						\$137.26

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



INV338827

URBAN ORLANDO CDD	FY 2026	
ORLANDO UTILITY COMMISION	AUTO PAY	
02/04-03/04/26		042726ACH
ACCOUNT #'S	ADDRESS	03/04--04/03/26
9310020001	5495 Baldwin Park St Lights	\$ 31.81
9310020001	5496 Baldwin Park St	\$ 11.87
9310020001	Reclaimed Water Meter	
9310020001	Baldwin Park Ph IX-B	\$ 35.20
9310020001	Baldwin Park Ph I	\$ 4,824.98
9310020001	Baldwin Park Ph II	\$ 2,523.50
9310020001	Baldwin Park Ph III	\$ 5,372.96
9310020001	Baldwin Park Ph IV	\$ 2,288.05
9310020001	Baldwin Park Ph IX	\$ 412.80
9310020001	Baldwin Park Ph IX-A	\$ 1,704.41
9310020001	Baldwin Park Ph V	\$ 703.82
9310020001	Baldwin Park Ph VI	\$ 1,562.20
9310020001	Baldwin Park Ph VII	\$ 993.50
9310020001	Baldwin Park Ph VIII	\$ 509.14
9310020001	Baldwin Park Ph X	\$ 1,310.50
9310020001	4503 Belkin Ct Island	\$ 5.22
9310020001	929 Bennett Rd	\$ 27.83
9310020001	Reclaimed Water Meter	
9310020001	4242 Corrine Drive	\$ 287.64
9310020001	4450 Fox ST	\$ 339.36
9310020001	4500 Fox St	\$ 27.56
9310020001	4776 Fox ST	\$ 467.12
9310020001	2193 General Rees Ave	\$ 35.44
9310020001	4182 Glenridge Way	\$ 44.99
9310020001	4190 Glenridge WAY	\$ 28.56
9310020001	4694 Gray AVE	\$ 31.81
9310020001	4256 Haws Ct	\$ 2.00
9310020001	1803 JAKE ST	\$ 119.12
9310020001	852 Lake Baldwin LN TIMER	\$ 27.70
9310020001	932 Lake Baldwin Ln.	\$ 342.09
9310020001	966 Lake Baldwin Ln Irri	\$ 29.82
9310020001	997 Lake Baldwin LN	\$ 21.57
9310020001	1709 LAKE BALDWIN LN	\$ 280.67
9310020001	1723 Lake Bladwin LN PUMP	\$ 44.85
9310020001	1851 Lake Baldwin LN TIMER	\$ 27.41
9310020001	1857 Lake Baldwin LN	\$ 281.46

URBAN ORLANDO CDD	FY 2026		
ORLANDO UTILITY COMMISION	AUTO PAY		
02/04-03/04/26			
			042726ACH
ACCOUNT #'S	ADDRESS		03/04--04/03/26
9310020001	1882 Lake Baldwin LN		\$ 36.34
9310020001	1890 Lake Baldwin LN D		\$ 37.34

URBAN ORLANDO CDD		FY 2026	
ORLANDO UTILITY COMMISION	AUTO PAY		
02/04-03/04/26			
			042726ACH
ACCOUNT #'S	ADDRESS	03/04--04/03/26	
9310020001	2351 Lake Baldwin Ln	\$	136.58
9310020001	2607 Lake Baldwin Lane HSE	\$	352.11
9310020001	2657 LAKE BALDWIN LN	\$	51.92
9310020001	2708 Lake Baldwin LN	\$	37.48
9310020001	2715 Lake Baldwin Lane	\$	171.20
9310020001	2891 Lake Bladwin Lane	\$	37.63
9310020001	1898 Lakemont Ave PUMP	\$	27.41
9310020001	2905 Lincroft Ave	\$	29.25
9310020001	3145 Lindale Ave	\$	215.38
9310020001	1305 Meeting PL	\$	208.42
9310020001	1305 MEETING PL R67260193		
9310020001	4255 New Broad St.	\$	27.41
9310020001	4300 New Broad St.	\$	349.26
9310020001	4300 New Broad ST		
9310020001	4697 New Broad ST	\$	939.35
9310020001	4699 New Broad ST	\$	130.40
9310020001	4953 New Broad Street	\$	194.10
9310020001	4982 B-New Broad St. Fountain	\$	488.68
9310020001	4985 New Broad ST	\$	104.15
9310020001	1944 Osprey Ave	\$	91.78
9310020001	1944 Osprey Ave		
9310020001	4202 Pelican LN	\$	109.09
9310020001	4238 Pelican Lane	\$	234.57
9310020001	5458 Penway DR	\$	27.41
9310020001	5396 SHEA ST	\$	108.04
9310020001	2292 Snow RD	\$	27.56
9310020001	2652 Stanfield Ave IRRRI	\$	174.87
9310020001	2896 Stanfield Ave	\$	119.86
9310020001	2121 Upper Park RD	\$	135.88
CREDIT BALANCE FORWAR	DEPOSIT INTEREST/LATE FEE		
	Total invoice	\$	29,360.43
	543006-53901	\$	2,159.63
	543018-53901	\$	4,791.35
	543013-53901	\$	22,409.45
		\$	29,360.43

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

MASTER BILL SUMMARY

DUE DATE
04/27/26

OPENING BALANCE \$27,723.35	-	PAYMENTS \$27,723.35	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$29,360.43	=	TOTAL AMOUNT DUE \$29,360.43
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CURRENT CHARGES SUMMARY \$29,360.43*


Commercial Non-Demand Electric Rate	\$ 934.36
Reclaimed Water Rate	4,674.31
OUConvenient Lighting	20,950.07
Fire Protection Service	59.00
GSD Secondary Demand Electric Rate	801.46
Commercial Water Rate	176.45
City of Orlando Tax	207.25
Gross Receipts Tax	65.75
Florida Sales Tax	1,378.82
Discretionary Sales Surtax	112.96

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

CUSTOMER SERVICE

 **Online**
www.ouc.com

 **Telephone**
407-423-9018

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

MESSAGE CENTER


APRIL IS EARTH MONTH



Get paid to save with energy & water rebates.
OUC.com/getgreen



DO NOT PAY

DUE DATE **04/27/26**  TOTAL AMOUNT DUE
\$29,360.43

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

Your bank account will be drafted on April 27, 2026

Seq=6275



URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Cash
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	FREE
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	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 www.ouc.com

*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 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
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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
To file a claim, call 877-320-4624

Call Before You Dig
Sunshine 811
8-1-1 or 800-432-4770
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.

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$31.81

CURRENT CHARGES

OUC Electric Service \$26.51

Meter #: 5CR60107 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
31 kWh @ \$0.07351 (Non-Fuel) 2.28
31 kWh @ \$0.04767 (Fuel) 1.48
(\$1.28 of your Fuel Cost is exempt from Municipal Tax)

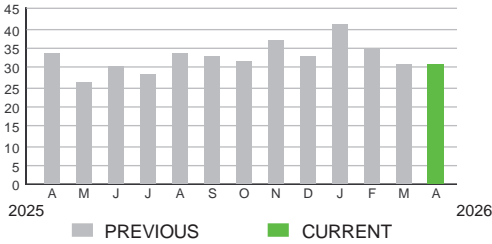
City of Orlando Charges \$2.59

Municipal Taxes \$ 2.59

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: 5,385 on 04/03/26
PREVIOUS: 5,354 on 03/04/26
TOTAL USAGE: 31 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1 kWh	1 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

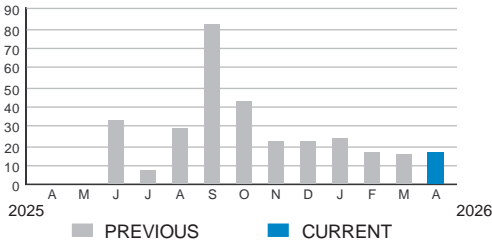
Subtotal ▶ \$11.87

CURRENT CHARGES

City of Orlando Charges \$11.87

Meter #: 96935256 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 17.204 KGAL @ \$0.69 \$ 11.87

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935256
SIZE: 2"
CURRENT: 704.801 on 04/03/26
PREVIOUS: 687.597 on 03/04/26
TOTAL USAGE: 17.204 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.57 KGAL	0.03 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$35.20

CURRENT CHARGES

OUC Electric Service \$33.04

OUConvenient Lighting (03/04/26 - 04/03/26)
Maintenance - Convenient 7 @ \$4.72. \$ 33.04

State of Florida Charges \$2.16

Florida Sales Tax \$ 1.99
Discretionary Sales Surtax 0.17

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶	\$4,824.98
------------	------------

CURRENT CHARGES

OUC Electric Service \$4,514.19

Customer Ref: 1428194-1232945
 OUConvenient Lighting (03/04/26 - 04/03/26)
 Investment - Convenient 133.35 @ \$9.98 \$ 1,330.83
 Maintenance - Convenient 195 @ \$10.09 1,967.55
 OUConvenient Lighting (03/04/26 - 04/03/26)
 Investment - Convenient 43.09 @ \$9.98 430.04
 Maintenance - Convenient 57 @ \$10.55 601.35
 2,223.00 kWh @ \$0.03877 (Non-Fuel) 86.19
 2,223.00 kWh @ \$0.04419 (Fuel) 98.23
 (\$84.05 of your Fuel Cost is exempt from Municipal Tax)

City of Orlando Charges \$10.51

Municipal Taxes \$ 10.51

State of Florida Charges \$300.28

Gross Receipts Tax \$ 4.73
 Florida Sales Tax 272.95
 Discretionary Sales Surtax 22.60

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶	\$2,523.50
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CURRENT CHARGES

OUC Electric Service **\$2,365.20**

Customer Ref: 1428194-1232946
 OUConvenient Lighting (03/04/26 - 04/03/26)
 Investment - Convenient 83.23 @ \$9.98 \$ 830.64
 Maintenance - Convenient 161 @ \$9.23. 1,486.03
 585.00 kWh @ \$0.03877 (Non-Fuel) 22.68
 585.00 kWh @ \$0.04419 (Fuel) 25.85
 (\$22.12 of your Fuel Cost is exempt from Municipal Tax)

City of Orlando Charges **\$2.76**

Municipal Taxes. \$ 2.76

State of Florida Charges **\$155.54**

Gross Receipts Tax. \$ 1.24
 Florida Sales Tax 142.47
 Discretionary Sales Surtax 11.83

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶	\$5,372.96
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CURRENT CHARGES

OUC Electric Service \$5,039.16

Customer Ref: 1428194-1232947

OUConvenient Lighting (03/04/26 - 04/03/26)

Investment - Convenient 300.67 @ \$9.98	\$ 3,000.69
Maintenance - Convenient 15 @ \$11.03.	165.45
490.00 kWh @ \$0.03877 (Non-Fuel)	19.00
490.00 kWh @ \$0.04419 (Fuel)	21.65
(\$18.53 of your Fuel Cost is exempt from Municipal Tax)	

OUConvenient Lighting (03/04/26 - 04/03/26)

Maintenance - Convenient 234 @ \$7.72.	1,806.48
312.00 kWh @ \$0.03877 (Non-Fuel)	12.10
312.00 kWh @ \$0.04419 (Fuel)	13.79
(\$11.80 of your Fuel Cost is exempt from Municipal Tax)	

City of Orlando Charges \$3.79

Municipal Taxes.	\$ 3.79
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State of Florida Charges \$330.01

Gross Receipts Tax.	\$ 1.70
Florida Sales Tax	303.11
Discretionary Sales Surtax	25.20

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶	\$2,288.05
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CURRENT CHARGES

ouc Electric Service \$2,136.68

OUConvenient Lighting (03/04/26 - 04/03/26)

Investment - Convenient 26.1 @ \$9.98	\$ 260.48
Maintenance - Convenient 41 @ \$11.03.	452.23
1,599.00 kWh @ \$0.03877 (Non-Fuel)	61.99
1,599.00 kWh @ \$0.04419 (Fuel).	70.66

(\$60.46 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: 1428194-1237820

OUConvenient Lighting (03/04/26 - 04/03/26)

Maintenance - Convenient 153 @ \$8.44.	1,291.32
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City of Orlando Charges \$7.56

Municipal Taxes.	\$ 7.56
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State of Florida Charges \$143.81

Gross Receipts Tax.	\$ 3.40
Florida Sales Tax	129.71
Discretionary Sales Surtax	10.70



BILL DATE
04/06/26

ACCOUNT NUMBER Page 65
9310020001

SERVICE ADDRESS: 0 BALDWIN PARK PH IX

PAGE 10 OF 64

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$412.80

CURRENT CHARGES

OUC Electric Service \$387.60

OUConvenient Lighting (03/04/26 - 04/03/26)
Maintenance - Convenient 60 @ \$6.46..... \$ 387.60

State of Florida Charges \$25.20

Florida Sales Tax \$ 23.26
Discretionary Sales Surtax 1.94

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$1,704.41

CURRENT CHARGES

OUC Electric Service \$1,592.38

Customer Ref: Baldwin Park Ph IX-A
 OUConvenient Lighting (03/04/26 - 04/03/26)
 Investment - Convenient 68.64 @ \$9.98 \$ 685.03
 Maintenance - Convenient 121 @ \$6.75. 816.75
 1,092.00 kWh @ \$0.03877 (Non-Fuel) 42.34
 1,092.00 kWh @ \$0.04419 (Fuel). 48.26
 (\$41.29 of your Fuel Cost is exempt from Municipal Tax)

City of Orlando Charges \$5.17

Municipal Taxes. \$ 5.17

State of Florida Charges \$106.86

Gross Receipts Tax. \$ 2.32
 Florida Sales Tax 96.57
 Discretionary Sales Surtax 7.97

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$703.82

CURRENT CHARGES

OUC Electric Service \$660.86

OUConvenient Lighting (03/04/26 - 04/03/26)
Investment - Convenient 49.21 @ \$9.98 \$ 491.12
Maintenance - Convenient 23 @ \$7.38 169.74

State of Florida Charges \$42.96

Florida Sales Tax \$ 39.66
Discretionary Sales Surtax 3.30

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$1,562.20

CURRENT CHARGES

OUC Electric Service \$1,459.40

Customer Ref: 1428194-1294784
 OUConvenient Lighting (03/04/26 - 04/03/26)

Investment - Convenient 39.12 @ \$9.98	\$ 390.42
Maintenance - Convenient 97 @ \$7.06	684.82
1,014.00 kWh @ \$0.03877 (Non-Fuel)	39.31
1,014.00 kWh @ \$0.04419 (Fuel)	44.81
(\$38.34 of your Fuel Cost is exempt from Municipal Tax)	
OUConvenient Lighting (03/04/26 - 04/03/26)	
Maintenance - Convenient 26 @ \$11.54	300.04

City of Orlando Charges \$4.80

Municipal Taxes.	\$ 4.80
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State of Florida Charges \$98.00

Gross Receipts Tax.	\$ 2.16
Florida Sales Tax	88.53
Discretionary Sales Surtax	7.31

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$993.50

CURRENT CHARGES

OUC Electric Service \$932.86

Customer Ref: Baldwin Park Unit 7

OUConvenient Lighting (03/04/26 - 04/03/26)

Investment - Convenient 57.89 @ \$9.98 \$ 577.74

Maintenance - Convenient 46 @ \$7.72 355.12

State of Florida Charges \$60.64

Florida Sales Tax \$ 55.98

Discretionary Sales Surtax 4.66

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶	\$509.14
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CURRENT CHARGES

OUC Electric Service \$473.78

Customer Ref: 1428194-1317784

OUConvenient Lighting (03/04/26 - 04/03/26)

Maintenance - Convenient 63 @ \$6.75.....	\$ 425.25
585.00 kWh @ \$0.03877 (Non-Fuel)	22.68
585.00 kWh @ \$0.04419 (Fuel)	25.85
(\$22.12 of your Fuel Cost is exempt from Municipal Tax)	

City of Orlando Charges \$2.76

Municipal Taxes.....	\$ 2.76
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State of Florida Charges \$32.60

Gross Receipts Tax.....	\$ 1.24
Florida Sales Tax	28.98
Discretionary Sales Surtax	2.38

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$1,310.50

CURRENT CHARGES

OUC Electric Service \$1,227.83

OUConvenient Lighting (03/04/26 - 04/03/26)

Maintenance - Convenient 151 @ \$7.06.	\$ 1,066.06
1,950.00 kWh @ \$0.03877 (Non-Fuel)	75.60
1,950.00 kWh @ \$0.04419 (Fuel)	86.17
(\$73.73 of your Fuel Cost is exempt from Municipal Tax)	

City of Orlando Charges \$9.22

Municipal Taxes.	\$ 9.22
--------------------------	---------

State of Florida Charges \$73.45

Gross Receipts Tax.	\$ 4.15
Florida Sales Tax	63.97
Discretionary Sales Surtax	5.33

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$5.22

CURRENT CHARGES

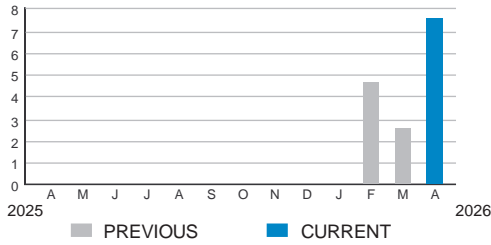
City of Orlando Charges **\$5.22**

Meter #: 96935249 - No Charge 2"

Reclaimed Water Rate (03/04/26 - 04/03/26)

Reclaimed Water 7.565 KGAL @ \$0.69..... \$ 5.22

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935249
 SIZE: 2"
 CURRENT: 14.886 on 04/03/26
 PREVIOUS: 7.321 on 03/04/26
 TOTAL USAGE: 7.565 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.25 KGAL	0.00 KGAL

SERVICE ADDRESS: 929 BENNETT RD IRRIG

PAGE 18 OF 64

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1229135

Subtotal ▶ \$27.83

CURRENT CHARGES

OUC Electric Service \$23.11

Meter #: 5CR62315 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
3 kWh @ \$0.07351 (Non-Fuel) 0.22
3 kWh @ \$0.04767 (Fuel) 0.14
(\$0.12 of your Fuel Cost is exempt from Municipal Tax)

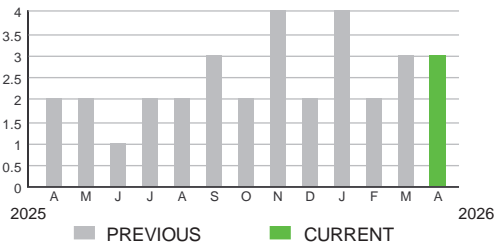
City of Orlando Charges \$2.36

Meter #: 96935438 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
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**

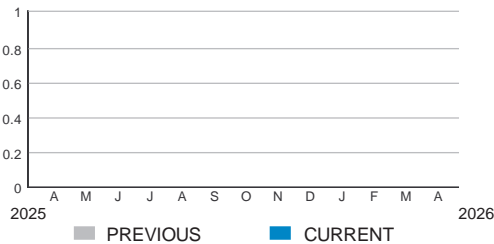


Meter Data

METER #: 5CR62315
CURRENT: 332 on 04/03/26
PREVIOUS: 329 on 03/04/26
TOTAL USAGE: 3 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935438
SIZE: 2"
CURRENT: 0.102 on 04/03/26
PREVIOUS: 0.102 on 03/04/26
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

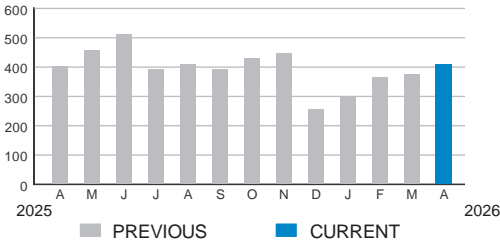
Subtotal ▶ \$287.64

CURRENT CHARGES

City of Orlando Charges \$287.64

Meter #: 96935430 - No Charge 2"
 Reclaimed Water Rate (03/04/26 - 04/03/26)
 Reclaimed Water 416.871 KGAL @ \$0.69..... \$ 287.64

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935430
 SIZE: 2"
 CURRENT: 11,293.463 on 04/03/26
 PREVIOUS: 10,876.592 on 03/04/26
 TOTAL USAGE: 416.871 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	13.90 KGAL	12.35 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

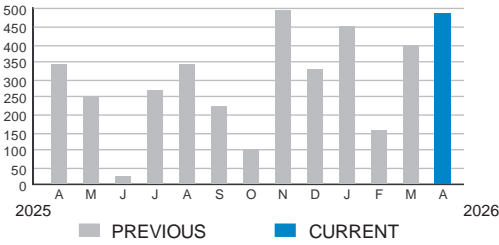
Subtotal ▶ \$339.36

CURRENT CHARGES

City of Orlando Charges \$339.36

Meter #: 96935426 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 491.832 KGAL @ \$0.69 \$ 339.36

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935426
SIZE: 2"
CURRENT: 7,417.48 on 04/03/26
PREVIOUS: 6,925.648 on 03/04/26
TOTAL USAGE: 491.832 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	16.39 KGAL	10.40 KGAL

SERVICE ADDRESS: 4500 FOX ST IRRIG

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1229139

Subtotal ▶ \$27.56

CURRENT CHARGES

OUC Electric Service \$22.87

Meter #: 5CR61463 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
1 kWh @ \$0.07351 (Non-Fuel) 0.07
1 kWh @ \$0.04767 (Fuel) 0.05
(\$0.04 of your Fuel Cost is exempt from Municipal Tax)

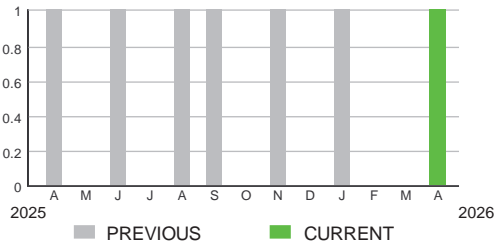
City of Orlando Charges \$2.34

Municipal Taxes. \$ 2.34

State of Florida Charges \$2.35

Gross Receipts Tax. \$ 0.59
Florida Sales Tax 1.64
Discretionary Sales Surtax 0.12

 **Electric Usage in kWh**



Meter Data

METER #: 5CR61463
CURRENT: 70 on 04/03/26
PREVIOUS: 69 on 03/04/26
TOTAL USAGE: 1 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

SERVICE ADDRESS: 4776 FOX ST

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1228681

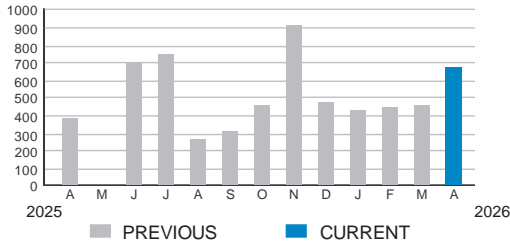
Subtotal ▶ \$467.12

CURRENT CHARGES

City of Orlando Charges \$467.12

Meter #: 98943265 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 676.982 KGAL @ \$0.69 \$ 467.12

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 98943265
SIZE: 2"
CURRENT: 3,870.843 on 04/03/26
PREVIOUS: 3,193.861 on 03/04/26
TOTAL USAGE: 676.982 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	22.57 KGAL	11.55 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

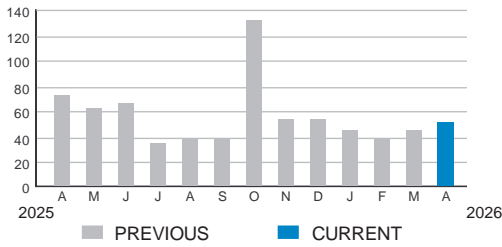
Subtotal ▶ \$35.44

CURRENT CHARGES

City of Orlando Charges \$35.44

Meter #: 96935265 - No Charge 2"
 Reclaimed Water Rate (03/04/26 - 04/03/26)
 Reclaimed Water 51.364 KGAL @ \$0.69 \$ 35.44

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935265
 SIZE: 2"
 CURRENT: 2,201.905 on 04/03/26
 PREVIOUS: 2,150.541 on 03/04/26
 TOTAL USAGE: 51.364 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1.71 KGAL	2.24 KGAL

SERVICE ADDRESS: 4182 GLENRIDGE WAY

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1297985

Subtotal ▶ \$44.99

CURRENT CHARGES

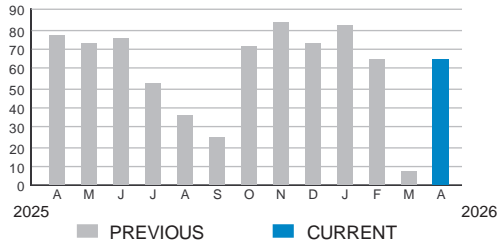
City of Orlando Charges **\$44.99**

Meter #: 96935306 - No Charge 2"

