INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Urban Orlando Community Development District*

**November 18, 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
Suzanne Tinkler, 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

**Revised Regular Meeting Agenda**
**Wednesday, November 18, 2026 – 8:30 a.m.**

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

**THE REGULAR MEETING OF BOARD OF SUPERVISORS**

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

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

3. **Special Business Items**
   - **A.** Resolution 2027-01; Designation of Officers ..... Page 3
   - **B.** Oath of Office ..... Page 4
4. **Consent Agenda**
   - **A.** Consideration of Meeting Minutes: October 21, 2026 ..... Page 5
   - **B.** Review of October 2026 Financial Statements ..... Page 10
   - **C.** Acceptance of October 2026 Check Register ..... Page 21
5. **Staff Reports**
   - **A.** District Agent Report ..... Page 24
     - **i.** Brightview Crape Myrtles Proposal #9047847 ..... Page 25
     - **ii.** Brightview Audubon Buffer Bamboo Trim Proposal #1488788 ..... Page 34
     - **iii.** Brightview Lakemont Island Replacement Proposal #9043293 ..... Page 42
     - **iv.** Brightview Publix Island Enhancement Proposal #9043281 ..... Page 45
   - **B.** District Engineer Report ..... Page 66
   - **C.** District Counsel
   - **D.** District Manager
6. **Business Items**
   - **A.** Motion to Assign Funds FY2026 ..... Page 68
7. **Supervisors Requests and Comments**
8. **Adjournment**

*The next meeting is scheduled for Wednesday, December 16, 2026, at 8:30 a.m.*

**RESOLUTION 2027-01**

**A RESOLUTION DESIGNATING OFFICERS OF URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of Urban Orlando Community Development District at a regular business meeting following the General Election held on November 3, 2026, desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

| | |
|---|---|
| _____ | Chairman |
| _____ | Vice Chairman |
| Jennifer Goldyn | Secretary |
| Stephen Bloom | Treasurer |
| Angel Montagna | Assistant Treasurer |
| Michael Perez | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

**PASSED AND ADOPTED** this, 18TH day of Novemeber, 2026

_____

Chairman / Vice Chairman

_____

Secretary / Assistant Secretary

# Oath or Affirmation of Office

I _____ a citizen of the State of Florida and of the United States of America, and being an officer of the **Urban Orlando Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Urban Orlando Community Development District, Orange** County, Florida.

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to (or affirmed) before me this _____ day of _____, 20_____, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
Print Name

My Commission Expires: _____

**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, October 21, 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 *(via phone)* |
| 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 |
| Tucker Mackie | District Counsel, Kutak Rock LLP *(via phone)* |
| John Woods | District Engineer, AtkinsRéalis |
| Steve Peters | Representative, BrightView Landscapes |

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

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

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

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

A resident inquired regarding the difference between a CDD and an HOA and about the cost to use the room and was advised there is no cost to use the room.

Sgt. McNichols spoke on the rates during Halloween as well as keeping the hourly pay the same at this time. He also discussed the shifts being fully staffed. Ms. Matyi discussed the areas of concern.

Further discussion on parking ensued.

**THIRD ORDER OF BUSINESS Consent Agenda**

**A. Consideration of Meeting Minutes of August 19, 2026**

**B. Review of August - September 2026 Financial Statements**

**C. Acceptance of August – September 2026 Check Register**

> On MOTION by Mr. Williams, seconded by Ms. Coppenhaver, with all in favor, the motion to approve the consent agenda containing the August 19, 2026, Meeting Minutes, the August – September 2026 Financial Statements and the August – September 2026 Check Register carried. 5-0

**FOURTH ORDER OF BUSINESS Staff Reports**

**A. District Agent Report September – October 2026**

Mr. Perez reviewed the District Agent Reports with the Board.

Ms. Matyi asked why there were 10 vehicle stops on September 20, 2026, when the total of the month was 24 vehicle stops. Mr. Perez will follow up with Ms. Gilreach regarding activities on September 20, 2026, as opposed to the rest of the month.

