INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Urban Orlando Community Development District

October 21, 2026

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
Anne Coppenhaver, Vice Chairman
Matthew Williams, Assistant Secretary
Sarah Matyi, Assistant Secretary
Jon Rawlson, 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, October 21, 2026 – 8:30 a.m.

The Regular Meeting of the **Urban Orlando Community Development District** will be held at the **Grace Hopper Hall, 1913 Meeting Hall Place, 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 August 19, 2026 ..... Page 4
   - **B.** Review of August – September 2026 Financial Statements ..... Page 9
   - **C.** Acceptance of August – September 2026 Check Register ..... Page 33
4. **STAFF REPORTS**
   - **A.** District Agent Report September 2026 – October 2026 ..... Page 39
     - **i.** Consideration of BrightView Corrine Dr. Replacements Proposal #90000982 ..... Page 65
     - **ii.** Consideration of BrightView Lake Baldwin Ln. Enhancement Proposal #90000892 ..... Page 69
     - **iii.** Consideration of BrightView Pond 14 Tree Installation Proposal #9001205 ..... Page 77
     - **iv.** Consideration of BrightView Pond 24 Tree Installation Proposal #9001201 ..... Page 82
     - **v.** Consideration of BrightView Mid Lake Park Enhancement Proposal #9027428 ..... Page 87
   - **B.** District Engineer Report ..... Page 92
   - **C.** District Counsel
   - **D.** District Manager
     - **i.** Review of BrightView Irrigation Report ..... Page 113
5. **Business Items**
   - **A.** Ratification of BrightView Pond 24 – May Hanks Ave Inspection Repairs Proposal ..... Page 120
   - **B.** Ratification of BrightView Unit 7 and LBL Inspection Repairs Proposal ..... Page 122

C. Ratification of BrightView Harbor Park Inspection Repairs Proposal..... Page 124
D. Ratification of BrightView Lakemont Medians Inspection Repairs Proposal ..... Page 126
E. Ratification of BrightView Customs Buffer Inspection Repairs Proposal..... Page 128
F. Ratification of Grau & Associates FY2026 Audit Engagement Letter ..... Page 130
G. Ratification of FIA Egis Proposal ..... Page 135
H. Review of LLS Tax Solution 2026 Report Bond Series 2018..... Page 147

6. Supervisors Requests and Comments

7. Adjournment

The next meeting is scheduled for Wednesday, November 18, 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, August 19, 2026, at 8:30 a.m. at Grace Hopper Hall, 1913 Meeting Hall Place, Orlando, Florida 32814.

Present and constituting a quorum were:

Diana Pienaar	Chairperson
Anne Coppenhaver	Vice Chairperson
Matthew Williams	Assistant Secretary
Jon Rawlson	Assistant Secretary
Sarah Matyi	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Lee Graffius	District Manager, Inframark
Tucker Mackie	District Counsel, Kutak Rock LLP *(via phone)*
Carolina Matiz	District Engineer, AtkinsRéalis *(via phone)*
Erin Gilreath	District Agent, Sentry Management
Steve Peters	Representative, BrightView Landscapes
Residents and Members of the Public	

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**

Ms. Pienaar called the meeting to order at 8:31 a.m. and called the roll. A quorum was established.

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

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Special Business Items**

A. Oath of Office

This item was moved to later in the meeting after Mr. Rawlson arrived.

B. Consideration of Resolution 2026-06; Designating Officers of the District

> On MOTION by Ms. Coppenhaver, seconded by Ms. Matyi, with all in favor, the motion to adopt Resolution 2026-06; Designating Officers of the District with Ms. Coppenhaver as Vice Chairperson carried. 4-0

FOURTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget and Levying O&M Assessments**

> On MOTION by Ms. Coppenhaver, seconded by Ms. Pienaar, with all in favor, the motion to open the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 4-0

There were no public comments regarding the FY2027 budget.

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to close the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 4-0

A. Consideration of Resolution 2026-07; Adopting FY2027 Final Budget

> On MOTION by Ms. Coppenhaver, seconded by Ms. Matyi, with all in favor, the motion to adopt Resolution 2026-07; Adopting FY2027 Final Budget carried. 4-0

B. Consideration of Resolution 2026-08; Levying O&M Assessments

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to adopt Resolution 2026-08; Levying O&M Assessments carried. 4-0

Mr. Rawlson arrived at 8:40 a.m. and read the oath of office on record and agreed to accept compensation for services.

> On MOTION by Ms. Matyi, seconded by Ms. Coppenhaver, with all in favor, the motion to appoint Mr. Rawlson as an Assistant Secretary of the District carried. 4-0

FIFTH ORDER OF BUSINESS **Public Hearing on Adopting Revised Rules of Procedure**

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to open the Public Hearing on Adopting Revised Rules of Procedure carried. 5-0

Ms. Matyi inquired about the changes made to the Rules of Procedure.

Ms. Mackie summarized the revisions to the Rules of Procedure.

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to close the Public Hearing on Adopting Revised Rules of Procedure carried. 5-0

A. Consideration of Resolution 2026-11; Adopting Revised Rules of Procedure

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to adopt Resolution 2026-11; Adopting Revised Rules of Procedure carried. 5-0

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Meeting Minutes of July 15, 2026

> On MOTION by Ms. Coppenhaver, seconded by Mr. Williams, with all in favor, the motion to approve the Meeting Minutes of July 15, 2026, carried. 5-0

B. Review of July 2026 Financial Statements

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to approve the July 2026 Financial Statements carried. 5-0

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Agent Report

Ms. Gilreath presented her report to the Board and discussed budgeted items and current costs.

Mr. Peters with BrightView reviewed the Brightview proposal #8978171 in the amount of $18,648.49 with the Board.

> On MOTION by Ms. Coppenhaver, seconded by Ms. Pienaar, with all in favor, the motion to approve the BrightView proposals presented in the District Agent Report as items A-F totaling in the amount of $38,434.40 carried. 5-0

Ms. Gilreath reviewed Item #2 DRS Contracted of her report with the Board. The DRS Contracted amounts were discussed.

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to approve the DRS Contract in the amount of $55,889.00 carried. 5-0

B. District Engineer Report

Ms. Matiz reviewed the District Engineer's report that was emailed to the Board. Discussion ensued regarding the irrigation break and a meeting scheduled. She advised that only one proposal was received regarding the pump station. Alley repairs are underway with DMI and a permit is needed for the median modification project.

Further discussion ensued regarding items #1 & 2 of the report.

C. District Counsel

Ms. Mackie had no further updates for the Board.

D. District Manager

Mr. Perez announced the next meeting scheduled for September 16, 2026, at 8:30 a.m.

EIGHTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-09; Setting FY2027 Meeting Schedule

Mr. Perez reviewed the FY2027 meeting schedule with the Board. Ms. Matyi discussed the meeting times for the budget meeting and public hearing being in the evenings.

> Ms. Matyi made a MOTION to adopt Resolution 2026-09; Setting FY2027 Meeting Schedule with the amended meeting schedule reflecting May 19, 2027, and August 18, 2027, meetings being held at 6:00 p.m.
>
> Mr. Rawlson seconded the motion.

Upon VOICE VOTE, with Ms. Matyi and Mr. Rawlson voting for and Ms. Pienaar, Ms. Coppenhaver, and Mr. Williams voting opposed, the motion failed. 2-3

On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to adopt Resolution 2026-09; Setting FY2027 Meeting Schedule as presented carried. 5-0

B. Consideration of Resolution 2026-10; Goals & Objectives

On MOTION by Ms. Coppenhaver, seconded by Ms. Pienaar, with all in favor, the motion to adopt Resolution 2026-10; Goals & Objectives carried. 5-0

NINTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests at this time.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to adjourn the meeting at 9:40 a.m. carried. 5-0

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

URBAN ORLANDO Community Development District

Financial Report

Aug 31, 2026

CLEAR PARTNERSHIPS



URBAN ORLANDO
Community Development District

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URBAN ORLANDO
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2018A DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 1,516,652	$ -	$ -	$ 1,516,652
Due From Other Funds	-	42,802	29,507	72,309
Investments:				
Money Market Account	2,787,740	-	-	2,787,740
Prepayment Account	-	154	-	154
Prepayment Account A	-	-	51	51
Reserve Fund	-	436,048	-	436,048
Reserve Fund A	-	-	169,246	169,246
Revenue Fund	-	241,028	-	241,028
Revenue Fund A	-	-	146,034	146,034
Prepaid Items	2,786	-	-	2,786
Deposits	9,380	-	-	9,380
TOTAL ASSETS	**$ 4,316,558**	**$ 720,032**	**$ 344,838**	**$ 5,381,428**
LIABILITIES				
Accounts Payable	$ 21,594	$ -	$ -	$ 21,594
Accrued Expenses	36,880	-	-	36,880
Due To Other Funds	72,309	-	-	72,309
TOTAL LIABILITIES	**130,783**	**-**	**-**	**130,783**
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,786	-	-	2,786
Deposits	9,380	-	-	9,380
Restricted for:				
Debt Service	-	720,032	344,838	1,064,870
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:	1,851,920	-	-	1,851,920
TOTAL FUND BALANCES	**$ 4,185,775**	**$ 720,032**	**$ 344,838**	**$ 5,250,645**
TOTAL LIABILITIES & FUND BALANCES	**$ 4,316,558**	**$ 720,032**	**$ 344,838**	**$ 5,381,428**

URBAN ORLANDO
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 55,000	$ 50,417	$ 139,042	$ 88,625	252.80%
Interest - Tax Collector	10,000	10,000	24,867	14,867	248.67%
Special Assmnts- Tax Collector	2,198,095	2,198,095	2,194,918	(3,177)	99.86%
Special Assmnts- Discounts	(87,924)	(87,924)	(82,075)	5,849	93.35%
Other Miscellaneous Revenues	19,957	18,294	39,710	21,416	198.98%
TOTAL REVENUES	**2,195,128**	**2,188,882**	**2,316,462**	**127,580**	**105.53%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	11,000	9,800	1,200	81.67%
FICA Taxes	918	842	230	612	25.05%
ProfServ-Arbitrage Rebate	1,200	1,200	500	700	41.67%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	15,000	13,750	10,958	2,792	73.05%
ProfServ-Legal Services	25,000	22,917	26,172	(3,255)	104.69%
ProfServ-Mgmt Consulting	68,000	62,333	62,337	(4)	91.67%
ProfServ-Property Appraiser	2,330	2,330	-	2,330	0.00%
ProfServ-Special Assessment	8,236	7,550	7,550	-	91.67%
ProfServ-Trustee Fees	10,000	10,000	8,234	1,766	82.34%
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	917	79	838	7.90%
Insurance - General Liability	25,568	25,568	23,740	1,828	92.85%
Printing and Binding	1,000	917	-	917	0.00%
Legal Advertising	4,000	3,667	201	3,466	5.03%
Misc-Property Taxes	300	300	-	300	0.00%
Misc-Assessment Collection Cost	2,000	2,000	1,651	349	82.55%
Misc-Contingency	7,000	6,417	3,285	3,132	46.93%
Office Supplies	100	92	-	92	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	193,473	180,621	160,565	20,056	82.99%
Field					
ProfServ-Engineering	65,000	59,583	59,789	(206)	91.98%
ProfServ-Field Management	17,569	16,105	19,667	(3,562)	111.94%
Contracts-Fountain	6,785	6,220	4,180	2,040	61.61%
Contracts-On-Site Maintenance	45,070	41,314	37,590	3,724	83.40%
Contracts-Security Services	380,000	348,333	336,361	11,972	88.52%
Contracts-Landscape	417,000	382,250	382,161	89	91.65%
Electricity - General	30,000	27,500	23,897	3,603	79.66%
Electricity - Streetlights	262,921	241,011	245,935	(4,924)	93.54%
Utility - Water	65,911	60,418	52,443	7,975	79.57%
R&M-Electrical	3,500	3,208	2,385	823	68.14%
R&M-Equipment	3,500	3,208	4,338	(1,130)	123.94%

URBAN ORLANDO
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD
R&M-Irrigation	120,000	110,000	100,792	9,208	83.99%
R&M-Parks	25,000	22,917	25,044	(2,127)	100.18%
R&M-Pumps	5,000	4,583	3,950	633	79.00%
Misc-Hurricane Expense	15,000	13,750	-	13,750	0.00%
Misc-Contingency	176,639	161,920	93,013	68,907	52.66%
Op Supplies - General	3,000	2,750	1,343	1,407	44.77%
Total Field	1,641,895	1,505,070	1,392,888	112,182	84.83%
Reserves					
Impr - Landscape & Hardscape	200,000	200,000	232,216	(32,216)	116.11%
Reserves-Roads and Alleyways	158,760	158,760	36,915	121,845	23.25%
Reserves - Signage	1,000	917	10,547	(9,630)	1054.70%
Total Reserves	359,760	359,677	279,678	79,999	77.74%
TOTAL EXPENDITURES & RESERVES	**2,195,128**	**2,045,368**	**1,833,131**	**212,237**	**83.51%**
Excess (deficiency) of revenues Over (under) expenditures	-	143,514	483,331	339,817	0.00%
Net change in fund balance	$ -	$ 143,514	$ 483,331	$ 339,817	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**3,702,444**	**3,702,444**	**3,702,444**		
FUND BALANCE, ENDING	**$ 3,702,444**	**$ 3,845,958**	**$ 4,185,775**		

URBAN ORLANDO
Community Development District

Series 2018 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 28,500	$ 28,500	0.00%
Interest - Tax Collector	-	-	7,723	7,723	0.00%
Special Assmnts- Tax Collector	1,855,494	1,855,494	1,852,805	(2,689)	99.86%
Special Assmnts- Discounts	(74,220)	(74,220)	(69,283)	4,937	93.35%
TOTAL REVENUES	**1,781,274**	**1,781,274**	**1,819,745**	**38,471**	**102.16%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	1,361	1,361	1,394	(33)	102.42%
Total Administration	1,361	1,361	1,394	(33)	102.42%
Debt Service					
Principal Debt Retirement	1,360,000	1,360,000	1,360,000	-	100.00%
Interest Expense	406,866	406,866	406,766	100	99.98%
Total Debt Service	1,766,866	1,766,866	1,766,766	100	99.99%
TOTAL EXPENDITURES	**1,768,227**	**1,768,227**	**1,768,160**	**67**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	13,047	13,047	51,585	38,538	0.00%
Net change in fund balance	$ 13,047	$ 13,047	$ 51,585	$ 38,538	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**668,447**	**668,447**	**668,447**		
FUND BALANCE, ENDING	**$ 681,494**	**$ 681,494**	**$ 720,032**		

URBAN ORLANDO
Community Development District

Series 2018A Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 15	$ 15	$ 12,564	$ 12,549	83760.00%
Interest - Tax Collector	-	-	2,995	2,995	0.00%
Special Assmnts- Tax Collector	727,917	727,917	718,627	(9,290)	98.72%
Special Assmnts- Discounts	(29,117)	(29,117)	(26,872)	2,245	92.29%
TOTAL REVENUES	**698,815**	**698,815**	**707,314**	**8,499**	**101.22%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	534	534	541	(7)	101.31%
Total Administration	534	534	541	(7)	101.31%
Debt Service					
Principal Debt Retirement	513,000	513,000	508,000	5,000	99.03%
Principal Prepayments	-	-	3,000	(3,000)	0.00%
Interest Expense	178,880	178,880	177,009	1,871	98.95%
Total Debt Service	691,880	691,880	688,009	3,871	99.44%
TOTAL EXPENDITURES	**692,414**	**692,414**	**688,550**	**3,864**	**99.44%**
Excess (deficiency) of revenues Over (under) expenditures	6,401	6,401	18,764	12,363	0.00%
Net change in fund balance	$ 6,401	$ 6,401	$ 18,764	$ 12,363	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**326,074**	**326,074**	**326,074**		
FUND BALANCE, ENDING	**$ 332,475**	**$ 332,475**	**$ 344,838**		

URBAN ORLANDO
Community Development District

Supporting Schedules

August 31, 2026

URBAN ORLANDO
Community Development District

General Fund

Assigned Reserves

Category	Budget Allocation FY 2005-2025	Budget Allocation FY 2026	Total as of FY 2026	Total usage FY 2026	8/31/2026
Landscape & Hardscape	$ 686,311	$ 200,000	$ 886,311	232,216	$ 654,095
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	36,915	916,008
Signage	267,348	1,000	$ 268,348	10,547	257,801
Total designated reserves	$ 1,862,847	$ 359,760	$ 2,222,607	$ 279,678	$ 1,942,929

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
05/14/2026	$ 594,004	$ 23,426		$ 617,430	$ 284,328	$ 240,011	$ 93,091
06/11/2026	$ 115,948	$ 1,973		$ 117,921	$ 54,303	$ 45,839	$ 17,779
7/15/2026	$ 23,705	$ (690)		$ 23,015	$ 10,598	$ 8,947	$ 3,470
8/13/2026	$ 152,132	$ (690)	$ 34	$ 151,475	$ 69,755	$ 58,882	$ 22,838
TOTAL	$ 4,584,535	$ 178,230	$ 3,551	$ 4,766,350	$ 2,194,918	$ 1,852,805	$ 718,627
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				$ 6,990	$ 3,219	$ 2,718	$ 1,054

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

URBAN ORLANDO
Community Development District

All Funds

Cash and Investment
August 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Checking Account - Operating	Valley Bank	Checking Account	n/a	3.56%	$	1,516,652
				Subtotal	**$**	**1,516,652**
Money Market Account	BankUnited	Money Market	n/a	3.35%	$	2,787,740
				Subtotal	**$**	**2,787,740**

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	3.50%	$	436,048
Series 2018 Revenue Fund	US Bank	Open-Ended Comm. Paper	n/a	3.50%	$	241,028
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	3.50%	$	169,246
Series 2018A Revenue Fund	US Bank	Open-Ended Comm. Paper	n/a	3.50%	$	146,034
				Subtotal	**$**	**992,562**
				Total	**$**	**5,296,953**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

URBAN ORLANDO Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



URBAN ORLANDO
Community Development District

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URBAN ORLANDO
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