Reclaimed Water Rate (03/04/26 - 04/03/26)

Reclaimed Water 65.196 KGAL @ \$0.69 \$ 44.99

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935306
 SIZE: 2"
 CURRENT: 1,518.863 on 04/03/26
 PREVIOUS: 1,453.667 on 03/04/26
 TOTAL USAGE: 65.196 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.17 KGAL	2.35 KGAL

SERVICE ADDRESS: 4190 GLENRIDGE WAY

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1303763

Subtotal ▶ \$28.56

CURRENT CHARGES

OUC Electric Service \$23.72

Meter #: 5CR62138 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
8 kWh @ \$0.07351 (Non-Fuel) 0.59
8 kWh @ \$0.04767 (Fuel) 0.38
(\$0.33 of your Fuel Cost is exempt from Municipal Tax)

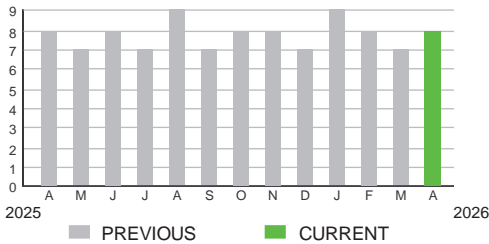
City of Orlando Charges \$2.41

Municipal Taxes. \$ 2.41

State of Florida Charges \$2.43

Gross Receipts Tax. \$ 0.61
Florida Sales Tax 1.70
Discretionary Sales Surtax 0.12

 **Electric Usage in kWh**



Meter Data

METER #: 5CR62138
CURRENT: 1,294 on 04/03/26
PREVIOUS: 1,286 on 03/04/26
TOTAL USAGE: 8 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

SERVICE ADDRESS: 4694 GRAY AVE

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1303983

Subtotal ▶ \$31.81

CURRENT CHARGES

OUC Electric Service \$26.51

Meter #: 7CD11276 - Service Charge \$ 22.75
 Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
 31 kWh @ \$0.07351 (Non-Fuel) 2.28
 31 kWh @ \$0.04767 (Fuel) 1.48
 (\$1.28 of your Fuel Cost is exempt from Municipal Tax)

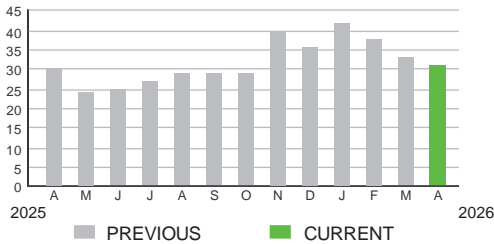
City of Orlando Charges \$2.59

Municipal Taxes. \$ 2.59

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 #: 7CD11276
 CURRENT: 1,972 on 04/03/26
 PREVIOUS: 1,941 on 03/04/26
 TOTAL USAGE: 31 kWh
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1 kWh	1 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

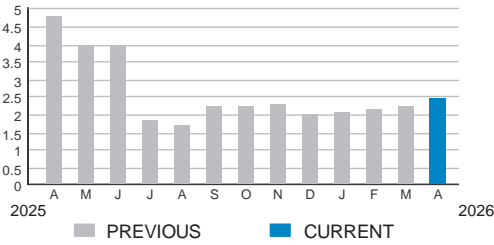
Subtotal ▶ \$2.00

CURRENT CHARGES

City of Orlando Charges **\$2.00**

Meter #: 200104847 - No Charge 5/8"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 2.474 KGAL @ \$0.81..... \$ 2.00

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 200104847
SIZE: 5/8"
CURRENT: 170.118 on 04/03/26
PREVIOUS: 167.644 on 03/04/26
TOTAL USAGE: 2.474 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.08 KGAL	0.14 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

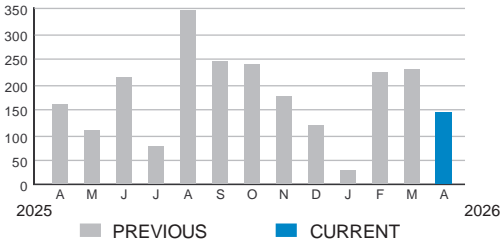
Subtotal ▶ \$119.12

CURRENT CHARGES

City of Orlando Charges \$119.12

Meter #: 96935210 - No Charge 1.5"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 147.060 KGAL @ \$0.81 \$ 119.12

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935210
SIZE: 1.5"
CURRENT: 5,073.595 Estimated on 04/03/26
PREVIOUS: 4,926.535 on 03/04/26
TOTAL USAGE: 147.06 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	4.90 KGAL	4.90 KGAL

SERVICE ADDRESS: 852 LAKE BALDWIN LN TIMER

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1304158

Subtotal ▶ \$27.70

CURRENT CHARGES

OUC Electric Service \$23.00

Meter #: 5CR60160 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
2 kWh @ \$0.07351 (Non-Fuel) 0.15
2 kWh @ \$0.04767 (Fuel) 0.10
(\$0.08 of your Fuel Cost is exempt from Municipal Tax)

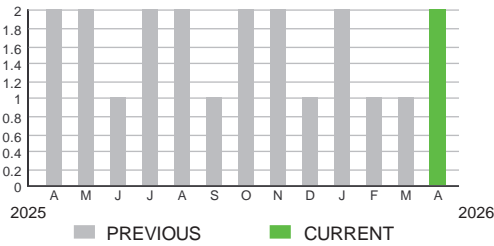
City of Orlando Charges \$2.35

Municipal Taxes. \$ 2.35

State of Florida Charges \$2.35

Gross Receipts Tax. \$ 0.59
Florida Sales Tax 1.64
Discretionary Sales Surtax 0.12

 **Electric Usage in kWh**



Meter Data

METER #: 5CR60160
CURRENT: 101 on 04/03/26
PREVIOUS: 99 on 03/04/26
TOTAL USAGE: 2 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

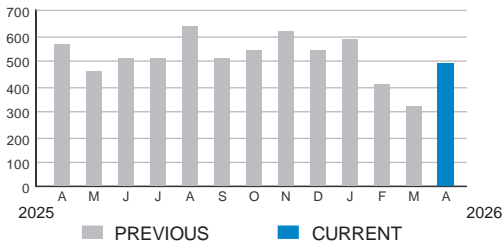
Subtotal ▶ \$342.09

CURRENT CHARGES

City of Orlando Charges \$342.09

Meter #: 96935429 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 495.779 KGAL @ \$0.69 \$ 342.09

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935429
SIZE: 2"
CURRENT: 12,303.886 on 04/03/26
PREVIOUS: 11,808.107 on 03/04/26
TOTAL USAGE: 495.779 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	16.53 KGAL	17.14 KGAL

SERVICE ADDRESS: 966 LAKE BALDWIN LN

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1229138

Subtotal ▶ \$29.82

CURRENT CHARGES

OUC Electric Service \$24.81

Meter #: 6CD28238 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
17 kWh @ \$0.07351 (Non-Fuel) 1.25
17 kWh @ \$0.04767 (Fuel) 0.81
(\$0.70 of your Fuel Cost is exempt from Municipal Tax)

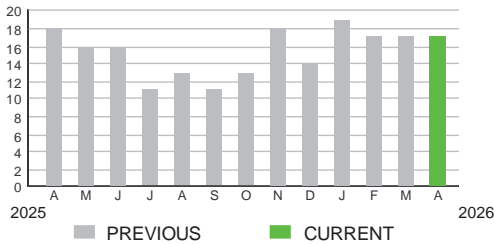
City of Orlando Charges \$2.47

Municipal Taxes. \$ 2.47

State of Florida Charges \$2.54

Gross Receipts Tax. \$ 0.64
Florida Sales Tax 1.77
Discretionary Sales Surtax 0.13

 **Electric Usage in kWh**



Meter Data

METER #: 6CD28238
CURRENT: 2,283 on 04/03/26
PREVIOUS: 2,266 on 03/04/26
TOTAL USAGE: 17 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1 kWh	1 kWh

SERVICE ADDRESS: 997 LAKE BALDWIN LN

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1228680

Subtotal ▶ \$21.57

CURRENT CHARGES

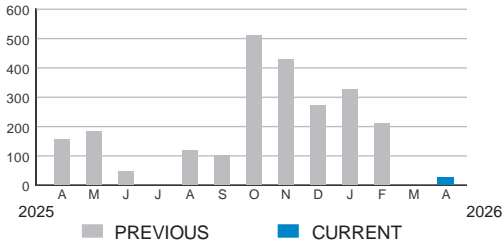
City of Orlando Charges **\$21.57**

Meter #: R89889872 - No Charge 2"

Reclaimed Water Rate (03/04/26 - 04/03/26)

Reclaimed Water 31.263 KGAL @ \$0.69 \$ 21.57

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: R89889872
 SIZE: 2"
 CURRENT: 14,186.647 on 04/03/26
 PREVIOUS: 14,155.384 on 03/04/26
 TOTAL USAGE: 31.263 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1.04 KGAL	4.85 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

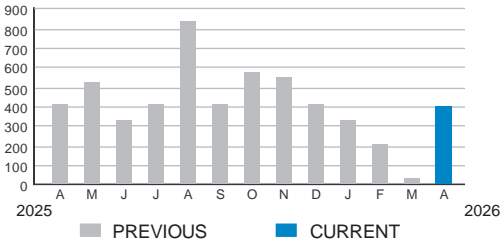
Subtotal ▶ \$280.67

CURRENT CHARGES

City of Orlando Charges \$280.67

Meter #: 96935246 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 406.775 KGAL @ \$0.69 \$ 280.67

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935246
SIZE: 2"
CURRENT: 13,308.501 on 04/03/26
PREVIOUS: 12,901.726 on 03/04/26
TOTAL USAGE: 406.775 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	13.56 KGAL	12.45 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$44.85

CURRENT CHARGES

OUC Electric Service \$37.65

Meter #: 5ZR21553 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
123 kWh @ \$0.07351 (Non-Fuel) 9.04
123 kWh @ \$0.04767 (Fuel) 5.86
(\$5.08 of your Fuel Cost is exempt from Municipal Tax)

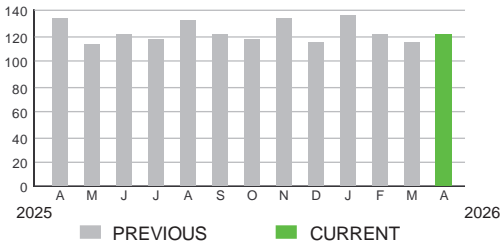
City of Orlando Charges \$3.36

Municipal Taxes \$ 3.36

State of Florida Charges \$3.84

Gross Receipts Tax \$ 0.96
Florida Sales Tax 2.69
Discretionary Sales Surtax 0.19

 **Electric Usage in kWh**



Meter Data

METER #: 5ZR21553
CURRENT: 12,544 on 04/03/26
PREVIOUS: 12,421 on 03/04/26
TOTAL USAGE: 123 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	4 kWh	4 kWh

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 (03/04/26 - 04/03/26)
0 kWh @ \$0.07351 (Non-Fuel) 0.00
0 kWh @ \$0.04767 (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: 82 on 04/03/26
PREVIOUS: 82 on 03/04/26
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

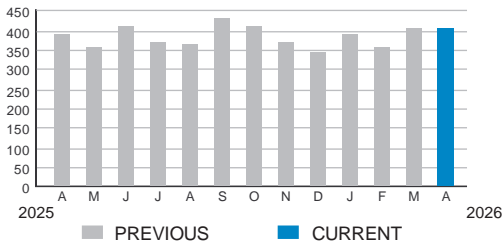
Subtotal ▶ \$281.46

CURRENT CHARGES

City of Orlando Charges \$281.46

Meter #: 96935262 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 407.914 KGAL @ \$0.69 \$ 281.46

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935262
SIZE: 2"
CURRENT: 10,882.961 on 04/03/26
PREVIOUS: 10,475.047 on 03/04/26
TOTAL USAGE: 407.914 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	13.60 KGAL	11.81 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$36.34

CURRENT CHARGES

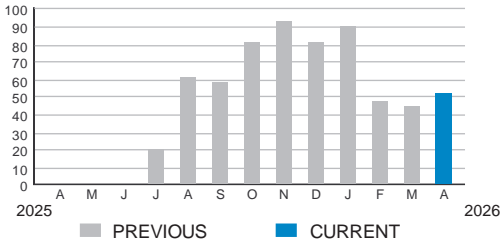
City of Orlando Charges \$36.34

Meter #: 96935347 - No Charge 2"

Reclaimed Water Rate (03/04/26 - 04/03/26)

Reclaimed Water 52.661 KGAL @ \$0.69 \$ 36.34

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935347
 SIZE: 2"
 CURRENT: 959.129 on 04/03/26
 PREVIOUS: 906.468 on 03/04/26
 TOTAL USAGE: 52.661 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1.76 KGAL	0.00 KGAL

SERVICE ADDRESS: 1890 LAKE BALDWIN LN D

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1306759

Subtotal ▶ \$37.34

CURRENT CHARGES

OC Electric Service \$31.24

Meter #: 5ZR15287 - Service Charge \$ 22.75
 Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
 70 kWh @ \$0.07351 (Non-Fuel) 5.15
 70 kWh @ \$0.04767 (Fuel) 3.34
 (\$2.89 of your Fuel Cost is exempt from Municipal Tax)

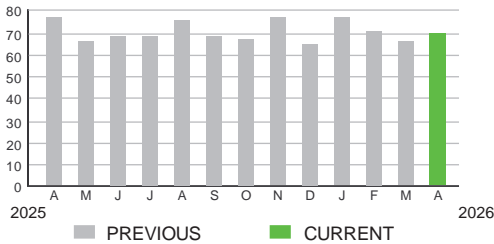
City of Orlando Charges \$2.91

Municipal Taxes. \$ 2.91

State of Florida Charges \$3.19

Gross Receipts Tax. \$ 0.80
 Florida Sales Tax 2.23
 Discretionary Sales Surtax 0.16

Electric Usage in kWh



Meter Data

METER #: 5ZR15287
 CURRENT: 11,029 on 04/03/26
 PREVIOUS: 10,959 on 03/04/26
 TOTAL USAGE: 70 kWh
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2 kWh	2 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$136.58

CURRENT CHARGES

OUC Electric Service \$127.09

OUConvenient Lighting (03/04/26 - 04/03/26)

Investment - Convenient 7.57 @ \$9.98	\$ 75.55
Maintenance - Convenient 4 @ \$9.65	38.60
156.00 kWh @ \$0.03877 (Non-Fuel)	6.05
156.00 kWh @ \$0.04419 (Fuel)	6.89

(\$5.90 of your Fuel Cost is exempt from Municipal Tax)

City of Orlando Charges \$0.74

Municipal Taxes.	\$ 0.74
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State of Florida Charges \$8.75

Gross Receipts Tax.	\$ 0.33
Florida Sales Tax	7.78
Discretionary Sales Surtax	0.64

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

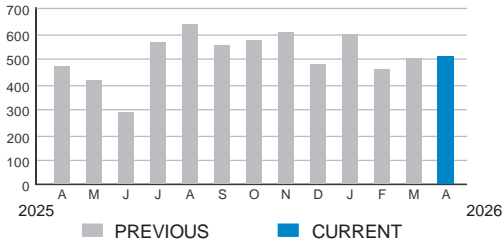
Subtotal ▶ \$352.11

CURRENT CHARGES

City of Orlando Charges \$352.11

Meter #: 99218715 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 510.298 KGAL @ \$0.69 \$ 352.11

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 99218715
SIZE: 2"
CURRENT: 10,797.355 on 04/03/26
PREVIOUS: 10,287.057 on 03/04/26
TOTAL USAGE: 510.298 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	17.01 KGAL	14.27 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

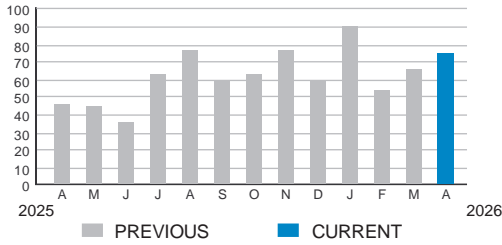
Subtotal ▶ \$51.92

CURRENT CHARGES

City of Orlando Charges \$51.92

Meter #: 98943267 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 75.253 KGAL @ \$0.69 \$ 51.92

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 98943267
SIZE: 2"
CURRENT: 795.825 on 04/03/26
PREVIOUS: 720.572 on 03/04/26
TOTAL USAGE: 75.253 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.51 KGAL	1.40 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$37.48

CURRENT CHARGES

OUC Electric Service \$31.35

Meter #: 5ZR16981 - Service Charge \$ 22.75
 Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
 71 kWh @ \$0.07351 (Non-Fuel) 5.22
 71 kWh @ \$0.04767 (Fuel) 3.38
 (\$2.93 of your Fuel Cost is exempt from Municipal Tax)

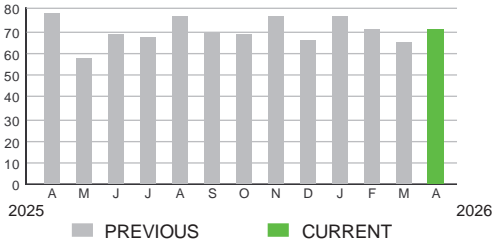
City of Orlando Charges \$2.93

Municipal Taxes \$ 2.93

State of Florida Charges \$3.20

Gross Receipts Tax \$ 0.80
 Florida Sales Tax 2.24
 Discretionary Sales Surtax 0.16

 **Electric Usage in kWh**



Meter Data

METER #: 5ZR16981
 CURRENT: 6,775 on 04/03/26
 PREVIOUS: 6,704 on 03/04/26
 TOTAL USAGE: 71 kWh
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2 kWh	2 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$171.20

CURRENT CHARGES

OUC Water Service \$59.00

Fire Protection 6" (03/04/26 - 04/03/26) \$ 59.00

City of Orlando Charges \$112.20

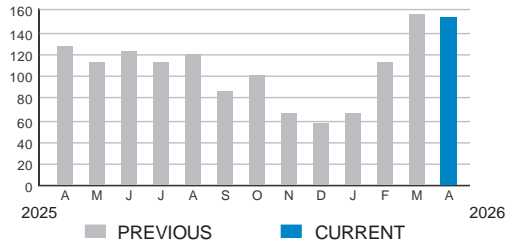
Meter #: 96935346 - No Charge 2"

Reclaimed Water Rate (03/04/26 - 04/03/26)

Reclaimed Water 154.061 KGAL @ \$0.69 \$ 106.30

Municipal Taxes 5.90

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935346
 SIZE: 2"
 CURRENT: 3,491.312 on 04/03/26
 PREVIOUS: 3,337.251 on 03/04/26
 TOTAL USAGE: 154.061 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	5.14 KGAL	3.84 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$37.63

CURRENT CHARGES

OUC Electric Service \$31.47

Meter #: 5CR70448 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
72 kWh @ \$0.07351 (Non-Fuel) 5.29
72 kWh @ \$0.04767 (Fuel) 3.43
(\$2.97 of your Fuel Cost is exempt from Municipal Tax)

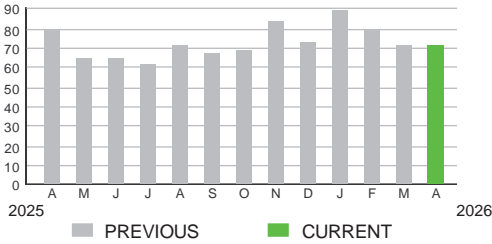
City of Orlando Charges \$2.94

Municipal Taxes \$ 2.94

State of Florida Charges \$3.22

Gross Receipts Tax \$ 0.81
Florida Sales Tax 2.25
Discretionary Sales Surtax 0.16

 **Electric Usage in kWh**



Meter Data

METER #: 5CR70448
CURRENT: 12,892 on 04/03/26
PREVIOUS: 12,820 on 03/04/26
TOTAL USAGE: 72 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2 kWh	2 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 (03/04/26 - 04/03/26)
0 kWh @ \$0.07351 (Non-Fuel) 0.00
0 kWh @ \$0.04767 (Fuel) 0.00

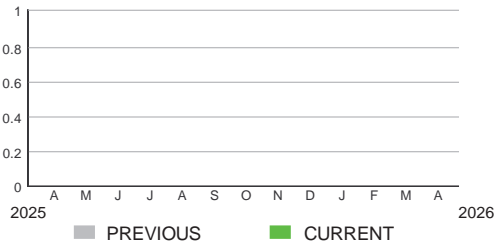
City of Orlando Charges \$2.33

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 04/03/26
PREVIOUS: 7,660 on 03/04/26
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$29.25

CURRENT CHARGES

OUC Electric Service \$24.33

Meter #: 5CR70472 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
13 kWh @ \$0.07351 (Non-Fuel) 0.96
13 kWh @ \$0.04767 (Fuel) 0.62
(\$0.54 of your Fuel Cost is exempt from Municipal Tax)

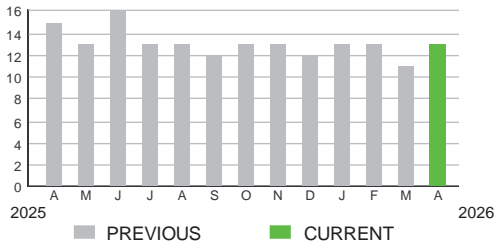
City of Orlando Charges \$2.44

Municipal Taxes \$ 2.44

State of Florida Charges \$2.48

Gross Receipts Tax \$ 0.62
Florida Sales Tax 1.74
Discretionary Sales Surtax 0.12

 **Electric Usage in kWh**



Meter Data

METER #: 5CR70472
CURRENT: 1,795 on 04/03/26
PREVIOUS: 1,782 on 03/04/26
TOTAL USAGE: 13 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

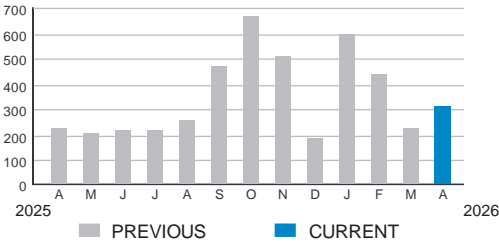
Subtotal ▶ \$215.38

CURRENT CHARGES

City of Orlando Charges \$215.38

Meter #: 96935356 - No Charge 2"
 Reclaimed Water Rate (03/04/26 - 04/03/26)
 Reclaimed Water 312.148 KGAL @ \$0.69 \$ 215.38

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935356
 SIZE: 2"
 CURRENT: 6,403.059 on 04/03/26
 PREVIOUS: 6,090.911 on 03/04/26
 TOTAL USAGE: 312.148 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	10.40 KGAL	6.79 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$208.42

CURRENT CHARGES

OUC Electric Service \$22.75

Meter #: 5CR70495 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
0 kWh @ \$0.07351 (Non-Fuel) 0.00
0 kWh @ \$0.04767 (Fuel) 0.00

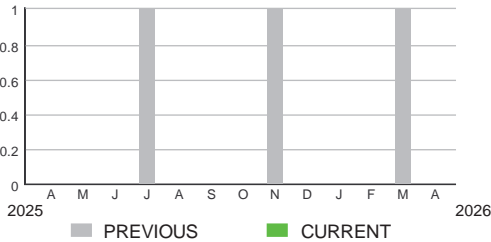
City of Orlando Charges \$183.34

Meter #: 97089449 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 262.328 KGAL @ \$0.69 \$ 181.01
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**

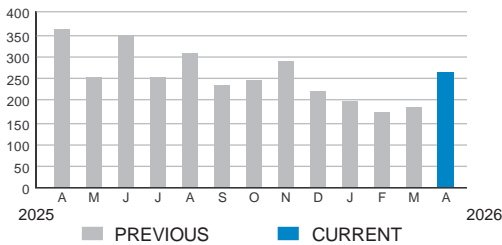


Meter Data

METER #: 5CR70495
CURRENT: 61 on 04/03/26
PREVIOUS: 61 on 03/04/26
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 97089449
SIZE: 2"
CURRENT: 7,328.797 on 04/03/26
PREVIOUS: 7,066.469 on 03/04/26
TOTAL USAGE: 262.328 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	8.74 KGAL	10.91 KGAL

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 (03/04/26 - 04/03/26)
0 kWh @ \$0.07351 (Non-Fuel) 0.00
0 kWh @ \$0.04767 (Fuel) 0.00