Mr. Peters reviewed the BrightView proposals with the Board and answered their questions.

**i. Consideration of BrightView Corrine Dr. Replacements Proposal #90000982**

> On MOTION by Ms. Coppenhaver, seconded by Mr. Rawlson, with all in favor, the motion to approve the BrightView Corrine Dr. Replacements Proposal #90000982 in the amount of $8,710.95 carried. 5-0

**ii. Consideration of BrightView Lake Baldwin Ln. Enhancement Proposal #90000892**

> On MOTION by Ms. Coppenhaver, seconded by Ms. Matyi, with all in favor, the motion to approve the BrightView Lake Baldwin Ln. Enhancement Proposal #90000892 in the amount of $16,986.55 carried. 5-0

**iii. Consideration of BrightView Pond 14 Tree Installation Proposal #9001205**

Ms. Coppenhaver asked why they were approving a proposal that uses equipment that could cause damage to the roads. Discussion ensued regarding the work and the equipment used to remove and replace a tree of that size.

> On MOTION by Mr. Rawlson, seconded by Mr. Williams, with all in favor, the motion to approve the BrightView Pond 14 Tree Installation Proposal #9001205 in the amount of $3,029.99 carried. 5-0

**iv. Consideration of BrightView Pond 24 Tree Installation Proposal #9001201**

> On MOTION by Ms. Coppenhaver, seconded by Mr. Williams, with all in favor, the motion to approve the BrightView Pond 24 Tree Installation Proposal #9001201 in the amount of $3,029.99 carried. 5-0

**v. Consideration of BrightView Mid Lake Park Enhancement Proposal #9027428**

> On MOTION by Ms. Pienaar, seconded by Ms. Coppenhaver, with all in favor, the motion to approve the BrightView Mid Lake Park Enhancement Proposal #9027428 in the amount of $9,424.03 carried. 5-0

**B. District Engineer Report**

Mr. Woods reviewed his report with the Board. He provided an update on the Stanfield Work and of lifting the height of the drain cover. The Board would like the cost for the next meeting.

Mr. Woods provided an update on the New Broad Street pump station and presented a proposal #MOJO83200 from Hall Company Inc. in the amount of $31,308.00. Discussion ensued regarding the project.

Mr. Woods provided an update on Lake Baldwin Ln. irrigation repairs. He advised the city is requiring an open road cut and presented a proposal #LP032200 from Hall Company Inc.in the amount of $94,470.00. Discussion ensued regarding this project.

> On MOTION by Ms. Coppenhaver, seconded by Mr. Rawlson, with all in favor, the motion to approve the Hall Company Inc. Proposal #MOJO83200 in the amount of $31,308.00 and the Hall Company Inc. Proposal #LP032200 in the amount of $94,470.00 carried. 5-0

Mr. Woods updated the Board on the median modifications. This discussion was tabled until January 20, 2027, meeting.

Mr. Woods presented the District Engineer’s annual authorizations for the budget.

> On MOTION by Ms. Pienaar, seconded by Mr. Rawlson, with all in favor, the motion to approve the District Engineers FY2027 authorizations carried. 5-0

**C. District Counsel**

Ms. Mackie had no new updates for the Board but advised she would work with Mr. Woods on new agreements.

**D. District Manager**

Mr. Perez discussed the irrigation report and announced the next meeting date scheduled for November 18, 2026.

The Board asked about ethics training and the timelines for completion. Mr. Perez and Ms. Mackie spoke regarding the ethics training and will distribute information regarding both the training and the timeline.

Mr. Williams left the meeting at 9:47 a.m.