URBAN ORLANDO
Community Development District

Governmental Funds

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2018A DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 1,302,347	$ -	$ -	$ 1,302,347
Due From Other Funds	-	49,479	32,096	81,575
Investments:				
Money Market Account	2,795,527	-	-	2,795,527
Prepayment Account	-	181	-	181
Prepayment Account A	-	-	51	51
Reserve Fund	-	436,021	-	436,021
Reserve Fund A	-	-	169,246	169,246
Revenue Fund	-	243,038	-	243,038
Revenue Fund A	-	-	146,970	146,970
Prepaid Items	2,786	-	-	2,786
Prepaid Insurance	22,199	-	-	22,199
Deposits	9,380	-	-	9,380
TOTAL ASSETS	**$ 4,132,239**	**$ 728,719**	**$ 348,363**	**$ 5,209,321**
LIABILITIES				
Accrued Expenses	41,307	-	-	41,307
Due To Other Funds	81,575	-	-	81,575
TOTAL LIABILITIES	**122,882**	**-**	**-**	**122,882**
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,786	-	-	2,786
Prepaid Insurance	22,199	-	-	22,199
Deposits	9,380	-	-	9,380
Restricted for:				
Debt Service	-	728,719	348,363	1,077,082
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:	1,653,303	-	-	1,653,303
TOTAL FUND BALANCES	**$ 4,009,357**	**$ 728,719**	**$ 348,363**	**$ 5,086,439**
TOTAL LIABILITIES & FUND BALANCES	**$ 4,132,239**	**$ 728,719**	**$ 348,363**	**$ 5,209,321**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 55,000	$ 55,000	$ 151,116	$ 96,116	274.76%
Interest - Tax Collector	10,000	10,000	25,589	15,589	255.89%
Special Assmnts- Tax Collector	2,198,095	2,198,095	2,201,896	3,801	100.17%
Special Assmnts- Discounts	(87,924)	(87,924)	(81,866)	6,058	93.11%
Other Miscellaneous Revenues	19,957	19,957	39,710	19,753	198.98%
TOTAL REVENUES	**2,195,128**	**2,195,128**	**2,336,445**	**141,317**	**106.44%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	12,000	9,800	2,200	81.67%
FICA Taxes	918	918	230	688	25.05%
ProfServ-Arbitrage Rebate	1,200	1,200	1,000	200	83.33%
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	100.00%
ProfServ-Engineering	15,000	15,000	10,958	4,042	73.05%
ProfServ-Legal Services	25,000	25,000	31,293	(6,293)	125.17%
ProfServ-Mgmt Consulting	68,000	68,000	68,004	(4)	100.01%
ProfServ-Property Appraiser	2,330	2,330	-	2,330	0.00%
ProfServ-Special Assessment	8,236	8,236	8,236	-	100.00%
ProfServ-Trustee Fees	10,000	10,000	8,234	1,766	82.34%
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	1,000	82	918	8.20%
Insurance - General Liability	25,568	25,568	23,740	1,828	92.85%
Printing and Binding	1,000	1,000	-	1,000	0.00%
Legal Advertising	4,000	4,000	254	3,746	6.35%
Misc-Property Taxes	300	300	-	300	0.00%
Misc-Assessment Collection Cost	2,000	2,000	1,651	349	82.55%
Misc-Contingency	7,000	7,000	3,833	3,167	54.76%
Office Supplies	100	100	-	100	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	193,473	193,473	174,143	19,330	90.01%
Field					
ProfServ-Engineering	65,000	65,000	59,789	5,211	91.98%
ProfServ-Field Management	17,569	17,569	21,472	(3,903)	122.22%
Contracts-Fountain	6,785	6,785	4,560	2,225	67.21%
Contracts-On-Site Maintenance	45,070	45,070	40,912	4,158	90.77%
Contracts-Security Services	380,000	380,000	370,358	9,642	97.46%
Contracts-Landscape	417,000	417,000	416,903	97	99.98%
Electricity - General	30,000	30,000	24,873	5,127	82.91%
Electricity - Streetlights	262,921	262,921	268,313	(5,392)	102.05%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water	65,911	65,911	57,115	8,796	86.65%
R&M-Electrical	3,500	3,500	2,385	1,115	68.14%
R&M-Equipment	3,500	3,500	4,338	(838)	123.94%
R&M-Irrigation	120,000	120,000	115,873	4,127	96.56%
R&M-Parks	25,000	25,000	25,044	(44)	100.18%
R&M-Pumps	5,000	5,000	3,950	1,050	79.00%
Misc-Hurricane Expense	15,000	15,000	-	15,000	0.00%
Misc-Contingency	176,639	176,639	104,238	72,401	59.01%
Op Supplies - General	3,000	3,000	1,343	1,657	44.77%
Total Field	1,641,895	1,641,895	1,521,466	120,429	92.67%
Reserves					
Impr - Landscape & Hardscape	200,000	200,000	275,161	(75,161)	137.58%
Reserves-Roads and Alleyways	158,760	158,760	48,090	110,670	30.29%
Reserves - Signage	1,000	1,000	10,672	(9,672)	1067.20%
Total Reserves	359,760	359,760	333,923	25,837	92.82%
TOTAL EXPENDITURES & RESERVES	**2,195,128**	**2,195,128**	**2,029,532**	**165,596**	**92.46%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	306,913	306,913	0.00%
Net change in fund balance	$ -	$ -	$ 306,913	$ 306,913	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**3,702,444**	**3,702,444**	**3,702,444**		
FUND BALANCE, ENDING	**$ 3,702,444**	**$ 3,702,444**	**$ 4,009,357**		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 30,510	$ 30,510	0.00%
Interest - Tax Collector	-	-	8,333	8,333	0.00%
Special Assmnts- Tax Collector	1,855,494	1,855,494	1,858,695	3,201	100.17%
Special Assmnts- Discounts	(74,220)	(74,220)	(69,106)	5,114	93.11%
TOTAL REVENUES	**1,781,274**	**1,781,274**	**1,828,432**	**47,158**	**102.65%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	1,361	1,361	1,394	(33)	102.42%
Total Administration	1,361	1,361	1,394	(33)	102.42%
Debt Service					
Principal Debt Retirement	1,360,000	1,360,000	1,360,000	-	100.00%
Interest Expense	406,866	406,866	406,766	100	99.98%
Total Debt Service	1,766,866	1,766,866	1,766,766	100	99.99%
TOTAL EXPENDITURES	**1,768,227**	**1,768,227**	**1,768,160**	**67**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	13,047	13,047	60,272	47,225	0.00%
Net change in fund balance	$ 13,047	$ 13,047	$ 60,272	$ 47,225	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**668,447**	**668,447**	**668,447**		
FUND BALANCE, ENDING	**$ 681,494**	**$ 681,494**	**$ 728,719**		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 15	$ 15	$ 13,498	$ 13,483	89986.67%
Interest - Tax Collector	-	-	3,232	3,232	0.00%
Special Assmnts- Tax Collector	727,917	727,917	720,912	(7,005)	99.04%
Special Assmnts- Discounts	(29,117)	(29,117)	(26,803)	2,314	92.05%
TOTAL REVENUES	**698,815**	**698,815**	**710,839**	**12,024**	**101.72%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	534	534	541	(7)	101.31%
Total Administration	534	534	541	(7)	101.31%
Debt Service					
Principal Debt Retirement	513,000	513,000	508,000	5,000	99.03%
Principal Prepayments	-	-	3,000	(3,000)	0.00%
Interest Expense	178,880	178,880	177,009	1,871	98.95%
Total Debt Service	691,880	691,880	688,009	3,871	99.44%
TOTAL EXPENDITURES	**692,414**	**692,414**	**688,550**	**3,864**	**99.44%**
Excess (deficiency) of revenues Over (under) expenditures	6,401	6,401	22,289	15,888	0.00%
Net change in fund balance	$ 6,401	$ 6,401	$ 22,289	$ 15,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**326,074**	**326,074**	**326,074**		
FUND BALANCE, ENDING	**$ 332,475**	**$ 332,475**	**$ 348,363**		

URBAN ORLANDO
Community Development District

Supporting Schedules

September 30, 2026

URBAN ORLANDO
Community Development District

General Fund

Assigned Reserves

Category	Budget Allocation FY 2005-2025	Budget Allocation FY 2026	Total as of FY 2026	Total usage FY 2026	9/30/2026
Landscape & Hardscape	$ 686,311	$ 200,000	$ 886,311	275,161	$ 611,150
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	48,090	904,833
Signage	267,348	1,000	$ 268,348	10,672	257,676
Total designated reserves	$ 1,862,847	$ 359,760	$ 2,222,607	$ 333,923	$ 1,888,684

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	Allocation by Fund: Series 2018 Debt Service Fund	Allocation by 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
05/14/2026	$ 594,004	$ 23,426		$ 617,430	$ 284,328	$ 240,011	$ 93,091
06/11/2026	$ 115,948	$ 1,973		$ 117,921	$ 54,303	$ 45,839	$ 17,779
7/15/2026	$ 23,705	$ (690)		$ 23,015	$ 10,598	$ 8,947	$ 3,470
8/13/2026	$ 152,132	$ (690)	$ 34	$ 151,475	$ 69,755	$ 58,882	$ 22,838
9/14/2026	$ 15,608	$ (455)		$ 15,153	$ 6,978	$ 5,890	$ 2,285
TOTAL	$ 4,600,143	$ 177,775	$ 3,585	$ 4,781,503	$ 2,201,896	$ 1,858,695	$ 720,912
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				$ (8,164)	$ (3,759)	$ (3,172)	$ (1,231)

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

URBAN ORLANDO
Community Development District

All Funds

Cash and Investment
September 30, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Checking Account - Operating	Valley Bank	Checking Account	n/a	3.55%	$	1,302,347
				Subtotal	**$**	**1,302,347**
Money Market Account	BankUnited	Money Market	n/a	3.35%	$	2,795,527
				Subtotal	**$**	**2,795,527**

DEBT SERVICE FUND

Series 2018 Prepayment Fund	US Bank	Open-Ended Comm. Paper	n/a	2.15%	$	181
Series 2018 Reserve Fund	US Bank	Open-Ended Comm. Paper	n/a	3.50%	$	436,021
Series 2018 Revenue Fund	US Bank	Open-Ended Comm. Paper	n/a	3.50%	$	243,038
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	3.50%	$	169,245
Series 2018A Revenue Fund	US Bank	Open-Ended Comm. Paper	n/a	3.50%	$	146,970
				Subtotal	**$**	**995,507**
				Total	**$**	**5,093,381**

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100249							
001	08/11/26	INFRAMARK LLC	184737	June 2026- Postage	Postage and Freight	541006-51301	$7.02
						Check Total	*$7.02*
CHECK # 100250							
001	08/11/26	ATKINS NORTH AMERICA,INC.	2069322-B	MAY-JUNE 2026 ENG SVCS WA#2	ProfServ-Engineering	531013-53901	$4,404.15
001	08/11/26	ATKINS NORTH AMERICA,INC.	2069322-A	MAY-JUNE 2026 ENG SVCS WA#1	ProfServ-Engineering	531013-51501	$13.05
						Check Total	*$4,417.20*
CHECK # 100251							
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879849	JULY 2026 IRR REPAIRS CUSTOMS BUFFER	R&M-Irrigation	546041-53901	$153.40
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879839	1213 BENNET MAINLINE REPAIR	R&M-Irrigation	546041-53901	$2,522.01
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879964	JULY POND 16 FOX/LBL VALVE REPLACEMENT	R&M-Irrigation	546041-53901	$829.00
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879965	JULY POND 31 CONTROLLER REPLACEMENT	R&M-Irrigation	546041-53901	$616.80
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879846	JULY 2026 IRR REPAIRS UNIT 10 -LBL MEDIANS	R&M-Irrigation	546041-53901	$567.30
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879848	JULY 2026 IRR REPAIRS POND 14 A-B	R&M-Irrigation	546041-53901	$361.95
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879850	JULY 2026 IRR REPAIRS POND 24 MAY HANKS	R&M-Irrigation	546041-53901	$492.50
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879859	JULY VALVE REPLACMENT BENNET BY ISLAND TRL	R&M-Irrigation	546041-53901	$760.00
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879861	JULY 2026 IRR REPAIRS POND 19	R&M-Irrigation	546041-53901	$266.15
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879862	JULY 2026 IRR REPAIRS POND 17	R&M-Irrigation	546041-53901	$223.35
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879863	JULY 2026 IRR REPAIRS POND 17	R&M-Irrigation	546041-53901	$409.45
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879882	JULY 2026 IRR REPAIRS POND 16 A-B	R&M-Irrigation	546041-53901	$431.45
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9873254	AUGUST 2026 LANDSCAPE SVCS	Contracts-Landscape	534050-53901	$34,741.90
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879833	JULY 2026 IRR REPAIRS NIORTH BUFFER	R&M-Irrigation	546041-53901	$1,202.95
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879836	JULY 4089 CORRINE LATERAL REPAIR	R&M-Irrigation	546041-53901	$430.00
						Check Total	*$44,008.21*
CHECK # 100252							
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879958	JULY 4049 LATERAL LINE REPAIR	R&M-Irrigation	546041-53901	$498.00
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879961	JULY VALVE REPLACEMENT CUSTOMS BUFFER	R&M-Irrigation	546041-53901	$746.00
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879885	JULY 2026 IRR REPAIRS POND 34	R&M-Irrigation	546041-53901	$465.10
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879893	JULY 2026 IRR REPAIRS ARMY RESERVE	R&M-Irrigation	546041-53901	$265.80
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879903	JULY 2026 IRR REPAIRS UNIT 7 LBL	R&M-Irrigation	546041-53901	$341.05
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879907	JULY 2026 IRR REPAIRS GLENRIDGE BUFFER	R&M-Irrigation	546041-53901	$83.70
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9879908	JULY 2026 IRR REPAIRS LAKEMONT MEDIANS	R&M-Irrigation	546041-53901	$122.75
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9884333	JULY 2026 IRR REPAIRS UNIT 9	R&M-Irrigation	546041-53901	$325.00
001	08/11/26	BRIGHTVIEW LANDSCAPE SERVICES	9884334	JULY IRR REPAIR 1203 BENNET - MAINLINE REPAIR	R&M-Irrigation	546041-53901	$1,073.99
						Check Total	*$3,921.39*
CHECK # 100253							
001	08/11/26	BUSINESS OBSERVER	26-02386W	JULY 2026 LEGAL ADVERTISING	Legal Advertising	548002-51301	$103.00
001	08/11/26	BUSINESS OBSERVER	26-02386W	JULY 2026 LEGAL ADVERTISING	Legal Advertising	548002-51301	$59.23
						Check Total	*$162.23*
CHECK # 100254							
001	08/11/26	DRS CONSTRUCTION OF	01012026-345	JULY PRESSURE WASH/REPAIRS -L BALDWIN LN	R&M-Parks	546066-53901	$1,190.00
						Check Total	*$1,190.00*

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100255							
001	08/11/26	KUTAK ROCK LLP	3779384	MAY 2026 LEGAL SVCS - AGENDA	ProfServ-Legal Services	531023-51401	$1,500.00
001	08/11/26	KUTAK ROCK LLP	3779382	JUNE 2026 LEGAL SVCS - AGENDA	ProfServ-Legal Services	531023-51401	$1,500.00
001	08/11/26	KUTAK ROCK LLP	3779381	MAY 2026 LEGAL SVCS	ProfServ-Legal Services	531023-51401	$3,070.00
001	08/11/26	KUTAK ROCK LLP	3779380	JUNE 2026 LEGAL SVCS	ProfServ-Legal Services	531023-51401	$730.50
						Check Total	*$6,800.50*
CHECK # 100256							
001	08/19/26	ADP	727752726	July 2026 ADP services	Misc-Contingency	549900-51301	$30.80
						Check Total	*$30.80*
CHECK # 100257							
001	08/19/26	INFRAMARK LLC	186054	August 2026 District management services	ProfServ-Mgmt Consulting	531027-51201	$5,667.00
001	08/19/26	INFRAMARK LLC	186054	August 2026 District management services	ProfServ-Special Assessment	531038-51301	$686.33
						Check Total	*$6,353.33*
CHECK # 100258							
001	08/19/26	FLORIDA WATER FEATURES	25324	July 2026 Monthly fountain services, New Broad Street	Contracts-Fountain	534023-53901	$150.00
001	08/19/26	FLORIDA WATER FEATURES	25334	7/28/2026 Fountain repair, filter motor bearings	R&M-Equipment	546022-53901	$275.00
001	08/19/26	FLORIDA WATER FEATURES	25325	July 2026 Monthly fountain services, Jake Street	Contracts-Fountain	534023-53901	$230.00
						Check Total	*$655.00*
CHECK # 100259							
001	08/19/26	BRIGHTVIEW LANDSCAPE SERVICES	9891728	AUGUST 2026 IRR REPAIRS BENNET PARK	R&M-Irrigation	546041-53901	$173.70
001	08/19/26	BRIGHTVIEW LANDSCAPE SERVICES	9891726	AUGUST 2026 IRR REPAIRS POND 17	R&M-Irrigation	546041-53901	$346.90
001	08/19/26	BRIGHTVIEW LANDSCAPE SERVICES	9891723	VALVE REPLACEMENT POND 14 WALKWAY	R&M-Irrigation	546041-53901	$788.57
001	08/19/26	BRIGHTVIEW LANDSCAPE SERVICES	9891725	AUGUST 2026 IRR REPAIRS LAKE SUSANNAH	R&M-Irrigation	546041-53901	$420.50
						Check Total	*$1,729.67*
CHECK # 100260							
001	08/28/26	INFRAMARK LLC	187208	JULY 2026 POSTAGE	Postage and Freight	541006-51301	$1.56
						Check Total	*$1.56*
CHECK # 100261							
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9891699	AUGUST 2026 POND 34 IRR REPAIRS	R&M-Irrigation	546041-53901	$1,345.00
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9891663	AUG POND 34 WINTER DAMAGE ENHANCEMENTS	Impr - Landscape & Hardscape	563024-58100	$4,974.91
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9891664	AUG POND 19 WALKWAY COQUINA FINES INSTALL	Impr - Landscape & Hardscape	563024-58100	$2,409.07
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9891666	Aug POND 14 VALVE REPLACEMENT	R&M-Irrigation	546041-53901	$833.00
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9891697	AUGUST 2026 ARMY RESERVE/HAWS IRR REPAIRS	R&M-Irrigation	546041-53901	$647.05
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9891698	AUGUST 2026 UNIT 7/LBL IRR REPAIRS	R&M-Irrigation	546041-53901	$377.85
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9892801	AUG NORTH BUFFER WINTER FREEZE PLANT REPLACEMENT	Impr - Landscape & Hardscape	563024-58100	$3,362.09
001	08/28/26	BRIGHTVIEW LANDSCAPE SERVICES	9895901	AUG TREE CROWN REDUCTION 4065 CORRIN	Impr - Landscape & Hardscape	563024-58100	$500.00
						Check Total	*$14,448.97*
CHECK # 300034							
001	08/31/26	ORLANDO UTILITIES COMMISSION	081026-20001-ACH	SVC 07/06-08/05/26	Electricity - General	543006-53901	$2,585.21
001	08/31/26	ORLANDO UTILITIES COMMISSION	081026-20001-ACH	SVC 07/06-08/05/26	Utility - Water	543018-53901	$4,494.07
001	08/31/26	ORLANDO UTILITIES COMMISSION	081026-20001-ACH	SVC 07/06-08/05/26	Electricity - Streetlights	543013-53901	$22,409.87
						Check Total	*$29,489.15*