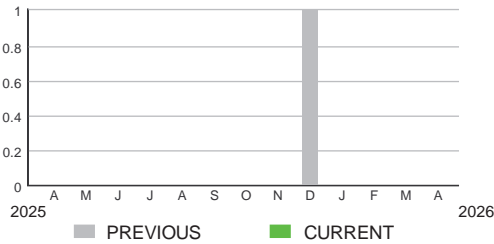
City of Orlando Charges \$2.33

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: 12 on 04/03/26
PREVIOUS: 12 on 03/04/26
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

SERVICE ADDRESS: 4300 NEW BROAD ST

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1228665

Subtotal ▶ \$349.26

CURRENT CHARGES

OUC Electric Service \$29.90

Meter #: 5CR54025 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
59 kWh @ \$0.07351 (Non-Fuel) 4.34
59 kWh @ \$0.04767 (Fuel) 2.81
(\$2.44 of your Fuel Cost is exempt from Municipal Tax)

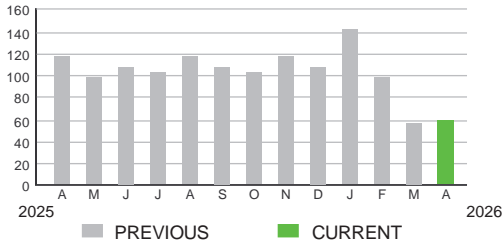
City of Orlando Charges \$316.30

Meter #: 96935254 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 454.304 KGAL @ \$0.69 \$ 313.47
Municipal Taxes 2.83

State of Florida Charges \$3.06

Gross Receipts Tax \$ 0.77
Florida Sales Tax 2.14
Discretionary Sales Surtax 0.15

 **Electric Usage in kWh**

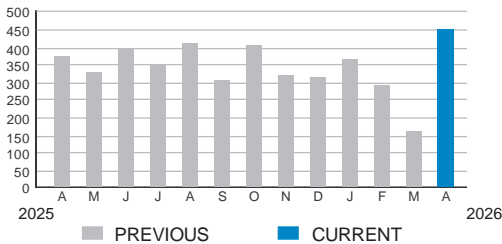


Meter Data

METER #: 5CR54025
CURRENT: 16,577 on 04/03/26
PREVIOUS: 16,518 on 03/04/26
TOTAL USAGE: 59 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2 kWh	4 kWh

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935254
SIZE: 2"
CURRENT: 10,389.311 on 04/03/26
PREVIOUS: 9,935.007 on 03/04/26
TOTAL USAGE: 454.304 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	15.14 KGAL	11.44 KGAL

SERVICE ADDRESS: 4697 NEW BROAD ST

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1229136

Subtotal ▶ \$939.35

CURRENT CHARGES

OUC Electric Service \$801.46

Meter #: 6CD16048 - Service Charge \$ 35.00
 GSD Secondary Demand Electric Rate (03/04/26 - 04/03/26)
 Demand Charge 9.236 kW @ \$12.00 110.83
 Minimum Demand Charge Adjustment 189.17
 6,318 kWh @ \$0.02616 (Non-Fuel) 165.28
 6,318 kWh @ \$0.04767 (Fuel) 301.18
 (\$260.87 of your Fuel Cost is exempt from Municipal Tax)

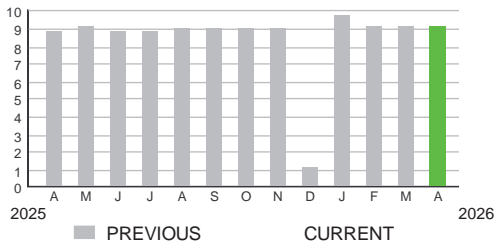
City of Orlando Charges \$56.11

Municipal Taxes. \$ 56.11

State of Florida Charges \$81.78

Gross Receipts Tax. \$ 20.54
 Florida Sales Tax 57.13
 Discretionary Sales Surtax 4.11

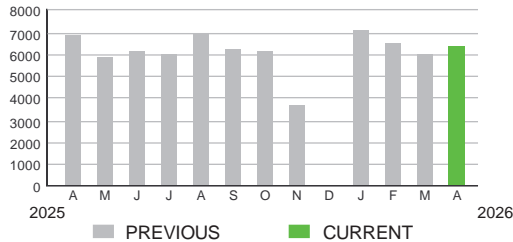
 **Electric Demand in kW**



Meter Data

METER #: 6CD16048
 CURRENT: 9.236 on 04/01/26
 TOTAL DEMAND: 9.236 kW
 DAYS OF SERVICE: 30

 **Electric Usage in kWh**



Meter Data

METER #: 6CD16048
 CURRENT: 94,035 on 04/03/26
 PREVIOUS: 87,717 on 03/04/26
 TOTAL USAGE: 6,318 kWh
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	211 kWh	208 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

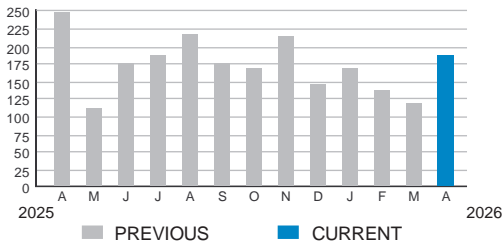
Subtotal ▶ \$130.40

CURRENT CHARGES

City of Orlando Charges \$130.40

Meter #: 96935418 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 188.992 KGAL @ \$0.69 \$ 130.40

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935418
SIZE: 2"
CURRENT: 5,142.101 on 04/03/26
PREVIOUS: 4,953.109 on 03/04/26
TOTAL USAGE: 188.992 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	6.30 KGAL	7.55 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$194.10

CURRENT CHARGES

OUC Water Service \$176.45

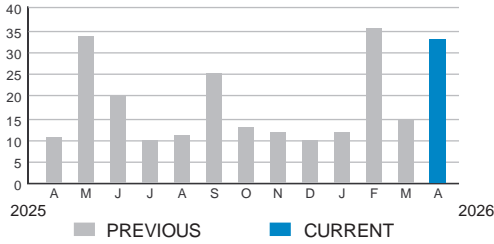
Meter #: 240325733

Service Charge 5/8"	\$ 10.50
Commercial Water Rate (03/04/26 - 04/03/26)	
3.000 KGAL @ \$0.90	2.70
Next 4.000 KGAL @ \$1.40	5.60
Next 12.000 KGAL @ \$2.30	27.60
Next 11.000 KGAL @ \$8.00	88.00
Next 2.803 KGAL @ \$15.00	42.05

City of Orlando Charges \$17.65

Municipal Taxes	\$ 17.65
-----------------------	----------

 **Water Usage in KGAL**



Meter Data

METER #: 240325733
 SIZE: 5/8"
 CURRENT: 249.419 on 04/03/26
 PREVIOUS: 216.616 on 03/04/26
 TOTAL USAGE: 32.803 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	1.09 KGAL	0.31 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$488.68

CURRENT CHARGES

OUC Electric Service \$416.82

Meter #: 5ZR17741 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
3,252 kWh @ \$0.07351 (Non-Fuel) 239.05
3,252 kWh @ \$0.04767 (Fuel) 155.02
(\$134.28 of your Fuel Cost is exempt from Municipal Tax)

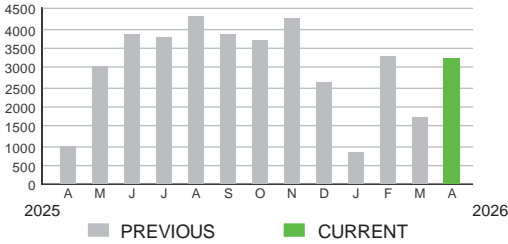
City of Orlando Charges \$29.32

Municipal Taxes. \$ 29.32

State of Florida Charges \$42.54

Gross Receipts Tax. \$ 10.68
Florida Sales Tax 29.72
Discretionary Sales Surtax 2.14

 **Electric Usage in kWh**



Meter Data

METER #: 5ZR17741
CURRENT: 52,473 on 04/03/26
PREVIOUS: 49,221 on 03/04/26
TOTAL USAGE: 3,252 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	108 kWh	30 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

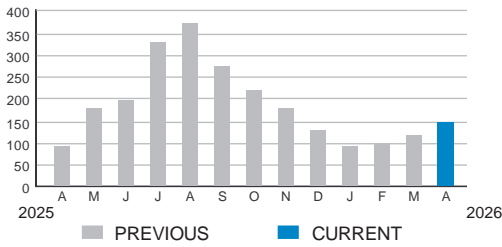
Subtotal ▶ \$104.15

CURRENT CHARGES

City of Orlando Charges \$104.15

Meter #: 96935408 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 150.946 KGAL @ \$0.69..... \$ 104.15

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935408
SIZE: 2"
CURRENT: 4,267.958 on 04/03/26
PREVIOUS: 4,117.012 on 03/04/26
TOTAL USAGE: 150.946 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	5.03 KGAL	2.84 KGAL

SERVICE ADDRESS: 1944 OSPREY AVE

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1429194-1235817

Subtotal ▶ \$91.78

CURRENT CHARGES

OUC Electric Service \$24.45

Meter #: 6CD51323 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
14 kWh @ \$0.07351 (Non-Fuel) 1.03
14 kWh @ \$0.04767 (Fuel) 0.67
(\$0.58 of your Fuel Cost is exempt from Municipal Tax)

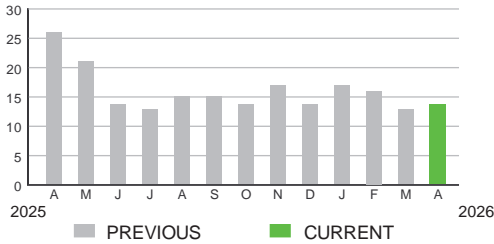
City of Orlando Charges \$64.82

Meter #: 96935290 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 90.398 KGAL @ \$0.69 \$ 62.37
Municipal Taxes 2.45

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**

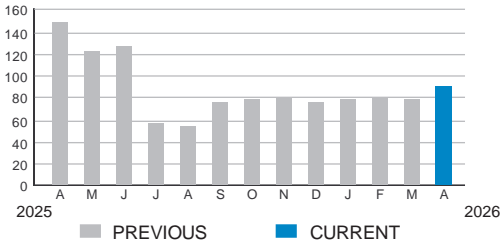


Meter Data

METER #: 6CD51323
CURRENT: 2,877 on 04/03/26
PREVIOUS: 2,863 on 03/04/26
TOTAL USAGE: 14 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	1 kWh

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935290
SIZE: 2"
CURRENT: 3,782.912 on 04/03/26
PREVIOUS: 3,692.514 on 03/04/26
TOTAL USAGE: 90.398 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	3.01 KGAL	4.48 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

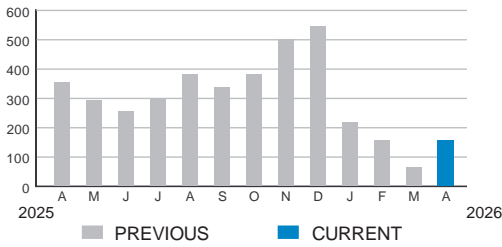
Subtotal ▶ \$109.09

CURRENT CHARGES

City of Orlando Charges **\$109.09**

Meter #: 96935397 - No Charge 2"
 Reclaimed Water Rate (03/04/26 - 04/03/26)
 Reclaimed Water 158.103 KGAL @ \$0.69..... \$ 109.09

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935397
 SIZE: 2"
 CURRENT: 8,492.576 on 04/03/26
 PREVIOUS: 8,334.473 on 03/04/26
 TOTAL USAGE: 158.103 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	5.27 KGAL	10.98 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

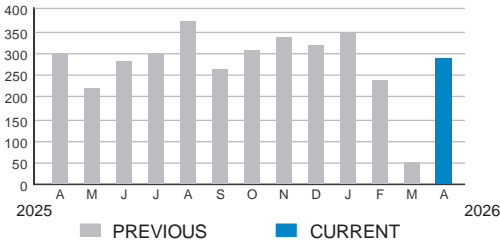
Subtotal ▶ \$234.57

CURRENT CHARGES

City of Orlando Charges \$234.57

Meter #: R87921784 - No Charge 1.5"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 289.590 KGAL @ \$0.81 \$ 234.57

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: R87921784
SIZE: 1.5"
CURRENT: 20,614.62 on 04/03/26
PREVIOUS: 20,325.03 on 03/04/26
TOTAL USAGE: 289.59 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	9.65 KGAL	9.03 KGAL

SERVICE ADDRESS: 5458 PENWAY DR

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1304513

Subtotal ▶ \$27.41

CURRENT CHARGES

OUC Electric Service \$22.75

Meter #: 5CR60518 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
0 kWh @ \$0.07351 (Non-Fuel) 0.00
0 kWh @ \$0.04767 (Fuel) 0.00

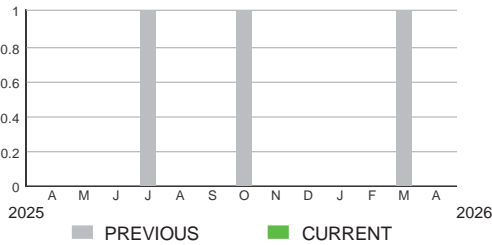
City of Orlando Charges \$2.33

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 #: 5CR60518
CURRENT: 6 on 04/03/26
PREVIOUS: 6 on 03/04/26
TOTAL USAGE: 0 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

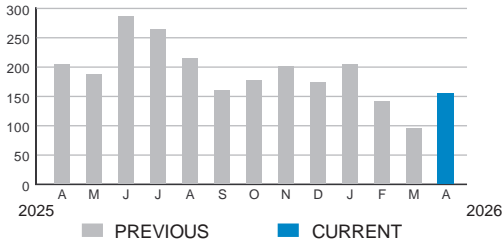
Subtotal ▶ \$108.04

CURRENT CHARGES

City of Orlando Charges \$108.04

Meter #: 96935281 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 156.580 KGAL @ \$0.69..... \$ 108.04

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 96935281
SIZE: 2"
CURRENT: 4,696.501 on 04/03/26
PREVIOUS: 4,539.921 on 03/04/26
TOTAL USAGE: 156.58 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	5.22 KGAL	6.29 KGAL

SERVICE ADDRESS: 2292 SNOW RD

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URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1237119

Subtotal ▶ \$27.56

CURRENT CHARGES

OUC Electric Service \$22.87

Meter #: 5CR52430 - Service Charge \$ 22.75
Commercial Non-Demand Electric Rate (03/04/26 - 04/03/26)
1 kWh @ \$0.07351 (Non-Fuel) 0.07
1 kWh @ \$0.04767 (Fuel) 0.05
(\$0.04 of your Fuel Cost is exempt from Municipal Tax)

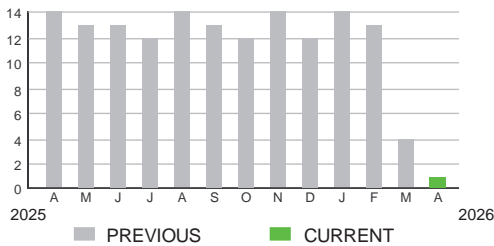
City of Orlando Charges \$2.34

Municipal Taxes. \$ 2.34

State of Florida Charges \$2.35

Gross Receipts Tax. \$ 0.59
Florida Sales Tax 1.64
Discretionary Sales Surtax 0.12

 **Electric Usage in kWh**



Meter Data

METER #: 5CR52430
CURRENT: 1,514 on 04/03/26
PREVIOUS: 1,513 on 03/04/26
TOTAL USAGE: 1 kWh
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	0.00 kWh	0.00 kWh

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

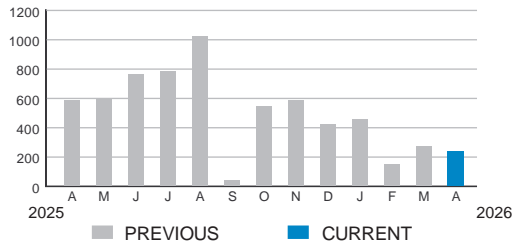
Subtotal ▶ \$174.87

CURRENT CHARGES

City of Orlando Charges \$174.87

Meter #: R88112210 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 253.432 KGAL @ \$0.69..... \$ 174.87

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: R88112210
SIZE: 2"
CURRENT: 26,774.284 on 04/03/26
PREVIOUS: 26,520.852 on 03/04/26
TOTAL USAGE: 253.432 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	8.45 KGAL	17.95 KGAL

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

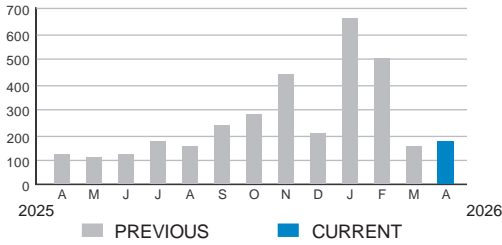
Subtotal ▶ \$119.86

CURRENT CHARGES

City of Orlando Charges \$119.86

Meter #: 99218721 - No Charge 2"
Reclaimed Water Rate (03/04/26 - 04/03/26)
Reclaimed Water 173.712 KGAL @ \$0.69 \$ 119.86

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 99218721
SIZE: 2"
CURRENT: 3,837.793 on 04/03/26
PREVIOUS: 3,664.081 on 03/04/26
TOTAL USAGE: 173.712 KGAL
DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	5.79 KGAL	3.85 KGAL

SERVICE ADDRESS: 2121 UPPER PARK RD

PAGE 64 OF 64

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Customer Reference: 1428194-1301577

Subtotal ▶ \$135.88

CURRENT CHARGES

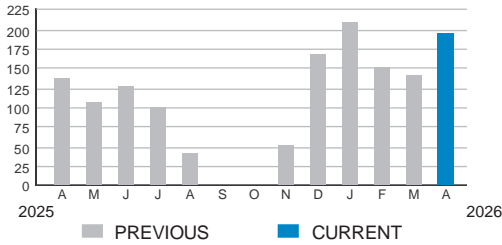
City of Orlando Charges \$135.88

Meter #: 99218717 - No Charge 2"

Reclaimed Water Rate (03/04/26 - 04/03/26)

Reclaimed Water 196.922 KGAL @ \$0.69 \$ 135.88

 **Reclaimed Water Usage in KGAL**



Meter Data

METER #: 99218717
 SIZE: 2"
 CURRENT: 2,728.226 on 04/03/26
 PREVIOUS: 2,531.304 on 03/04/26
 TOTAL USAGE: 196.922 KGAL
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	6.56 KGAL	4.19 KGAL

SENTRY MANAGEMENT INC
 2180 W. SR 434 SUITE 5000
 LONGWOOD FL 32779
 (407) 788-6700 Ext: 21105

INVOICE

Invoice #: SEN2604

URBAN ORLANDO CDD
 11555 Heron Bay Blvd. Suite 201
 Coral Springs, FL 33076

ACCT 113200
 Baldwin PK CDD

DATE	DESCRIPTION	Onsite Mgt	Mgt Fee	Maintenance	BALANCE
4/1/2026	APRIL MGT REPRESENTATIVE	\$ 1,526.27			\$ 1,526.27
4/1/2026	APRIL MANAGEMENT FEE	.	\$ 300.00		\$ 1,826.27
4/1/2026	APRIL MAINT REPRESENTATIVE			\$ 3,571.59	\$ 5,397.86
		\$ 1,526.27	\$ 300.00	\$ 3,571.59	

Total Invoice				\$	5,397.86
----------------------	--	--	--	-----------	-----------------

531016 - ProfSefv - Field Management	\$	1,826.27
534027 - Contracts - On-Site Maintenance	\$	3,571.59

URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT

11555 HERON BAY BLVD, STE 201, CORAL SPRINGS, FL 33067
(954) 282-0065

March 12, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of **\$ 80,669.76**
representing tax receipts collected for Urban Orlando CDD.

Please deposit these funds into the Series 2018A Revenue Fund (245265000).

Should you have any questions, please contact the District's Accountant, Diana Lopez
Tel (954) 282-0065.

Sincerely,

Urban Orlando Community Development District

Diana Lopez

Diana Lopez
District Accountant II

CHECK REQUEST FORM

District Name: Urban Orlando CDD
Date: 12-Mar-26
Invoice Number: 031226 65000

Please issue a check to:

Vendor Name: Urban Orlando CDD c/o US Bank
Vendor No.: 83
Check amount: \$80,669.76 \$0.00

Please cut check from Acct. #: Valley Bank # 6542
Please code to: 206-131000-1000

Check Description/Reason: Transfer Assessments Series 2018A

Mailing instructions: send to US Bank via FedEx

Due Date for Check: ASAP

Requestor: Diana Lopez

Manager's Approval: _____
Date: _____

CHECK REQUEST FORM

District Name: Urban Orlando CDD

Date: 12-Mar-26

Invoice Number: 031226 7000

Please issue a check to:

Vendor Name: Urban Orlando CDD c/o US Bank

Vendor No.: 83

Check amount: \$207,987.30 \$0.00

Please cut check from Acct. #: Valley Bank # 6542

Please code to: 205-131000-1000

Check Description/Reason: Transfer Assessments Series 2018

Mailing instructions: send to US Bank via FedEx

Due Date for Check: ASAP

Requestor: Diana Lopez

Manager's Approval: _____

Date: _____

URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT

11555 HERON BAY BLVD, STE 201, CORAL SPRINGS, FL 33067
(954) 282-0065

March 12, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of **\$ 207,987.30**
representing tax receipts collected for Urban Orlando CDD.

Please deposit these funds into the 2018 Revenue Fund (269697000).

Should you have any questions, please contact the District's Accountant, Diana Lopez
Tel (954) 282-0065.

Sincerely,

Urban Orlando Community Development District

Diana Lopez

Diana Lopez
District Accountant II

CHECK REQUEST FORM

District Name: Urban Orlando CDD

Date: 14-Apr-26

Invoice Number: 041426 7000

Please issue a check to:

Vendor Name: Urban Orlando CDD c/o US Bank

Vendor No.: 83

Check amount: \$129,464.86 \$0.00

Please cut check from Acct. #: Valley Bank # 6542

Please code to: 205-131000-1000

Check Description/Reason: Transfer Assessments Series 2018

Mailing instructions: send to US Bank via FedEx

Due Date for Check: ASAP

Requestor: Diana Lopez

Manager's Approval: _____

Date: _____

URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT

11555 HERON BAY BLVD, STE 201, CORAL SPRINGS, FL 33067
(954) 282-0065

April 14, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of **\$ 129,464.86**
representing tax receipts collected for Urban Orlando CDD.

Please deposit these funds into the 2018 Revenue Fund (269697000).

Should you have any questions, please contact the District's Accountant, Diana Lopez
Tel (954) 282-0065.

Sincerely,

Urban Orlando Community Development District

Diana Lopez

Diana Lopez
District Accountant II

URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT

11555 HERON BAY BLVD, STE 201, CORAL SPRINGS, FL 33067
(954) 282-0065

April 14, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of **\$ 50,214.11**
representing tax receipts collected for Urban Orlando CDD.

Please deposit these funds into the Series 2018A Revenue Fund (245265000).

Should you have any questions, please contact the District's Accountant, Diana Lopez
Tel (954) 282-0065.

Sincerely,

Urban Orlando Community Development District

Diana Lopez

Diana Lopez
District Accountant II

CHECK REQUEST FORM

Date: 4/24/2026

From: Diana Lopez

District Name: Urban Orlando

Please issue a check from Acct. #: # 6542 Valley

Please issue a check to: Urban Orlando c/o US Bank

Vendor No.: V00083

Check amount: \$78,342.88

Please code to: 131000-001

Check Description/Reason: To cover shortage for Series 2018 Bond

Mailing instructions: Please send by FED EX to be received on Monday.

Manager's Approval:

Date: 4/24/2026

URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT

11555 HERON BAY BLVD, STE 201, CORAL SPRINGS, FL 33067
(954) 282-0065

April 24, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of **\$ 78,342.88**
representing tax receipts collected for Urban Orlando CDD.

Please deposit these funds into the 2018 Revenue Fund (269697000).

Should you have any questions, please contact the District's Accountant, Diana Lopez
Tel (954) 282-0065.

Sincerely,

Urban Orlando Community Development District

Diana Lopez

Diana Lopez
District Accountant II

CHECK REQUEST FORM

Date: 4/27/2026

From: Diana Lopez

District Name: Urban Orlando

Please issue a check from Acct. #: # 6542 Valley

Please issue a check to: Urban Orlando c/o US Bank

Vendor No.: V00083

Check amount: \$ 3.00

Please code to: 131000-205

Check Description/Reason: To cover addtl shortage for Series 2018 Bond

Mailing instructions: Please send by FED EX to be received on Monday.