**FIFTH ORDER OF BUSINESS Business Items**

**A. Ratification of BrightView Pond 24 – May Hanks Ave Inspection Repairs Proposal**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify BrightView Pond 24 – May Hanks Ave Inspection Repairs Proposal in the amount of $432.75 carried. 4-0

**B. Ratification of BrightView Unit 7 and LBL Inspection Repairs Proposal**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify BrightView Unit 7 and LBL Inspection Repairs Proposal in the amount of $316.95 carried. 4-0

**C. Ratification of BrightView Harbor Park Inspection Repairs Proposal**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify BrightView Harbor Park Inspection Repairs Proposal in the amount of $266.85 carried. 4-0

**D. Ratification of BrightView Lakemont Medians Inspection Repairs Proposal**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify BrightView Lakemont Medians Inspection Repairs Proposal in the amount of $154.25 carried. 4-0

**E. Ratification of BrightView Customs Buffer Inspection Repairs Proposal**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify BrightView Customs Buffer Inspection Repairs Proposal in the amount of $454.40 carried. 4-0

**F. Ratification of Grau & Associates FY2026 Audit Engagement Letter**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify Grau & Associates FY2026 Audit Engagement Letter in the amount of $4,200.00 carried. 4-0

**G. Ratification of FY2027 FIA Egis Insurance Proposal**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to ratify FY2027 FIA Egis Insurance Proposal in the amount of $22,199.00 carried. 4-0

**H. Review of LLS Tax Solution 2026 Report Bond Series 2018**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to approve LLS Tax Solution 2026 Report Bond Series 2018 carried. 4-0

**SIXTH ORDER OF BUSINESS Supervisor Requests**

Ms. Matyi inquired about the stop signs looking different. Mr. Perez and Mr. Woods discussed the topic and would work toward a resolution.

**SEVENTH ORDER OF BUSINESS Adjournment**

> On MOTION by Ms. Pienaar, seconded by Ms. Matyi, with all in favor, the motion to adjourn the meeting at 9:52 a.m. carried. 4-0

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Urban Orlando Community Development District*

## *Financial Report*

## *October 31, 2026*

CLEAR PARTNERSHIPS



**URBAN ORLANDO**
Community Development District

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# URBAN ORLANDO
## Community Development District

### Financial Statements

**(Unaudited)**

### October 31, 2026

**URBAN ORLANDO**
Community Development District

*Governmental Funds*

## Balance Sheet
October 31, 2026

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2018 DEBT SERVICE FUND | SERIES 2018A DEBT SERVICE FUND | TOTAL |
|---|---|---|---|---|
| **ASSETS** | | | | |
| Cash - Checking Account | $ 1,070,263 | $ - | $ - | $ 1,070,263 |
| Investments: | | | | |
| Money Market Account | 2,803,980 | - | - | 2,803,980 |
| Prepayment Account | - | 181 | - | 181 |
| Prepayment Account A | - | - | 51 | 51 |
| Reserve Fund | - | 436,021 | - | 436,021 |
| Reserve Fund A | - | - | 169,246 | 169,246 |
| Revenue Fund | - | 294,468 | - | 294,468 |
| Revenue Fund A | - | - | 179,975 | 179,975 |
| Deposits | 9,380 | - | - | 9,380 |
| **TOTAL ASSETS** | **$ 3,883,623** | **$ 730,670** | **$ 349,272** | **$ 4,963,565** |
| **LIABILITIES** | | | | |
| Accounts Payable | $ 4,656 | $ - | $ - | $ 4,656 |
| Accrued Expenses | 43,070 | - | - | 43,070 |
| **TOTAL LIABILITIES** | **47,726** | **-** | **-** | **47,726** |
| **FUND BALANCES** | | | | |
| **Nonspendable:** | | | | |
| Deposits | 9,380 | - | - | 9,380 |
| **Restricted for:** | | | | |
| Debt Service | - | 730,670 | 349,272 | 1,079,942 |
| **Assigned to:** | | | | |
| Operating Reserves | 549,865 | - | - | 549,865 |
| Reserves - Landscape/Hardscape | 603,020 | - | - | 603,020 |
| Reserves - Other | 11,893 | - | - | 11,893 |
| Reserves- Recirculation System | 78,383 | - | - | 78,383 |
| Reserves - Roads & Alleyways | 904,833 | - | - | 904,833 |
| Reserves - Sidewalks | 24,749 | - | - | 24,749 |
| Reserves - Signage | 228,951 | - | - | 228,951 |
| **Unassigned:** | 1,424,823 | - | - | 1,424,823 |
| **TOTAL FUND BALANCES** | **$ 3,835,897** | **$ 730,670** | **$ 349,272** | **$ 4,915,839** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 3,883,623** | **$ 730,670** | **$ 349,272** | **$ 4,963,565** |