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 375							
001	08/14/26	SENTRY MANAGEMENT, INC.	SEN2605	May 2026 Onsite Management Services	ProfServ-Field Management	531016-53901	$1,804.58
001	08/14/26	SENTRY MANAGEMENT, INC.	SEN2605	May 2026 Onsite Management Services	Contracts-On-Site Maintenance	534027-53901	$3,322.53
						Check Total	*$5,127.11*
CHECK # 376							
001	08/14/26	US BANK	8277989	TRUSTEE FEES 7/1/26-6/30/27	ProfServ-Trustee Fees	531045-51301	$1,131.62
001	08/14/26	US BANK	8277989	TRUSTEE FEES 7/1/26-6/30/27	Prepaid Items	155000-0	$2,785.76
						Check Total	*$3,917.38*
CHECK # 377							
001	08/28/26	SENTRY MANAGEMENT, INC.	SEN2608	August 2026 Onsite management services	ProfServ-Field Management	531016-53901	$1,804.58
001	08/28/26	SENTRY MANAGEMENT, INC.	SEN2608	August 2026 Onsite management services	Contracts-On-Site Maintenance	534027-53901	$3,322.40
						Check Total	*$5,126.98*
CHECK # DD270							
001	08/07/26	OFF DUTY MANAGEMENT, INC	INV380266	SERVICE DATE 7/19-25/26	Contracts-Security Services	534037-53901	$6,964.08
						Check Total	*$6,964.08*
CHECK # DD271							
001	08/07/26	OFF DUTY MANAGEMENT, INC	INV382950	SERVICE DATE 07/26-08/01/26	Contracts-Security Services	534037-53901	$6,892.08
						Check Total	*$6,892.08*
CHECK # DD273							
001	08/24/26	OFF DUTY MANAGEMENT, INC	INV385297	8/2 - 8/8/2026 Off duty management	Contracts-Security Services	534037-53901	$6,782.57
						Check Total	*$6,782.57*
CHECK # DD274							
001	08/24/26	OFF DUTY MANAGEMENT, INC	INV388588	SVC 8/9-16/26	Contracts-Security Services	534037-53901	$7,036.08
						Check Total	*$7,036.08*
						Fund Total	**$155,061.31**

Total Checks Paid	**$155,061.31**

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100262							
001	09/04/26	INFRAMARK LLC	188558	September 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	$5,667.00
001	09/04/26	INFRAMARK LLC	188558	September 2026 District Management Services	ProfServ-Special Assessment	531038-51301	$686.33
						Check Total	*$6,353.33*
CHECK # 100263							
001	09/04/26	ATKINS NORTH AMERICA,INC.	2071469-B	July 2026 District engineer services	ProfServ-Engineering	531013-53901	$4,563.00
						Check Total	*$4,563.00*
CHECK # 100264							
001	09/04/26	BRIGHTVIEW LANDSCAPE SERVICES	9918462	8/28/2026 landscape enhancement, pond 14 plant install	Impr - Landscape & Hardscape	563024-58100	$3,981.49
001	09/04/26	BRIGHTVIEW LANDSCAPE SERVICES	9848696	6/25/2026 irrigation repair, pond 17	R&M-Irrigation	546041-53901	$173.70
001	09/04/26	BRIGHTVIEW LANDSCAPE SERVICES	9909311	8/25/2026 landscape enhancement, OUC Buffer	Impr - Landscape & Hardscape	563024-58100	$3,500.00
001	09/04/26	BRIGHTVIEW LANDSCAPE SERVICES	9909754	September 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	$34,741.90
001	09/04/26	BRIGHTVIEW LANDSCAPE SERVICES	9910808	8/25/2026 landscape enhancement, Baldwin Park	Impr - Landscape & Hardscape	563024-58100	$1,080.00
001	09/04/26	BRIGHTVIEW LANDSCAPE SERVICES	9919263	AUG NORTH BUFFER TREE PRUNING/REMOVAL	Impr - Landscape & Hardscape	563024-58100	$10,000.00
						Check Total	*$53,477.09*
CHECK # 100265							
001	09/04/26	DRS CONSTRUCTION OF	01012026-398	8/14/2026 rope around pond	R&M-Parks	546066-53901	$1,350.00
						Check Total	*$1,350.00*
CHECK # 100266							
001	09/22/26	FLORIDA WATER FEATURES	25281	August 2026 Monthly fountain services, Jake Street	Contracts-Fountain	534023-53901	$230.00
						Check Total	*$230.00*
CHECK # 100267							
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9922154	AUG 2026 IRR REPAIRS UNIT 9 LIFT STATION	R&M-Irrigation	546041-53901	$270.25
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9927641	SEPT 2026 IRR REPAIRS POND 34 INSP	R&M-Irrigation	546041-53901	$422.50
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9927638	SEPT 2026 IRR REPAIRS BENNET PARK	R&M-Irrigation	546041-53901	$215.55
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9927636	SEPT 2026 IRR REPAIRS POND 17	R&M-Irrigation	546041-53901	$445.80
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9927635	SEPT 2026 IRR REPAIRS LAKE SUSANNAH	R&M-Irrigation	546041-53901	$202.40
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9927624	SEPT 2026 IRR REPAIRS BPS MAINLINE	R&M-Irrigation	546041-53901	$1,180.99
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9922163	SEPT 2026 IRR REPAIRS POND 24 MAY HANKS	R&M-Irrigation	546041-53901	$386.50
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9922139	AUG IRR REPAIRS POND 14 A-B	R&M-Irrigation	546041-53901	$1,265.50
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9922161	AUG 2026 IRR REPAIRS POND 31	R&M-Irrigation	546041-53901	$244.67
001	09/22/26	BRIGHTVIEW LANDSCAPE SERVICES	9922160	AUG 2026 IRR REPAIRS GLENRIDGE BUFFER	R&M-Irrigation	546041-53901	$145.80
						Check Total	*$4,779.96*
CHECK # 100268							
001	09/22/26	BUSINESS OBSERVER	26-03161W	Sept legal notice	Legal Advertising	548002-51301	$52.79
						Check Total	*$52.79*
CHECK # 100269							
001	09/22/26	DRS CONSTRUCTION OF	01012026-423	SEPT REPAIR REMOVE POST	Reserves - Signage	568165-58100	$125.00
						Check Total	*$125.00*
CHECK # 100270							
001	09/24/26	FLORIDA WATER FEATURES	25280	August 2026 Monthly fountain services, new Broad St	Contracts-Fountain	534023-53901	$150.00
						Check Total	*$150.00*

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100271							
001	09/24/26	DMI PAVING & SEALCOATING	20957	Aug Lower Catch Basin	Reserves-Roads and Alleyways	568137-58100	$10,725.00
						Check Total	*$10,725.00*
CHECK # 100272							
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9924126	09/01/2026 irrigation repair, pond 17	R&M-Irrigation	546041-53901	$614.30
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9927632	SEP 2026 ANNUALS INSTALLATION	Impr - Landscape & Hardscape	563024-58100	$2,323.72
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9928003	SEP 2026 BUFFER ENHANCEMENT	Impr - Landscape & Hardscape	563024-58100	$9,672.69
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9928005	SEP 2026 BLADWIN PARK	Impr - Landscape & Hardscape	563024-58100	$18,648.47
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922151	AUG 2026 IRR REPAIRS PAND 19	R&M-Irrigation	546041-53901	$929.99
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922150	AUG 2026 IRR REPAIRS POND 16 A-B	R&M-Irrigation	546041-53901	$537.15
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922148	AUG 2026 IRR REPAIRS CAR ACCIDENT	R&M-Irrigation	546041-53901	$493.00
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922147	AUG 2026 IRR REPAIRS CUSTOM BUFFER	R&M-Irrigation	546041-53901	$181.30
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922146	AUG 2026 IRR REPAIRS NORTH BUFFER	R&M-Irrigation	546041-53901	$827.80
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922145	AUG 2026 IRR REPAIRS LAKEMONT MEDIANS	R&M-Irrigation	546041-53901	$240.74
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922144	AUG 2026 IRR REPAIRS HARBOR PARK	R&M-Irrigation	546041-53901	$443.70
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9922140	AUG 2026 IRR REPAIRS UNIT 10 LBL CENTER MEDIANS	R&M-Irrigation	546041-53901	$687.05
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9930358	SEPT LBL MAINLINE REPAIR	R&M-Irrigation	546041-53901	$2,189.01
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9930376	SEPTEMBER 2026 IRRI REPAIR OUC BUFFER	R&M-Irrigation	546041-53901	$487.55
001	09/24/26	BRIGHTVIEW LANDSCAPE SERVICES	9930375	SEPTEMBER 2026 IRR REPAIR GLENRIDGE BUFFER	R&M-Irrigation	546041-53901	$52.20
						Check Total	*$38,328.67*
CHECK # 100273							
001	09/24/26	LLS TAX SOLUTIONS INC	004268	June 2026 Arbitrage report	ProfServ-Arbitrage Rebate	531002-51301	$500.00
						Check Total	*$500.00*
CHECK # 100274							
001	09/24/26	KUTAK ROCK LLP	3810626	July 2026 legal service	ProfServ-Legal Services	531023-51401	$300.50
001	09/24/26	KUTAK ROCK LLP	3810635	July 2026 LEGAL SVCS	ProfServ-Legal Services	531023-51401	$1,500.00
						Check Total	*$1,800.50*
CHECK # 100275							
001	09/29/26	BRIGHTVIEW LANDSCAPE SERVICES	9930366	Sept irrigation repair	R&M-Irrigation	546041-53901	$829.00
						Check Total	*$829.00*
CHECK # 100276							
001	09/30/26	INFRAMARK LLC	189650	August 2026 Dissemination, Kona Ice, and Postage	ProfServ-Dissemination Agent	531012-51301	$1,000.00
001	09/30/26	INFRAMARK LLC	189650	August 2026 Dissemination, Kona Ice, and Postage	Postage and Freight	541006-51301	$2.34
001	09/30/26	INFRAMARK LLC	189650	August 2026 Dissemination, Kona Ice, and Postage	Misc-Contingency	549900-51301	$517.50
						Check Total	*$1,519.84*
CHECK # 100277							
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9938591	9/25/2026 Landscape enhancement, removal 4 pines	Impr - Landscape & Hardscape	563024-58100	$1,000.00
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9938589	9/25/2026 Landscape enhancement, arbornote removal	Impr - Landscape & Hardscape	563024-58100	$1,300.00
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9930368	9/18/2026 Irrigation repairs, audubon buffer	R&M-Irrigation	546041-53901	$162.90
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9930365	9/18/2026 Irrigation repairs, Lakemont Medians	R&M-Irrigation	546041-53901	$154.25
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9930364	9/18/2026 Irrigation repairs, pond 24	R&M-Irrigation	546041-53901	$432.75
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9930363	9/18/2026 Irrigation repairs, Harbor Park	R&M-Irrigation	546041-53901	$266.85
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9930362	9/18/2026 Irrigation repairs, customs buffer	R&M-Irrigation	546041-53901	$454.40
001	09/30/26	BRIGHTVIEW LANDSCAPE SERVICES	9930361	9/18/2026 Irrigation repairs, unit 7	R&M-Irrigation	546041-53901	$316.95
						Check Total	*$4,088.10*

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100278							
001	09/30/26	DRS CONSTRUCTION OF	01012026-447	9/23/2026 Fill 2 pot holes	Reserves-Roads and Alleyways	568137-58100	$450.00
						Check Total	*$450.00*
CHECK # 100279							
001	09/30/26	KUTAK ROCK LLP	3815204	August 2026 District counsel services	ProfServ-Legal Services	531023-51401	$1,549.60
001	09/30/26	KUTAK ROCK LLP	3815202	August 2026 District counsel services	ProfServ-Legal Services	531023-51401	$1,771.00
						Check Total	*$3,320.60*
CHECK # 100280							
001	09/30/26	EGIS INSURANCE ADVISORS	34364	FY2027 Insurance renewal	Prepaid Insurance	155100-51301	$22,199.00
						Check Total	*$22,199.00*
CHECK # 300035							
001	09/08/26	ORLANDO UTILITIES COMMISSION	090826-20001-ACH	SVC 08/05-09/03/26	Electricity - General	543006-53901	$1,776.27
001	09/08/26	ORLANDO UTILITIES COMMISSION	090826-20001-ACH	SVC 08/05-09/03/26	Utility - Water	543018-53901	$4,572.12
001	09/08/26	ORLANDO UTILITIES COMMISSION	090826-20001-ACH	SVC 08/05-09/03/26	Electricity - Streetlights	543013-53901	$22,378.22
						Check Total	*$28,726.61*
CHECK # 300036							
001	09/24/26	OFF DUTY MANAGEMENT, INC	INV405597	SVC 9/13-19/26	Contracts-Security Services	534037-53901	$6,964.08
						Check Total	*$6,964.08*
CHECK # 300037							
001	09/30/26	OFF DUTY MANAGEMENT, INC	INV409265	SVC 9/20-26/26	Contracts-Security Services	534037-53901	$6,836.57
						Check Total	*$6,836.57*
CHECK # 378							
001	09/09/26	ALL STATES LIGHTING , INC	806140	MAY INSTALL NEW RGB	Misc-Contingency	549900-53901	$11,225.00
						Check Total	*$11,225.00*
CHECK # DD275							
001	09/04/26	OFF DUTY MANAGEMENT, INC	INV391705	8/16 - 8/22/2026 Off duty management	Contracts-Security Services	534037-53901	$6,946.08
						Check Total	*$6,946.08*
CHECK # DD276							
001	09/04/26	OFF DUTY MANAGEMENT, INC	INV395327	8/23 - 8/29/2026 Off duty management	Contracts-Security Services	534037-53901	$5,958.58
						Check Total	*$5,958.58*
CHECK # DD277							
001	09/22/26	OFF DUTY MANAGEMENT, INC	INV401673	svc 9/6-12/26	Contracts-Security Services	534037-53901	$7,274.28
						Check Total	*$7,274.28*
CHECK # DD278							
001	09/22/26	OFF DUTY MANAGEMENT, INC	INV398765	svc 8/30-9/5/26	Contracts-Security Services	534037-53901	$6,964.08
						Check Total	*$6,964.08*
						Fund Total	**$235,737.16**

Total Checks Paid	**$235,737.16**

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

District Agent Report

September 16, 2026

I. SUMMARY OF AUTHORIZATIONS

1. Landscaping: Budget Year 2026 remaining Reserves – IMPR – Landscape & Hardscape balance – **$83,490.78**
    a. Service Order #90000982: Corrine Dr Replacements - **$8,710.95**
    b. Service Order #90000892: Lake Baldwin Ln Enhancements - **$16,986.55**
    c. Service Order #9001205: Pond 14 Tree Install - **$3,029.99**
    d. Service Order #9001201: Pond 24 Tree Install - **$3,029.99**
2. Maintenance Projects: Budget Year 2026 remaining Miscellaneous Contingency balance - **$64,594.08**

II. GROUND MAINTENANCE UPDATES

1. BrightView Updates: Please see the attached report.
2. Approved Projects Status
    a. Status of August 2026 Approved Landscape Projects
        i. Baldwin Park St Enhancement – as of 9/8, incomplete.
        ii. Customs Buffer Enhancement- as of 9/8, incomplete.
        iii. General Rees Tree Install – as of 9/8, incomplete.
        iv. Pond 14 Bank Enhancement – complete
        v. Pond 16 Tree Removals – complete
        vi. Pond 24 Tree Removal – as of 9/8, incomplete.

III. DISTRICT AGENT BUDGET REPORTS (DAB)

1. As of September 8, 2026, the CDD is under budget for irrigation repairs this month.
2. Landscape Reserve Refurbishment Report attached.

IV. OFF-DUTY OFFICER PROGRAM

1. We are currently under budget for this item.
2. August Police Report: Please see the attached report.

Baldwin Park CDD Monthly Report for August 2026

August 31, 2026

Weather Summary for August 2026	
Total Rain	2.6"
Lowest temperature	74
Highest temperature	98
Source: National Weather Service	

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)Treatement of Weeds in beds(on going)
4) Pond 14 Lake Bank- plant material installation- Completed
5) Treated Ponds (on going)
6)Treated weeds in Turf
7) Removed Leaves
8) Fixed seveal Irrigation- Valve repair and Mainlines
9) Pond 19 Crush Shell- Completed
10) Insect Control- Turf- Completed
11) Pond 14- Plant material- Completed
12) North Buffer- Plant Installation
13) North and OUC Buffer- Tree Trimming

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)Monitor- one island- Turf LBL
6)Trim Crepe Myrtle suckers
7) New Annuals Rotation- All CDD Beds
8) Chinch Bug- treatment- All turf and Shrubs areas.
9) BPS- Plant Installation
10) Customs- Plant Installation
11) Oak Tree- Installation GR

Overall Landscape Comments

Our irrigation inpections will continue on all areas of the CDD. We are mowing weekly and bi-weekly mowing of bahia. Continue to remove trash and debris. Continue to be proactive with completing work orders. Several enhancement proposals have been submitted -North Buffer and pond 19 shell- Pond 34- Have been completed. BPS islands, Customs Buffer will be completed in August. We will continue to be proactive in reporting irrigation problems, liabilities issues and enhancement proposals. New annuals will be will be installed in August.