Manager's Approval: _____

Date: 4/24/2026

URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT

11555 HERON BAY BLVD, STE 201, CORAL SPRINGS, FL 33067
(954) 282-0065

April 24, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of **\$ 3.00**
representing tax receipts collected for Urban Orlando CDD.

Please deposit these funds into the 2018 Revenue Fund (269697000).

Should you have any questions, please contact the District's Accountant, Diana Lopez
Tel (954) 282-0065.

Sincerely,

Urban Orlando Community Development District

Diana Lopez

Diana Lopez
District Accountant II

*Urban Orlando
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



URBAN ORLANDO

Community Development District

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URBAN ORLANDO
Community Development District

Financial Statements

(Unaudited)

April 30, 2026

URBAN ORLANDO

Community Development District

Governmental Funds**Balance Sheet**
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2018A DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,697,097	\$ -	\$ -	\$ 1,697,097
Cash with Fiscal Agent	-	412,803	133,879	546,682
Due From Other Funds	67,628	-	-	67,628
Investments:				
Money Market Account	2,756,723	-	-	2,756,723
Prepayment Account	-	154	-	154
Prepayment Account A	-	-	51	51
Reserve Fund	-	436,048	-	436,048
Reserve Fund A	-	-	169,246	169,246
Revenue Fund	-	1,144,192	-	1,144,192
Revenue Fund A	-	-	498,698	498,698
Deposits	9,380	-	-	9,380
TOTAL ASSETS	\$ 4,530,828	\$ 1,993,197	\$ 801,874	\$ 7,325,899
<u>LIABILITIES</u>				
Accrued Expenses	42,880	-	-	42,880
Due To Other Funds	-	67,628	-	67,628
TOTAL LIABILITIES	42,880	67,628	-	110,508
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	9,380	-	-	9,380
Restricted for:				
Debt Service	-	1,925,569	801,874	2,727,443
Assigned to:				
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
Unassigned:	2,156,879	-	-	2,156,879
TOTAL FUND BALANCES	\$ 4,487,948	\$ 1,925,569	\$ 801,874	\$ 7,215,391
TOTAL LIABILITIES & FUND BALANCES	\$ 4,530,828	\$ 1,993,197	\$ 801,874	\$ 7,325,899

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 55,000	\$ 32,083	\$ 87,303	\$ 55,220	158.73%
Interest - Tax Collector	10,000	10,000	11,885	1,885	118.85%
Special Assmnts- Tax Collector	2,198,095	2,198,095	1,775,934	(422,161)	80.79%
Special Assmnts- Discounts	(87,924)	(87,924)	(71,015)	16,909	80.77%
Other Miscellaneous Revenues	19,957	11,642	39,710	28,068	198.98%
TOTAL REVENUES	2,195,128	2,163,896	1,843,817	(320,079)	84.00%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	7,000	6,800	200	56.67%
FICA Taxes	918	536	230	306	25.05%
ProfServ-Arbitrage Rebate	1,200	1,200	500	700	41.67%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	15,000	8,750	7,656	1,094	51.04%
ProfServ-Legal Services	25,000	14,583	13,560	1,023	54.24%
ProfServ-Mgmt Consulting	68,000	39,667	39,669	(2)	58.34%
ProfServ-Property Appraiser	2,330	2,330	-	2,330	0.00%
ProfServ-Special Assessment	8,236	4,804	4,804	-	58.33%
ProfServ-Trustee Fees	10,000	10,000	7,103	2,897	71.03%
Auditing Services	7,046	7,046	4,100	2,946	58.19%
Website Compliance	1,600	1,600	1,553	47	97.06%
Postage and Freight	1,000	583	21	562	2.10%
Insurance - General Liability	25,568	25,568	23,740	1,828	92.85%
Printing and Binding	1,000	583	-	583	0.00%
Legal Advertising	4,000	2,333	-	2,333	0.00%
Misc-Property Taxes	300	300	-	300	0.00%
Misc-Assessment Collection Cost	2,000	2,000	1,635	365	81.75%
Misc-Contingency	7,000	4,083	226	3,857	3.23%
Office Supplies	100	58	-	58	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	193,473	133,199	111,772	21,427	57.77%
Field					
ProfServ-Engineering	65,000	37,917	39,464	(1,547)	60.71%
ProfServ-Field Management	17,569	10,249	12,449	(2,200)	70.86%
Contracts-Fountain	6,785	3,958	2,660	1,298	39.20%
Contracts-On-Site Maintenance	45,070	26,291	24,300	1,991	53.92%
Contracts-Security Services	380,000	221,667	219,148	2,519	57.67%
Contracts-Landscape	417,000	243,250	243,193	57	58.32%
Electricity - General	30,000	17,500	13,671	3,829	45.57%

URBAN ORLANDO

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Electricity - Streetlights	262,921	153,371	155,768	(2,397)	59.25%
Utility - Water	65,911	38,448	32,666	5,782	49.56%
R&M-Electrical	3,500	2,042	2,385	(343)	68.14%
R&M-Equipment	3,500	2,042	1,915	127	54.71%
R&M-Irrigation	120,000	70,000	55,345	14,655	46.12%
R&M-Parks	25,000	14,583	2,009	12,574	8.04%
R&M-Pumps	5,000	2,917	2,700	217	54.00%
Misc-Hurricane Expense	15,000	8,750	-	8,750	0.00%
Misc-Contingency	176,639	103,040	35,673	67,367	20.20%
Op Supplies - General	3,000	1,750	637	1,113	21.23%
Total Field	1,641,895	957,775	843,983	113,792	51.40%
Reserves					
Impr - Landscape & Hardscape	200,000	200,000	90,073	109,927	45.04%
Reserves-Roads and Alleyways	158,760	158,760	2,545	156,215	1.60%
Reserves - Signage	1,000	583	9,940	(9,357)	994.00%
Total Reserves	359,760	359,343	102,558	256,785	28.51%
TOTAL EXPENDITURES & RESERVES	2,195,128	1,450,317	1,058,313	392,004	48.21%
Excess (deficiency) of revenues					
Over (under) expenditures	-	713,579	785,504	71,925	0.00%
Net change in fund balance	\$ -	\$ 713,579	\$ 785,504	\$ 71,925	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	3,702,444	3,702,444	3,702,444		
FUND BALANCE, ENDING	\$ 3,702,444	\$ 4,416,023	\$ 4,487,948		

URBAN ORLANDO

Community Development District

*Series 2018 Debt Service Fund***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 14,982	\$ 14,982	0.00%
Interest - Tax Collector	-	-	7,723	7,723	0.00%
Special Assmnts- Tax Collector	1,855,494	1,855,494	1,499,126	(356,368)	80.79%
Special Assmnts- Discounts	(74,220)	(74,220)	(59,946)	14,274	80.77%
TOTAL REVENUES	1,781,274	1,781,274	1,461,885	(319,389)	82.07%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	1,361	1,361	1,380	(19)	101.40%
Total Administration	1,361	1,361	1,380	(19)	101.40%
Debt Service					
Principal Debt Retirement	1,360,000	-	-	-	0.00%
Interest Expense	406,866	203,433	203,383	50	49.99%
Total Debt Service	1,766,866	203,433	203,383	50	11.51%
TOTAL EXPENDITURES	1,768,227	204,794	204,763	31	11.58%
Excess (deficiency) of revenues Over (under) expenditures	13,047	1,576,480	1,257,122	(319,358)	0.00%
Net change in fund balance	\$ 13,047	\$ 1,576,480	\$ 1,257,122	\$ (319,358)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	668,447	668,447	668,447		
FUND BALANCE, ENDING	\$ 681,494	\$ 2,244,927	\$ 1,925,569		

URBAN ORLANDO

Community Development District

*Series 2018A Debt Service Fund***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 15	\$ 15	\$ 6,672	\$ 6,657	44480.00%
Interest - Tax Collector	-	-	2,995	2,995	0.00%
Special Assmnts- Tax Collector	727,917	727,917	581,449	(146,468)	79.88%
Special Assmnts- Discounts	(29,117)	(29,117)	(23,251)	5,866	79.85%
TOTAL REVENUES	698,815	698,815	567,865	(130,950)	81.26%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	534	534	535	(1)	100.19%
Total Administration	534	534	535	(1)	100.19%
<u>Debt Service</u>					
Principal Debt Retirement	513,000	-	-	-	0.00%
Principal Prepayments	-	-	3,000	(3,000)	0.00%
Interest Expense	178,880	89,440	88,530	910	49.49%
Total Debt Service	691,880	89,440	91,530	(2,090)	13.23%
TOTAL EXPENDITURES	692,414	89,974	92,065	(2,091)	13.30%
Excess (deficiency) of revenues Over (under) expenditures	6,401	608,841	475,800	(133,041)	0.00%
Net change in fund balance	\$ 6,401	\$ 608,841	\$ 475,800	\$ (133,041)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	326,074	326,074	326,074		
FUND BALANCE, ENDING	\$ 332,475	\$ 934,915	\$ 801,874		

URBAN ORLANDO
Community Development District

Supporting Schedules

April 30, 2026

Assigned Reserves

Category	Budget Allocation		Total as of FY 2026	Total usage FY 2026	4/30/2026
	FY 2005-2025	FY 2026			
Landscape & Hardscape	\$ 686,311	\$ 200,000	\$ 886,311	90,073	\$ 796,238
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	794,163	158,760	\$ 952,923	2,545	950,378
Signage	267,348	1,000	\$ 268,348	9,940	258,408
Total designated reserves	\$ 1,862,847	\$ 359,760	\$ 2,222,607	\$ 102,558	\$ 2,120,049

URBAN ORLANDO

Community Development District

**Non-Ad Valorem Special Assessments
Orange County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost (1)	Gross Amount	Allocation by Fund		
					General Fund	Series 2018 Debt Service Fund	Series 2018A Debt Service Fund
ASSESSMENTS LEVIED FY 2026				\$ 4,773,340	\$ 2,198,137	\$ 1,855,522	\$ 719,681
Allocation %				100%	46%	39%	15%
11/07/2025	\$ 12,095	\$ 672		\$ 12,767	\$ 5,879	\$ 4,963	\$ 1,925
11/19/2025	\$ 42,852	\$ 1,933	3,551	\$ 48,337	\$ 22,259	\$ 18,790	\$ 7,288
11/23/2025	\$ 190,187	\$ 7,924		\$ 198,112	\$ 91,231	\$ 77,011	\$ 29,869
12/03/2025	\$ 488,009	\$ 20,334		\$ 508,343	\$ 234,093	\$ 197,606	\$ 76,643
12/12/2025	\$ 246,011	\$ 10,250		\$ 256,261	\$ 118,009	\$ 99,615	\$ 38,637
12/19/2025	\$ 428,297	\$ 17,846		\$ 446,143	\$ 205,450	\$ 173,427	\$ 67,265
01/15/2026	\$ 235,671	\$ 9,820		\$ 245,490	\$ 113,049	\$ 95,428	\$ 37,013
02/13/2026	\$ 1,187,527	\$ 49,481		\$ 1,237,008	\$ 569,646	\$ 480,857	\$ 186,505
03/11/2026	\$ 535,048	\$ 22,294		\$ 557,342	\$ 256,658	\$ 216,653	\$ 84,031
04/14/2026	\$ 333,049	\$ 13,657		\$ 346,706	\$ 159,659	\$ 134,774	\$ 52,273
TOTAL	\$ 3,698,746	\$ 154,211	\$ 3,551	\$ 3,856,509	\$ 1,775,934	\$ 1,499,126	\$ 581,449
% COLLECTED				81%	81%	81%	81%
TOTAL OUTSTANDING				\$ 916,831	\$ 422,203	\$ 356,397	\$ 138,231

Note (1): Collection costs are paid once a year to Orange County.

URBAN ORLANDO

Community Development District

*All Funds***Cash and Investment
April 30, 2026****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	3.56%	\$ 1,697,097
				Subtotal	\$ 1,697,097
Money Market Account	BankUnited	Money Market	n/a	3.35%	\$ 2,756,723
				Subtotal	\$ 2,756,723

DEBT SERVICE FUND

Series 2018 Prepayment Fund	US Bank	Open-Ended Comm. Paper	n/a	2.15%	\$ 154
Series 2018 Reserve Fund	US Bank	Open-Ended Comm. Paper	n/a	3.35%	\$ 436,048
Series 2018 Revenue Fund	US Bank	Open-Ended Comm. Paper	n/a	3.35%	\$ 1,144,192
Series 2018A Prepayment Fund	US Bank	Open-Ended Comm. Paper	n/a	2.15%	\$ 51
Series 2018A Reserve Fund	US Bank	Open-Ended Comm. Paper	n/a	3.35%	\$ 169,246
Series 2018A Revenue Fund	US Bank	Open-Ended Comm. Paper	n/a	3.35%	\$ 498,698
				Subtotal	\$ 2,248,390
				Total	\$ 6,702,209

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

District Agent Report

May 20, 2026

I. SUMMARY OF AUTHORIZATIONS

1. Landscaping: Budget Year 2026 remaining Reserves – IMPR – Landscape & Hardscape balance - **\$70,114.30**
 - a. Pond 14
 - i. Firebush Freeze Removals/Enhancements - **\$18,811.17**
 - ii. Firebush Trim - **\$5,519.80**
 - b. Corrine Drive Median
 - i. Firebush Freeze Removals/Enhancements - **\$15,287.09**
 - ii. Firebush Trim - **\$4,290.20**
 - c. Pond 31 Islands
 - i. Landscape Replacements - **\$16,911.67**
 - d. Pond 24
 - i. Turf & Jasmine Installs - **\$3,076.19**
 - e. North Buffer
 - i. Palmetto overgrowth - **\$1,202.80**
 - f. Pond 16
 - i. Firebush Trim - **\$3,340.00**
 - g. General Rees Row
 - i. Firebush Trim - **\$5,096.00**
 - h. Hurricane Agreement

2. Maintenance Projects: Budget Year 2026 remaining Miscellaneous Contingency balance - **\$133,159.52**
 - a. Pond 14 Painting/Repairs/Maintenance – Estimate #6030
\$47,712.50
 - b. Pond 14 Pressure Cleaning – Estimate #6000
\$6,500.00
 - c. Pond 14 Pergola Maintenance – Estimate #6029
\$1,495.00
 - d. Pond 16/24/34 Pressure Cleaning – Estimate #6007

\$7,750.00

- e. Various Areas Bench/Trash can Maintenance/Painting – Estimate #6015

\$10,750

- f. Pond 16/19/34 Bat Box Maintenance – Estimate #6004

\$1,715.48

- g. Pond 16/19 Purple Martin Box Maintenance – Estimate #6019

\$887.46

II. GROUND MAINTENANCE UPDATES

1. BrightView Updates: Please see the attached report.
2. Approved Projects Status
 - a. Status of April 2026 Approved Landscape Projects
 - i. New Broad St (Pond 14) arbor installation is complete.
 - ii. Pond 19 soil and sod installation is complete.
 - iii. North Buffer plant installations are complete.
 - b. Status of March 2026 Approved Maintenance Projects
 - i. Monument Sign Pressure Cleaning is complete.
3. New Broad Street Falls Project
 - a. The company for the NBS falls lights believe there was a surge that caused the lights to randomly change to purple recently. All techs were on vacation until recently, so someone is to come by soon to reset the lights, weather permitting.
4. Off-Duty Officer Program
 - a. We are currently right on budget

III. DISTRICT AGENT BUDGET REPORTS (DAB)

1. As of May 13, 2026, there were several lateral line repairs to the irrigation system, most due to the proximity of mature oak tree roots.
 - a. The CDD is over budget for irrigation repairs this month, but still under budget based on projections for the budget year.
2. Landscape Reserve Refurbishment Report attached.

IV. OFF-DUTY OFFICER PROGRAM

1. April Police Report: Please see the attached report.

Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	CDD- New Broad Street Enhancements		
Project Description	Remove Fire Bush and install new plants in 8 locations East and West side.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Westside of New Broad Street Beds (5 total)			Subtotal	\$11,320.90
40.00	HOUR	Enhancement - Demo and Prep- Remove Fire Bush	\$88.30	\$3,532.00
210.00	EACH	Jasminum - Confederate Jasmine 1 gal- Front of Each Bed	\$10.38	\$2,179.40
74.00	EACH	Camellia japonica - PINK Camellia 3 gal. Back of Each Bed.	\$44.29	\$3,277.76
64.00	EACH	Indian Hawthorn - 3 gal. (2 walkway beds)	\$27.56	\$1,763.74
1.00	LUMP SUM	Irrigation Modifications	\$568.00	\$568.00
Eastside of New Broad Street Beds (3 total)			Subtotal	\$5,777.48
24.00	HOUR	Enhancement - Demo and Prep- Remove Fire Bush	\$77.40	\$1,857.60
138.00	EACH	Jasminum - Confederate Jasmine 1 gal- Front of Each Bed	\$10.38	\$1,432.18
50.00	EACH	Camellia japonica - PINK Camellia 3 gal. Back of Each Bed.	\$44.29	\$2,214.70
1.00	LUMP SUM	Irrigation Modifications	\$273.00	\$273.00
Dump and Mulch			Subtotal	\$1,712.79
2.50	LOAD	Dump Fees/Green Waste Material	\$230.00	\$575.00
14.00	CUBIC YARD	Mulch Installed - Mini Pine	\$48.00	\$672.00
3.00	CUBIC YARD	Mulch Installed - Pine Fines- Jasmine Areas	\$48.00	\$144.00
1.00	LUMP SUM	Freight/Delivery	\$321.79	\$321.79

For internal use only

SO# 8911442
JOB# 460604797
Service Line 130

Total Price \$18,811.17

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

Property Manager	
Signature	Title
Erin Gilreath	May 04, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	May 04, 2026
Printed Name	Date

Job #:	460604797		
SO #:	8911442	Proposed Price:	\$18,811.17





Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	CDD- Trim Fire Bush-New Broad Street		
Project Description	Cut back Fire Bush to (8 inches) in 7 locations East and West side and remove debris.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Westside of New Broad Street Beds (5 total)				Subtotal
40.00	LUMP SUM	Enhancement - Cut back	\$88.30	\$3,532.00
Eastside of New Broad Street Beds (2 total)				Subtotal
16.00	LUMP SUM	Enhancement - Cut back	\$88.30	\$1,412.80
Dump				Subtotal
2.50	LOAD	Dump Fees/Green Waste Material	\$230.00	\$575.00

For internal use only

SO# 8901691
JOB# 460604797
Service Line 130

Total Price \$5,519.80

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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.
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Customer

Property Manager	
Signature _____	Title _____
Erin Gilreath	April 21, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature _____	Title _____
Steven Peters	April 21, 2026
Printed Name _____	Date _____

Job #:	460604797		
SO #:	8901691	Proposed Price:	\$5,519.80

Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	CDD- Corrine Drive Center Island Enhancements		
Project Description	Remove Fire Bush and install new plants in 5 locations- Center Islands		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Corrine Drive Island Beds (5 total)			Subtotal	\$13,526.30
48.00	HOUR	Enhancement - Demo and Prep- Remove Fire Bush	\$77.40	\$3,715.20
288.00	EACH	Arboricola Variegated - Trinette 3 gal. Shrubs	\$32.09	\$9,243.10
1.00	LUMP SUM	Irrigation Modifications	\$568.00	\$568.00
Dump and Mulch			Subtotal	\$1,760.79
2.50	LOAD	Dump Fees/Green Waste Material	\$230.00	\$575.00
18.00	CUBIC YARD	Mulch Installed - Mini Pine	\$48.00	\$864.00
1.00	LUMP SUM	Freight/Delivery	\$321.79	\$321.79

For internal use only

SO# 8911474
JOB# 460604797
Service Line 130

Total Price \$15,287.09

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Customer

Property Manager	
Signature	Title
Erin Gilreath	May 04, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	May 04, 2026
Printed Name	Date

Job #:	460604797	Proposed Price:	\$15,287.09
SO #:	8911474		



Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	CDD- Corrine Drive Islands- Trim fire bush		
Project Description	Cut back Fire Bush to (8 inches) in 5 locations remove debris.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
Corrine Drive Islands (5 total)				Subtotal	\$3,715.20
48.00	HOUR	Enhancement - Cut back	\$77.40	\$3,715.20	
Dump				Subtotal	\$575.00
2.50	LOAD	Dump Fees/Green Waste Material	\$230.00	\$575.00	

For internal use only

SO# 8911512
JOB# 460604797
Service Line 130

Total Price \$4,290.20

THIS IS NOT AN INVOICE

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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.
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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.
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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.

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Customer

Property Manager	
Signature	Title
Erin Gilreath	May 04, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	May 04, 2026
Printed Name	Date

Job #:	460604797		
SO #:	8911512	Proposed Price:	\$4,290.20



Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando, FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814

Project Name Urban Orlando CDD Pond 31 Islands

Project Description Remove all declining plants and Install new plant material per photo. Due to cold weather

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
East Island Bed (1 Island)				Subtotal	\$3,362.61
80.00	EACH	Liriope - Super Blue- 1 gal - (2 Island Tips) and up the bench side only	\$8.26	\$660.50	
48.00	EACH	Indian Hawthorn - 3 gal. Around Center	\$27.12	\$1,301.77	
26.00	EACH	Arboricola- Trinette 3 gal. - Center- back of bench	\$27.12	\$705.13	
6.00	EACH	Camellia japonica Pink - Japanes Camellia 7 gal	\$115.87	\$695.21	
West Island Beds (3 Islands)				Subtotal	\$6,122.54
130.00	EACH	Liriope -Super Blue- 1 gal- (4 Tips of Islands)	\$8.26	\$1,073.32	
96.00	EACH	Indian Hawthorn - 3 gal. Around Center	\$27.12	\$2,603.54	
56.00	EACH	Arboricola- Trinette 3 gal. - Center- back of bench	\$27.12	\$1,518.73	
8.00	EACH	Camellia japonica Pink- Japanes Camellia 7 gal	\$115.87	\$926.95	
LBL- (2 island beds) Corner of the pond				Subtotal	\$1,119.06
42.00	EACH	Foxtail Fern - 3 gal.-Fill in- 2 corners on LBL	\$26.64	\$1,119.06	
Demo-Bed Prep- Lower Grade- Mulch				Subtotal	\$5,559.46
54.00	LUMP SUM	Demo and Prep- lower grade- 2 areas.	\$75.60	\$4,082.40	
2.50	LUMP SUM	Dump Fees/Green Waste Material	\$212.82	\$532.06	
15.00	CUBIC YARD	Mulch Installed - Mini Pine	\$48.00	\$720.00	
Irrigation Modifications				Subtotal	\$748.00
1.00	LUMP SUM	Irrigation Modifications	\$748.00	\$748.00	

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Proposal for Extra Work at Urban Orlando CDD

Other

Pond 31 bed



Pond 31 bed 1



Pond 31 bed 2



Pond 31 bed 3



For internal use only

SO# 8913448
JOB# 460604797
Service Line 130

Total Price

\$16,911.67

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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.
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Customer

Property Manager	
Signature	Title
Erin Gilreath	May 06, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	May 06, 2026
Printed Name	Date

Job #:	460604797		
SO #:	8913448	Proposed Price:	\$16,911.67

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	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	Urban Orlando CDD- Pond 24- Per Work Order		
Project Description	Install new St Augustine Turf (2 areas) and install Jasmine- Per Photos		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
350.00	SQUARE FEET	St Augustine - Floratam Turf- South West Corner- Carpet Grass removal-LBL Shea corner- Truck damage	\$1.60	\$561.44
12.00	HOUR	Enhancement- Demo and Prep sod areas	\$90.40	\$1,084.80
90.00	EACH	Jasminum Asiaticum - 1 gal. Ground- Corner of Shea bed- Fill in- LBL Center Island at Shea- Truck damage- Fill in	\$11.82	\$1,063.97
0.50	LOAD	Dump Fees/Green Waste Material	\$236.00	\$118.00
0.75	LUMP SUM	Freight/Delivery- Sod and Plants	\$330.64	\$247.98

For internal use only

SO# 8917627
JOB# 460604797
Service Line 130

Total Price \$3,076.19

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Customer

Property Manager	
Signature	Title
Erin Gilreath	May 12, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	May 12, 2026
Printed Name	Date

Job #:	460604797		
SO #:	8917627	Proposed Price:	\$3,076.19





Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	Urban Orlando CDD- North Buffer - Per Work Order		
Project Description	Remove Palmetto (growing over asphalt) behind 3066 Carmello Ave- Per Photos		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
12.00	LUMP SUM	Enhancement- Remove Palmetto- 3 feet from asphalt and grade	\$90.40	\$1,084.80
0.50	LOAD	Dump Fees/Green Waste Material	\$236.00	\$118.00

For internal use only

SO# 8917640
JOB# 460604797
Service Line 130

Total Price \$1,202.80

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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.