**URBAN ORLANDO**
Community Development District

*General Fund*

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 | $ 4,583 | $ 12,494 | $ 7,911 | 22.72% |
| Interest - Tax Collector | 14,250 | - | - | - | 0.00% |
| Special Assmnts- Tax Collector | 2,198,136 | - | - | - | 0.00% |
| Special Assmnts- Discounts | (87,925) | - | - | - | 0.00% |
| Other Miscellaneous Revenues | 20,000 | - | 1,037 | 1,037 | 5.19% |
| **TOTAL REVENUES** | **2,199,461** | **4,583** | **13,531** | **8,948** | **0.62%** |
| **EXPENDITURES** | | | | | |
| **Administration** | | | | | |
| P/R-Board of Supervisors | 12,000 | 1,000 | - | 1,000 | 0.00% |
| FICA Taxes | 918 | 77 | - | 77 | 0.00% |
| ProfServ-Arbitrage Rebate | 4,200 | 4,200 | - | 4,200 | 0.00% |
| ProfServ-Dissemination Agent | 1,000 | 83 | 83 | - | 8.30% |
| ProfServ-Engineering | 16,000 | 1,333 | - | 1,333 | 0.00% |
| ProfServ-Legal Services | 33,000 | 2,750 | - | 2,750 | 0.00% |
| ProfServ-Mgmt Consulting | 70,625 | 5,885 | 5,885 | - | 8.33% |
| ProfServ-Property Appraiser | 2,330 | - | - | - | 0.00% |
| ProfServ-Special Assessment | 9,000 | 750 | 750 | - | 8.33% |
| ProfServ-Trustee Fees | 8,500 | 8,500 | 7,442 | 1,058 | 87.55% |
| Auditing Services | 4,500 | - | - | - | 0.00% |
| Website Hosting/Email services | 2,000 | 167 | - | 167 | 0.00% |
| Website Compliance | 1,600 | 1,600 | - | 1,600 | 0.00% |
| Postage and Freight | 500 | 42 | - | 42 | 0.00% |
| Insurance - General Liability | 23,668 | 23,668 | 22,199 | 1,469 | 93.79% |
| Public Officials Insurance | 3,530 | 3,530 | - | 3,530 | 0.00% |
| Printing and Binding | 500 | 42 | - | 42 | 0.00% |
| Legal Advertising | 2,500 | 208 | - | 208 | 0.00% |
| Misc-Property Taxes | 300 | 300 | - | 300 | 0.00% |
| Misc-Assessment Collection Cost | 43,963 | - | - | - | 0.00% |
| Misc-Contingency | 7,000 | 583 | 28 | 555 | 0.40% |
| Office Supplies | 100 | 8 | - | 8 | 0.00% |
| Annual District Filing Fee | 175 | 175 | - | 175 | 0.00% |
| **Total Administration** | 247,909 | 54,901 | 36,387 | 18,514 | 14.68% |

## Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 |
|---|---|---|---|---|---|
| **Field** | | | | | |
| ProfServ-Engineering | 65,000 | 5,417 | - | 5,417 | 0.00% |
| ProfServ-Field Management | 26,684 | 2,224 | 2,200 | 24 | 8.24% |
| Contracts-Fountain | 6,785 | 565 | 380 | 185 | 5.60% |
| Contracts-On-Site Maintenance | 47,883 | 3,990 | 3,990 | - | 8.33% |
| Contracts-Security Services | 380,000 | 31,667 | 26,305 | 5,362 | 6.92% |
| Contracts-Landscape | 425,241 | 35,437 | 35,437 | - | 8.33% |
| Electricity - General | 24,876 | 2,073 | 2,000 | 73 | 8.04% |
| Electricity - Streetlights | 266,718 | 22,227 | 23,000 | (773) | 8.62% |
| Utility - Water | 65,911 | 5,493 | 5,500 | (7) | 8.34% |
| R&M-Electrical | 3,500 | 292 | - | 292 | 0.00% |
| R&M-Equipment | 3,500 | 292 | - | 292 | 0.00% |
| R&M-Irrigation | 120,000 | 10,000 | - | 10,000 | 0.00% |
| R&M-Parks | 25,000 | 2,083 | - | 2,083 | 0.00% |
| R&M-Pumps | 5,000 | 417 | - | 417 | 0.00% |
| Misc-Hurricane Expense | 15,000 | 1,250 | - | 1,250 | 0.00% |
| Misc-Contingency | 113,224 | 9,435 | - | 9,435 | 0.00% |
| Op Supplies - General | 3,000 | 250 | - | 250 | 0.00% |
| **Total Field** | 1,597,322 | 133,112 | 98,812 | 34,300 | 6.19% |
| **Reserves** | | | | | |
| Impr - Landscape & Hardscape | 200,000 | 200,000 | - | 200,000 | 0.00% |
| Reserves-Roads and Alleyways | 158,760 | 158,760 | - | 158,760 | 0.00% |
| Reserves - Signage | 1,000 | 83 | - | 83 | 0.00% |
| **Total Reserves** | 359,760 | 358,843 | - | 358,843 | 0.00% |
| **TOTAL EXPENDITURES & RESERVES** | **2,204,991** | **546,856** | **135,199** | **411,657** | **6.13%** |
| Excess (deficiency) of revenues Over (under) expenditures | (5,530) | (542,273) | (121,668) | 420,605 | 0.00% |
| Net change in fund balance | $ (5,530) | $ (542,273) | $ (121,668) | $ 420,605 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2026)** | **3,957,565** | **3,957,565** | **3,957,565** | | |
| **FUND BALANCE, ENDING** | **$ 3,952,035** | **$ 3,415,292** | **$ 3,835,897** | | |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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 | $ - | $ - | $ 1,952 | $ 1,952 | 0.00% |
| Special Assmnts- Tax Collector | 1,855,494 | - | - | - | 0.00% |
| Special Assmnts- Discounts | (74,220) | - | - | - | 0.00% |
| **TOTAL REVENUES** | **1,781,274** | **-** | **1,952** | **1,952** | **0.11%** |
| **EXPENDITURES** | | | | | |
| **Administration** | | | | | |
| Misc-Assessment Collection Cost | 1,361 | - | - | - | 0.00% |
| **Total Administration** | 1,361 | - | - | - | 0.00% |
| **Debt Service** | | | | | |
| Principal Debt Retirement | 1,406,000 | - | - | - | 0.00% |
| Interest Expense | 361,714 | - | - | - | 0.00% |
| **Total Debt Service** | 1,767,714 | - | - | - | 0.00% |
| **TOTAL EXPENDITURES** | **1,769,075** | **-** | **-** | **-** | **0.00%** |
| Excess (deficiency) of revenues Over (under) expenditures | 12,199 | - | 1,952 | 1,952 | 16.00% |
| Net change in fund balance | $ 12,199 | $ - | $ 1,952 | $ 1,952 | 16.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2026)** | **728,718** | **-** | **728,718** | | |
| **FUND BALANCE, ENDING** | **$ 740,917** | **$ -** | **$ 730,670** | | |

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 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 | $ - | $ - | $ 909 | $ 909 | 0.00% |
| Special Assmnts- Tax Collector | 727,917 | - | - | - | 0.00% |
| Special Assmnts- Discounts | (29,117) | - | - | - | 0.00% |
| **TOTAL REVENUES** | **698,800** | **-** | **909** | **909** | **0.13%** |
| **EXPENDITURES** | | | | | |
| **Administration** | | | | | |
| Misc-Assessment Collection Cost | 534 | - | - | - | 0.00% |
| **Total Administration** | 534 | - | - | - | 0.00% |
| **Debt Service** | | | | | |
| Principal Debt Retirement | 531,000 | - | - | - | 0.00% |
| Interest Expense | 161,592 | - | - | - | 0.00% |
| **Total Debt Service** | 692,592 | - | - | - | 0.00% |
| **TOTAL EXPENDITURES** | **693,126** | **-** | **-** | **-** | **0.00%** |
| Excess (deficiency) of revenues Over (under) expenditures | 5,674 | - | 909 | 909 | 16.02% |
| Net change in fund balance | $ 5,674 | $ - | $ 909 | $ 909 | 16.02% |
| **FUND BALANCE, BEGINNING (OCT 1, 2026)** | **348,363** | **-** | **348,363** | | |
| **FUND BALANCE, ENDING** | **$ 354,037** | **$ -** | **$ 349,272** | | |