New Broad Street	Sprayed Insect Control- Turf Trim Shrubs-Trim new growth on Fire Bush Removed Debris Spray weeds in beds Sprayed Turf Weeds Trim Sunshine Ligustrums
Bennett Road and Medians	Sprayed Insect Control- Turf Removed Debris and Trash Spray weeds in beds Trimmed Shrubs- remove vines Sprayed Turf Weeds
Audubon Buffer	Maintaine lower limbs Sprayed weeds in beds Removed Debris and Trash
TwinView Lane	Trimmed shrubs- Jasmine Hand pulled weeds in beds Removed Debris and Trash
Belkin Ct	Removed Debris Spray weeds in beds Trimmed Shrubs Removed Debris and Trash
Corrine Drive and Medians	Remove Debris and Trash- Trim all Crape Suckers Sprayed weeds in beds Hand pull weeds in Annual Beds Sprayed Insect Control- Turf Trimmed Shrubs Sprayed Turf Weeds

R.O.T.C Buffer/Alley	Sprayed beds Removed debris Trimmed Podocarpus- Completed
General Rees Buffer	Remove Debris Spray weeds in beds Removed small branchs Sprayed Insect Control- Turf Trim all Walter Viburnus Shrubs Trim Fire bush- New growth
Haws Court	Sprayed beds Hand pulled weeds in plant material Trimmed Shrubs Removed debris
Glenridge Middle School	Trim Shrubs Sprayed weeds in beds Removed debris Proposed New plant material -Corner Sign
Glenridge Buffer	Spray weeds in beds Removed debris Hand pulled weeds in plant material
Lakemont Medians	Spray weeds in beds and Round About Hand pull Vines grown up in shrubs- Center Island Trim Shrubs Sprayed Turf Weeds
Customs Buffer	Removed debris Sprayed Insect Control- Turf Trimmed Jasmine
Lake Susannah Mews	Sprayed Insect Control- Turf Sprayed weeds in beds Trim Walters Viburnums- Circle and bench area Sprayed Turf Weeds Trim Fire bush- new growth

Pond 19	Spray path around the pond Removed Debris Trimmed Shrubs Hand pulled weeds in beds
South Buffer	Remove debris Sprayed weeds in beds Remove tree limbs
OUC Buffer	Spray weeds in beds Removed debris Trim Shrubs
Hank Street Median	Sprayed Insect Control- Turf Trimmed shrubs Sprayed weeds in beds Hand pulled weeds in beds
Pond 24	Trimmed shrubs Removed debris Hand pull weeds in plant material Sprayed Insect Control- Turf
Lift Station 9	Sprayed weeds in beds Trimmed shrubs
Pond 17	Spray Beds- under Crapes and Crack Weeds Removed debris Sprayed Insect Control- Turf Sprayed Turf Weeds
Lake Baldwin Unit 7	Remove crape suckers Spray weeds in beds Hand pulled weeds in beds Sprayed Turf Weeds Sprayed Insect Control- Turf
Cady Way Trail	Trimmed shrubs Sprayed weeds in beds Removed tree limbs

Pond 16	Trim all new firebush growth down 18 inches- Completed Spray weeds in beds Sprayed Insect Control- Turf Sprayed Turf Weeds
Pond 31	Trimmed Shrubs Spray weeds in beds Hand pulled weeds in beds
Lift Station Unit 10	Trim Shrubs Sprayed weeds in beds
North Buffer	Trimmed shrubs Spray weeds in beds Removed Debris
Pond 34	Sprayed Insect Control- Turf Spray weeds in beds Hand pulled weeds in beds Trimmed Shrubs Removed debris Sprayed Turf Weeds
Lake Baldwin Ln 8-10	Trimmed shrubs Pulled Vines Sprayed weeds in beds Sprayed Insect Control- Turf
Baldwin Park St.	Trimmed Shrubs Spray weeds in beds Removed Debris Hand pull weeds
Harbor Park	Removed Debris off walkways Spray weeds in beds Hand pulled weeds in beds Sprayed Turf Weeds Sprayed Insect Control- Turf

Audubon Elementary	Removed Leaves Sprayed for weeds in beds Hand pulled weeds in beds
Bennett Park	Removed dead limbs Spray weeds in beds Removed Debris Hand pulled weeds in beds Trimmed Shrubs Sprayed Insect Control- Turf

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**	**$ 6,785.00**					Florida Water Features Fountain maintenance contracts: Jake St.
	19			$ 150.00			25286	7/7/56	NBS waterfalls
	20			$ 230.00			25287	7/7/26	Jake St fountain
	21			$ 150.00			25324	8/7/26	NBS waterfalls
	22			$ 230.00			25325	8/11/26	Jake St fountain
	23								
	24								
Total Encumbrance				**$ 4,180.00**					
Variance				**$ 2,605.00**					
Contracts - Security Service		OPD	**FY 2026 Budget**	**$ 380,000.00**	**Inv Date**				
	44			$ 6,892.08	8/4/26		382950		
	45			$ 6,782.57	8/11/26		385297		
	46			$ 7,036.08	8/18/26		388588		
	47			$ 6,946.08	8/25/26		391705		
	48			$ 5,958.58	9/1/2026		395327		
	49								
	50								
	51								
	52								
Total Encumbrance				**$ 335,043.14**					
Variance				**$ 44,956.86**					
Contracts - Landscape		Brightview	Landscape Maintenance Contract	**$ 417,000.00**					BrightView contract
	10			$ 34,741.90			9837693	6/30/26	
	11			$ 34,741.90			9873254	7/28/26	
	12								
Total Encumbrance				**$ 382,160.90**					
Variance				**$ 34,839.10**					
R&M Electrical			**FY 2026 Budget**	**$ 3,500.00**					Misc. electrical repairs, bulbs, lamps etc.
	1	All States Lighting	Repair Damages from townhouse construction at unit 7 - will be reimbursed	$ 1,217.00			805578	1/22/26	
	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**	**$ 3,500.00**					pump motor repairs/replacements
	4	Florida Water Feature	Jake St filter motor bearing/seal	$ 275.00			25334	8/10/26	
Total Encumbrance				**$ 4,063.47**					
Variance				**$ (563.47)**					
R&M Irrigation			**FY 2026 Budget**	**$ 120,000.00**					
		July Repairs		$ 6,147.78					
		August Repairs		$ 19,548.97					
		September Repairs		$ 6,496.19					
Total Irrigation Repair Encumbrance				**$ 117,004.71**					
Variance				**$ 2,995.29**					
R&M Parks			**FY 2026 Budget**	**$ 25,000.00**					Cleaning and repairs for CDD parks, including pressure washing
	8	DRS	Pond 14 pergola PW/caulk/paint	$ 1,495.00	6029	6/23/26	01012026-316	6/23/26	
	9	DRS	LBL column and bridge railings PW/paint	$ 1,190.00	6016	7/15/26	01012026-345	7/24/26	
	10	DRS	Harbor Park ropes replacement	$ 1,350.00	6143	8/13/26	01012026-398	8/26/26	
Total Encumbrance				**$ 25,044.08**					
Variance				**$ (44.08)**					
R&M Pumps			**FY 2026 Budget**	**$ 5,000.00**					Contract for pump service and repairs
	1	YES	Push camera down Jake St pump line	$ 1,900.00	Q501742	3/4/26	4571188	3/19/26	
	2	DJB Construction	Hand Dig to expose suction line for Jake St pump	$ 800.00	1543	4/3/26	994	4/14/26	hand dig at Jake St
	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
	17	DRS	Purple Martin Boxes	$ 887.46	6019	5/20/26	01012026-289	6/5/26	
	18	Mary Edwards Arborist	Oak eval at Pond 24, cypress knee evals at Pond 19	$ 525.00		6/17/26	3410	7/20/26	
	9	All States Lighting	Pond 14 fountain lights	$ 11,225.00	ASL032625	4/16/25	806140	7/14/26	Approved at April 2025 CDD meeting; only just billed because
							.		
Total Encumbrance				**$ 112,045.92**					
Variance				**$ 64,594.08**					
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	
	2	BP Joint Committee	Maintenance Cleaning Supplies	$ 705.71			JC062326	6/23/26	
Total Encumbrance				**$ 314.92**					
Variance				**$ 2,685.08**					
Reserves – Signage			**FY 2026 Fund Balance**	**$ 267,348.00**					
	10	DRS	Street sign re-installs	$ 250.00			01012026-193	4/2/26	
	11	DRS	Pond 19 Nature Trail signs	$ 607.00	6081	6/24/26	01012026-344	7/17/26	
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
	8	DRS	Cold Patches to Unit 10 areas	$ 550.00	6034	5/12/26	01012026-265	5/15/26	
	9	DMI Paving	Unit 10 catch basin & Asphalt patching	$ 10,725.00	O26-6587	7/15/26			
Total Encumbrance				**$ 47,640.20**					
Variance				**$ 111,119.80**					
Reserves – IMPR-Landscape & Hardscape			**FY 2026 Budget**	**$ 200,000.00**					See Landscape/Hardscape Reserve for details
Total Encumbrance				**$ 283,490.78**					
Variance				**$ (83,490.78)**					

Landscaping Reserve Refurbishment Report

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	9644614	
	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	9722349	06/22/26
	Pond 14 Arbor Freeze Replacements	$ 3,885.78	8870656	4/15/26	9781822	05/13/26
	DJB Fox St Commons sidewalk repair	$ 3,100.00	1550	4/24/26	1002	05/13/26
	Pond 16 Fire bush trims	$ 3,340.00	8912641	5/20/26	9802985	05/27/26
	Pond 14 Fire bush trims	$ 4,967.00	8901691	5/20/26	9809763	06/02/26
	Pond 14Live Oak removal	$ 5,100.00	1404874	8/18/26		
	Pond 14 lake bank enhancement	$ 3,981.49	8990951	8/19/26	9918462	08/28/26
	Pond 16 tree work	$ 1,000.00	1391907	8/19/26		
Subtotal		**$ 66,890.75**				
Unit 2	**Corrine Drive Edge & Medians, Customs buffer, Haws Ct**					
	Customs Buffer enhancement	$ 9,672.69	8959274	8/19/26		
Subtotal		**$ 9,672.69**				
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	9711579	05/13/26
Reimbursable	Harbor Park Enhancements	$ 5,228.78	8905035	5/20/26	9820271	06/17/26
Reimbursable	Harbor Park palms clean up	$ 1,424.64	8905045	5/20/26	9819399	06/17/26
Subtotal		**$ 12,493.29**				
Unit 4	**Army Reserve Buffer, General Rees Buffer**					
	Corrine Dr islands fire bush	$ 3,627.00	8911512	5/20/26	9802972	05/27/26
	General Rees Fire bush trims	$ 4,586.00	8912689	5/20/26	9802987	05/27/26
	Army Reserve Arboricola trim	$ 3,020.00	8932853	6/17/26	9842642	06/30/26
	Corrine Dr kneewall repair	$ 4,527.35	6072	6/22/26	01012026-324	07/17/26
	4065 Corrine Dr tree work	$ 500.00	1361651	7/8/26	9895901	08/24/26
	General Rees live oak install	$ 3,029.99	8979686	8/19/26		
Subtotal		**$ 19,290.34**				
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
	Unit 7 Halder Ln cut back/enhancements	$ 5,956.77	8928008	6/17/26	9852723	07/10/26
	Unit 7 Tree care	$ 1,080.00	1357483	7/15/26	9910808	08/27/26
Subtotal		**$ 25,232.05**				
Unit 8	**Lake Susannah Mews, Meeting Pl median**					
	Lake Susannah sitting areas	$ 5,100.39	8932952	6/17/26	9842649	06/30/26
Subtotal		**$ 5,100.39**				
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 instlall 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	9781823	05/13/26
	DJB sidewalk repair at Penway & Harston	$ 4,500.00	1551	4/24/26	1001	05/13/26
	Pond 24 St. Augustine	$ 1,995.94	8917627	5/20/26	9820276	6/17/2026
	Pond 19 Enhancements and firebush trim	$ 6,512.49	8934002	6/17/26	9842654	6/30/2026
	Pond 19 coquina trail safety improvments	$ 2,409.07	8930916	6/17/26	9891664	8/17/2026
	OUC Buffer enhancements	$ 9,897.55	8931578	6/17/26	9842641	6/30/2026
	OUC Buffer tree care	$ 3,500.00	1357529	7/15/26	9909311	8/27/2026
	Pond 24 live oak removal	$ 1,300.00	1390364	8/19/26		
Subtotal		**$ 59,953.95**				
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 material 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	9781825	05/12/26
	Pond 31 installs	$ 16,911.67	8913448	5/20/26	9809764	06/02/26
	Carmello Ave Palmetto removals	$ 1,202.80	8917640	5/20/26	9822121	06/22/26
	Annuals in the BPS Median	$ 978.05	8933962	6/3/26	9842652	06/30/26
	Baldwin Park St firebush trim	$ 3,246.20	8938605	6/17/26	9842673	06/30/26
	Westminster Pond 31 Tree maintenance	$ 200.00	1357490	6/30/26	9895883	08/24/26
	North Buffer Tree care	$ 10,000.00	1357516	7/15/26	9919263	08/31/26
	North Buffer Enhancement	$ 3,362.09	8962024	7/16/26	9892801	08/18/26
	Pond 34 Enhancement	$ 4,974.91	8938570	7/15/26	9891663	08/17/26
	Baldwin Park St enhancement	$ 18,648.49	8978171	8/19/26		
	Annuals in the BPS Median	$ 2,323.72	8999004	9/1/26		
Subtotal		**$ 75,419.14**				
Total Overall Landscape/Hardscape Reserve Allowance		**$ 283,490.78**				
Landscape/Hardscape Reserve Budget		$ 200,000.00				
Remaining landscape replacement budget		**$ (83,490.78)**				

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	1	4	14	17	3	0	20	29	7	95
June	2	16	7	22	0	0	19	20	8	94
July	3	11	25	28	3	0	17	21	4	112
August	0	15	12	15	0	0	13	24	7	86
September										
October										
November										
December										
Year Total	12	84	106	166	15	0	129	241	54	807

Comments from Sgt. McNichols:

There were no stolen vehicles, vehicle burglaries or residential burglaries this past month.

Officers spent the first couple of weeks of school providing extra patrol at the beginning and end of the school day looking for pedestrians crossing unsafely, bike/ebike riders riding safely, watching for unsafe traffic stopping and for speed violations.

Officers have been assisting with a citizen complaint of illegal parking in Unit 10. It is legal to park along the street in the area of the complaint near WPHS so we are unable to assist with the primary request of students parking and walking to school, but we have addressed some other improper parking issues in the area when observed.

8/1/26 Officer Silverio conducted a traffic stop for a vehicle traveling the wrong way on Welham St. The driver was arrested for not having a driver's license (2026-278064).

8/20/26 The off duty and patrol responded to a suspicious incident involving 2 students and a black vehicle. There was a 3 day time delay from the incident until it was reported. Due to the circumstances, the off duty has been directed to complete extra patrol in these area at the start and end of each school day. This incident is actively under investigation (2026-303133).

Urban Orlando Community Development District

Off-Duty Police Report

2026 **August**

Day	Noise Violations	Business Call/Alarm	House Call/Alarm	Skates & Bikes	Vehicle Burglaries/ Stolen	Residential Burglaries	Suspicious Person/ Vehicle	Vehicle Traffic Stops	Traffic/ Parking Citations
1								2	1
2							1		
3			1				1		
4			1					1	
5								2	
6							1	1	
7			1				1	3	1
8		2	1				1		
9									
10		1	1						
11									
12				4				1	
13		1					1		
14									
15		1		2				1	
16			1	2				1	
17		1	1	5				1	
18		2					1	1	
19		1	1				1	1	1
20		1					1	1	
21			4	1			1	1	
22							1		
23									
24								2	2
25				1				1	
26							1	2	1
27		3							
28							1	1	1
29									
30								1	
31		2							
Total	0	15	12	15	0	0	13	24	7

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

District Agent Report

October 14, 2026

I. SUMMARY OF AUTHORIZATIONS

1. Landscaping: Budget Year 2027 remaining Reserves – IMPR – Landscape & Hardscape balance – **$200,00.00**
    a. Service Order #9000982: Corrine Dr Replacements - **$8,710.95**
    b. Service Order #9000892: Lake Baldwin Ln Enhancements - **$16,986.55**
    c. Service Order #9027428: Mid Lakes Park Enhancements - **$9,424.03**
2. Maintenance Projects: Budget Year 2026 remaining Miscellaneous Contingency balance - **$113,224.00**

II. GROUND MAINTENANCE UPDATES

1. BrightView Updates: Please see the attached report.
2. Approved Projects Status
    a. Status of August 2026 Approved Landscape Projects
        i. Baldwin Park St Enhancement – complete
        ii. Customs Buffer Enhancement- complete
        iii. General Rees Tree Install – complete
        iv. Pond 14 Bank Enhancement – complete
        v. Pond 16 Tree Removals – complete
        vi. Pond 24 Tree Removal – complete

III. DISTRICT AGENT BUDGET REPORTS (DAB)

1. As of October 14, 2026, the CDD is under budget for irrigation repairs this month.

2. Landscape Reserve Refurbishment Report attached for the close of the 2025/26 budget year.

IV. OFF-DUTY OFFICER PROGRAM

1. We are currently under budget for this item.
2. September Police Report: Please see the attached report.

Baldwin Park CDD Monthly Report for September 2026

September 30, 2026

Weather Summary for September 2026	
Total Rain	2.75
Lowest temperature	68
Highest temperature	96
Source: National Weather Service	

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)Treatement of Weeds in beds(on going)
4) Pond 14 Lake Bank- plant material installation- Completed
5) Treated Ponds (on going)
6)Treated weeds in Turf
7) Removed Leaves
8) Fixed seveal Irrigation- Valve repair and Mainlines
9) Pond 19 Crush Shell- Propose to install all walways around the lake
10) Weed Control- Turf- Completed
11) Pond 14- Plant material Grasses- Completed
12) North buffer- Irrigation lateral line- Completed
13) BPS- Plant Installation- Completed
14) Customs- Plant Installation- Completed
15) Oak Tree- Installation GR- Completed
16) Oak Tree- Pond 14- Completed
17) Oak Tree- Pond 24- Completed

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)Monitor- one island- Turf LBL
6)Trim Crepe Myrtle suckers
7) New Annuals Rotation- All CDD Beds- Completed
8) Chinch Bug- treatment- All turf and Shrubs areas.
9) Granular Turf-Shrub Application

Overall Landscape Comments

Our irrigation inpections will continue on all areas of the CDD. We are mowing weekly and bi-weekly mowing of bahia. Continue to remove trash and debris. Continue to be proactive with completing work orders. Several enhancement proposals have been submitted -LBL Island. We will continue to be proactive in reporting irrigation problems, liabilities issues and enhancement proposals. New annuals will be will be installed in August- Completed

New Broad Street	Sprayed Insect Control- Turf Trim Shrubs-Trim new growth on Fire Bush Removed Debris Spray weeds in beds Sprayed Turf Weeds Installed new Oak Tree
Bennett Road and Medians	Sprayed Insect Control- Turf Removed Debris and Trash Spray weeds in beds Trimmed Shrubs- remove vines Sprayed Turf Weeds Review Mainline Leak
Audubon Buffer	Maintaine lower limbs Sprayed weeds in beds Removed Debris and Trash
TwinView Lane	Trimmed shrubs- Jasmine Hand pulled weeds in beds Removed Debris and Trash
Belkin Ct	Removed Debris Spray weeds in beds Trimmed Shrubs Removed Debris and Trash
Corrine Drive and Medians	Remove Debris and Trash- Trim all Crape Suckers Sprayed weeds in beds Hand pull weeds in Annual Beds Sprayed Insect Control- Turf Trimmed Shrubs Sprayed Turf Weeds