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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.
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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

		Property Manager
Signature	Title	
Erin Gilreath	May 12, 2026	
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Steven Peters	May 12, 2026	
Printed Name	Date	

Job #:	460604797		
SO #:	8917640	Proposed Price:	\$1,202.80



Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	CDD- Fox Street Beds- Trim fire bush		
Project Description	Cut back Fire Bush to (8 inches) in 7 locations South side of the road and remove debris.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
Corrine Drive Islands (7 total)				Subtotal	\$2,880.00
40.00	HOUR	Enhancement - Cut back	\$72.00	\$2,880.00	
Dump				Subtotal	\$460.00
2.00	LOAD	Dump Fees/Green Waste Material	\$230.00	\$460.00	

For internal use only

SO# 8912641
JOB# 460604797
Service Line 130

Total Price \$3,340.00

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

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.
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Customer

		Property Manager
Signature		Title
		Erin Gilreath
Printed Name		Date
		May 05, 2026
BrightView Landscape Services, Inc. "Contractor"		
		Account Manager, Senior
Signature		Title
		Steven Peters
Printed Name		Date
		May 05, 2026
Job #:	460604797	
SO #:	8912641	Proposed Price: \$3,340.00



Proposal for Extra Work at Urban Orlando CDD

Property Name	Urban Orlando CDD	Contact	Erin Gilreath
Property Address	1913 Meeting Place Orlando , FL 32814	To Billing Address	Urban Orlando CDD 1913 Meeting Place Orlando, FL 32814
Project Name	CDD- General Reese Road Beds- Trim fire bush		
Project Description	Cut back Fire Bush to (8 inches) in 11 Bed locations and remove debris.		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Corrine Drive Islands (11 total)				Subtotal
58.00	HOUR	Enhancement - Cut back	\$72.00	\$4,176.00
Dump				Subtotal
4.00	LOAD	Dump Fees/Green Waste Material	\$230.00	\$920.00

Other

General Reese Rd



For internal use only

SO# 8912689
JOB# 460604797
Service Line 130

Total Price \$5,096.00

THIS IS NOT AN INVOICE

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701 Codisco Way, Sanford, FL 32771 ph. (407) 322-8600 fax (407) 830-8883

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Customer

Property Manager	
Signature	Title
Erin Gilreath	May 05, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steven Peters	May 05, 2026
Printed Name	Date

Job #:	460604797	Proposed Price:	\$5,096.00
SO #:	8912689		

Let Us Help You Weather the Storm.

Have Peace of Mind with Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access
- Debris from structural dwellings that may pose immediate risk is cleared
- Plant material that may have a chance of surviving is replanted
- Hazardous damaged limbs that remain in trees are trimmed and removed
- Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed
- Final restoration of any remaining damages or losses resulting from the storm is performed



To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.

HURRICANCE PRICE LIST

General Landscape Labor		HOUR
#	\	HOUR
u #	U #	0
u #	U #	0
o o	\	\$225/HOUR

AUTHORIZING SIGNATURE INFORMATION:

_____	_____
PRINTED NAME	TITLE
_____	_____
SIGNATURE	CONTACT PHONE NUMBER
_____	_____
CONTACT EMAIL	PROPERTY NAME

PRE-APPROVAL FOR START OF WORK - Once an all clear has been declared, crews will be dispatched to your property and start assessment and clearing of debris. Work will be charged as time and material (including drive time to the site) with debris staged on site in a predetermined location to expedite clean up and productivity on site. Dump and disposal fees are separate and are not included in above pricing structure. NOTE: If a Not To Exceed (NTE) is not approved via this authorization clean up work will not commence until client approves an ExtraWork or ArborNote proposal from a BrightView representative.

NOT TO EXCEED (NTE) - Please check one

NTE: \$5,000.00 _____

NTE: \$10,000.00 _____

NTE: \$15,000.00 _____

NTE: OTHER AMOUNT: _____

CLIENT SIGNATURE - Confirm NTE with Signature

2026 Hurricane Season Forecasts & Predictions

These 2026 hurricane season forecasts provide a range of views and forecasts for the 2026 hurricane season from leading meteorologists. The 2026 hurricane forecast table will be updated throughout the year as updates are published and storms occur. Where a forecast team has specified a range we have displayed the mid-point of that 2026 hurricane forecast. If you would like to add your forecast information please [contact us](#).

Forecaster	Named storms	Hurricanes	Major hurricanes	ACE
NOAA	-	-	-	-
Colorado State University	13	6	2	90
Tropical Storm Risk	12	5	1	66
Accuweather	11 - 16	4 - 7	2 - 4	-
Weatherbell	9 - 13	3 - 5	1 - 2	85 - 105
UK Met Office	-	-	-	-
The Weather Company	12	6	2	-
NC State University	12 - 15	6 - 9	2 - 3	-
ECMWF (through Oct)	12.4	5.1	-	-
<i>Artemis Average forecast</i>	<i>12</i>	<i>6</i>	<i>2</i>	<i>84</i>
2026 Hurricane Season Actuals	0	0	0	0

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

Stacey Fryrear

Urban Orlando CDD

1913 Meeting Place

Orlando, FL 32814

ESTIMATE # 6030**DATE 05/03/2026****EXPIRATION 06/30/2026****DATE****SERVICE AREA**

CDD

REP

CN

LOCATION

New Broad St Pond

ACTIVITY	QTY	RATE	AMOUNT
Painting Clean, sand and refurbish benches with DTM 15 were completed last year	9	125.00	1,125.00
Painting Clean, sand and refurbish waste receptacles with DTM	6	125.00	750.00
Repairs Seatwalls at Pedestrian Bridge (including end treatments) R/R damaged grout/mortar , install backer rod and NP1 or Dow Coring 790 where applicable . R/R damaged coping. Refinish face of wall with Lotusan or Loxon XP where product is applicable.	650	10.95	7,117.50
Repairs Pedestrian Bridge Pier Treatments R/R damaged grout/mortar , install backer rod and NP1 or Dow Coring 790 where applicable .	750	8.95	6,712.50
Repairs Pedestrian Bridge Mid Pier Treatments R/R damaged grout/mortar , install backer rod	950	8.95	8,502.50

ACTIVITY	QTY	RATE	AMOUNT
and NP1 or Dow Coring 790 where applicable .			
Repairs Retaining Walls R/R damaged grout/mortar , install backer rod and NP1 or Dow Coring 790 where applicable .	650	7.95	5,167.50
Painting Clean, sand and refurbish rails with DTM.	950	6.25	5,937.50
Painting Vertical Concrete Walls Seal with Lotusan or Loxon XP where product is applicable. Repair cracks	1,800	6.25	11,250.00
Painting Repaint all flower pots	1	1,150.00	1,150.00
Completion time 10-15 days weather permitting 50% due as a deposit final due at completion			

Thank you for the opportunity to provide an estimate.

TOTAL

\$47,712.50

Accepted By

Accepted Date

**DRS Construction Of Central
Florida Inc.**

324 Dublin Dr

Lake Mary, FL 32746 USA

+14075456448

C.NUNLEY.DRS@GMAIL.COM

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Estimate

ADDRESS

Orlando CDD

Urban Orlando CDD

1913 Meeting Place

Orlando, FL 32814

ESTIMATE # 6000

DATE 04/12/2026

EXPIRATION 05/31/2026

DATE

SERVICE AREA

CDD

REP

CN

LOCATION

NB Pond

ACTIVITY

Pressure Washing Side Walks

Pressure wash all walls, bridge, under bridge fountain, pergola and all sidewalks. Boat will be used for under bridge

Price includes all walls, on land and in water (under bridge), fountain walls and steps as well as top caps on fountain.

Water used by hydrant (OUC)

Mot for sidewalks due to hydrant use

Use of boat, caution will be used with all plant materials (boat does not have a motor)

Fountain is completed by wading into water on the tiers

5 men 3 days labor 8-10 hrs per day

QTY

1

RATE

6,500.00

AMOUNT

6,500.00

Thank you for the opportunity to provide an estimate.

TOTAL

\$6,500.00

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Estimate

ADDRESS

Orlando CDD
Urban Orlando CDD
1913 Meeting Place
Orlando, FL 32814

ESTIMATE # 6029

DATE 05/03/2026

SERVICE AREA	REP	LOCATION
CDD	CN	New Broad Fountain Pergola

ACTIVITY	QTY	RATE	AMOUNT
Repairs Pressure Wash pergola, recaulk and repaint, inspect for any repairs, a report will be given if repairs are needed.	1	1,495.00	1,495.00

TOTAL **\$1,495.00**

Accepted By

Accepted Date

**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

Orlando CDD

Urban Orlando CDD

1913 Meeting Place

Orlando, Fl 32814

ESTIMATE # 6007

DATE 04/12/2026

SERVICE AREA	REP	LOCATION
CDD	CN	Various

ACTIVITY	QTY	RATE	AMOUNT
Pressure Washing Side Walks Pressure wash walk around High Park Pond as well as wall	1	2,750.00	2,750.00
Pressure Washing Side Walks Pressure wash walks around pond 24	1	2,500.00	2,500.00
Pressure Washing Side Walks Pressure wash walks and walls around pond 16 All pressure washed using hydrant meter	1	2,500.00	2,500.00

Thank you for the opportunity to provide an estimate.

TOTAL

\$7,750.00

Accepted By

Accepted Date

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

Orlando CDD
 Urban Orlando CDD
 1913 Meeting Place
 Orlando, FL 32814

ESTIMATE # 6015

DATE 04/12/2026

SERVICE AREA	REP	LOCATION
CDD	CN	Trash cans. benches. signs

ACTIVITY	QTY	RATE	AMOUNT
Painting Clean and repaint trash cans each	1	125.00	125.00
Painting Clean and repaint benches each	1	125.00	125.00
Painting Clean signs and pole, repaint pole each	1	75.00	75.00
Painting Clean and paint bike racks	1	125.00	125.00

Unit 8					
Benches:	4	Trash Cans:	0	Bike Racks:	1
				Total Cost:	\$625.00
Pond 14					
Benches:	24	Trash Cans:	7		
				Total Cost:	\$3,875.00
Pond 16					
Benches:	6	Trash Cans:	4		
				Total Cost:	\$1,250.00
Pond 19					
Benches:	1	Trash Cans:	4		
				Total Cost:	\$625.00
Pond 24					
Benches:	7	Trash Cans:	4		
				Total Cost:	\$1,375.00
Pond 31					
Benches:	3	Trash Cans:	2		
				Total Cost:	\$625.00
Pond 34					
Benches:	10	Trash Cans:	9		
				Total Cost:	\$2,375.00
TOTALS:					
Benches:	55	Trash Cans:	30	Bike Racks:	1
				Grand Total:	\$10,750.00

TOTAL \$450.00

Accepted Date

**DRS Construction Of Central
Florida Inc.**

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Lake Mary, FL 32746 USA

+14075456448

C.NUNLEY.DRS@GMAIL.COM

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Estimate

ADDRESS

Orlando CDD

Urban Orlando CDD

1913 Meeting Place

Orlando, FL 32814

ESTIMATE # 6004

DATE 04/12/2026

EXPIRATION 05/31/2026

DATE

SERVICE AREA

CDD

REP

CN

LOCATION

Parks

ACTIVITY	QTY	RATE	AMOUNT
Repairs Order and install new bat box	4	428.87	1,715.48
TOTAL			\$1,715.48

Accepted By

Accepted Date

**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

Orlando CDD

Urban Orlando CDD

1913 Meeting Place

Orlando, FL 32814

ESTIMATE # 6019

DATE 04/12/2026

SERVICE AREA

REP

LOCATION

CDD

CN

S&K Dual Purple Martin Houses,

ACTIVITY	QTY	RATE	AMOUNT
Repairs Order and install S&K Dual Purple Martin Houses, 24 Rooms	3	295.82	887.46

TOTAL

\$887.46

Accepted By

Accepted Date

Baldwin Park CDD Monthly Report for April 2026

April 30, 2026

Weather Summary for April 2026	
Total Rain	1.6 inches
Lowest Temp	60°
Highest Temp	92°
Source: NWS	

General Report

Specific Tasks completed within the Last 30 days

- 1)Performed Irrigation Inspections and provided proposals to fix issues found (on going)
- 2)Removed Debris (on going)
- 3)Treatment of Weeds in beds(on going)
- 4) Granuler Fertilizer- Turf- Completed
- 5) Treated Ponds (on going)
- 6)Treated weeds in Turf
- 7) Removed Leaves
- 8) Fixed Irrigation Mainlines- Pond 16, Lateral lines- North Buffer-LBL-OUC Buffer
- 9) Propose all cold weather plant material to be replaced.

Upcoming Tasks to be completed within the next 30 days

- 1)Treat ponds (on going) Reports Generated
- 2)Treat Beds for Weeds (on going)
- 3)Turf Weeds (Spot spray)
- 4)Monitor Insects in St Augustine
- 5)Shrubs- Spray insecticide and Fugicide
- 6)Trim Crepe Myrtle suckers

Overall Landscape Comments

Our irrigation inspections will continue on all areas of the CDD. We are mowing weekly and bi-weekly mowing of bahia and St Augustine. Continue to remove trash and debris. Continue to be proactive with completing work orders. Several enhancement proposals have been submitted - Pond 14, Fox,Corrine Dr, General Reece- winter damage plants . We will continue to be proactive in reporting irrigation problems, liabilities issues and enhancement proposals. New annuals have been sprayed with fungicide after installaton (second application)

Landscape Maintenance Activity by Location

New Broad Street

- Monitor Turf Insects
- Trimmed Shrubs
- Removed Debris
- Sprayed weeds in beds

Bennett Road and Medians

- Monitor Turf Insects
- Removed Debris and Trash
- Sprayed weeds in beds
- Trimmed Shrubs

Audubon Buffer

- Maintaine lower limbs
- Sprayed weeds in beds
- Removed Debris and Trash

TwinView Lane

- Trimmed shrubs
- Hand pulled weeds in beds
- Removed Debris and Trash
- Trimmed Jasmine

Belkin Ct	<ul style="list-style-type: none"> Removed Debris Sprayed weeds in beds Trimmed Shrubs Removed Debris and Trash
Corrine Drive and Medians	<ul style="list-style-type: none"> Removed Debris and Trash Sprayed weeds in beds Hand pulled weeds in beds Monitor Turf Insects Trimmed Shrubs
R.O.T.C Buffer/Alley	<ul style="list-style-type: none"> Sprayed beds Removed debris Trimmed Podocarpus
General Rees Buffer	<ul style="list-style-type: none"> Remove Debris Sprayed weeds in beds Removed small branches Monitor Turf Insects
Haws Court	<ul style="list-style-type: none"> Sprayed beds Hand pulled weeds in plant material Trimmed Shrubs Removed debris
Glenridge Middle School	<ul style="list-style-type: none"> Trimmed Shrubs Sprayed weeds in beds Removed debris Proposed New plant material -Island Parking
Glenridge Buffer	<ul style="list-style-type: none"> Sprayed weeds in beds Removed debris Hand pulled weeds in plant material
Lakemont Medians	<ul style="list-style-type: none"> Sprayed weeds in beds Hand pulled weeds in beds Trim Shrubs Monitor Turf Insects
Customs Buffer	<ul style="list-style-type: none"> Removed debris Sprayed weeds in beds Trimmed Jasmine
Lake Susannah Mews	<ul style="list-style-type: none"> Monitor Turf Insects Sprayed weeds in beds Trimmed Walters Viburnums
Pond 19	<ul style="list-style-type: none"> Sprayed weeds in beds Removed Debris Trimmed Shrubs Hand pulled weeds in beds Plant Installation- Bridge- Doing Well
South Buffer	<ul style="list-style-type: none"> Remove debris Sprayed weeds in beds Remove tree limbs

OUC Buffer	<ul style="list-style-type: none"> Spray weeds in beds Removed debris Removed Leaves New sod installed and Mulch removed
Hank Street Median	<ul style="list-style-type: none"> Trimmed shrubs Sprayed weeds in beds Hand pulled weeds in beds
Pond 24	<ul style="list-style-type: none"> Trimmed shrubs Removed debris Hand pull weeds in plant material Remove trash
Lift Station 9	<ul style="list-style-type: none"> Removed Vines in Plant material and Jasmine Sprayed weeds in beds Trimmed shrubs
Pond 17	<ul style="list-style-type: none"> Trimmed Corner Bed Sprayed Beds Removed debris Monitor Turf Insects
Lake Baldwin Unit 7	<ul style="list-style-type: none"> Sprayed weeds in beds Hand pulled weeds in beds Mainline Repair- Completed
Cady Way Trail	<ul style="list-style-type: none"> Trimmed shrubs Sprayed weeds in beds Removed tree limbs
Pond 16	<ul style="list-style-type: none"> Trimmed Saw Palmetto Sprayed weeds in beds Monitor Turf Insects
Pond 31	<ul style="list-style-type: none"> Trimmed Shrubs Sprayed weeds in beds Hand pulled weeds in beds
Lift Station Unit 10	<ul style="list-style-type: none"> Trim Shrubs Sprayed weeds in beds
North Buffer	<ul style="list-style-type: none"> Trimmed shrubs Sprayed weeds in beds Removed Debris
Pond 34	<ul style="list-style-type: none"> Sprayed weeds in beds Hand pulled weeds in beds Trimmed Shrubs Removed debris Monitor Turf Insects
Lake Baldwin Ln 8-10	<ul style="list-style-type: none"> Trimmed shrubs Pulled Vines Sprayed weeds in beds Monitor Turf Insects

Baldwin Park St.

Trimmed Shrubs
Sprayed weeds in beds
Removed Debris
Monitor Turf Insects

Harbor Park

Removed Debris off walkways
Sprayed weeds in beds
Hand pulled weeds in beds

Audubon Elementary

Removed Leaves
Sprayed for weeds in beds
Hand pulled weeds in beds

Bennett Park

Removed dead limbs
Sprayed for weeds in beds
Removed Debris
Hand pulled weeds in beds
Trimmed Shrubs
Monitor Turf Insects

2026 District Agent Budget Report

Item	Item #	Contractor	Project	Amount	SO #	Approval Date	Paid invoice #	Sent to Inframark	Comments/Description
Contracts Fountain				FY 2026 Budget					
	11			\$ 6,785.00					Florida Water Features Fountain maintenance contracts: Jake St.
	12			\$ 150.00			25137	3/5/26	NBS waterfalls
	13			\$ 230.00			25138	3/5/26	Jake St fountain
	14			\$ 150.00			25179	4/6/26	NBS waterfalls
	15			\$ 230.00			25180	4/6/26	Jake St fountain
	16			\$ 150.00			25221	5/4/26	
				\$ 230.00			25222	5/4/26	
Total Encumbrance				\$ 3,040.00					
Variance				\$ 3,745.00					
Contracts - Security Service				FY 2026 Budget		Inv Date			
	29	OPD		\$ 6,969.58		4/15/26	335314		
	30			\$ 7,036.08		4/21/26	338827		
	31			\$ 6,532.08		4/29/26	342283		
	32			\$ 6,969.58		5/5/26	345077		
	33			\$ 6,836.57		5/12/26	349066		
Total Encumbrance				\$ 232,384.76					
Variance				\$ 147,615.24					
Contracts - Landscape				FY 2026 Budget					
	6	Brightview	Landscape Maintenance Contract	\$ 417,000.00					BrightView contract
	7			\$ 34,741.90			9695070	3/6/26	
	8			\$ 34,741.90			9729646	4/1/26	
				\$ 34,741.90			9765697	5/1/26	
Total Encumbrance				\$ 277,935.20					
Variance				\$ 139,064.80					
R&M Electrical				FY 2026 Budget					
	1	All States Lighting	Repair Damages from townhouse construction at unit 7 - will be reimbursed	\$ 1,217.00			805578	1/22/26	Misc. electrical repairs, bulbs, lamps etc.
	2	All States Lighting	Repair 4 wall pack lights at the Pond 14 Falls	\$ 1,167.80			805579	1/22/26	
Total Encumbrance				\$ 2,384.80					
Variance				\$ 1,115.20					
R&M Equipment				FY 2026 Budget					
	1	Hoover	Evaluation of Existing Non-Hover PVC Intake Line	\$ 1,420.00	SPN104335.0	12/17/26	194313	1/23/26	pump motor repairs/replacements
	2	Florida Water Feature	Replace vault blower vent at Jake St Fountain	\$ 495.20	Quote Number 5376	3/6/26	25193	4/7/26	
	3	Florida Water Feature	Jake St check valves repair	\$ 2,148.27	Quote Number 5392	4/24/26	25231	5/6/26	
Total Encumbrance				\$ 4,063.47					
Variance				\$ (563.47)					
R&M Irrigation				FY 2026 Budget					
			October Repairs	\$ 4,190.40					
			November Repairs	\$ 5,979.92					
			December Repairs	\$ 4,484.97					
			January Repairs	\$ 4,310.80					
			February Repairs	\$ 21,009.75					
			March Repairs	\$ 12,222.22					
			April Repairs	\$ 8,816.11					
			May Repairs	\$ 16,114.75					
Total Irrigation Repair Encumbrance				\$ 77,128.92					
Variance				\$ 42,871.08					
R&M Parks				FY 2026 Budget					
	1	DRS	Signs at NBS Falls	\$ 434.08	5900	12/19/25	01012026-52	2/4/26	Cleaning and repairs for CDD parks, including pressure washing
	2	DRS	Repair ropes at Harbor Park	\$ 75.00			10102025-48	1/6/26	
	3	DRS	Bennett Park Pergola Painting	\$ 1,500.00	5670	3/18/26	01012026-167	4/3/26	
Total Encumbrance				\$ 2,009.08					
Variance				\$ 22,990.92					
R&M Pumps				FY 2026 Budget					
	1	YES	Push camera down Jake St pump line	\$ 1,900.00	Q501742	3/4/26	4571188	3/19/26	Contract for pump service and repairs
	2	DJB Construction	Hand Dig to expose suction line for Jake St pump	\$ 800.00	1543	4/3/26	994	4/14/26	
	3	YES	Push camera down Jake St pump line	\$ 1,250.00	Q501986	4/20/26	4640241	5/4/26	
Total Encumbrance				\$ 3,950.00					
Variance				\$ 1,050.00					

2026 District Agent Budget Report

Item	Item #	Contractor	Project	Amount	SO #	Approval Date	Paid invoice #	Sent to Inframark	Comments/Description
Misc - Hurricane Expense			FY 2026 Budget	\$ 15,000.00					
Total Encumbrance				\$ -					
Variance				\$ 15,000.00					
Misc. Contingency			FY 2026 Budget	\$ 176,640.00					Other non categorized expenses, including yearly Christmas decorations
	10	DRS	Pressure wash CDD sidewalks in NBD	\$ 6,250.00	5925	3/18/26	01012026-124	4/2/26	
	11	DRS	Pressure wash monument signs	\$ 3,625.00	5440	3/18/26	01012026-168	4/20/26	
Total Encumbrance				\$ 43,480.48					
Variance				\$ 133,159.52					
Ops Supplies General			FY 2026 Budget	\$ 3,000.00					General supplies needed for maintenance i.e. cleaning, trash
	1	BP Joint Committee	Maintenance Cleaning Supplies	\$ 314.92			JC111225	11/12/25	
Total Encumbrance				\$ 314.92					
Variance				\$ 2,685.08					
Reserves – Signage			FY 2026 Fund Balance	\$ 267,348.00					
	8	DRS	Remove old sign post sticking out of the ground	\$ 75.00			01012026-107	2/17/26	
	9	DRS	Sign posts, stickers and caps	\$ 2,501.75		2/18/26	01012026-121	3/11/26	
	10	DRS	Street sign re-installs	\$ 250.00			01012026-193	4/2/26	
Total Encumbrance				\$ 9,939.98					
Variance				\$ 257,408.02					
Reserves – Roads and Alleyways			FY 2026 Budget	\$ 158,760.00					Alley way maintenance; seal coat, pot holes, etc
	6	DMI Paving	Sealcoating and patching Unit 10	\$ 33,820.00	O26-2181	3/24/26	19826	4/29/26	
	7	Orlando	Unit 10 Permit Fees	\$ 1,100.20				2/5/26	
	8	DRS	Cold Patches to Unit 10 areas	\$ 550.00	6034	5/12/26			
Total Encumbrance				\$ 36,915.20					
Variance				\$ 121,844.80					
Reserves – IMPR-Landscape & Hardscape			FY 2026 Budget	\$ 200,000.00					See Landscape/Hardscape Reserve for details
Total Encumbrance				\$ 129,885.70					
Variance				\$ 70,114.30					