# URBAN ORLANDO
# Community Development District

## Supporting Schedules

## October 31, 2026

**URBAN ORLANDO**
Community Development District

General Fund

## Assigned Reserves

| Category | Budget Allocation FY 2005-2026 | Budget Allocation FY 2027 | Total as of FY 2027 | Total usage FY 2027 | 10/31/2026 |
|---|---|---|---|---|---|
| Landscape & Hardscape | $ 603,020 | $ 200,000 | $ 803,020 | | $ 803,020 |
| 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 | 904,833 | 158,760 | $ 1,063,593 | | 1,063,593 |
| Signage | 228,951 | 1,000 | $ 229,951 | | 229,951 |
| **Total designated reserves** | $ 1,851,829 | $ 359,760 | $ 2,211,589 | $ - | $ 2,211,589 |

**URBAN ORLANDO**
Community Development District

***All Funds***

**Cash and Investment**
**October 31, 2026**

GENERAL FUND

| Account Name | Bank Name | Investment Type | Maturity | Yield | Balance |
|---|---|---|---|---|---|
| Checking Account - Operating | Valley Bank | Checking Account | n/a | 3.82% | $ 1,070,263 |
| | | | | **Subtotal** | **$ 1,070,263** |
| Money Market Account | BankUnited | Money Market | n/a | 3.62% | $ 2,803,980 |
| | | | | **Subtotal** | **$ 2,803,980** |

DEBT SERVICE FUND

| | | | | | |
|---|---|---|---|---|---|
| Series 2018 Prepayment Fund | US Bank | Open-Ended Comm. Paper | n/a | 2.25% | $ 181 |
| Series 2018 Reserve Fund | US Bank | Open-Ended Comm. Paper | n/a | 3.75% | $ 436,021 |
| Series 2018 Revenue Fund | US Bank | Open-Ended Comm. Paper | n/a | 3.75% | $ 294,468 |
| Series 2018A Prepayment Fund | US Bank | Open-Ended Comm. Paper | n/a | 2.25% | $ 51 |
| Series 2018A Reserve Fund | US Bank | Open-Ended Comm. Paper | n/a | 3.75% | $ 169,245 |
| Series 2018A Revenue Fund | US Bank | Open-Ended Comm. Paper | n/a | 3.75% | $ 179,975 |
| | | | | **Subtotal** | **$ 1,079,942** |
| | | | | **Total** | **$ 4,954,185** |