R.O.T.C Buffer/Alley	Sprayed beds Removed debris
General Rees Buffer	Remove Debris Spray weeds in beds Removed small branchs Sprayed Insect Control- Turf Trim all Walter Viburnus Shrubs Installed 1 new Oak Tree
Haws Court	Sprayed beds Hand pulled weeds in plant material Trimmed Shrubs Removed debris
Glenridge Middle School	Trim Shrubs- Sprayed weeds in beds Removed debris
Glenridge Buffer	Spray weeds in beds Removed debris Hand pulled weeds in plant material
Lakemont Medians	Spray weeds in beds and Round About Hand pull Vines grown up in shrubs- Center Island Trim Shrubs Sprayed Turf Weeds
Customs Buffer	Removed debris Sprayed Insect Control- Turf Trimmed Jasmine Installed new plant material- both entry gates

Lake Susannah Mews	Sprayed Insect Control- Turf Sprayed weeds in beds Sprayed weeds in turf Sprayed Turf Weeds Trim Fire bush- new growth
Pond 19	Spray path around the pond Removed Debris Trimmed Shrubs Hand pulled weeds in beds Propose new shell- All walkways
South Buffer	Remove debris Sprayed weeds in beds Remove tree limbs
OUC Buffer	Spray weeds in beds Removed debris Trim Shrubs
Hank Street Median	Sprayed Insect Control- Turf Trimmed shrubs Sprayed weeds in beds Hand pulled weeds in beds
Pond 24	Trimmed shrubs Removed debris Hand pull weeds in plant material Installed 1 New Oak Tree

Lift Station 9	Sprayed weeds in beds Trimmed shrubs Mainline Repair- Completed
Pond 17	Spray Beds- under Crapes and Crack Weeds Removed debris Sprayed Insect Control- Turf Sprayed Turf Weeds
Lake Baldwin Unit 7	Remove crape suckers Spray weeds in beds Hand pulled weeds in beds Sprayed Turf Weeds Sprayed Insect Control- Turf
Cady Way Trail	Trimmed shrubs Sprayed weeds in beds Removed tree limbs
Pond 16	Trim all new firebush growth down 18 inches- Completed Spray weeds in beds Sprayed Insect Control- Turf Sprayed Turf Weeds
Pond 31	Trimmed Shrubs Spray weeds in beds Hand pulled weeds in beds
Lift Station Unit 10	Trim Shrubs Sprayed weeds in beds

North Buffer	Trimmed shrubs Spray weeds in beds Removed Debris
Pond 34	Sprayed Insect Control- Turf Spray weeds in beds Hand pulled weeds in beds Trimmed Shrubs Removed debris Sprayed Turf Weeds
Lake Baldwin Ln 8-10	Trimmed shrubs Pulled Vines Sprayed weeds in beds Sprayed Insect Control- Turf
Baldwin Park St.	Trimmed Shrubs Spray weeds in beds Removed Debris Hand pull weeds
Harbor Park	Removed Debris off walkways Spray weeds in beds Hand pulled weeds in beds Sprayed Turf Weeds- second application Sprayed Insect Control- Turf
Audubon Elementary	Removed Leaves Sprayed for weeds in beds Hand pulled weeds in beds
Bennett Park	Removed dead limbs Spray weeds in beds Removed Debris Hand pulled weeds in beds Trimmed Shrubs Sprayed Insect Control- Turf

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**	**$ 6,785.00**					Florida Water Features Fountain maintenance contracts: Jake St.
	23			$ 230.00			25281	9/15/26	Jake St fountain
	24			$ 150.00			25250	9/15/26	NBS waterfalls
	25			$ 230.00			25366	10/5/26	Jake St fountain
	26			$ 150.00			25365	10/5/26	NBS waterfalls
Total Encumbrance				**$ 4,940.00**					
Variance				**$ 1,845.00**					
Contracts - Security Service		OPD	**FY 2026 Budget**	**$ 380,000.00**	**Inv Date**				
	48			$ 5,958.58	9/1/2026		395327		
	49			$ 7,274.28	9/15/2026		401673		
	50			$ 6,964.08	9/9/2026		398765		
	51			$ 6,964.08	9/22/2026		405597		
	52			$ 6,836.57	9/29/26		409265		
Total Encumbrance				**$ 363,082.15**					
Variance				**$ 16,917.85**					
Contracts - Landscape		Brightview	Landscape Maintenance Contract	**$ 417,000.00**					BrightView contract
	10			$ 34,741.90			9837693	6/30/26	
	11			$ 34,741.90			9873254	7/28/26	
	12			$ 34,741.90			9909754	8/27/26	
Total Encumbrance				**$ 416,902.80**					
Variance				**$ 97.20**					
R&M Electrical			**FY 2026 Budget**	**$ 3,500.00**					Misc. electrical repairs, bulbs, lamps etc.
	1	All States Lighting	Repair Damages from townhouse construction at unit 7 - will be reimbursed	$ 1,217.00			805578	1/22/26	
	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**	**$ 3,500.00**					pump motor repairs/replacements
	4	Florida Water Feature	Jake St filter motor bearing/seal	$ 275.00			25334	8/10/26	
Total Encumbrance				**$ 4,063.47**					
Variance				**$ (563.47)**					
R&M Irrigation			**FY 2026 Budget**	**$ 120,000.00**					
		July Repairs		$ 6,147.78					
		August Repairs		$ 19,548.97					
		September Repairs		$ 23,183.09					
Total Irrigation Repair Encumbrance				**$ 133,691.61**					
Variance				**$ (13,691.61)**					
R&M Parks			**FY 2026 Budget**	**$ 25,000.00**					Cleaning and repairs for CDD parks, including pressure washing
	9	DRS	LBL column and bridge railings PW/paint	$ 1,190.00	6016	7/15/26	01012026-345	7/24/26	
	10	DRS	Harbor Park ropes replacement	$ 1,350.00	6143	8/13/26	01012026-398	8/26/26	
Total Encumbrance				**$ 25,044.08**					
Variance				**$ (44.08)**					
R&M Pumps			**FY 2026 Budget**	**$ 5,000.00**					Contract for pump service and repairs
	1	YES	Push camera down Jake St pump line	$ 1,900.00	Q501742	3/4/26	4571188	3/19/26	
	2	DJB Construction	Hand Dig to expose suction line for Jake St pump	$ 800.00	1543	4/3/26	994	4/14/26	hand dig at Jake St
	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
	16	DRS	Bat Boxes	$ 1,715.48	6004	5/20/26	01012026-288	6/5/26	
	17	DRS	Purple Martin Boxes	$ 887.46	6019	5/20/26	01012026-289	6/5/26	
	18	Mary Edwards Arborist	Oak eval at Pond 24, cypress knee evals at Pond 19	$ 525.00		6/17/26	3410	7/20/26	
	19	All States Lighting	Pond 14 fountain lights	$ 11,225.00	ASL032625	4/16/25	806140	7/14/26	Approved at April 2025 CDD meeting; only just billed because
							.		
Total Encumbrance				**$ 112,045.92**					
Variance				**$ 64,594.08**					
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	
	2	BP Joint Committee	Maintenance Cleaning Supplies	$ 705.71			JC062326	6/23/26	
Total Encumbrance				**$ 314.92**					
Variance				**$ 2,685.08**					
Reserves – Signage			**FY 2026 Fund Balance**	**$ 267,348.00**					
	13	DRS	Unit 10 signage cleaning/painting	$ 975.00	6183	9/28/26	01012026-480	9/30/26	
	31	DRS	Unit 10 signage cleaning/painting	$ 975.00	6201	9/28/26	01012026-462	9/30/26	
	32	DRS	Unit 10 signage cleaning/painting	$ 975.00	6202	9/28/26	01012026-461	9/30/26	
	33	DRS	Uni 6 signage cleaning/painting	$ 750.00	6203	9/28/26	01012026-458	9/30/26	
	34	DRS	Uni 6 signage cleaning/painting	$ 975.00	6204	9/28/26	01012026-492	9/30/26	
	35	DRS	Uni 6 signage cleaning/painting	$ 750.00	6205	9/28/26	01012026-491	9/30/26	
Total Encumbrance				**$ 40,371.98**					
Variance				**$ 226,976.02**					
Reserves – Roads and Alleyways			**FY 2026 Budget**	**$ 158,760.00**					Alley way maintenance; seal coat, pot holes, etc
	8	DRS	Cold Patches to Unit 10 areas	$ 550.00	6034	5/12/26	01012026-265	5/15/26	
	9	DMI Paving	Unit 10 catch basin & Asphalt patching	$ 10,725.00	O26-6587	7/15/26	20957	9/2/26	
	10	DRS	Cold Patches to Unit 9 areas	$ 450.00	6174	9/21/26	01012026-477	9/24/26	
Total Encumbrance				**$ 47,640.20**					
Variance				**$ 111,119.80**					
Reserves – IMPR-Landscape & Hardscape			**FY 2026 Budget**	**$ 200,000.00**					See Landscape/Hardscape Reserve for details
Total Encumbrance				**$ 289,550.76**					
Variance				**$ (89,550.76)**					

Landscaping Reserve Refurbishment Report

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	9644614	
	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	9722349	06/22/26
	Pond 14 Arbor Freeze Replacements	$ 3,885.78	8870656	4/15/26	9781822	05/13/26
	DJB Fox St Commons sidewalk repair	$ 3,100.00	1550	4/24/26	1002	05/13/26
	Pond 16 Fire bush trims	$ 3,340.00	8912641	5/20/26	9802985	05/27/26
	Pond 14 Fire bush trims	$ 4,967.00	8901691	5/20/26	9809763	06/02/26
	Pond 14 Live Oak removal	$ 5,100.00	1404874	8/18/26		
	Pond 14 lake bank enhancement	$ 3,981.49	8990951	8/19/26	9918462	08/28/26
	Pond 16 tree work	$ 1,000.00	1391907	8/19/26	9938591	09/28/26
	Pond 14 Live Oak installation	$ 3,029.99	9001205			
Subtotal		**$ 69,920.74**				
Unit 2	**Corrine Drive Edge & Medians, Customs buffer, Haws Ct**					
	Customs Buffer enhancement	$ 9,672.69	8959274	8/19/26	9928003	09/15/26
Subtotal		**$ 9,672.69**				
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	9711579	05/13/26
Reimbursable	Harbor Park Enhancements	$ 5,228.78	8905035	5/20/26	9820271	06/17/26
Reimbursable	Harbor Park palms clean up	$ 1,424.64	8905045	5/20/26	9819399	06/17/26
Subtotal		**$ 12,493.29**				
Unit 4	**Army Reserve Buffer, General Rees Buffer**					
	Corrine Dr islands fire bush	$ 3,627.00	8911512	5/20/26	9802972	05/27/26
	General Rees Fire bush trims	$ 4,586.00	8912689	5/20/26	9802987	05/27/26
	Army Reserve Arboricola trim	$ 3,020.00	8932853	6/17/26	9842642	06/30/26
	Corrine Dr kneewall repair	$ 4,527.35	6072	6/22/26	01012026-324	07/17/26
	4065 Corrine Dr tree work	$ 500.00	1361651	7/8/26	9895901	08/24/26
	General Rees live oak install	$ 3,029.99	8979686	8/19/26		
Subtotal		**$ 19,290.34**				
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
	Unit 7 Halder Ln cut back/enhancements	$ 5,956.77	8928008	6/17/26	9852723	07/10/26
	Unit 7 Tree care	$ 1,080.00	1357483	7/15/26	9910808	08/27/26
Subtotal		**$ 25,232.05**				
Unit 8	**Lake Susannah Mews, Meeting Pl median**					
	Lake Susannah sitting areas	$ 5,100.39	8932952	6/17/26	9842649	06/30/26
Subtotal		**$ 5,100.39**				
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 instlall 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	9781823	05/13/26
	DJB sidewalk repair at Penway & Harston	$ 4,500.00	1551	4/24/26	1001	05/13/26
	Pond 24 St. Augustine	$ 1,995.94	8917627	5/20/26	9820276	6/17/2026
	Pond 19 Enhancements and firebush trim	$ 6,512.49	8934002	6/17/26	9842654	6/30/2026
	Pond 19 coquina trail safety improvments	$ 2,409.07	8930916	6/17/26	9891664	8/17/2026
	OUC Buffer enhancements	$ 9,897.55	8931578	6/17/26	9842641	6/30/2026
	OUC Buffer tree care	$ 3,500.00	1357529	7/15/26	9909311	8/27/2026
	Pond 24 live oak removal	$ 1,300.00	1390364	8/19/26	9938589	9/28/2026
	Pond 24 live oak install	$ 3,029.99	9001201			
Subtotal		**$ 62,983.94**				
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 material 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	9781825	05/12/26
	Pond 31 installs	$ 16,911.67	8913448	5/20/26	9809764	06/02/26
	Carmello Ave Palmetto removals	$ 1,202.80	8917640	5/20/26	9822121	06/22/26
	Annuals in the BPS Median	$ 978.05	8933962	6/3/26	9842652	06/30/26
	Baldwin Park St firebush trim	$ 3,246.20	8938605	6/17/26	9842673	06/30/26
	Westminster Pond 31 Tree maintenance	$ 200.00	1357490	6/30/26	9895883	08/24/26
	North Buffer Tree care	$ 10,000.00	1357516	7/15/26	9919263	08/31/26
	North Buffer Enhancement	$ 3,362.09	8962024	7/16/26	9892801	08/18/26
	Pond 34 Enhancement	$ 4,974.91	8938570	7/15/26	9891663	08/17/26
	Baldwin Park St enhancement	$ 18,648.49	8978171	8/19/26	9928005	09/15/26
	Annuals in the BPS Median	$ 2,323.72	8999004	9/1/26	9927632	09/15/26
Subtotal		**$ 75,419.14**				
Total Overall Landscape/Hardscape Reserve Allowance		**$ 289,550.76**				
Landscape/Hardscape Reserve Budget		$ 200,000.00				
Remaining landscape replacement budget		**$ (89,550.76)**				

Urban Orlando Community Development District

Off-Duty Police Report

2026 **September**

Day	Noise Violations	Business Call/Alarm	House Call/Alarm	Skates & Bikes	Vehicle Burglaries/ Stolen	Residential Burglaries	Suspicious Person/ Vehicle	Vehicle Traffic Stops	Traffic/ Parking Citations
1			1						
2		2							
3		1		1				1	
4		1	1						
5									
6					1		1		
7			3						
8	1								
9		2		2				1	
10									
11			1				3	2	2
12				1				2	
13									
14				2					
15									
16		1	1					1	
17			1		1		1		
18		1	1						
19									
20		1						10	
21								1	
22							1	3	
23			1						
24			1						
25			1					1	1
26							1		
27									
28				1				2	1
29									
30		1							
31									
Total	1	10	12	7	2	0	7	24	4
	23								

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	1	4	14	17	3	0	20	29	7	95
June	2	16	7	22	0	0	19	20	8	94
July	3	11	25	28	3	0	17	21	4	112
August	0	15	12	15	0	0	13	24	7	86
September	1	10	12	7	2	0	7	24	4	67
October										
November										
December										
Year Total	13	94	118	173	17	0	136	265	58	874

BrightView Landscape Services

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: Corrine Drive Install between Units 3913 through 3801 and Osprey

Project Description: Remove damaged Green Arboricola along the Corrine Drive and Azaleas.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price		Total
34.00	EACH	Green Arboricola -3 gal. Fill in (Upper Wall)	$26.62		$905.01
Declining Azalea- Left and Rightside of walkway- Per Unit				**Subtotal**	**$3,353.82**
1.00	EACH	Unit 4105-Fasion Azalea (Pink) 3 gal. Shrub- Warranty	$0.00		$0.00
6.00	EACH	Unit 4097-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$159.71
12.00	EACH	Unit 4089-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
12.00	EACH	Unit 4073-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
1.00	EACH	Unit 4065-Fasion Azalea (Pink) 3 gal. Shrub- Warranty	$0.00		$0.00
12.00	EACH	Unit 4057-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
6.00	EACH	Unit 4049-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$159.71
12.00	EACH	Unit 4025-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
12.00	EACH	Unit 4017-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
12.00	EACH	Unit 4009-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
12.00	EACH	Unit 4001-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
12.00	EACH	Unit 3993-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
12.00	EACH	Unit 3977-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$319.41
6.00	EACH	Unit 3929-Fasion Azalea (Pink) 3 gal. Shrub	$26.62		$159.71
12.00	EACH	Unit 3913-Fasion Azalea (Pink) 3 gal. Shrub- Warranty	$0.00		$0.00
6.00	EACH	Unit 3865-Fasion Azalea (Pink) 3 gal. Shrub- Warranty	$0.00		$0.00
Demo- Irrigation- Mulch- Dump				**Subtotal**	**$4,452.12**
30.00	HOUR	Demo and Prep-Upper- Lower wall	$75.60		$2,268.00
1.00	LUMP SUM	Irrigation Modification	$1,184.02		$1,184.02
8.00	CUBIC YARD	Mulch - Mini Pine Bark	$80.64		$645.12
1.50	LOAD	Dump Green Waste Material	$151.43		$227.14
0.75	LUMP SUM	Freight / Hauling Plant Material	$170.45		$127.84

For internal use only

SO#	9000982
JOB#	460604797
Service Line	130

Total Price $8,710.95

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.

8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.

11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.

12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.

13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.

14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.

17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

Signature	Title	**Property Manager**
Erin Gilreath		**September 02, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager, Senior**
Steven Peters		**September 02, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9000982**	**Proposed Price:**	**$8,710.95**


ADT





BrightView Landscape Services

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

Project Name	Lake Baldwin Lane (Phase 4)- Juniper
Project Description	Remove declining- Install new plant material in the island tips- North and South LBL (9 total tips)

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price		Total
Foss St- 2 tips				**Subtotal**	**$1,174.00**
80.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper)	$7.34		$587.00
80.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper)	$7.34		$587.00
Welham St- 1 tip				**Subtotal**	**$366.88**
50.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper) Crapes	$7.34		$366.88
Harston St- 2 tips				**Subtotal**	**$1,174.00**
80.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper) Crapes	$7.34		$587.00
80.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper) Crapes	$7.34		$587.00
Hanks St- 2 tips				**Subtotal**	**$1,174.00**
80.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper) Crapes	$7.34		$587.00
80.00	EACH	Liriope - Super Blue - 1 gal. Installed (Remove Juniper) Crapes	$7.34		$587.00
Outer Rd- South- 2 tips				**Subtotal**	**$1,100.63**
90.00	EACH	Liriope - Super Blue - 1 gal. Installed (large bed)	$7.34		$660.38
60.00	EACH	Liriope - Super Blue - 1 gal. Installed	$7.34		$440.25
Monument Sign- South				**Subtotal**	**$0.00**
2.00	EACH	Podocarpus- 7 gal- Warranty	$0.00		$0.00
Enhancement Demo and Prep				**Subtotal**	**$8,397.04**
90.00	HOUR	Enhancement Demo and Prep	$75.60		$6,804.00
15.00	CUBIC YARD	Mulch Installed - Mini Pine Bark	$48.00		$720.04
3.00	LOAD	Dump Fees/Green Waste Material	$216.00		$648.00
1.00	LUMP SUM	Freight / Hauling	$225.00		$225.00
Irrigation Modifications				**Subtotal**	**$3,600.00**
1.00	LUMP SUM	Irrigation Technician- Drip line and Micro- Jets	$3,600.00		$3,600.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

Proposal for Extra Work at
Urban Orlando CDD

For internal use only

SO#	9000892
JOB#	460604797
Service Line	130

Total Price $16,986.55

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.