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					
	Trimming trees around NBS Park fountain	\$ 800.00	1163376	10/23/25	9557925	10/28/25
	Bennett Wall Project - Phase 2 from 1007 - 1115	\$ 8,409.98	8794177	11/19/25	9579477	12/09/25
	Belkin Ct Tree removal and replace	\$ 5,252.70	8812484	12/17/25		
	Bennett Wall Project - Phase 3 from 1117 - 1397	\$ 17,656.39	8827917	1/21/26	9684284	02/25/26
	Pond 14 Freeze Replacements	\$ 9,397.41	8868048	3/18/26		
	Pond 14 Arbor Freeze Replacements	\$ 3,885.78	8870656	4/15/26		
	DJB Fox St Commons sidewalk repair	\$ 3,100.00	1550	4/24/26		
Subtotal		\$ 48,502.26				
Unit 2	Corrine Drive Edge & Medians, Customs buffer, Haws Ct					
Subtotal		\$ -				
Unit 3	Publix entrance, Jake St Fountain, Harbor Park					
	Removal of plants and irrigation at NBS and MP for STOP sign	\$ 789.30	8653616	5/21/25	9543796	01/09/26
Reimbursable	Replace dead palm; replace plants in 4 pots	\$ 5,050.57	8827816	1/21/26		
Subtotal		\$ 5,839.87				
Unit 4	Army Reserve Buffer, General Rees Buffer					
Subtotal		\$ -				
Unit 5	Lakemont Medians					
	Round about enhancement	\$ 9,438.18	8849963	2/18/26	9699819	04/09/26
Subtotal		\$ 9,438.18				
Unit 6	Glenridge Way buffer, Glenridge Buffer					
Subtotal		\$ -				
Unit 7	Outer Rd sidewalk, Cady Way Trail buffer, LBL medians, Picnic area at Cady Way Trail					
	Remove declining plants on 2 islands and install new plant material	\$ 18,195.28	8828792	1/21/26	9679197	02/23/26
Subtotal		\$ 18,195.28				
Unit 8	Lake Susannah Mews, Meeting PI median					
Subtotal		\$ -				
Units 9 and 9A	Hanks Ave median, LBL medians and LS Buffer, Mid-lakes park (pond 19)					
	Remove declining Juniper at 4 island tips and install new plant material	\$ 13,194.91	8774573	10/15/25	9569863	11/03/25
	Install new Pink Muhly Grass North and South of Bridge at Pond 19	\$ 5,556.54	8792737	11/19/25	9579474	12/09/25
	OUC Bahia buffer install	\$ 6,014.66	8864377	3/18/26	9773334	05/04/26
	OUC Buffer mulch removal	\$ 3,450.50	8875559	3/18/26	9773355	05/04/26
	Pond 19 hole fill in	\$ 1,622.29	8879451	4/15/26		
	DJB sidewalk repair at Penway & Harston	\$ 4,500.00	1551	4/24/26		
Subtotal		\$ 34,338.90				
Unit 10	Baldwin Park St medians, High Park/Pond 34, LBL medians, North Buffer, Westminster Park (pond 31), Unit 10 lift station buffer					
	Install new plant ateral across from 2852 Dorrel Ave.	\$ 8,338.63	8765015	10/15/25	9569865	01/09/25
	Fill in plant material in gaps across from 315 Stanfield	\$ 485.23	8193963	11/3/25	9581682	11/24/25
	Annuals in the BPS Median	\$ 978.05	8813017	12/3/25	9609048	12/17/25
	Annuals in the BPS Median	\$ 978.05	8865302	3/4/26	9734631	03/27/26
	North Buffer installs	\$ 2,791.25	8885218	4/15/26		
Subtotal		\$ 13,571.21				
Total Overall Landscape/Hardscape Reserve Allowance		\$ 129,885.70				
Landscape/Hardscape Reserve Budget		\$ 200,000.00				
Remaining landscape replacement budget		\$ 70,114.30				

Off-Duty Police Report

2026

April

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								3	
2							1	1	1
3				3	2			2	1
4				4					
5							1	1	
6		2					2	1	2
7								6	
8			1	2			1	5	
9			1					3	
10		1					1	5	4
11				4					
12		1					1		
13									
14			1						
15							5		
16		2	1				2	1	
17								1	
18				4				1	
19							1	4	
20		1						1	
21			1	5			2	3	
22				3			4	4	
23			2	1			3		
24		1					2	1	
25									
26			1				1		
27							1		
28								2	1
29			1				2		
30			1						
31									
Total	0	8	10	26	2	0	30	45	9

Urban Orlando Community Development District Off-Duty Police Report 2026

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	3	6	11	18	1	0	16	18	6	79
February	1	18	11	27	0	0	7	39	3	106
March	2	6	16	13	6	0	7	45	10	105
April	0	8	10	26	2	0	30	45	9	130
May										
June										
July										
August										
September										
October										
November										
December										
Year Total	6	38	48	84	9	0	60	147	28	420

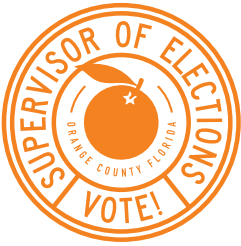
Per Sgt. McNichols:

There were no stolen vehicles or residential burglaries reported. There were 2 vehicle burglaries reported that occurred between 4/2-4/3, both in the Villages at Baldwin Park. Both vehicles had forced entry. The door lock was punched out and a window was shattered in both vehicles. It appeared the suspects attempted to steal the vehicles as they also had tampering with the ignition. Both vehicles were Hyundai's where it is well known they are easy to steal and part of a nationwide auto theft trend for the past several years. These occurred between 4/2 at 4:00p through 4/3 at 11:07 am.

I directed Officers to increase patrols in the apartment complexes due to the rise in vehicle burglaries from March and beginning of April. There were no other burglaries reported after the 2 mentioned above. Officers continued to conduct traffic enforcement to address the previous complaints in the Village Center and near WPHS.

On 4/9, Officer Ryan Hartline was working the off duty detail and conducted a traffic stop. The driver had a warrant for his arrest and the subject was taken into custody.

On 4/17, Officer Josue Torres was working the off duty detail when he responded with other patrol units for a threat called into Baldwin Park Elementary. The threat was deemed to be a hoax (swatting call), but all threats are treated as real until proven otherwise.



Karen Castor Dentel Supervisor of Elections Orange County—Florida

Mapping Department

soemapping@ocfelections.gov

April 15, 2026

Melinda Gallo, District Administrative Assistant
 Urban Orlando CDD
 Inframark Management Services
 210 N University Drive, Suite 702
 Coral Springs, FL 33071

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **6,833 registered voter(s)** in the **Urban Orlando CDD**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
 Orange County Supervisor of Elections
 Phone: 407-254-6554
 119 W. Kaley Street
 Orlando, FL 32806
soemapping@ocfelections.gov



119 West Kaley Street, Orlando, Florida 32806

✉ P.O. Box 562001, Orlando, Florida 32856 ☎ 407.836.2070 📠 407.254.6598 🌐 ocfelections.gov

Urban Orlando Community Development District

February 12, 2026 • Orlando, FL

FULL RESERVE STUDY



Urban Orlando Community Development District
Orlando, Florida

Dear Board of Directors of Urban Orlando Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Urban Orlando Community Development District in Orlando, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, February 12, 2026.

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- to three-years. We look forward to continuing to help Urban Orlando Community Development District 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 April 28, 2026 by

Reserve Advisors, LLC

Visual Inspection and Report by: Will Maggio
Review by: Kevin Hayes, Regional Engineering Manager
Alan M. Ebert, RS¹, PRA², Director of Quality Assurance



1 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.

2 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>.





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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Urban Orlando Community Development District

Location: Orlando, Florida

Reference: 220545

Property Basics: Urban Orlando Community Development Association is a masters association consisting of 4342 units

Reserve Components Identified: 21 Reserve Components.

Inspection Date: February 12, 2026

Methodology:

Cash Flow Method - 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
- 2.0% anticipated annual rate of return on invested reserves
- 3.2% future Inflation Rate for estimating Future Replacement Costs

Component Method – Also known as the straight-line method, this methodology calculates the reserve funding requirements necessary to fund the portion of the unfunded balance of a component relative to its remaining useful life. The overall funding recommendations is the sum of the required funding item for each individual component.

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

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:

- Paint finishes and repairs to the metal railings
- Inspections and repairs to the concrete sidewalks
- Replacement of the site furniture
- Replenishment of the seashell walkway
- Replacement of the wood boardwalk

Unaudited Cash Status of Reserve Fund:

- \$990,301 as of January 31, 2026. We excluded the operating reserves, roads and alleyways reserves and any unassigned reserves
- \$201,000 in budgeted Reserve Contributions in 2019. We excluded contributions for the roads and alleyways reserves



Cash Flow Method Funding

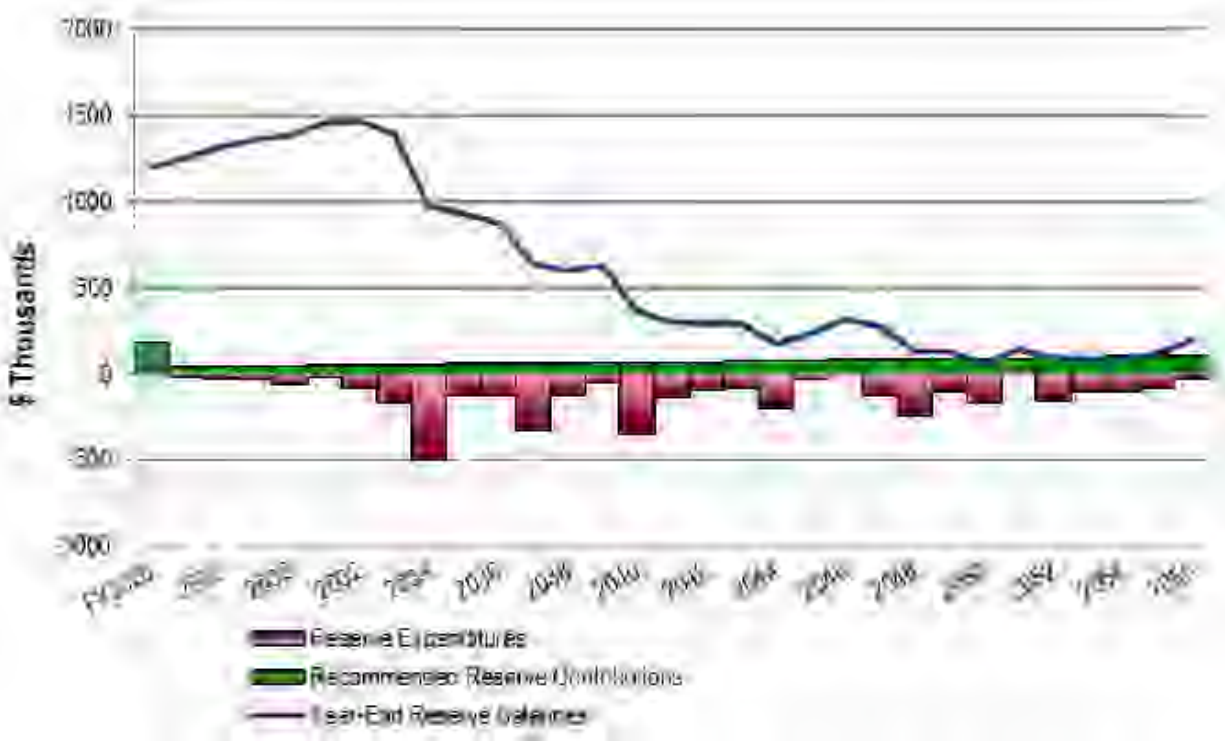
Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes the critical funding year of 2050 due to the replacement of the irrigation system. In addition, the Reserve Funding Plan recommends 2056 year end accumulated reserves of approximately \$200,500. We judge this amount of accumulated reserves in 2056 necessary to fund the likely subsequent replacement of the masonry retaining walls after 2056. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2056 year end reserves.

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

- We recommend the Association adopt a reserve budget of \$43,600 in 2027
- Inflationary increases thereafter through 2056, the limit of this study's Cash Flow Analysis
- 2027 Reserve Contribution of \$43,600 is equivalent to an average monthly contribution of \$0.84 per owner.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2027	43,600	1,260,044	2037	59,600	641,680	2047	81,700	280,822
2028	45,000	1,316,705	2038	61,500	598,160	2048	84,300	134,037
2029	46,400	1,363,984	2039	63,500	631,507	2049	87,000	128,447
2030	47,900	1,385,493	2040	65,500	360,030	2050	89,800	53,042
2031	49,400	1,459,700	2041	67,600	305,176	2051	92,700	148,326
2032	51,000	1,467,325	2042	69,800	291,593	2052	95,700	95,185
2033	52,600	1,390,510	2043	72,000	292,162	2053	98,800	88,196
2034	54,300	974,292	2044	74,300	178,641	2054	102,000	87,858
2035	56,000	926,333	2045	76,700	234,260	2055	105,300	113,475
2036	57,800	880,713	2046	79,200	320,580	2056	108,700	200,477





Component Method Funding

The Association currently uses component methodology to calculate their reserve requirements. Component reserve funds are restricted to be used only on the specific reserve component(s). Under this methodology, the required total annual funding for 2027 is \$74,374. This difference emphasizes our recommendation to fund the Reserve Account using the Cash Flow or "Threshold" method of Reserve Analysis. The Component Method does not incorporate inflation or interest on reserves. Estimates of appropriate reserve contributions must be updated annually to account for market changes in the common elements from year to year. Changes in market conditions and other inherent factors of the Component Method can result in significant volatility in the reserve contribution from year to year.



2. RESERVE STUDY REPORT

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

Urban Orlando Community Development District

Orlando, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, February 12, 2026.

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 the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated 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:

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

We advise the Board to 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:

- Urban Orlando 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
Urban Orlando
Community Development District
Orlando, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$6,000 (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.

- Asphalt Pavement, Mill and Overlay¹
- Asphalt Pavement, Repairs¹
- Irrigation System, Controls and Maintenance
- Landscape
- Paint Finishes Touch Up
- Ponds, Maintenance

¹ At the request of Management and the Board

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.

	Useful Life	Estimated Cost
• Bridge, Concrete, Replacement	Indeterminate	N/A
• Electrical Systems, Common	to 70+	N/A
• Inlet/Outlet Structures, Concrete, Storm Water Management System	Indeterminate	N/A
• Pipes, Subsurface Utilities	to 85+	N/A

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.

- Homes and Lots

Excluded Components

for
Urban Orlando
Community Development District
Orlando, Florida

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Asphalt Pavement, Street Systems (Excluding Streets and Alleyways Owned by the Association)¹
- Light Poles and Fixtures²

¹ City of Orlando

² Duke energy



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
- 2026 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

Component Method

- Component information as also shown in Reserve Expenditures
- Current balance, remaining contributions and remaining expenditures
- Projected beginning year balance for 2019
- Unfunded residual balance
- 2020 recommended contribution

Component Method Summary

- The existing reserve categories
- Summarized life and cost valuations by category



- Projected category balances and recommended contributions

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***.

Reserve Advisors, LLC

Years 2026 to 2041

RESERVE EXPENDITURES

Urban Orlando
Community Development District
Orlando, Florida

Explanatory Notes:

- 1) 3.2% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.

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 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Property Site Elements																											
4.090	725	725	Square Feet	Boardwalk, Wood, Inspections and Capital Repairs	2045	to 15	19	20.00	14,500	14,500	0.7%																
4.091	725	725	Square Feet	Boardwalk, Wood, Replacement	2030	to 30	4	75.00	54,375	54,375	1.7%				61,676												
4.095	1	1	Allowance	Bridge, Concrete, Inspections and Capital Repairs	2035	to 15	9	12,000.00	12,000	12,000	1.2%										15,933						
4.140	27,000	1,350	Square Feet	Concrete Sidewalks, Partial	2028	to 65	2 to 30+	12.00	16,200	324,000	4.4%			17,253					20,196					23,641			
4.220	3,850	3,850	Linear Feet	Fences, Chain Link	2036	to 25	10	24.00	92,400	92,400	3.5%											126,610					
4.400	1	1	Each	Fountain, Renovation	2034	to 10	8	16,000.00	16,000	16,000	2.4%									20,585							
4.420	400,000	66,667	Square Feet	Irrigation System, Phased	2035	to 40+	9 to 24	1.00	66,667	400,000	18.9%										88,517			97,289			106,931
4.630	1	1	Each	Pergola, Wood	2031	to 25	5	10,000.00	10,000	10,000	1.0%						11,706										
4.640	27,500	27,500	Square Feet	Perimeter Walls, Stucco, Inspections and Repairs	2032	8 to 12	6	2.00	55,000	55,000	7.8%								66,442								
4.710	12,750	1,915	Linear Feet	Ponds, Erosion Control, Partial	2033	to 15	7 to 30+	35.00	67,025	446,250	6.0%									83,559							
4.720	1	1	Each	Pump Station, Lake Baldwin	2032	15 to 20	6	12,000.00	12,000	12,000	1.2%								14,496								
4.725	1,000	1,000	Linear Feet	Railings, Metal, Paint Finishes and Capital Repairs	2027	6 to 8	1	15.00	15,000	15,000	3.0%		15,480														24,060
4.726	1,000	1,000	Linear Feet	Railings, Metal, Replacement	2034	to 35	8	105.00	105,000	105,000	3.7%										135,091						
4.735	1,200	1,200	Square Feet	Retaining Walls, Concrete, Inspections, Paint finishes and Capital Repairs	2034	8 to 12	8	9.00	10,800	10,800	1.6%											13,895					
4.740	2,000	2,000	Square Feet	Retaining Walls, Masonry, Inspections and Repairs, Phased (Above 4 Feet)	2034	10 to 15	8	8.00	16,000	16,000	1.5%										20,585						
4.745	15,000	5,000	Square Feet	Retaining Walls, Masonry, Replacement, Phased (Below 4 Feet)	2034	to 35	8 to 14	45.00	225,000	675,000	26.6%										289,481			318,170			349,702
4.800	3	3	Each	Signage, Monuments, Renovation	2035	15 to 20	9	6,000.00	18,000	18,000	1.9%										23,900						
4.820	4	1	Allowance	Site Furniture, Phased	2029	15 to 25	3 to 18	16,500.00	16,500	66,000	4.6%				18,135					21,229						24,850	
4.855	7,000	7,000	Square Feet	Walkways, Seashell Replenishment	2029	to 10	3	2.00	14,000	14,000	1.8%				15,387											21,085	
4.870	0	1	Allowance	Weirs, Waterfall, Inspections and Capital Repairs	2033	8 to 12	7	30,000.00	30,000	0	4.4%										37,401						
4.871	0	1	Allowance	Weirs, Rip Rap, Renovation	2033	to 15	7	20,000.00	20,000	0	1.8%										24,934						
			1 Allowance	Reserve Study Update with Site Visit	2028	to 2	2	3,900.00	3,900	3,900	0.1%				4,154												
Anticipated Expenditures, By Year (\$3,604,357 over 30 years)												0	15,480	21,407	33,523	61,676	11,706	80,938	166,090	500,867	128,349	126,610	318,170	120,931	45,934	349,702	130,991

Reserve Advisors, LLC

Years 2042 to 2056

RESERVE EXPENDITURES

**Urban Orlando
Community Development District
Orlando, Florida**

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years			Costs, \$			Percentage of Future Expenditures	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)	2042		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Property Site Elements																											
4.090	725	725	Square Feet	Boardwalk, Wood, Inspections and Capital Repairs	2045	to 15	19	20.00	14,500	14,500	14,500	0.7%				26,380											
4.091	725	725	Square Feet	Boardwalk, Wood, Replacement	2030	to 30	4	75.00	54,375	54,375	54,375	1.7%															
4.095	1	1	Allowance	Bridge, Concrete, Inspections and Capital Repairs	2035	to 15	9	12,000.00	12,000	12,000	12,000	1.2%									25,556						
4.140	27,000	1,350	Square Feet	Concrete Sidewalks, Partial	2028	to 65	2 to 30+	12.00	16,200	324,000	324,000	4.4%	27,674						32,394					37,920			
4.220	3,850	3,850	Linear Feet	Fences, Chain Link	2036	to 25	10	24.00	92,400	92,400	92,400	3.5%															
4.400	1	1	Each	Fountain, Renovation	2034	to 10	8	16,000.00	16,000	16,000	16,000	2.4%			28,207										38,650		
4.420	400,000	66,667	Square Feet	Irrigation System, Phased	2035	to 40+	9 to 24	1.00	66,667	400,000	400,000	18.9%			117,529			129,176		141,978							
4.630	1	1	Each	Pergola, Wood	2031	to 25	5	10,000.00	10,000	10,000	10,000	1.0%														25,727	
4.640	27,500	27,500	Square Feet	Perimeter Walls, Stucco, Inspections and Repairs	2032	8 to 12	6	2.00	55,000	55,000	55,000	7.8%	91,041										124,748				
4.710	12,750	1,915	Linear Feet	Ponds, Erosion Control, Partial	2033	to 15	7 to 30+	35.00	67,025	446,250	446,250	6.0%							134,026								
4.720	1	1	Each	Pump Station, Lake Baldwin	2032	15 to 20	6	12,000.00	12,000	12,000	12,000	1.2%											27,218				
4.725	1,000	1,000	Linear Feet	Railings, Metal, Paint Finishes and Capital Repairs	2027	6 to 8	1	15.00	15,000	15,000	15,000	3.0%							29,995							37,394	
4.726	1,000	1,000	Linear Feet	Railings, Metal, Replacement	2034	to 35	8	105.00	105,000	105,000	105,000	3.7%															
4.735	1,200	1,200	Square Feet	Retaining Walls, Concrete, Inspections, Paint finishes and Capital Repairs	2034	8 to 12	8	9.00	10,800	10,800	10,800	1.6%			19,040											26,089	
4.740	2,000	2,000	Square Feet	Retaining Walls, Masonry, Inspections and Repairs, Phased (Above 4 Feet)	2034	10 to 15	8	8.00	16,000	16,000	16,000	1.5%							33,018								
4.745	15,000	5,000	Square Feet	Retaining Walls, Masonry, Replacement, Phased (Below 4 Feet)	2034	to 35	8 to 14	45.00	225,000	675,000	675,000	26.6%															
4.800	3	3	Each	Signage, Monuments, Renovation	2035	15 to 20	9	6,000.00	18,000	18,000	18,000	1.9%														44,873	
4.820	4	1	Allowance	Site Furniture, Phased	2029	15 to 25	3 to 18	16,500.00	16,500	66,000	66,000	4.6%			29,088				34,050						39,858		
4.855	7,000	7,000	Square Feet	Walkways, Seashell Replenishment	2029	to 10	3	2.00	14,000	14,000	14,000	1.8%							28,891								
4.870	0	1	Allowance	Weirs, Waterfall, Inspections and Capital Repairs	2033	8 to 12	7	30,000.00	30,000	0	0	4.4%			51,248									70,222			
4.871	0	1	Allowance	Weirs, Rip Rap, Renovation	2033	to 15	7	20,000.00	20,000	0	0	1.8%							39,993								
		1	Allowance	Reserve Study Update with Site Visit	2028	to 2	2	3,900.00	3,900	3,900	3,900	0.1%															
Anticipated Expenditures, By Year (\$3,604,357 over 30 years)													91,041	78,922	193,863	26,380	0	129,176	236,408	95,959	167,534	0	151,966	108,142	104,597	82,267	25,727

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Urban Orlando
Community Development District
Orlando, Florida