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Customer

Signature	Title	**Property Manager**
Erin Gilreath		**September 02, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager, Senior**
Steven Peters		**September 02, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9000892**	**Proposed Price:**	**$16,986.55**

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

Project Name	Urban Orlando CDD Pond 14- Tree Installation
Project Description	Install 1 Live Oak trees- Pond 14- Create tree rings 10 feet away from declining tree

Scope of Work

Due to the heavy equipment needed to remove and install a tree of this size. Damage could occur to pavers, sidewalk, concrete, ect. BrightView will take all necessary precautions, however this type of damage is not covered under this proposal.

QTY	UoM/Size	Material/Description	Unit Price		Total
Tree Replacement (Front Right of Way)				**Subtotal**	**$2,281.49**
1.00	EACH	Live Oak- 100 Gal. 3-4" cal	$1,489.00		$1,489.00
4.00	HOUR	Enhancement- Create 1 tree rings	$78.75		$315.00
0.40	EACH	Equipment Fee	$226.87		$90.75
0.50	LOAD	Disposal Fees/Green Waste Material	$212.82		$106.41
1.00	EACH	Pro 60 Staking Kit	$119.83		$119.83
0.50	LUMP SUM	Freight / Hauling	$225.00		$112.50
1.00	CUBIC YARD	Mulch Installed - Mini Pine Bark	$48.00		$48.00
Irrigation				**Subtotal**	**$147.77**
1.00	EACH	Rainbird 1400 bubbler replacement Installed-tap into current irrigation pipe	$147.77		$147.77
1 tree (Add soil and sod)				**Subtotal**	**$600.73**
4.00	HOUR	Enhancement- Demo and Prep to repair 1 old tree rings	$78.75		$315.00
1.00	CUBIC YARD	Bulk Soil (Picked-Up) CY - Install 1 tree rings (1 total)	$181.65		$181.65
50.00	SQUARE FEET	SF. St. Augustine Turf Installed	$2.08		$104.08

Proposal for Extra Work at Urban Orlando CDD

Other

Pond 14 Tree



For internal use only

SO#	9001205
JOB#	460604797
Service Line	130

Total Price $3,029.99

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TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.

8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

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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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Acceptance of this Contract

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Customer

Signature	Title	**Property Manager**
Erin Gilreath		**September 02, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager, Senior**
Steven Peters		**September 02, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9001205**	**Proposed Price:**	**$3,029.99**

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.)



BrightView Landscape Services

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

Project Name	Urban Orlando CDD Pond 24- Tree Installation
Project Description	Install 1 Live Oak trees- Pond 24- Create tree rings 10 feet away from declining tree

Scope of Work

Due to the heavy equipment needed to remove and install a tree of this size. Damage could occur to pavers, sidewalk, concrete, ect. BrightView will take all necessary precautions, however this type of damage is not covered under this proposal.

QTY	UoM/Size	Material/Description	Unit Price		Total
Tree Replacement (Front Right of Way)				**Subtotal**	**$2,281.49**
1.00	EACH	Live Oak- 100 Gal. 3-4" cal	$1,489.00		$1,489.00
4.00	HOUR	Enhancement- Create 1 tree rings	$78.75		$315.00
0.40	EACH	Equipment Fee	$226.87		$90.75
0.50	LOAD	Disposal Fees/Green Waste Material	$212.82		$106.41
1.00	EACH	Pro 60 Staking Kit	$119.83		$119.83
0.50	LUMP SUM	Freight / Hauling	$225.00		$112.50
1.00	CUBIC YARD	Mulch Installed - Mini Pine Bark	$48.00		$48.00
Irrigation				**Subtotal**	**$147.77**
1.00	EACH	Rainbird 1400 bubbler replacement Installed-tap into current irrigation pipe	$147.77		$147.77
1 tree (Add soil and sod)				**Subtotal**	**$600.73**
4.00	HOUR	Enhancement- Demo and Prep to repair 1 old tree rings	$78.75		$315.00
1.00	CUBIC YARD	Bulk Soil (Picked-Up) CY - Install 1 tree rings (1 total)	$181.65		$181.65
50.00	SQUARE FEET	SF. St. Augustine Turf Installed	$2.08		$104.08

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

Proposal for Extra Work at Urban Orlando CDD

Other

Pond 24 Tree



For internal use only

SO#	9001201
JOB#	460604797
Service Line	130

Total Price $3,029.99

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TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.

8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.

11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.

12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.

13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.

14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.

17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

Signature	Title	**Property Manager**
Erin Gilreath		**September 02, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager, Senior**
Steven Peters		**September 02, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9001201**	**Proposed Price:**	**$3,029.99**

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.)



BrightView Landscape Services

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- Mid Lake Park Enhancements- Pond 19 South East Corner

Project Description: Install new plant material at the corner of 1526 Harstan Ave per work order.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
25.00	EACH	Trinette 3 gal. Shrub- Fill in around tree	$30.17	$754.16
74.00	EACH	Liriope -Super Blue - 1 gal. Edge of walkway and around second tree	$8.98	$664.41
56.00	EACH	Pringles Podocarpus Dwarf- 3g Shrub- remove declining green Arboricola along fence	$31.51	$1,764.46
40.00	EACH	Camellia 3 gal.- Pink- Center- Remove declining Walters Viburnum	$43.72	$1,748.77
80.00	EACH	Jasminum - Confederate Jasmine 1 gal - Corner	$11.04	$883.30
Demo- Mulch- Irrigation			**Subtotal**	**$3,608.93**
28.00	HOUR	Enhancement Crew- Demo and Prep	$90.40	$2,531.20
1.00	LOAD	Dump Fees/Green Waste Material	$236.00	$236.00
0.35	LUMP SUM	Freight/Delivery	$330.64	$115.73
7.00	CUBIC YARD	Mulch Installed -Mini Pine Bark	$48.00	$336.00
1.00	HOUR	Irrigation Modifications	$390.00	$390.00

For internal use only

SO#	9027428
JOB#	460604797
Service Line	130

Total Price $9,424.03

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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.

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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

Signature	Title	**Property Manager**
Erin Gilreath		**October 09, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager, Senior**
Steven Peters		**October 09, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9027428**	**Proposed Price:**	**$9,424.03**


Mid Lakes Park
OPEN:
6a.m. to 9p.m.
CLOSED:
9p.m. to 6a.m.
Urban Orlando CDD









URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S ACTIVITIES REPORT
October 12, 2026

Fiscal Year 2027

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

AtkinsRéalis provides support for the Board of Supervisors meetings.

O&M Assistance – Work Authorization No. 02

1) Alley Asphalt Repairs

DMI completed the alley asphalt repairs at 2884 Stanfield Ave and 2944 Stanfield Ave. AtkinsRealis has inspected this work and approved payment. See before and after photos below.

2884 Stanfield Ave Alley: Potholes and eroded pavement repair.

Before



After



2944 Stanfield Ave: Pavement was lower that inlet and water would pond up around inlet because inlet frame was higher.

Before



Before



After



After



2) NBS Water Pump Station

To date, we have not been able to identified the potential responsible party who may have damaged the pump suction line. Once excavated, we may be able to identify the party responsible for the damage.



AtkinsRéalis sent requests for proposals (RFP's) to five (5) contractors and received only one proposal for the repair of the Jake Street pump suction line. The proposal received was from Hall Company Inc. who has been in business locally for 30+ years. The proposal is for $**31,308** plus other costs. See attached report included with this report. Below are some details on the proposal received.

About the proposal received:

- Since the damaged pipe cannot be seen until excavation occurs, the contractor excluded cutting and installing new pipe from their estimate. The reason is that the full length of the damaged (squashed) pipe could extend into the roadway. **Once exposed, the contractor will provide an additional price for cutting the pipe and installing a new pipe**.
- **This estimate assumes the contractor will not have to demolish and restore any roadway**. There is around a 50% chance the contractor will need to work in the roadway, but we wont know until the damage is exposed. If damage extends into the roadway, this would significantly increase the costs.
- This proposal excludes placing sod down and performing any irrigation repairs and thus the **UOCDD would need to hire Brightview to perform this work**.

2026

Hall Company, Inc.
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
Orlando: 407.327.4930
Fax: 407.327-7345
www.HallCompanyInc.com

HALL Company, Inc.

- Site Work
- Paving
- Asphalt repair
- Pot hole repair
- Overlay of existing asphalt
- Sealcoating
- Striping and signage
- Crack and joint repair
- ADA Compliance
- Sport courts
- Speed bumps
- Wheel stops
- Concrete repair
- Concrete Replacement
- Drainage corrections
- Storm line repairs
- General pipe repair

JAKE STREET EXPLORATORY WORK

Presented to: John Woods – AtkinsRealis

Date of Estimate:	July 14, 2026
Estimate Number:	MOJ083200
Project/Job:	Jake Street Exploratory
Estimator:	Mike Eubanks

RE: Jake Street Repair

Dear John Woods,

Please find attached hereto our proposal for our services. The proposal describes in detail the procedure and/or products used to ensure a very professional and efficient completion of the project.

After reviewing this proposal, please do not hesitate to call me if you have any questions or concerns.

We sincerely appreciate the opportunity to submit our proposal and look forward to working with you on this project.

Respectfully,

Mike Eubanks – President

Date of Estimate: July 14, 2026
Estimate Number: MOJ083200
Project/Job: Jake Street Exploratory
Estimator: Mike Eubanks

Jake Street

Discovery Work	Qty	Unit	Amount
SCOPE			
M.O. T			
VAC TRUCK			
LABOR			
LOCATES			
BACKFILL			
CAMERA EXISTING LINE			
DEWATER			
DEMO RAMP			
CONCRETE			
SUBTOTAL			**31,308**

TOTAL DUE UPON COMPLETION: 31,308.00

We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the future. If you have any questions regarding our proposal, please do not hesitate to contact our office.

_____
Mike Eubanks / President
Phone: 407-327-4930

_____
Acceptance of Proposal

_____
Print Name

_____
Date

TARRIFS

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS, PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARRIFS IMPOSED BT THE U.S GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE

Date of Estimate:	July 14, 2026
Estimate Number:	MOJ083200
Project/Job:	Jake Street Exploratory
Estimator:	Mike Eubanks

NEW TARRIFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITONAL RISING TARRIF COSTS.

QUALIFICATIONS

GENERAL CONDITIONS

1) NO GAURDRAILS ARE INCLUDED IN OUR PROPOSAL
2) NO HANDRAILS ARE INCLUDED IN OUR PROPOSAL
3) NO ENGINEERING OR DESIGN SERVICES ARE INCLUDED. ALL SUCH SERVICES WILL BE PROVIDED BY THE EOR.
4) NO PERMITS OR FEES ARE INCLUDED UNLESS SPECIFICALLY ENUMERATED IN OUR SCOPE OF WORK ABOVE.
5) CONNECTION FEES, UTILITY DEPOSITS AND IMPACT FEES ARE NOT INCLUDED IN THIS PROPOSAL.
6) NO PERFORMANCE, PAYMENT OR MAINTENANCE BONDS ARE INCLUDED.
7) NO CONCRETE PAVEMENT INCLUDED.
8) NO BOLLARDS, DUMPSTER ENCLOSURE OR PAD INCLUDED.
9) NO SOD, MULCH, LANDSCAPING OR IRRIGATION INCLUDED.
10) NO ELECTRICAL (EX. STREET LIGHTING/TRANSFORMER PAD) INCLUDED.
11) NO HARDSCAPES (BIKE RACK) INCLUDED.
12) TEMPORARY FACILITIES AND UTILITIES AND COST OF SAME ARE NOT INCLUDED.
13) SOILS AND MATERIALS TESTING AND COST FOR SAME NOT INCLUDED.
14) CONSTRUCTION AND PERMANENT FENCING AND GATES ARE NOT INCLUDED.
15) SURVEY AND LAYOUT SERVICES ARE PROVIDED FOR OUR WORK ONLY.

REVISIONS TO THE DOCUMENTS REFERENCED IN THIS PROPOSAL THAT RESULT FROM CHANGES REQUESTED BY ANY THIRD PARTY ARE NOT INCLUDED IN THIS PROPOSAL AND WILL BE SUBJECT TO REPRICING AFTER RECIEPT.
DUE TO CURRENT DISRUPTION TO MATERIAL PRODUCTION AND SUPPLY CHAINS, MATERIALS AVAILABILITY AND PRICES CANNOT BE GUARANTEED AND ARE SUBJECT TO REPRICING AT TIME OF ORDER.
THIS PROPOSAL IS NOT A PROMISE TO PERFORM ANY WORK. IT IS AN OFFER FOR OUR SERVICES AS SPECIFICALLY ENUMERATED IN OUR SCOPE OF WORK ABOVE.
THIS PROPOSAL MAY BE WITHDRAWN OR MODIFIED AT THE SOLE DISCRETION OF HALL CO INC IF NOT ACCEPTED WITHIN 10 DAYS OF THE PROPOSAL DATE.

Date of Estimate:	July 14, 2026
Estimate Number:	MOJ083200
Project/Job:	Jake Street Exploratory
Estimator:	Mike Eubanks

HISTORY:

Hall Company is locally owned and has operated in Central Florida for over thirty years. During this time, we have created both a highly successful site development division and asphalt division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

LEADERSHIP:

James C. Hall, Chief Executive Officer

Michael Eubanks, President

FACILITIES:

Hall Company's facilities are company owned and located on prime industrial property in Winter Springs, Florida. All operations are based from these facilities.

PRODUCTS:

Hall Company specializes in site development such as earthwork, clearing, roadway base, paving utilities, pavement repair (drainage repair and correction), overlay, sealcoating, parking bumpers, sports courts, ADA compliance, crack and joint repair, striping, signage, drain correction/mitigation, and concrete installation and repair.

COMMITMENT:

Hall Company operates under a steadfast commitment to ensure each and every project undertaken is afforded the same quality workmanship and professionalism. We have proven that our high standards for producing a quality project ensure customer satisfaction. As a result of our stellar commitment, we have become a highly regarded leader in our community in the construction arena and possess a widely recognized reputation for completion of quality projects in a timely fashion.

Date of Estimate:	July 14, 2026
Estimate Number:	MOJ083200
Project/Job:	Jake Street Exploratory
Estimator:	Mike Eubanks

HALL COMPANY REFERENCES:

GREER CONTRACTING
670 Clay St.
Winter Park, FL 32789
Mr. Scott Greer
(407) 599-5380

R.H.S. CONSTRUCTION COMPANY
1706 E. Semoran Blvd.
Apopka, Florida 32703
Mr. Roger Stitt
(407) 880-7099

BATSON-COOK CONSTRUCTION
1560 N. Orange Avenue
Winter Park, FL 32789
Mr. Pete Esposito
(407) 550-8924

SHOEMAKER CONSTRUCTION
2701 W. 25th Street
Sanford, Florida 32772
Mr. Dean Shoemaker
(407) 322-3103

M PAUL GENERAL CONTRACTORS
1951 West S.R. 426
Oviedo, FL 32765
Mr. Paul Goddard
(407) 268-3443

ALBU & ASSOCIATES
2711 W. Fairbanks Ave.
Winter Park, FL 32789
Mr. Tracy Stitt
(407) 788-1450

GLR, INC.
3795 Wyse Road
Dayton, OH 45414
Mr. Aaron Crabtree
(937) 418-2422

AAGAARD-JUERGENSEN, INC.
5695 Beggs Road
Orlando, Florida 32810
Mr. Walt Juergensen
(407) 298-1550

AAGAARD-McNARY
P.O. Box 608003
Orlando, Florida 32860
Mr. Doug Aagaard
(407) 296-6885

SEMINOLE COUNTY GOVERNMENT
205 W. County Home Rd.
Sanford, FL 32773
Mr. Carlo Scorpio
(407) 665-5268

SEMINOLE COUNTY SCHOOLS
400 E. Lake Mary Blvd.
Sanford, FL 32776
Mr. Perry Moore
(407) 320-0000

SKANSKA USA
60 N. Court Avenue
Orlando, Florida 32801
Mr. Randy Nixon
(407) 839-2925

SI GOLDMAN
799 Bennett Dr.
Longwood, FL 32750
Mr. Conrad Sutliff
(407) 830-5000

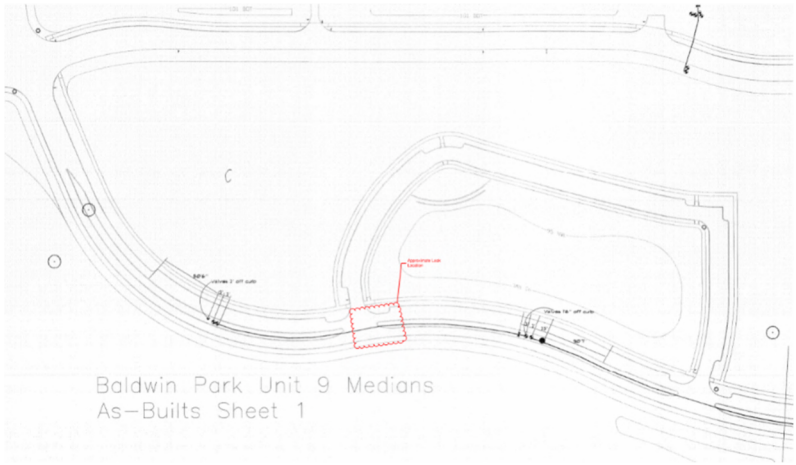
PCL CONSTRUCTION
6700 Forum Dr. #100
Orlando, FL 32821
Mr. Cooper Chesebro
(407) 363-0059

3) Lake Baldwin Lane Irrigation Repair



Brightview discovered what appears to be a leaking irrigation pipe under the roadway in Lake Baldwin Lane where they observed water coming up through the pavement. Brightview closed a nearby valve and that seems to have stopped the water leak. After investigating the meter bill for this irrigation line, we understand the UOCDD has been paying the meter bill for this pipe and thus is the owner of the irrigation system downstream of the meter. AtkinsRealis reached out to the City of Orlando and confirmed a permit will be required for the repair. The city confirmed they will not allow a directional drill and will require an open road cut. A proposal was obtained from Hall Company to perform this work and has submitted a total proposal of **$94,470** plus other costs (please see proposal attached). Below are some additional notes regarding the proposal:

- The UOCDD will need to obtain a quote from Brightview to restore the landscaping when the repair is complete. Once the disturbed areas are determined, AtkinsRealis will work with Brightview to provide this.
- The UOCDD will need to pay for permitting fees.
- AtkinsRealis will prepare the plans and permit applications as part of our annual work authorization budgets.
- If it is determined during permitting that testing is required by the city, this will be an additional fee to UOCDD.