	Individual Reserve Budgets & Cash Flows for the Next 30 Years																
	FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Reserves at Beginning of Year	(Note 1)	990,301	1,200,349	1,260,044	1,316,705	1,363,984	1,385,493	1,459,700	1,467,325	1,390,510	974,292	926,333	880,713	641,680	598,160	631,507	360,030
Total Recommended Reserve Contributions	(Note 2)	184,250	43,600	45,000	46,400	47,900	49,400	51,000	52,600	54,300	56,000	57,800	59,600	61,500	63,500	65,500	67,600
Estimated Interest Earned, During Year	(Note 3)	25,798	31,575	33,068	34,402	35,285	36,513	37,563	36,675	30,348	24,391	23,190	19,537	15,911	15,781	12,725	8,537
Anticipated Expenditures, By Year		0	(15,480)	(21,407)	(33,523)	(61,676)	(11,706)	(80,938)	(166,090)	(500,867)	(128,349)	(126,610)	(318,170)	(120,931)	(45,934)	(349,702)	(130,991)
Anticipated Reserves at Year End		\$1,200,349	\$1,260,044	\$1,316,705	\$1,363,984	\$1,385,493	\$1,459,700	\$1,467,325	\$1,390,510	\$974,292	\$926,333	\$880,713	\$641,680	\$598,160	\$631,507	\$360,030	\$305,176

(continued)

	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Reserves at Beginning of Year	305,176	291,593	292,162	178,641	234,260	320,580	280,822	134,037	128,447	53,042	148,326	95,185	88,196	87,858	113,475
Total Recommended Reserve Contributions	69,800	72,000	74,300	76,700	79,200	81,700	84,300	87,000	89,800	92,700	95,700	98,800	102,000	105,300	108,700
Estimated Interest Earned, During Year	7,658	7,491	6,042	5,299	7,120	7,718	5,324	3,369	2,329	2,584	3,125	2,353	2,259	2,584	4,029
Anticipated Expenditures, By Year	(91,041)	(78,922)	(193,863)	(26,380)	0	(129,176)	(236,408)	(95,959)	(167,534)	0	(151,966)	(108,142)	(104,597)	(82,267)	(25,727)
Anticipated Reserves at Year End	\$291,593	\$292,162	\$178,641	\$234,260	\$320,580	\$280,822	\$134,037	\$128,447	\$53,042	\$148,326	\$95,185	\$88,196	\$87,858	\$113,475	\$200,477

Explanatory Notes:

- 1) Year 2026 starting reserves are as of January 31, 2026; FY2026 starts January 1, 2026 and ends December 31, 2026.
- 2) Reserve Contributions for 2026 are the remaining budgeted 11 months; 2027 is the first year of recommended contributions.
- 3) 2.6% is the estimated annual rate of return on invested reserves; 2026 is a partial year of interest earned.
- 4) Accumulated year 2056 ending reserves consider the need to fund for subsequent replacement of the masonry retaining walls shortly after 2056, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK

**Urban Orlando
Community Development District**
Orlando, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
<u>Property Site Elements</u>							
4.091	Boardwalk, Wood, Replacement					61,676	
4.140	Concrete Sidewalks, Partial			17,253			
4.630	Pergola, Wood						11,706
4.725	Railings, Metal, Paint Finishes and Capital Repairs		15,480				
4.820	Site Furniture, Phased				18,135		
4.855	Walkways, Seashell Replenishment				15,387		
Reserve Study Update with Site Visit					4,154		
Anticipated Expenditures, By Year (\$143,792 over 5 years)		0	15,480	21,407	33,523	61,676	11,706

Reserve Advisors, LLC

*Refer to the Reserve Expenditures pages for the full list of reserve elements

COMPONENT METHOD RESERVE ANALYSIS

for
Urban Orlando
 Community Development District
 Orlando, Florida

Line Item	Total Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2026 Cost of Replacement, \$	Jan 31, 2026 Estimated Balance, \$	2026 Budgeted Contributions, \$	2026 Remaining Contributions, \$	2026 Remaining Expenditures, \$	Jan 1, 2027 Projected Balance, \$	Unfunded Residual Balance, \$	2027 Recommended Contribution, \$	Reserve Category
					Useful	Remaining ²										
Property Site Elements																
4.090	725	Square Feet	Boardwalk, Wood, Inspections and Capital Repairs	2045	to 15	19	20.00	14,500	0	0	0	0	0	14,500	806	Landscape/Hardscape
4.091	725	Square Feet	Boardwalk, Wood, Replacement	2030	to 30	4	75.00	54,375	54,375	0	0	0	54,375	0	0	Landscape/Hardscape
4.095	1	Allowance	Bridge, Concrete, Inspections and Capital Repairs	2035	to 15	9	12,000.00	12,000	0	0	0	0	0	12,000	1,500	Landscape/Hardscape
4.140	1,350	Square Feet	Concrete Sidewalks, Partial	2028	to 65	2	12.00	16,200	24,749	0	0	0	24,749	0	0	Sidewalks
4.220	3,850	Linear Feet	Fences, Chain Link	2036	to 25	10	24.00	92,400	0	0	0	0	0	92,400	10,267	Landscape/Hardscape
4.400	1	Each	Fountain, Renovation	2034	to 10	8	16,000.00	16,000	0	0	0	0	0	16,000	2,286	Landscape/Hardscape
4.420	400,000	Square Feet	Irrigation System	2035	to 40+	9 to 24	1.00	400,000	0	0	0	0	0	400,000	25,806	Landscape/Hardscape
4.630	1	Each	Pergola, Wood	2031	to 25	5	10,000.00	10,000	10,000	0	0	0	10,000	0	0	Landscape/Hardscape
4.640	27,500	Square Feet	Perimeter Walls, Stucco, Inspections and Repairs	2032	8 to 12	6	2.00	55,000	55,000	0	0	0	55,000	0	0	Landscape/Hardscape
4.710	1,915	Linear Feet	Ponds, Erosion Control, Partial	2033	to 15	7	35.00	67,025	67,025	0	0	0	67,025	0	0	Landscape/Hardscape
4.720	1	Each	Pump Station, Lake Baldwin	2032	to 20	6	12,000.00	12,000	12,000	0	0	0	12,000	0	0	Landscape/Hardscape
4.725	1,000	Linear Feet	Railings, Metal, Paint Finishes and Capital Repairs	2027	6 to 8	1	15.00	15,000	15,000	0	0	0	15,000	0	0	Landscape/Hardscape
4.726	1,000	Linear Feet	Railings, Metal, Replacement	2034	to 35	8	105.00	105,000	0	0	0	0	0	105,000	15,000	Landscape/Hardscape
4.735	1,200	Square Feet	Retaining Walls, Concrete, Inspections, Paint finishes and Capital Repairs	2034	8 to 12	8	9.00	10,800	0	0	0	0	0	10,800	1,543	Landscape/Hardscape
4.740	2,000	Square Feet	Retaining Walls, Masonry, Inspections and Repairs (Above 4 Feet)	2034	10 to 15	8	8.00	16,000	0	0	0	0	0	16,000	2,286	Landscape/Hardscape
4.745	15,000	Square Feet	Retaining Walls, Masonry, Replacement (Below 4 Feet)	2034	to 35	8 to 14	45.00	675,000	343,911	200,000	183,333	0	527,244	147,756	14,776	Landscape/Hardscape
4.800	3	Each	Signage, Monuments, Renovation	2035	15 to 20	9	6,000.00	18,000	267,348	1,000	917	0	268,265	0	0	Signage
4.820	4	Allowance	Site Furniture	2029	15 to 25	3 to 18	16,500.00	66,000	65,000	0	0	0	65,000	1,000	105	Landscape/Hardscape
4.855	7,000	Square Feet	Walkways, Seashell Replenishment	2029	to 10	3	2.00	14,000	14,000	0	0	0	14,000	0	0	Landscape/Hardscape
4.870	1	Allowance	Weirs, Waterfall, Inspections and Capital Repairs	2033	8 to 12	7	30,000.00	30,000	30,000	0	0	0	30,000	0	0	Landscape/Hardscape
4.871	1	Allowance	Weirs, Rip Rap, Renovation	2033	to 15	7	20,000.00	20,000	20,000	0	0	0	20,000	0	0	Landscape/Hardscape
	1	Allowance	Reserve Study Update with Site Visit	2028	to 2	2	3,900.00	3,900	11,893	0	0	0	11,893	0	0	Other
									\$990,301 (Note 1)	\$201,000	\$184,250 (Note 2)	\$0	\$1,174,551	\$815,456	\$74,374	

Explanatory Notes:

- 1) Year 2026 starting reserves are as of January 31, 2026; FY2026 starts January 1, 2026 and ends December 31, 2026.
- 2) Reserve Contributions for 2026 are the remaining budgeted 11 months; 2027 is the first year of recommended contributions.
- 3) The Recirculation System Reserve Funds are not allocated to any identified Reserve Components.
- 4) The Roads and Alleyways Reserve Funds are not allocated to any identified Reserve Components.
- 5) The Operating Reserves Reserve Funds are not allocated to any identified Reserve Components.
- 6) The Unassigned Reserve Funds are not allocated to any identified Reserve Components.

COMPONENT METHOD SUMMARY

for
Urban Orlando
Community Development District
Orlando, Florida

Existing Reserve Categories	Life Analysis, Years		2026 Cost of Replacement, \$	Jan 1, 2027	2027
	Useful	Remaining		Projected Balance, \$	Recommended Contribution, \$
Landscape/Hardscape	6 to 40	1 to 24	\$1,685,100	\$869,644	\$74,374
Roads and Alleyways	N/A	N/A	N/A	N/A	N/A
Singage	15 to 20	to 9	\$18,000	\$268,265	\$0
Other	to 2	to 2	\$3,900	\$11,893	\$0
Recirculation System	N/A	N/A	N/A	N/A	N/A
Sidewalks	to 65	to 2	\$16,200	\$24,749	\$0
Unassigned	N/A	N/A	N/A	N/A	N/A
Operating Reserves	N/A	N/A	N/A	N/A	N/A
Subtotal			\$1,723,200	\$1,174,551	\$74,374
Other (Currently Unfunded)	to 2	to 2	\$3,900	\$11,893	\$0
Grand Total			\$1,727,100	\$1,186,444	\$74,374

Explanatory Notes:

- 1) The Recirculation System Reserve Funds are not allocated to any identified Reserve Components.
- 2) The Roads and Alleyways Reserve Funds are not allocated to any identified Reserve Components.
- 3) The Operating Reserves Reserve Funds are not allocated to any identified Reserve Components.
- 4) The Unassigned Reserve Funds are not allocated to any identified Reserve Components.



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

Boardwalk, Wood

Line Items: 4.090 and 4.091

Quantity: Approximately 725 square feet of wooden boardwalk located at south end of the pond adjacent to Lake Baldwin Lane

History: Original

Condition: Fair overall condition with weathered wood and partial replacements evident



Boardwalk overview



Weathered wood



Partial replacements

Useful Life: Up to 30 years for complete replacement and up to 15 years for interim replacement of the decking and structure repairs

Component Detail Notes: The wood boardwalk sits atop wood pilings. The height of the boardwalk are manually adjustable at the piles to accommodate changes in water levels. Urban Orlando should fund this activity through the operating budget when necessary. Urban Orlando should also anticipate replacement of the utility lines for the docks at the time of replacement.

Priority: 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 repairs includes allowances for complete replacement of the decking. Our estimate of cost includes an allowance for removal and disposal of the existing docks, and installation of new docks and utility lines. Urban Orlando should fund interim replacements of utilities prior to replacement of the docks and annual repairs to displaced pilings through the operating budget.

Bridge, Concrete

Line Item: 4.095

Quantity: One bridge at the New Broad Street pond

History: Original to 2004

Condition: Good to fair overall



Bridge overview



Bridge overview

Useful Life: Inspection and capital repairs up to every 15 years

Priority: 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.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 27,000 square feet of concrete sidewalks located around the ponds

Condition: Good to fair overall condition with cracks and trip hazards evident



Concrete sidewalk



Sidewalk trip hazard



Concrete sidewalk



Sidewalk trip hazard



Concrete sidewalk



Sidewalk cracks



Trap hazard with previous grinding evident



Sidewalk cracks



Concrete sidewalk



Concrete sidewalk

Useful Life: Up to 65 years although interim deterioration of areas is common

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

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 8,100 square feet of concrete sidewalks, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Fences, Chain Link

Line Item: 4.220

Quantity: Approximately 3,850 linear feet designated in red below:



History: Original

Condition: Good to fair overall



Chain link fence



Chain link fence



Chain link fence



Chain link fence



Chain link fence

Useful Life: Up to 25 years

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

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fountain, Renovation

Line Item: 4.400

Quantity: One fountain

History: Age unknown

Condition: Good to fair overall



Fountain overview



Fountain overview



Fountain basin

Useful Life: Renovation every 10 years

Priority: 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 of renovation includes repairs to the fountain exterior, resurfacing of the basin and replacement of the mechanical equipment

Irrigation System

Line Item: 4.420

Quantity: Approximately 400,000 square feet of irrigated area at the common areas

History: Original

Condition: Satisfactory condition with no reported deficiencies.

Useful Life: Up to and sometimes beyond 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

Urban Orlando 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

Priority: 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.

Pergola, Wood

Line Item: 4.630

Quantity: One pergola at the south end of the New Board Street pond

History: Original

Condition: Fair overall condition with finish deterioration and wood rot evident



Pergola



Pergola wood deterioration



Wood rot

Useful Life: Up to 25 years with periodic maintenance

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

- Annually:
 - Inspect for wood deterioration, and loose or missing fasteners
- Every three years:
 - Power wash with algaecide and application of sealer/stain

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint applications and repairs through the operating budget.

Perimeter Walls, Stucco

Line Item: 4.640

Quantity: Approximately 27,500 square feet of stucco perimeter walls designated in red below:



History: Age unknown

Condition: Good to fair overall condition with rust stains and finish deterioration evident.



Concrete perimeter wall overview



Rust stains



Finish deterioration



Finish deterioration



Perimeter wall overview

Useful Life: Inspections and repairs every 8- to 12-years

Component Detail Notes: Stucco is Portland cement plaster that is applied directly to a solid base such as masonry or concrete. Periodic paint finish applications and repairs to stucco help prevent water infiltration and spalling from weather exposure, maintain a good appearance and maximize the useful life of the system.

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

- As-needed:
 - Inspect for significant stucco damage, cracks and paint finish deterioration. 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
 - Pressure clean as necessary at areas of finish stains and organic growth

Priority: Not recommended to defer



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for interim repairs includes replacements of up to one percent (1%) and repointing of up to five percent (5%) of the stucco walls.

Ponds, Erosion Control

Line Item: 4.710

Quantity: Approximately 12,750 linear feet of shorelines located at 6 ponds designated in blue below:



History: Original

Condition: Good to fair overall condition with minor shoreline erosion evident



Pond overview



Pond shoreline



Minor shoreline erosion



Minor shoreline erosion



Pond overview



Pond shoreline



Pond overview



Pond overview



Minor shoreline erosion



Pond overview

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond ponds will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority: 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 plan to install a combination of plantings and stabilizations around the ponds along 1,915 linear feet, or approximately fifteen percent (15%), of the ponds per event.

Pump station, Lake Baldwin

Line Item: 4.720

Quantity: One pump on the corner of Jake St. and Lakemont. This pump brings water from Lake Baldwin to pond 14



History: Age unknown

Condition: Reported satisfactory overall condition without reported deficiencies

Useful Life: 15- to 20-years

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority: 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.

Railings, Steel

Line Items: 4.725 and 4.726

Quantity: Approximately 1,000 linear feet

History:

- Railing: Original
- Paint finishes: Original

Condition: Fair overall with rust and damage evident



Railings overview



Rust



Railings overview



Railings overview



Rust damage



Railings overview



Rust damage



Railings over you at bridge



Useful Life: Six- to eight-years for paint finishes and up to 35 years for replacement

Component Detail Notes: Steel components at grade and key structural connections are especially prone to failure if not thoroughly maintained. Secure and rust-free fasteners and connections will prevent premature deterioration. Preparation of the steel before application of the paint finish is critical to maximize the useful life of the finish.

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

- Annually:
 - Inspect for damage, and excessive finish deterioration or corrosion
 - Test security of railings and inspect connection fasteners

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Retaining Walls, Concrete

Line Item: 4.735

Quantity: Approximately 1,200 square feet

History: Original

Condition: Fair overall condition with cracks and finish deterioration evident



Cracks and rust stains



Concrete, retaining walls and planters



Concrete retaining wall



Finish deterioration

Useful Life: Inspections, paint finishes and capital repairs every 8- to 12-years to forestall deterioration.

Priority: 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.

Retaining Walls, Masonry

Line Items: 4.740 and 4.745

Quantity: Approximately 2,000 square feet of masonry retaining walls above four feet located at the New Broad Street pond. And additional 15,000 square feet of masonry retaining walls below four feet are located at all six ponds, along Corinne Dr, Bennet Rd, Glenridge Way and behind the houses adjacent to Lake Susannah

History: Original

Condition: Good to fair overall with loose blocks, spalls and cracks evident



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Loose blocks



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Masonry retaining wall



Loose block



Masonry spall



Masonry retaining wall



Masonry retaining wall



Masonry cracks



Masonry cracks



Masonry retaining wall



Masonry retaining wall



Masonry cracks



Cracks and settled masonry

Useful Life: For walls above four feet in height, we recommend inspections and capital repairs every 10- to 15-years and for walls below four feet in height we recommend replacement every 35 years

Priority: 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 estimated cost of repairs include for replacement of up to ten percent (10%) of the walls.

Signage, Monuments, Renovation

Line Item: 4.800

Quantity: Three property identification signage including the following elements:

- Signage
- Masonry

History: Original

Condition: Good to fair overall



Entrance monument

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

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

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority: Per Board discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repairs to the masonry and replacement of the remaining components listed above.

Site Furniture

Line Item: 4.820

Quantity: Located around the ponds, the Association maintains the following types of site furniture:

- Benches
- Trash receptacles

History: Original

Condition: Fair overall condition with rust and finish deterioration evident



Site furniture



Rust



Rust and finish deterioration



Site furniture



Site furniture



Rust



Site furniture



Rust

Useful Life: 15- to 25-years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walkways, Seashell Replenishment

Line Item: 4.855

Quantity: Approximately 7,000 square feet at the pond adjacent to Lake Baldwin Ln

History: Age unknown

Condition: Good to fair overall



Walkway overview



Walkway overview



Walkway overview

Useful Life: Up to every 10 years

Priority: 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.

Weirs, Waterfalls

Line Item: 4.870

Quantity: The Association is responsible for the weirs at the New Board Street pond

History: Age unknown

Condition: Good overall



Weirs overview



Weirs overview



Weirs overview

Useful Life: Renovation every 8- to 12-years

Priority: 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 estimate of cost includes resurfacing of the basins, paint finishes and repairs to the structure and replacement of mechanical equipment

Weirs, Rip Rap

Line Item: 4.871

Quantity: The Association maintains rip rap and concrete weirs at the pond adjacent to Lake Baldwin Ln

History: Age unknown

Condition: Good to fair overall



Rip rap and concrete weir



Rip rap and concrete weir



Rip rap and concrete weir

Useful Life: Up to every 15 years for renovation

Priority: 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.

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. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. 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.



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.

Urban Orlando 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 standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." 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
- Local² 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 Orlando, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ 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 Urban Orlando 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.



WILL J. MAGGIO
Responsible Advisor

CURRENT CLIENT SERVICES

Will Maggio, an Industrial Engineer, is an Advisor for Reserve Advisors. Mr. Maggio is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Will Maggio demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Costa Del Sol Condominium Association, Inc. - Located in Cape Canaveral, Florida, this condominium association contains six midrise buildings and six condominium style buildings. The Association maintains the building exteriors, a clubhouse, two pools, six elevators, landscaping and electrical and life safety system equipment.

The Grand Bellagio at Baywatch Condominium Association, Inc. - This upscale townhome development is located in Clearwater, Florida. The Grand Bellagio consists of 13 buildings and maintains the diverse building exteriors as well as a modern pool amenity area. The Association is also responsible for the street system, a gate house, docks and sea walls.

The Bristol Bay Condominium Association, Inc. – This development was constructed in 1985 and is located in South Daytona, Florida. An apartment style community consisting of 228 units, The Bristol Bay maintains the building exteriors as well as a pool amenity area and the street system.

Bronsons landing Homeowners Association, Inc. – This single family home community contains 126 residential homes and is located in Winter Garden, Florida. The Association maintains the shared common elements including a beautiful common area pergola, a pond with multiple fountains and nearly half a mile of masonry brick perimeter wall

Crossroads Association, inc. - This community is located in Ponte Vedra Beach, Florida, and is responsible for the common elements shared by 264 single family homes. The Association maintains a dock and beach crossover, a pool and pool house, tennis courts, five ponds, and multiple common spaces throughout the community.

Liberty Park Homeowners association, Inc. - This townhome development is located in Atlanta, Georgia. An expansive community consisting of 433 units, Liberty Park maintains the building exteriors as well as a pool amenity area. The Association is also responsible for the street system and various retaining walls throughout the property

PRIOR RELEVANT EXPERIENCE

Mr. Maggio earned his Bachelor of Science degree in Industrial Engineering from the University of Central Florida. Before joining Reserve Advisors, Mr. Maggio successfully completed quality engineering and industrial engineering internships with a focus on quality assurance and process optimization

EDUCATION

University of Central Florida - B.S. Industrial Engineering



KEVIN HAYES
Regional Engineering Manager

CURRENT CLIENT SERVICES

Kevin Hayes is an Advisor for Reserve Advisors. Mr. Hayes is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Kevin Hayes demonstrating his breadth of experiential knowledge of community associations in construction, remediation procedures and related buildings systems.

Silver Springs Farms Estates Association - Located in Banner Elk, North Carolina, Silver Springs Farms sits upon the foothills of the North Carolina Appalachian mountain range and produces some of the best views that North Carolina has to offer. Silver Springs Farms contains various scenic waterfalls, breathtaking landscapes, mountain-typical winding asphalt roads, and many large retaining walls.

1666 Coffman Condominium Association - Located in Falcon Heights, Minnesota, this distinctive building contains 93 units in a three-story structure. Building service elements include boilers, a chiller, a hydraulic elevator, and various pumps that supply water for building heating/cooling as well as fire suppression.

Robinwood Village Homeowners Association - This development contains a combination of 18 townhome style buildings in Gastonia, North Carolina. The Association maintains shared common elements including asphalt pavement streets, retaining walls and walking paths.

Oldenburg Homeowners Association - This development contains 128 single family homes in Waxhaw, North Carolina. The Association maintains shared common elements including asphalt pavement streets, walking paths, sport courts, clubhouse and pool.

Stowe Creek Homeowners Association - This development contains 396 single family homes in Charlotte, North Carolina. The Association maintains shared common elements including asphalt pavement streets, playground equipment, clubhouse and pool.

IronGate Farms Homeowners Association - This development contains 30 single family homes in Clover, South Carolina. The Association maintains shared common elements including asphalt pavement streets, walking paths, ponds, and perimeter fences.

PRIOR RELEVANT EXPERIENCE

Mr. Hayes attended North Carolina State University at Charlotte in Charlotte, North Carolina where he attained his Bachelor of Science degree in Electrical Engineering Technology. He then worked as a manufacturing engineer for Continental Automotive Systems where he maintained the electrical, mechanical, hydraulic, and pneumatic control systems of various production equipment. Mr. Hayes also developed PLC logic as well as vision system solutions to ensure a high standard of quality within the production processes of his responsibility. Mr. Hayes later managed a department of 5 engineers and over 20 technicians that were responsible for the entire final assembly of state-of-the-art automotive safety technology before joining Reserve Advisors as a Regional Engineering Manager of the Southeast Region.

EDUCATION

University of North Carolina at Charlotte - B.S. Electrical Engineering Technology



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES:

Alan M. Ebert is the Director of Quality Assurance at Reserve Advisors and a direct, accessible resource to client boards, community managers, and stakeholders. Since entering the reserve study industry in 2007, he has conducted or personally reviewed approximately 20,000 reserve studies across the United States and internationally. He continues to perform hands-on technical reviews while leading the firm's Quality Assurance Engineers and production team to ensure accurate, consistent, and timely delivery of reports. Clients rely on Mr. Ebert for clear explanations, practical recommendations, and ongoing support before, during, and after report delivery.



SCOPE OF EXPERIENCE:

Mr. Ebert's background in geological engineering includes analysis of foundations, retaining walls, and slope stability—critical components that inform his assessment of building systems and site infrastructure. He has directed and reviewed reserve studies for a wide range of properties and building systems, including:

- High-rise and mid-rise condominium buildings with complex façades, balconies, structured parking, elevators, and life-safety systems
- Garden-style condominiums and townhome communities with extensive roofing portfolios, exterior cladding, and common-area infrastructure
- Master-planned and large-scale HOAs with private roadways, stormwater systems, lakes and water features, irrigation networks, and recreational amenities (pools, clubhouses, courts, fitness facilities)
- Historic and legacy properties with specialized envelope, structural and accessibility
- Coastal and cold-climate communities subject to salt exposure, wind-driven rain, and freeze-thaw durability demands
- Properties with on-site utilities and site structures, such as septic and wastewater systems, retaining walls, slope stabilization, bridges, and extensive hardscapes
- Mixed-use and commercial association components, including central HVAC plants and building automation systems

LEADERSHIP, QUALITY ASSURANCE, AND CLIENT SERVICE

- Oversees Quality Assurance Engineers and the Production Team to align standards, workflows, and schedules for on-time, high-quality reserve study reports
- Conducts in-depth technical reviews; standardizes methodologies, cost databases, and component life modeling to drive consistency and accuracy
- Serves as a personal resource to clients—available for planning discussions, board presentations, and Q&A to ensure clarity of findings and funding recommendations
- Tailors analyses to community goals, governing documents, and statutory requirements; collaborates with clients on phasing strategies and budget alignment

EDUCATION

- University of Wisconsin–Madison, B.S., Geological Engineering

LICENSES AND CREDENTIALS

- Licensed Professional Engineer (PE): Illinois, Colorado, North Carolina, Wisconsin (since 2012)
- Reserve Specialist (RS), Community Associations Institute (CAI)
- Professional Reserve Analyst (PRA), Association of Professional Reserve Analysts (APRA)



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.

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. 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.

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.

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 Urban Orlando 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) Urban Orlando 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. 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 1 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 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.

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Urban Orlando Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Matthew Williams, and Seat 2, currently held by James "Jim" Schirtzinger, and Seats 3, currently held by Sarah Matyi are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

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

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

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

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

PASSED AND ADOPTED this 20th day of May 2026.

DEVELOPMENT

URBAN ORLANDO COMMUNITY

DISTRICT

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Urban Orlando Community Development District (“**District**”) will commence at **noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026**. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W. Kaley Street, Orlando, Florida 32806; Ph: (407) 836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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

For additional information, please contact the Orange County Supervisor of Elections.

Publish on or before May 22, 2026.

RESOLUTION 2026-03

FY 2027 BUDGET APPROVAL RESOLUTION

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Urban Orlando Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 19, 2026
 TIME: 8:30 a.m.
 LOCATION: Grace Hopper Hall
 1913 Meeting Place, Orlando, Florida 32814

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF May 2026.

ATTEST:

**URBAN ORLANDO COMMUNITY DEVELOPMENT
DISTRICT**

 Secretary / Assistant Secretary

 Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget FY2026-2027



Urban Orlando
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 11, 2026

CLEAR PARTNERSHIPS



Urban Orlando
Community Development District



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Urban Orlando
Community Development District

Budget Overview
FY 2027

Urban Orlando
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$55,000.00	\$66,070.00	\$0.00	\$66,070.00	20%	\$55,000.00
Interest - Tax Collector	\$10,000.00	\$11,885.00	\$0.00	\$11,885.00	19%	\$14,250.00
Special Assmnts- Tax Collector	\$2,198,095.00	\$1,616,274.00	\$581,821.00	\$2,198,095.00	0%	\$2,198,135.74
Special Assmnts- Discounts	-\$87,924.00	-\$64,725.00	\$0.00	-\$64,725.00	-26%	-\$87,925.43
Other Miscellaneous Revenues	\$19,957.00	\$39,710.00	\$0.00	\$39,710.00	99%	\$20,000.00
TOTAL REVENUES	\$2,195,128.00	\$1,669,214.00	\$581,821.00	\$2,251,035.00	3%	\$2,199,460.31
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$5,800.00	\$6,200.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$230.00	\$688.00	\$918.00	0%	\$918.00
ProfServ-Arbitrage Rebate	\$1,200.00	\$500.00	\$700.00	\$1,200.00	0%	\$4,200.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$15,000.00	\$7,656.00	\$7,782.90	\$15,438.90	3%	\$16,000.00
ProfServ-Legal Services	\$25,000.00	\$13,560.00	\$13,784.75	\$27,344.75	9%	\$33,000.00
ProfServ-Mgmt Consulting	\$68,000.00	\$34,002.00	\$34,565.57	\$68,567.57	1%	\$70,624.60
ProfServ-Property Appraiser	\$2,330.00	\$0.00	\$2,330.00	\$2,330.00	0%	\$2,330.00
ProfServ-Special Assessment	\$8,236.00	\$4,118.00	\$4,186.25	\$8,304.25	1%	\$9,000.00
ProfServ-Trustee Fees	\$10,000.00	\$7,103.00	\$2,897.00	\$10,000.00	0%	\$8,500.00
Auditing Services	\$7,046.00	\$4,100.00	\$2,946.00	\$7,046.00	0%	\$4,500.00
Postage and Freight	\$1,000.00	\$16.00	\$984.00	\$1,000.00	0%	\$500.00
Insurance - General Liability	\$25,568.00	\$23,740.00	\$1,828.00	\$25,568.00	0%	\$23,668.00
Printing and Binding	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$500.00
Legal Advertising	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$2,500.00
Misc-Property Taxes	\$300.00	\$0.00	\$300.00	\$300.00	0%	\$300.00
Misc-Assessment Collection Cost	\$2,000.00	\$1,635.00	\$365.00	\$2,000.00	0%	\$43,962.71
Misc-Contingency	\$7,000.00	\$230.00	\$6,770.00	\$7,000.00	0%	\$7,000.00
Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Website Compliance	\$1,600.00	\$1,553.00	\$47.00	\$1,600.00	0%	\$1,600.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$193,473.00	\$104,418.00	\$92,474.47	\$196,892.47	2%	\$242,378.31
<i>Field</i>						
ProfServ-Engineering	\$65,000.00	\$39,464.00	\$40,118.10	\$79,582.10	22%	\$65,000.00
ProfServ-Field Management	\$17,569.00	\$10,623.00	\$10,799.07	\$21,422.07	22%	\$26,684.00
Contracts-Fountain	\$6,785.00	\$2,280.00	\$2,317.79	\$4,597.79	-32%	\$6,785.00
Contracts-On-Site Maintenance	\$45,070.00	\$20,728.00	\$21,071.56	\$41,799.56	-7%	\$47,883.00
Contracts-Security Services	\$380,000.00	\$182,841.00	\$185,871.51	\$368,712.51	-3%	\$380,000.00
Contracts-Landscape	\$417,000.00	\$208,451.00	\$211,905.99	\$420,356.99	1%	\$425,241.00
Electricity - General	\$30,000.00	\$11,312.00	\$11,499.49	\$22,811.49	-24%	\$24,876.00
Electricity - Streetlights	\$262,921.00	\$133,359.00	\$135,569.37	\$268,928.37	2%	\$266,718.00
Utility - Water	\$65,911.00	\$27,174.00	\$27,624.40	\$54,798.40	-17%	\$65,911.00

Urban Orlando
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
R&M-Electrical	\$3,500.00	\$2,385.00	\$2,424.53	\$4,809.53	37%	\$3,500.00
R&M-Equipment	\$3,500.00	\$1,420.00	\$1,443.54	\$2,863.54	-18%	\$3,500.00
R&M-Irrigation	\$120,000.00	\$48,733.00	\$49,540.73	\$98,273.73	-18%	\$120,000.00
R&M-Parks	\$25,000.00	\$509.00	\$517.44	\$1,026.44	-96%	\$25,000.00
R&M-Pumps	\$5,000.00	\$1,900.00	\$1,931.49	\$3,831.49	-23%	\$5,000.00
Misc-Hurricane Expense	\$15,000.00	\$0.00	\$0.00	\$0.00	-100%	\$15,000.00
Misc-Contingency	\$176,639.00	\$25,798.00	\$26,225.59	\$52,023.59	-71%	\$113,224.00
Op Supplies - General	\$3,000.00	\$637.00	\$2,363.00	\$3,000.00	0%	\$3,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Field	\$1,641,895.00	\$717,614.00	\$731,223.60	\$1,448,837.60	-12%	\$1,597,322.00
Reserves						
Impr - Landscape & Hardscape	\$200,000.00	\$80,635.00	\$81,971.49	\$162,606.49	-19%	\$200,000.00
Reserves-Roads and Alleyways	\$158,760.00	\$2,545.00	\$2,587.18	\$5,132.18	-97%	\$158,760.00
Reserves - Signage	\$1,000.00	\$9,690.00	\$9,850.61	\$19,540.61	1854%	\$1,000.00
Total Reserves	\$359,760.00	\$92,870.00	\$94,409.28	\$187,279.28	-48%	\$359,760.00
TOTAL EXPENDITURES	\$2,195,128.00	\$914,902.00	\$918,107.35	\$1,833,009.35	-16%	\$2,199,460.31
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$754,312.00	-\$336,286.35	\$418,025.65	0%	\$0.00
Net change in fund balance		\$754,312.00	-\$336,286.35	\$418,025.65	0%	\$0.00
FUND BALANCE, BEGINNING	\$3,702,444.00	\$3,702,444.00	\$0.00	\$3,702,444.00	0%	\$4,120,469.65
FUND BALANCE, ENDING	\$3,702,444.00	\$4,456,756.00	-\$336,286.35	\$4,120,469.65	11%	\$4,120,469.65

Urban Orlando
Community Development District

Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Fiscal Year 2027	\$	4,120,470
Reserves - Fiscal Year 2027 Additions	\$	359,760

Estimated Funds Available - 9/30/2027	\$4,480,229.65
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FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Less: First Quarter Operating Reserve	\$	549,865
Reserves - Improvements Landscape & Hardscape (prior years)	659,821	
Reserves - Improvements Landscape & Hardscape FY 2026	200,000	
Less FY2026 Expenses	(80,635)	
Reserves - Improvements Landscape & Hardscape FY 2027	200,000	979,186
Reserves - Other (prior years)		11,893
Reserves - Recirculation System (prior years)		78,383
Reserves - Sidewalks/Paving (prior years)		24,749
Reserves - Signage (prior years)	270,577	
Reserves - Signage FY 2026	1,000	
Less FY2026 Expenses	(9,690)	
Reserves - Signage FY 2027	1,000	\$262,887
Reserves - Roads & Alleyways (prior years)	466,269	
Reserves - Road & Alleyways FY 2026	158,760	
Less FY2026 Expenses	(2,545)	
Reserves - Road & Alleyways FY 2027	158,760	\$781,244

TOTAL ALLOCATION OF AVAILABLE FUNDS	2,688,207
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Estimated Remaining Undesignated Cash as of 9/30/2027	\$ 1,792,023
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Interest-Tax Collector

The District receives interest income from the tax collector.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027**Amenity****Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Security Monitoring Services

Cost of CDD security personnel and equipment.

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Urban Orlando
Community Development District

Debt Service Budget
FY 2027

Urban Orlando
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$13,687.00	\$0.00	\$13,687.00	0%	\$0.00
Special Assmnts- Tax Collector	\$1,855,494.00	\$1,364,352.00	\$491,142.00	\$1,855,494.00	0%	\$1,855,493.59
Special Assmnts- Discounts	-\$74,220.00	-\$54,637.00	\$0.00	-\$54,637.00	-26%	-\$74,219.74
Interest- Tax Collector	\$0.00	\$7,723.00	\$0.00	\$7,723.00	0%	\$0.00
TOTAL REVENUES	\$1,781,274.00	\$1,331,125.00	\$491,142.00	\$1,822,267.00	2%	\$1,781,273.85
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	\$1,361.00	\$1,380.00	\$0.00	\$1,380.00	1%	\$1,361.00
Total Administration	\$1,361.00	\$1,380.00	\$0.00	\$1,380.00	1%	\$1,361.00
<i>Debt Service</i>						
Principal Debt Retirement	\$1,360,000.00	\$0.00	\$1,360,000.00	\$1,360,000.00	0%	\$1,406,000.00
Interest Expense	\$406,866.00	\$203,383.00	\$203,483.00	\$406,866.00	0%	\$361,714.00
Total Debt Service	\$1,766,866.00	\$203,383.00	\$1,563,483.00	\$1,766,866.00	0%	\$1,767,714.00
TOTAL EXPENDITURES	\$1,768,227.00	\$204,763.00	\$1,563,483.00	\$1,768,246.00		\$1,769,075.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$13,047.00	\$1,126,362.00	-\$1,072,341.00	\$54,021.00	314%	\$12,198.85
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$13,047.00	\$1,126,362.00	-\$1,072,341.00	\$54,021.00	314%	\$12,198.85
FUND BALANCE, BEGINNING	\$668,447.00	\$668,447.00	\$0.00	\$668,447.00	0%	\$722,468.00
FUND BALANCE, ENDING	\$681,494.00	\$1,794,809.00	-\$1,072,341.00	\$722,468.00	6%	\$734,666.85
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2018 Bonds	\$13,571,000.00	\$12,255,000.00	\$10,895,000.00			\$9,489,000.00

Urban Orlando
Community Development District

Debt Service Fund

Amortization Schedule
2018 Capital Improvement Revenue Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$10,895,000.00			\$180,857.00	\$180,857.00	\$1,744,290.00
5/1/2027	\$10,895,000.00	\$1,406,000.00	3.32%	\$180,857.00	\$1,586,857.00	
11/1/2027	\$9,489,000.00			\$157,517.40	\$157,517.40	\$1,744,374.40
5/1/2028	\$9,489,000.00	\$1,453,000.00	3.32%	\$157,517.40	\$1,610,517.40	
11/1/2028	\$8,036,000.00			\$133,397.60	\$133,397.60	\$1,743,915.00
5/1/2029	\$8,036,000.00	\$1,502,000.00	3.32%	\$133,397.60	\$1,635,397.60	
11/1/2029	\$6,534,000.00			\$108,464.40	\$108,464.40	\$1,743,862.00
5/1/2030	\$6,534,000.00	\$1,553,000.00	3.32%	\$108,464.40	\$1,661,464.40	
11/1/2030	\$4,981,000.00			\$82,684.60	\$82,684.60	\$1,744,149.00
5/1/2031	\$4,981,000.00	\$1,605,000.00	3.32%	\$82,684.60	\$1,687,684.60	
11/1/2031	\$3,376,000.00			\$56,041.60	\$56,041.60	\$1,743,726.20
5/1/2032	\$3,376,000.00	\$1,660,000.00	3.32%	\$56,041.60	\$1,716,041.60	
11/1/2032	\$1,716,000.00			\$28,485.60	\$28,485.60	\$1,744,527.20
5/1/2033	\$1,716,000.00	\$1,716,000.00	3.32%	\$28,485.60	\$1,744,485.60	
		\$13,571,000.00		\$2,352,319.60	\$15,923,319.60	\$15,698,244.40

Urban Orlando
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018A Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$15.00	\$6,168.00	\$0.00	\$6,168.00	41020%	\$0.00
Special Assmnts- Tax Collector	\$727,917.00	\$529,176.00	\$198,741.00	\$727,917.00	0%	\$727,916.70
Special Assmnts- Discounts	-\$29,117.00	-\$21,191.00	\$0.00	-\$21,191.00	-27%	-\$29,116.67
Interest - Tax Collector	\$0.00	\$2,995.00	\$0.00	\$2,995.00	0%	\$0.00
TOTAL REVENUES	\$698,815.00	\$517,148.00	\$198,741.00	\$715,889.00	2%	\$698,800.03
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	\$534.00	\$535.00	\$0.00	\$535.00	0%	\$534.00
Total Administration	\$534.00	\$535.00	\$0.00	\$535.00	0%	\$534.00
<i>Debt Service</i>						
Principal Debt Retirement	\$513,000.00	\$0.00	\$513,000.00	\$513,000.00	0%	\$531,000.00
Interest Expense	\$178,880.00	\$88,530.00	\$90,350.00	\$178,880.00	0%	\$161,591.50
Principal Prepayments	\$0.00	\$3,000.00	\$0.00	\$3,000.00	0%	\$0.00
Total Debt Service	\$691,880.00	\$91,530.00	\$603,350.00	\$694,880.00	0%	\$692,591.50
TOTAL EXPENDITURES	\$692,414.00	\$92,065.00	\$603,350.00	\$695,415.00		\$693,125.50
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,401.00	\$425,083.00	-\$404,609.00	\$20,474.00	220%	\$5,674.53
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$6,401.00	\$425,083.00	-\$404,609.00	\$20,474.00	220%	\$5,674.53
FUND BALANCE, BEGINNING	\$326,074.00	\$326,074.00	\$0.00	\$326,074.00	0%	\$346,548.00
FUND BALANCE, ENDING	\$332,475.00	\$751,157.00	-\$404,609.00	\$346,548.00	4%	\$352,222.53
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2018A Bonds	\$5,804,000.00	\$5,308,000.00	\$4,795,000.00			\$4,264,000.00

Urban Orlando
Community Development District

Debt Service Fund

Amortization Schedule						
2018A Capital Improvement Revenue Bonds						
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$4,795,000.00			\$80,795.75	\$80,795.75	\$683,235.55
5/1/2027	\$4,795,000.00	\$531,000.00	3.370%	\$80,795.75	\$611,795.75	
11/1/2027	\$4,264,000.00			\$71,848.40	\$71,848.40	\$683,644.15
5/1/2028	\$4,264,000.00	\$549,000.00	3.370%	\$71,848.40	\$620,848.40	
11/1/2028	\$3,715,000.00			\$62,597.75	\$62,597.75	\$683,446.15
5/1/2029	\$3,715,000.00	\$568,000.00	3.370%	\$62,597.75	\$630,597.75	
11/1/2029	\$3,147,000.00			\$53,026.95	\$53,026.95	\$683,624.70
5/1/2030	\$3,147,000.00	\$588,000.00	3.370%	\$53,026.95	\$641,026.95	
11/1/2030	\$2,559,000.00			\$43,119.15	\$43,119.15	\$684,146.10
5/1/2031	\$2,559,000.00	\$608,000.00	3.370%	\$43,119.15	\$651,119.15	
11/1/2031	\$1,951,000.00			\$32,874.35	\$32,874.35	\$683,993.50
5/1/2032	\$1,951,000.00	\$629,000.00	3.370%	\$32,874.35	\$661,874.35	
11/1/2032	\$1,322,000.00			\$22,275.70	\$22,275.70	\$684,150.05
5/1/2033	\$1,322,000.00	\$650,000.00	3.370%	\$22,275.70	\$672,275.70	
11/1/2033	\$672,000.00			\$11,323.20	\$11,323.20	\$683,598.90
5/1/2034	\$672,000.00	\$672,000.00	3.370%	\$11,323.20	\$683,323.20	
		\$5,804,000.00		\$1,130,196.90	\$6,934,196.90	\$6,836,759.10

District Name

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Urban Orlando

Community Development District

Supporting Budget Schedule

FY 2027

Urban Orlando
Community Development District

All Funds

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

Land Use	General Fund				2018 Debt Service Units 1- 3				2018 Debt Service Units 4+				2018A Debt Service				Planned Units
	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
Bungalow/Garden (39')	\$609.30	\$609.30	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	\$573.04	\$573.04	\$0.00	0.00%	\$576.49	\$576.49	\$0.00	0.00%	266.00
Charleston Singles (45')	\$756.46	\$756.46	\$0.00	0.00%	\$573.04	\$573.04	\$0.00	0.00%	\$584.50	\$584.50	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	49.00
Cottage Singles (45')	\$756.46	\$756.46	\$0.00	0.00%	\$573.72	\$573.72	\$0.00	0.00%	\$649.45	\$649.45	\$0.00	0.00%	\$653.36	\$653.36	\$0.00	0.00%	302.00
Park (55')	\$881.35	\$881.35	\$0.00	0.00%	\$725.85	\$725.85	\$0.00	0.00%	\$741.13	\$741.13	\$0.00	0.00%	\$745.59	\$745.59	\$0.00	0.00%	137.00
Village (60')	\$917.32	\$917.32	\$0.00	0.00%	\$974.16	\$974.16	\$0.00	0.00%	\$993.27	\$993.27	\$0.00	0.00%	\$999.25	\$999.25	\$0.00	0.00%	135.00
Manor (70')	\$1,064.23	\$1,064.23	\$0.00	0.00%	\$1,512.82	\$1,512.82	\$0.00	0.00%	\$1,543.39	\$1,543.39	\$0.00	0.00%	\$1,552.67	\$1,552.67	\$0.00	0.00%	138.00
Custom (90')	\$1,343.20	\$1,343.20	\$0.00	0.00%	\$2,597.78	\$2,597.78	\$0.00	0.00%	\$2,651.26	\$2,651.26	\$0.00	0.00%	\$2,667.22	\$2,667.22	\$0.00	0.00%	101.00
Townhomes (22')	\$479.72	\$479.72	\$0.00	0.00%	\$477.54	\$477.54	\$0.00	0.00%	\$553.94	\$553.94	\$0.00	0.00%	\$557.27	\$557.27	\$0.00	0.00%	223.00
Townhomes (28')	\$568.33	\$568.33	\$0.00	0.00%	\$573.04	\$573.04	\$0.00	0.00%	\$592.14	\$592.14	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	62.00
Stk Flats (Condos)	\$358.74	\$358.74	\$0.00	0.00%	\$477.54	\$477.54	\$0.00	0.00%	\$489.00	\$489.00	\$0.00	0.00%	\$491.94	\$491.94	\$0.00	0.00%	881.00
City Homes	\$358.74	\$358.74	\$0.00	0.00%	\$477.54	\$477.54	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	\$491.94	\$491.94	\$0.00	0.00%	317.00
Doubles	\$568.33	\$568.33	\$0.00	0.00%	\$573.04	\$573.04	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	\$576.49	\$576.49	\$0.00	0.00%	46.00
Apts	\$248.51	\$248.51	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	\$330.07	\$330.07	\$0.00	0.00%	\$332.05	\$332.05	\$0.00	0.00%	938.00
Apts VC	\$195.80	\$195.80	\$0.00	0.00%	\$323.96	\$323.96	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	\$0.00	\$0.00	\$0.00	n/a	527.00
Converted Condos	\$358.74	\$358.74	\$0.00	0.00%	\$323.96	\$323.96	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	\$0.00	\$0.00	\$0.00	n/a	220.00
Office	\$0.2360	\$0.2360	\$0.00	0.00%	\$0.54	\$0.54	\$0.00	0.00%	\$0.54	\$0.54	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	776,832.00
Retail	\$0.2467	\$0.2467	\$0.00	0.00%	\$0.48	\$0.48	\$0.00	0.00%	\$0.48	\$0.48	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	n/a	189,489.00
																	970,663

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Urban Orlando Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 19, 2026, at 8:30 a.m., at the Grace Hopper Hall, 1913 Meeting Place, Orlando, Florida 32814.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**NOTICE OF RULE DEVELOPMENT BY THE
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Urban Orlando Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is .

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Inframark IMS, 313 Campus Street, Celebration, Florida 34747, Phone (656) 209-7919.

Michael Perez, District Manager
Urban Orlando Community Development District

Run Date: _____, 2026

PUBLISH: AT LEAST 7 DAYS PRIOR TO NOTICE OF RULEMAKING AND 35 DAYS PRIOR TO PUBLIC HEARING

**NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Urban Orlando Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is [REDACTED]. Prior notice of rule development relative to the Proposed Rule was published in the [REDACTED] on [REDACTED], 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) District on August 19, 2026, at 8:30 a.m., at the Grace Hopper Hall, 1913 Meeting Place, Orlando, Florida 32814, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Inframark IMS, 313 Campus Street, Celebration, Florida 34747, Phone (656) 209-7919., michael.perez@inframark.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public

hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Michael Perez, District Manager
Urban Orlando Community Development District

Run Date: _____, 2026

PUBLISH: AT LEAST 7 DAYS AFTER NOTICE OF RULE DEVELOPMENT AND AT LEAST 28 DAYS PRIOR TO ADOPTION DATE

**RULES OF PROCEDURE
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____**

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

- (1) The Urban Orlando Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
- (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
- (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
- (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
- (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
- (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 705-8468. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud,**” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
 - (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
 - (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.
- (9) Petitions to Initiate Rulemaking.
- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
 - (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
 - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
- (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.
- (16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
- (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,”** and **“Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
- (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“**RFP**”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
- (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
- (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
 - (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
 - (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.