2026

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- Pot hole repair
- Overlay of existing asphalt
- Sealcoating
- Striping and signage
- Crack and joint repair
- ADA Compliance
- Sport courts
- Speed bumps
- Wheel stops
- Concrete repair
- Concrete Replacement
- Drainage corrections
- Storm line repairs
- General pipe repair

[LAKE BALDWIN IRRIGATION REPAIR (2)]

Presented to: John Woods

Date of Estimate:	09.11.26
Estimate Number:	LP032200
Project/Job:	LAKE BALDWIN IRRIGTION REPAIR (2)
Estimator:	Aaron Rohrer

RE: LAKE BALDWIN IRRIGATION REPAIR (2)

Dear John,

Please find attached hereto our proposal for our services. The proposal describes in detail the procedure and/or products used to ensure a very professional and efficient completion of the project.

After reviewing this proposal, please do not hesitate to call me if you have any questions or concerns.

We sincerely appreciate the opportunity to submit our proposal and look forward to working with you on this project.

Respectfully,

Aaron Rohrer/Estimator

HALL Company, Inc.

Date of Estimate: 09.11.26
Estimate Number: LP032200
Project/Job: LAKE BALDWIN IRRIGTION REPAIR (2)
Estimator: Aaron Rohrer

Lake Baldwin Irrigation Repair (2)

Description	Qty	Unit	Amount
Mobilization/General Conditions			
Mobilization/Demobilization	1	EA	
MOT	1	LS	
Clean Up	1	LS	
SUBTOTAL			**25,986**
Site Demolition			
Demo Asphalt	603	SF	
Demo Concrete	80	SF	
SUBTOTAL			**6,717**
Reuse Water			
6" C900 DR 18	80	LF	
Fittings	1	LS	
SUBTOTAL			**7,505**
Base and Paving			
Prime and Sand Base	392	SY	
1.5" SP 9.5 Asphalt Paving	67	SY	
1.5" Mill and Overlay SP 9.5 Asphalt Paving	325	SY	
Base			
6" Crushed Concrete Base	67	SY	
12" Stabilized Subgrade	67	SY	
SUBTOTAL			**48,378**
Curbs			
Type A Curb	40	LF	
SUBTOTAL			**4,085**
Pavement, Striping and Signage			
Striping and Signage	1	LS	
SUBTOTAL			**1,798**

TOTAL DUE UPON COMPLETION: $94,470.00

We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the future. If you have any questions regarding our proposal, please do not hesitate to contact our office.

_____
Aaron Rohrer/Estimator
Phone: (407) 327-4930

_____
Acceptance of Proposal

_____
Print Name

_____
Date

Date of Estimate:	09.11.26
Estimate Number:	LP032200
Project/Job:	LAKE BALDWIN IRRIGTION REPAIR (2)
Estimator:	Aaron Rohrer

	QUALIFICATIONS
	GENERAL CONDITIONS
1)	NO SOD, MULCH, LANDSCAPING OR IRRIGATION INCLUDED.
2)	NO ENGINEERING OR DESIGN SERVICES ARE INCLUDED. ALL SUCH SERVICES WILL BE PROVIDED BY THE EOR.
3)	NO PERMITS OR FEES ARE INCLUDED UNLESS SPECIFICALLY ENUMERATED IN OUR SCOPE OF WORK ABOVE.
4)	NO PERFORMANCE,PAYMENT OR MAINTENANCE BONDS ARE INCLUDED.
5)	NO BOLLARDS, DUMPSTER ENCLOSURE OR PAD INCLUDED.
6)	TEMPORARY FACILITIES AND UTILITIES AND COST OF SAME ARE NOT INCLUDED.
7)	SOILS AND MATERIALS TESTING AND COST FOR SAME NOT INCLUDED.
8)	SURVEY AND LAYOUT SERVICES ARE PROVIDED FOR OUR WORK ONLY.
9)	CONNECTION FEES,UTILITY DEPOSITS AND IMPACT FEES ARE NOT INCLUDED IN THIS PROPOSAL.
10)	NO GAURDRAILS ARE INCLUDED IN OUR PROPOSAL
11)	DUST ABATEMENT NOT INCLUDED.
12)	NO CONCRETE PAVEMENT INCLUDED.
13)	NO ELECTRICAL (EX. STREET LIGHTING/TRANSFORMER PAD) INCLUDED.
14)	NO HARDSCAPES (BIKE RACK) INCLUDED.
15)	NO ROOF DRAINS INCLUDED.
16)	CONSTRUCTION AND PERMANENT FENCING AND GATES ARE NOT INCLUDED.

REVISIONS TO THE DOCUMENTS REFERENCED IN THIS PROPOSAL THAT RESULT FROM CHANGES REQUESTED BY ANY THIRD PARTY ARE NOT INCLUDED IN THIS PROPOSAL AND WILL BE SUBJECT TO REPRICING AFTER RECEIPT.

DUE TO CURRENT DISRUPTION TO MATERIAL PRODUCTION AND SUPPLY CHAINS,MATERIALS AVAILABILITY AND PRICES CANNOT BE GUARANTEED AND ARE SUBJECT TO REPRICING AT TIME OF ORDER.

THIS PROPOSAL IS NOT A PROMISE TO PERFORM ANY WORK. IT IS AN OFFER FOR OUR SERVICES AS SPECIFICALLY ENUMERATED IN OUR SCOPE OF WORK ABOVE.

THIS PROPOSAL MAY BE WITHDRAWN OR MODIFIED AT THE SOLE DISCRETION OF HALL CO INC IF NOT ACCEPTED WITHIN 10 DAYS OF THE PROPOSAL DATE.

Proposal Revision History

Original Proposal

Date of Estimate:	09.11.26
Estimate Number:	LP032200
Project/Job:	LAKE BALDWIN IRRIGTION REPAIR (2)
Estimator:	Aaron Rohrer

HISTORY:

Hall Company is locally owned and has operated in Central Florida for over thirty years. During this time, we have created both a highly successful site development division and asphalt division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

LEADERSHIP:

James C. Hall, Chief Executive Officer

Michael Eubanks, President

FACILITIES:

Hall Company's facilities are company owned and located on prime industrial property in Winter Springs, Florida. All operations are based from these facilities.

PRODUCTS:

Hall Company specializes in site development such as earthwork, clearing, roadway base, paving utilities, pavement repair (drainage repair and correction), overlay, sealcoating, parking bumpers, sports courts, ADA compliance, crack and joint repair, striping, signage, drain correction/mitigation, and concrete installation and repair.

COMMITMENT:

Hall Company operates under a steadfast commitment to ensure each and every project undertaken is afforded the same quality workmanship and professionalism. We have proven that our high standards for producing a quality project ensure customer satisfaction. As a result of our stellar commitment, we have become a highly regarded leader in our community in the construction arena and possess a widely recognized reputation for completion of quality projects in a timely fashion.

Date of Estimate:	09.11.26
Estimate Number:	LP032200
Project/Job:	LAKE BALDWIN IRRIGTION REPAIR (2)
Estimator:	Aaron Rohrer

HALL COMPANY REFERENCES:

GREER CONTRACTING
670 Clay St.
Winter Park, FL 32789
Mr. Scott Greer
(407) 599-5380

R.H.S. CONSTRUCTION COMPANY
1706 E. Semoran Blvd.
Apopka, Florida 32703
Mr. Roger Stitt
(407) 880-7099

ERNEST HOLMES
11420 Old Well Drive
Baton Rouge, LA 70810
Mr. Ernest Holmes
(225) 761-1966

SHOEMAKER CONSTRUCTION
2701 W. 25th Street
Sanford, Florida 32772
Mr. Dean Shoemaker
(407) 322-3103

D.J. HAYCOOK CONSTRUCTION CO.
431 North Causeway
New Smyrna Beach, FL 32169
Mr. Reed Hadley
(407) 427-8222

SENTRY MANAGEMENT
2180 W. SR 434 Ste. 5000
Longwood, FL 32779
Ms. Vallery Harrison
(407) 788-6700

GLR, INC.
3795 Wyse Road
Dayton, OH 45414
Mr. Aaron Crabtree
(937) 418-2422

AAGAARD-JUERGENSEN, INC.
5695 Beggs Road
Orlando, Florida 32810
Mr. Walt Juergensen
(407) 298-1550

AAGAARD-McNARY
P.O. Box 608003
Orlando, Florida 32860
Mr. Doug Aagaard
(407) 296-6885

SEMINOLE COUNTY GOVERNMENT
205 W. County Home Rd.
Sanford, FL 32773
Mr. Carlo Scorpio
(407) 665-5268

SEMINOLE COUNTY SCHOOLS
400 E. Lake Mary Blvd.
Sanford, FL 32776
Mr. Perry Moore
(407) 320-0000

SKANSKA USA
60 N. Court Avenue
Orlando, Florida 32801
Mr. Randy Nixon
(407) 839-2925

SI GOLDMAN
799 Bennett Dr.
Longwood, FL 32750
Mr. Conrad Sutliff
(407) 830-5000

PCL CONSTRUCTION
6700 Forum Dr. #100
Orlando, FL 32821
Mr. Cooper Chesebro
(407) 363-0059

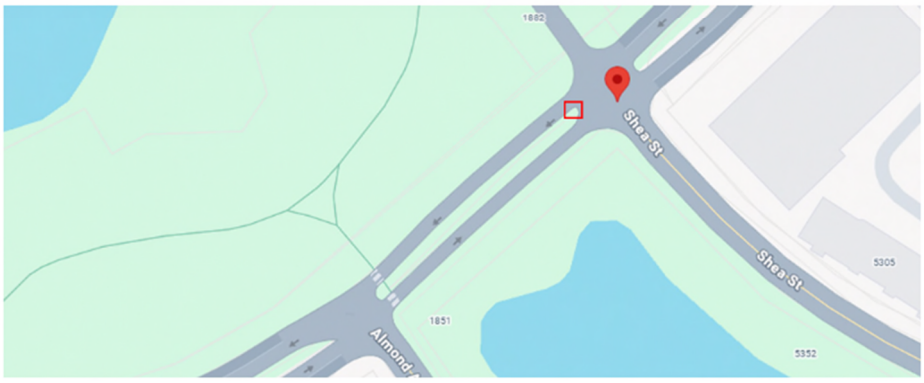
4) Lake Baldwin Lane Landscape Median Modifications

Denny O'Neil with the Baldwin Park Traffic Committee has received a response back from the City of Orlando regarding the Lake Baldwin Lane median modifications. The City has confirmed that these medians are in the City's right-of-way and a permit would be required to propose any modifications. This work would require plans production, permit fees and soliciting a proposal from a contractor. Since this work is not an emergency and with the pending Jake Street Pump Repair and the Lake Baldwin Lane Irrigation Repair projects upcoming, we recommend the board delay this project until those two projects are completed.

Baldwin Park St, just west of the Cady Way Trail



Lake Baldwin Ln at Shea St



Lake Baldwin Ln and Harston Ave and Hanks Ave



5) AtkinsRéalis Annual FY27 Work Authorizations

We are submitting our annual work authorization renewal for FY27 for the boards consideration. The proposed fee remains unchanged and has been incorporated into next year's budget. AtkinsRéalis thanks the board for the opportunity to continue working with the UOCDD community! Please see attached work authorization.

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

AtkinsRéalis – District Engineer
Work Authorization

Work Authorization No. 01 – Board of Supervisors Meeting and General District Administrative and Operations Support

As the District Engineer for the Urban Orlando Community Development District (UOCDD), AtkinsRéalis will participate in Board agenda review conference calls, provide assistance in preparation of the Board meeting agenda items, attend the Board meetings and provide general professional support services to the District Manager and/or the District Attorney for general District administrative and operations activities.

The fees for the period from October 1, 2026 through September 30, 2027 are estimated at $15,000. The amount will be billed on an hourly basis in accordance with the attached 2027 Hourly Rate Schedule. Reimbursable expenses will be invoiced at actual cost and are included in the estimated budget.

Accepted and approved by:

_____
By

_____
Name

_____
Title

_____
Date

URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

AtkinsRéalis – District Engineer
Work Authorization

Work Authorization No. 02 – Operations & Maintenance General Assistance Services

As the District Engineer for the Urban Orlando Community Development District (UOCDD), AtkinsRéalis will provide general engineering support to the UOCDD as related to operations and maintenance matters including but not limited to managing and administering the Signage Maintenance Services Agreement; to coordinating with the City of Orlando as necessary; and to supporting the District Agent on the Grounds Maintenance Services Agreement. Additional Operations and Maintenance (O&M) items may be identified in the future and directed by the Board of Supervisors or District staff.

The fees for the period from October 1, 2026 through September 30, 2027 are estimated at $65,000. The amount will be billed on an hourly basis in accordance with the attached 2027 Hourly Rate Schedule. Reimbursable expenses will be invoiced at actual cost and are included in the estimated budget.

Accepted and approved by:

_____
By

_____
Name

_____
Title

_____
Date

Urban Orlando Community Development District

Atkins North America

2027 Hourly Rate Schedule

Effective October 1, 2026

PROFESSIONAL PERSONNEL	RATE
Project Director	$276.04
Sr. Project Manager	$247.30
Project Manager	$241.02
Senior Engineer IV	$255.44
Senior Engineer III	$201.88
Senior Engineer II	$185.40
Senior Engineer I	$154.50
Project Engineer II	$124.63
Project Engineer I	$114.33
Construction Manager	$146.26
Senior Landscape Project Manager	$253.38
Landscape Project Manager	$203.94
Landscape Architect III	$215.27
Landscape Architect II	$158.62
Landscape Architect I	$125.66
Landscape Designer III	$163.77
Sr. Electrical Engineer III	$276.04
Electrical Designer III	$190.55
Electrical Engineer I	$143.17
Designer I	$139.05
CAD Designer II	$153.47
CAD Designer	$139.05
Sr. CAD Technician	$121.54
Technical Intern	$83.43
Sr Structural Engineer III	$275.01
Sr GIS Analyst I	$144.20
GIS Analyst I	$95.79
Senior Traffic Engineer	$287.37
Traffic Engineer	$204.97

BrightView

Job Name: Urban Orlando CDD
Job Number: 400644797
Controller Name: UNIT 7/LBL
Date: 9/3/26 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00 PM	100 %	(M) T (W) T (F) S (S)
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: YES (NO)
Weather Sensor: Working (Not Working)

Controller Make & Model: RAIN BIRD ESP-2XME

Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Zone Map: Yes No
Present in Contr. Yes No

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	S	S	S	S	S	S	S	S	S	S	S	S	X
Annuals, Shrub, Turf																
Run Time [Program: A]	20	25	35	20	20	20	20	20	20	20	20	20	20	20	20	20
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray		(2)						(1)	(1)	(1)	(1)					
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR		(2)						(1)	(1)	(1)	(1)					
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Jimmy Hidalgo Signature: Jimmy Hidalgo

BrightView

Job Name:
Job Number: 460604797
Controller Name: UNIT 7
Date:
Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00 PM	100 %	(M) T (W) T (F) S (S)
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	(NO)
Weather Sensor:	
Working	(Not Working)

Controller Make & Model:	RAIN BIRD ESP-2XME			
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Zone Map:	
Yes	No
Present in Contr.	
Yes	No

Information:

Zone Number	17	18	19	20	21											
Spray, Rotor, MP, Drip, or Bubbler	S	S	X	S	S											
Annuals, Shrub, Turf																
Run Time [Program: A]	20	20	00	20	20											
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray				1												
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR				1												
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Jimmy Hidalgo **Signature** Jimmy Hidalgo

BrightView

Job Name: Vibby Orlando CDD
Job Number: 4606047797
Controller Name: Harbor Park
Date: 9/4/26 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	1 PM	100 %	(M) T (W) T (F) S (S)
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: (YES) NO
Weather Sensor: (Working) Not Working

Controller Make & Model: Hunter Pro-C
Controller Status: (WORKING) NOT WORKING
POC info: Potable Water ~~Reclaim Water~~ Well Water Lake Water
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Zone Map: Yes No
Present in Contr. Yes No

Information:

Zone Number	1	2	3	4	5	6	7	8	9
Spray, Rotor, MP, Drip, or Bubbler	S	R	S/MP	S	S	S	S	MP	S
Annuals, Shrub, Turf						T	T	T	
Run Time [Program: A]	15	20	25	10	30	40	40	40	40
Run Time [Program:]									
Battery Pack/Doubler/Add-a-Zone					BP				
Zone Faults or Alarms									

Contract/Maintenance [No Charge]:

Maintenance Repairs															
Clogged Nozzles															
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray					(1)										
Head Broken - 12" spray															
Head Broken - 6" rotor		(1)													
Head Broken - 12" rotor															
Broken Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Nozzle - MPR					(1)										
Nozzle - MP rotator							(1)	(2)	(1)						
Severe Line Clog															
Lateral Line Break															
Relocation															
Head Raised or Lowered-Turf															
Head Raised or Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Additional Labor/Troubleshoot															
Other-See Comments															

Additional Comments:

Technician Name: Andrew Phung Signature

BrightView

Job Name: @ URBAN ORLANDO CDD
Job Number: 460604797
Controller Name: POND 24
Date: 9/4/26. Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	900 PM	100 %	(M) T (W) T (F) S (S)
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
(YES)	NO
Weather Sensor:	
(Working)	Not Working

Controller Make & Model: RAIN BIRD LXME2

Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Zone Map:	
Yes	No
Present in Contr.	
Yes	No

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	S	S	S	S	S	R	S	R	S	S	S	R	S	S	S	S
Annuals, Shrub, Turf				D				S		D						
Run Time [Program: A]	20	30	30	30	15	30	15	15	10	15	20	30	20	20	20	20
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray	(1)														(1)	
Head Broken - 12" spray		(1)														
Head Broken - 6" rotor						(1)										
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR	(1)	(1)													(1)	
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Jimmy Hidalgo Signature

BrightView

Job Name: Urban Orlando CDD
Job Number: 46604797
Controller Name: Pond 24
Date: 9/4/26 Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	~~7:00 PM~~	~~100~~ %	M T W T F S S
Program B	900 pm	100 %	M (T) W (T) F (S) S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
(YES)	NO
Weather Sensor:	
(Working)	Not Working

Controller Make & Model: RAIN BIRD LXMEZ

Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Zone Map:	
Yes	No
Present in Contr.	
Yes	No

Information:

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	~~29~~	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	S	S	S	R	R	S	S	S	S	S	R	D	S	S	S	S
Annuals, Shrub, Turf												S				R
Run Time [Program:]	~~00~~										BP					
Run Time [Program: B]	20	20	20	20	20	20	20	20	20	20	30	20	20	20	20	20
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray														1		
Head Broken - 12" spray								1		1						
Head Broken - 6" rotor					1						2					
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR								1		1				1		
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Signature

BrightView

Job Name: Customs Buffer
Job Number: 460604287
Controller Name: Urban Orlando CDD
Date: 9/4/26 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	1200	100 %	(M) T (W) T (F) S (S)
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: YES (NO)
Weather Sensor: Working (Not Working)

Controller Make & Model: Hunter Pro-C
Controller Status: WORKING / NOT WORKING
POC info: Potable Water / Reclaim Water / Well Water / Lake Water
Pump Status & Type: PRESSURIZED / PUMP START / CENTRIFUGAL / SUBMERSIBLE

Zone Map: Yes No
Present in Contr. Yes No

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Spray, Rotor, MP, Drip, or Bubbler	D	S	S	S	S	D	S	D	S	S	S	S	S	S	S
Annuals, Shrub, Turf															
Run Time [Program:]	30	30	20	20	10	10	15	10	20	20	20	20	20	20	30
Run Time [Program:]															
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															

Contract/Maintenance [No Charge]:

Maintenance Repairs															
Clogged Nozzles															
Head Straightened/Adjusted															

Billable Repairs or Upgrades:

Head Broken - 6" spray		1		1											
Head Broken - 12" spray							1						1		
Head Broken - 6" rotor															
Head Broken - 12" rotor															
Broken Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Nozzle - MPR		1		1			1						1		
Nozzle - MP rotator															
Severe Line Clog															
Lateral Line Break	3/4														
Relocation															
Head Raised or Lowered-Turf															
Head Raised or Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Additional Labor/Troubleshoot															
Other-See Comments															

Additional Comments:

Technician Name: Jimmy Hidalgo Signature Jimmy Hidalgo

BrightView

Job Name: Urban Orlando CDD
Job Number: 4606047797
Controller Name: Lakemont Medians
Date: 9/4/26 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11 PM	100 %	(M) T (W) T (F) S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: (YES) NO
Weather Sensor: (Working) Not Working

Controller Make & Make: Rainbird ESP-ME
Controller Status: (WORKING) NOT WORKING
POC info: Potable Water (Reclaim Water) Well Water Lake Water
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Zone Map: Yes No
Present in Contr. Yes No

Information:

Zone Number	1	2	3	4	5	6
Spray, Rotor, MP, Drip, or Bubbler	S	S	S	S	D	S
Annuals, Shrub, Turf						
Run Time [Program: A1]	25	25	25	25	60	15
Run Time [Program:]						
Battery Pack/Doubler/Add-a-Zone						
Zone Faults or Alarms						

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray	(1)															
Head Broken - 12" spray				(2)												
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR	(1)		(2)	(2)												
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Avis Alum Signature

BrightView Landscape Services

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- Pond 24- May Hanks Ave Inspection repairs

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

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
5.00	EACH	Nozzle Installed- Pop-up Spray Head	$10.35	$51.75
3.00	EACH	Rainbird- 12' Pop up Head	$35.50	$106.50
3.00	EACH	Rainbird- 6' Pop up Head	$31.50	$94.50
4.00	EACH	Rainbird- Rotor Head	$45.00	$180.00

For internal use only

SO#	9004072
JOB#	460604797
Service Line	150

Total Price $432.75

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TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.

8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

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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.

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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.

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Acceptance of this Contract

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Customer

Signature	Title	**Property Manager**
Michael Perez		
Erin Gilreath		**September 08, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Steven Peters		**September 08, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9004072**	**Proposed Price:**	**$432.75**

BrightView Landscape Services

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- Unit 7 and LBL Inspection repairs

Project Description: Complete the Irrigation repair in September inspection report.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
7.00	EACH	Nozzle Installed- Pop-up Spray Head	$10.35	$72.45
6.00	EACH	Rainbird- 12' Pop up Head	$35.50	$213.00
1.00	EACH	Rainbird- 6' Pop up Head	$31.50	$31.50

For internal use only

SO#	9003176
JOB#	460604797
Service Line	150

Total Price $316.95

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TERMS & CONDITIONS

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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.

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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.

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Customer

Signature	Title	Property Manager
Michael Perez		
Erin Gilreath		September 04, 2026
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

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

Job #:	**460604797**		
SO #:	**9003176**	**Proposed Price:**	**$316.95**

BrightView Landscape Services

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- Harbor Park Inspection repairs

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

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Nozzle Installed- Pop-up Spray Head	$10.35	$10.35
4.00	EACH	MP Rotator Head	$45.00	$180.00
1.00	EACH	Rainbird- 6' Pop up Head	$31.50	$31.50
1.00	EACH	Rainbird- Rotor Head	$45.00	$45.00

For internal use only

SO#	9004065
JOB#	460604797
Service Line	150

Total Price $266.85

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TERMS & CONDITIONS

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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.

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

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Customer

Signature	Title	Property Manager
Michael Perez		
Printed Name	Date	September 08, 2026

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Account Manager, Senior
Steven Peters		**September 08, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9004065**	**Proposed Price:**	**$266.85**

BrightView Landscape Services

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- Lakemont Medians Inspection repairs

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

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
5.00	EACH	Nozzle Installed- Pop-up Spray Head	$10.35	$51.75
2.00	EACH	Rainbird- 12' Pop up Head	$35.50	$71.00
1.00	EACH	Rainbird- 6' Pop up Head	$31.50	$31.50

For internal use only

SO#	9004078
JOB#	460604797
Service Line	150

Total Price $154.25

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Acceptance of this Contract

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

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

Customer

Signature	Title	Property Manager
Michael Perez		
Erin Gilreath		**September 08, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Steven Peters		**September 08, 2026**
Printed Name	Date	

Job #:	**460604797**		
SO #:	**9004078**	**Proposed Price:**	**$154.25**

BrightView Landscape Services

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- Customs Buffer Inspection repairs

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

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
4.00	EACH	Nozzle Installed- Pop-up Spray Head	$10.35	$41.40
1.00	EACH	Rainbird- 12' Pop up Head	$35.50	$35.50
3.00	EACH	Rainbird- 6' Pop up Head	$31.50	$94.50
1.00	EACH	Lateral line break 3/4"- Zone 1	$283.00	$283.00

For internal use only

SO#	9003256
JOB#	460604797
Service Line	150

Total Price $454.40

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.

8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.

11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.

12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.

13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.

14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.

17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer



Signature	Title	Property Manager
Michael Perez		
Erin Gilreath		**September 04, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

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

Job #:	**460604797**		
SO #:	**9003256**	**Proposed Price:**	**$454.40**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Urban Orlando Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Urban Orlando Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Urban Orlando Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

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We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $4,200 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Urban Orlando Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Urban Orlando Community Development District.

By: Signed by: Michael Perez 01DF3888364C4BA...

Title: District Manager

Date: 8/26/2026

Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Urban Orlando Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126860

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$2,147,795
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$1,000	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$1,000	Included
Flood	$1,000 *	Included
Boiler & Machinery	$1,000	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$14,210**

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Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

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AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

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GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $2,000,000 each claim/annual aggregate
Fraudulent Instruction: $500,000

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FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126860

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$14,210
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$5,143
Public Officials and Employment Practices Liability	$2,846
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$22,199**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Urban Orlando Community Development District

(Name of Local Governmental Entity)

By: DocuSigned by: A914FCA6308743D... Signature — Michael Perez, Print Name

Witness By: Signed by: Tabitha Blackwelder 7F5C7F65CFD144... Signature — Tabitha Blackwelder, Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$2,147,795	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: DocuSigned by: A914FCA6308743D... Date: 9/22/2026

Name: Michael Perez

Title: District Manager

FLORIDA INSURANCE ALLIANCE

Property Schedule

Urban Orlando Community Development District

Policy No.: 100126860
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Pedestrian Bridge on Broadstreet Park 4697 New Broad St. Orlando FL 32814			Bridges	10/01/2026 10/01/2027	$764,435				$764,435
2	Brick Wall on Bennet Road 1097 Bennett Road Orlando FL 32814			Masonry non combustible	10/01/2026 10/01/2027	$288,922				$288,922
3	Cascading Waterfall Feature 4697 New Broad St. Orlando FL 32814			Pump / lift station	10/01/2026 10/01/2027	$288,922				$288,922
4	Brick Wall Corrine Drive Orlando FL 32814			Masonry non combustible	10/01/2026 10/01/2027	$161,796				$161,796
5	Mid-Lakes Pedestrian Bridge 1700 Lake Baldwin Lane Orlando FL 32814			Bridges	10/01/2026 10/01/2027	$86,677				$86,677
6	Lake Baldwin Pergola with Railings and Columns 4697 New Broad St. Orlando FL 32814			Non combustible	10/01/2026 10/01/2027	$75,120				$75,120
7	Glenridge Way Buffer Wall 4182 Glenridge Way Orlando FL 32814			Masonry non combustible	10/01/2026 10/01/2027	$173,353				$173,353

Sign: DocuSigned by: A914FCA6308743D... Print Name: Michael Perez Date: 9/22/2026

FLORIDA INSURANCE ALLIANCE

Property Schedule

Urban Orlando Community Development District

Policy No.: 100126860
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Chain Link Fence Unit 104 Cady Way Orlando FL 32814			Non combustible	10/01/2026 10/01/2027	$52,006				$52,006
9	Perimeter Chain Link Fence Units 9A & 10 (Penway & Stanfield) Orlando FL 32814			Non combustible	10/01/2026 10/01/2027	$54,318				$54,318
10	New Broad St. Fountain - Harbor Park 4953 New Broad Street Orlando FL 32814			Pump / lift station	10/01/2026 10/01/2027	$86,677				$86,677
11	Unscheduled Property in the Open Various Orlando FL 32814			Property in the Open	10/01/2026 10/01/2027	$115,569				$115,569

Total:	Building Value	Contents Value	Insured Value
	$2,147,795	$0	$2,147,795

Sign: DocuSigned by: A914FCA6308743D... Print Name: Michael Perez Date: 9/22/2026

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

September 3, 2026

Mr. Michael Perez
Urban Orlando Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

$20,610,000
Urban Orlando Community Development District
Capital Improvement Revenue Refunding Bonds, Series 2018
("Bonds")

Dear Mr. Perez:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ending June 21, 2026 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of June 21, 2026.

The Bonds were reviewed for compliance with IRS Yield Restriction rules as described in Treasury Regulations §1.148-2.

The next annual arbitrage rebate calculation date is June 21, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Urban Orlando Community Development District

$20,610,000 Urban Orlando Community Development District Capital Improvement Revenue Refunding Bonds, Series 2018

For the period ended June 21, 2026

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

September 3, 2026

Urban Orlando Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Re: $20,610,000 Urban Orlando Community Development District Capital Improvement Revenue Refunding Bonds, Series 2018 ("Bonds")

Urban Orlando Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 21, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of $(33,999.31) at June 21, 2026. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Certificate as to Arbitrage and Certain Other Tax Matters, the calculations have been performed based upon a Bond Yield of 3.3204%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Urban Orlando Community Development District
September 3, 2026
$20,610,000 Capital Improvement Revenue Refunding Bonds, Series 2018
For the period ended June 21, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 22, 2018.

2. The end of the first Bond Year for the Bonds is June 21, 2019.

3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.

4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.

5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.

6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.

7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.

8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Urban Orlando Community Development District
September 3, 2026
$20,610,000 Capital Improvement Revenue Refunding Bonds, Series 2018
For the period ended June 21, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.

10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.

11. The Bonds were issued together with other legally available moneys of the District to: (i) currently refund the District's Capital Improvement Revenue Refunding Bonds, Series 2007, (ii) pay the costs of issuance of the Bonds, and (iii) pay the interest first coming due on the Bonds.

12. The District has covenanted to maintain in the Series 2018 Reserve Account an amount equal to the Series 2018 Reserve Account Requirement. The Series 2018 Reserve Account Requirement is defined in the Bond Documents as (A) on the date of initial issuance of the Series 2018 Bonds, zero ($0.00), and (B) at any time after the date of initial issuance, the largest amount that has been on deposit in the Series 2018 Reserve Account which amount shall not exceed the Maximum Series 2018 Reserve Account Requirement. The Maximum Series 2018 Reserve Account Requirement is an amount equal to twenty-five percent (25%) of the Maximum Annual Debt Service for the Bonds.

13. The Bonds were reviewed for compliance with IRS Yield Restriction rules as described in Treasury Regulations §1.148-2.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Urban Orlando Community Development District
September 3, 2026
$20,610,000 Capital Improvement Revenue Refunding Bonds, Series 2018
For the period ended June 21, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.

2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.

3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.

4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.

5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.

6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Urban Orlando Community Development District
September 3, 2026
$20,610,000 Capital Improvement Revenue Refunding Bonds, Series 2018
For the period ended June 21, 2026

SOURCE INFORMATION

Bonds	Source
Closing Date	Certificate as to Arbitrage and Certain Other Tax Matters
Bond Yield	Certificate as to Arbitrage and Certain Other Tax Matters
Investments	**Source**
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Urban Orlando Community Development District
September 3, 2026
$20,610,000 Capital Improvement Revenue Refunding Bonds, Series 2018
For the period ended June 21, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

$20,610,000 URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 22 / 2018 ISSUE DATE
6 / 22 / 2023 BEGINNING OF COMPUTATION PERIOD
6 / 21 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3204%	ALLOWABLE EARNINGS
6 / 22 / 2023	BEGINNING BALANCE		0.00	270,688.52	298,769.23	28,080.71
6 / 22 / 2023	INTEREST ACCRUAL REVERSAL		(590.52)	0.00	0.00	0.00
6 / 27 / 2023	DEBT SERVICE RESERVE FUND		0.26	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		618.64	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		421.65	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		563.43	0.00	0.00	0.00
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,234.42	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		1,199.45	0.00	0.00	0.00
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,245.45	0.00	0.00	0.00
11 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	44,746.69	48,804.78	4,058.09
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		1,390.85	0.00	0.00	0.00
1 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,441.99	0.00	0.00	0.00
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,435.71	0.00	0.00	0.00
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,349.44	0.00	0.00	0.00
4 / 3 / 2024	DEBT SERVICE RESERVE FUND		1,448.51	0.00	0.00	0.00
5 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,408.01	0.00	0.00	0.00
6 / 3 / 2024	DEBT SERVICE RESERVE FUND		1,461.21	0.00	0.00	0.00
7 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,419.94	0.00	0.00	0.00
8 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,473.14	0.00	0.00	0.00
9 / 3 / 2024	DEBT SERVICE RESERVE FUND		1,479.43	0.00	0.00	0.00
10 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,382.82	0.00	0.00	0.00
11 / 1 / 2024	DEBT SERVICE RESERVE FUND		1,349.94	0.00	0.00	0.00
11 / 4 / 2024	DEBT SERVICE RESERVE FUND		0.00	56,952.64	60,094.39	3,141.75
12 / 2 / 2024	DEBT SERVICE RESERVE FUND		1,449.13	0.00	0.00	0.00
1 / 2 / 2025	DEBT SERVICE RESERVE FUND		1,471.07	0.00	0.00	0.00
2 / 3 / 2025	DEBT SERVICE RESERVE FUND		1,431.64	0.00	0.00	0.00
3 / 3 / 2025	DEBT SERVICE RESERVE FUND		1,297.58	0.00	0.00	0.00
4 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,441.35	0.00	0.00	0.00
5 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,400.18	0.00	0.00	0.00
6 / 2 / 2025	DEBT SERVICE RESERVE FUND		1,451.74	0.00	0.00	0.00
7 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,409.96	0.00	0.00	0.00
8 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,462.22	0.00	0.00	0.00
9 / 2 / 2025	DEBT SERVICE RESERVE FUND		1,465.82	0.00	0.00	0.00

$20,610,000 URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 22 / 2018	ISSUE DATE
6 / 22 / 2023	BEGINNING OF COMPUTATION PERIOD
6 / 21 / 2026	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3204%	ALLOWABLE EARNINGS
10 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,379.22	0.00	0.00	0.00
11 / 3 / 2025	DEBT SERVICE RESERVE FUND		1,385.12	0.00	0.00	0.00
11 / 4 / 2025	DEBT SERVICE RESERVE FUND		0.00	24,880.95	25,403.01	522.06
12 / 1 / 2025	DEBT SERVICE RESERVE FUND		1,334.60	0.00	0.00	0.00
12 / 11 / 2025	DEBT SERVICE RESERVE FUND		0.00	(1,334.60)	(1,358.00)	(23.40)
1 / 2 / 2026	DEBT SERVICE RESERVE FUND		1,325.95	0.00	0.00	0.00
1 / 5 / 2026	DEBT SERVICE RESERVE FUND		0.00	(1,325.95)	(1,346.24)	(20.29)
2 / 2 / 2026	DEBT SERVICE RESERVE FUND		1,295.10	0.00	0.00	0.00
2 / 3 / 2026	DEBT SERVICE RESERVE FUND		0.00	(1,295.10)	(1,311.55)	(16.45)
3 / 2 / 2026	DEBT SERVICE RESERVE FUND		1,169.54	0.00	0.00	0.00
3 / 3 / 2026	DEBT SERVICE RESERVE FUND		0.00	(1,169.54)	(1,181.15)	(11.61)
4 / 1 / 2026	DEBT SERVICE RESERVE FUND		1,294.83	0.00	0.00	0.00
4 / 2 / 2026	DEBT SERVICE RESERVE FUND		0.00	(1,294.83)	(1,304.22)	(9.39)
5 / 1 / 2026	DEBT SERVICE RESERVE FUND		1,253.07	0.00	0.00	0.00
5 / 4 / 2026	DEBT SERVICE RESERVE FUND		0.00	(1,253.07)	(1,258.47)	(5.40)
6 / 1 / 2026	DEBT SERVICE RESERVE FUND		1,295.08	0.00	0.00	0.00
6 / 2 / 2026	DEBT SERVICE RESERVE FUND		0.00	(1,295.08)	(1,297.33)	(2.25)
6 / 21 / 2026	INTEREST ACCRUAL		877.06	0.00	0.00	0.00
		436,924.66	48,624.04	388,300.63	424,014.45	35,713.82

ACTUAL EARNINGS	48,624.04
ALLOWABLE EARNINGS	35,713.82
REBATABLE ARBITRAGE	12,910.21
FUTURE VALUE OF 6/21/2023 CUMULATIVE REBATABLE ARBITRAGE	(40,337.61)
FUTURE VALUE OF 6/21/2024 COMPUTATION DATE CREDIT	(2,210.93)
FUTURE VALUE OF 6/21/2025 COMPUTATION DATE CREDIT	(2,190.98)
COMPUTATION DATE CREDIT	(2,170.00)
CUMULATIVE REBATABLE ARBITRAGE	(33,999.31)