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/1/26 to 10/31/26

(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 # 100281** | | | | | | | |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-472 | 9/28/2026 Clean and paint signs, Lincoft | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-471 | 9/28/2026 Clean and paint signs, Dorell Ave | Reserves - Signage | 568165-58100 | $600.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-470 | 9/28/2026 Clean and paint signs, Carmello | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-480 | 9/28/2026 Clean and paint signs, Lake Baldwin Ln/Lindale/Lincorft/Stanfield/Baldwin | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-479 | 9/28/2026 Clean and paint signs, Briggs alley | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-478 | 9/28/2026 Clean and paint signs, Lake Baldwin Ln North | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-475 | 9/28/2026 Clean and paint signs, Hadar alley | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-474 | 9/28/2026 Clean and paint signs, Bailey Ln | Reserves - Signage | 568165-58100 | $900.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-473 | 9/28/2026 Clean and paint signs, Lindale | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-469 | 9/28/2026 Clean and paint signs, Brady Ln | Reserves - Signage | 568165-58100 | $825.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-468 | 9/28/2026 Clean and paint signs, Arsdale | Reserves - Signage | 568165-58100 | $525.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-467 | 9/28/2026 Clean and paint signs, Stanfield North | Reserves - Signage | 568165-58100 | $900.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-466 | 9/28/2026 Clean and paint signs, High Park | Reserves - Signage | 568165-58100 | $825.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-477 | 9/28/2026 Clean and paint signs, Ridley alley | Reserves - Signage | 568165-58100 | $900.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-476 | 9/28/2026 Clean and paint signs, Lorman alley | Reserves - Signage | 568165-58100 | $750.00 |
| | | | | | | ***Check Total*** | *$12,825.00* |
| **CHECK # 100282** | | | | | | | |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-489 | 9/28/2026 Clean and paint signs, St George | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-488 | 9/28/2026 Clean and paint signs, Oak | Reserves - Signage | 568165-58100 | $675.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-465 | 9/28/2026 Clean and paint signs, Malden | Reserves - Signage | 568165-58100 | $900.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-464 | 9/28/2026 Clean and paint signs, Garon Ln | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-463 | 9/28/2026 Clean and paint signs, Stanfield West | Reserves - Signage | 568165-53901 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-462 | 9/28/2026 Clean and paint signs, Baldwin Park St Alley | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-461 | 9/28/2026 Clean and paint signs, Baldwin Park St | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-459 | 9/28/2026 Clean and paint signs, Glenridge Way | Reserves - Signage | 568165-58100 | $600.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-458 | 9/28/2026 Clean and paint signs, Upper Park | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-492 | 9/28/2026 Clean and paint signs, Bailey Ln | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-491 | 9/28/2026 Clean and paint signs, Kemper Ave | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-490 | 9/28/2026 Clean and paint signs, Wilford Ave | Reserves - Signage | 568165-58100 | $825.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-487 | 9/28/2026 Clean and paint signs, Thayer | Reserves - Signage | 568165-58100 | $825.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-486 | 9/28/2026 Clean and paint signs, Donna Dr | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-485 | 9/28/2026 Clean and paint signs, Meeting Place | Reserves - Signage | 568165-58100 | $975.00 |
| | | | | | | ***Check Total*** | *$12,675.00* |
| **CHECK # 100283** | | | | | | | |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-481 | 9/28/2026 Clean and paint signs, Upper Park Rd | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-484 | 9/28/2026 Clean and paint signs, Wardell | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-483 | 9/28/2026 Clean and paint signs, Anissa | Reserves - Signage | 568165-58100 | $750.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-482 | 9/28/2026 Clean and paint signs, Robin Rd | Reserves - Signage | 568165-58100 | $975.00 |
| 001 | 10/23/26 | DRS CONSTRUCTION OF | 01012026-493 | 9/28/2026 Painting railing around pond | R&M-Parks | 546066-53901 | $2,450.00 |
| | | | | | | ***Check Total*** | *$5,675.00* |
| **CHECK # 100284** | | | | | | | |
| 001 | 10/23/26 | INFRAMARK LLC | 191610 | October 2026 District management services | ProfServ-Mgmt Consulting | 531027-51201 | $5,885.38 |
| 001 | 10/23/26 | INFRAMARK LLC | 191610 | October 2026 District management services | ProfServ-Special Assessment | 531038-51301 | $750.00 |
| 001 | 10/23/26 | INFRAMARK LLC | 191610 | October 2026 District management services | ProfServ-Dissemination Agent | 531012-51301 | $83.34 |
| | | | | | | ***Check Total*** | *$6,718.72* |
| **CHECK # 100285** | | | | | | | |
| 001 | 10/23/26 | FLORIDA WATER FEATURES | 25365 | September 2026 Monthly fountain services, New Broad Street | Contracts-Fountain | 534023-53901 | $150.00 |
| 001 | 10/23/26 | FLORIDA WATER FEATURES | 25366 | September 2026 Monthly fountain services, Jake Street | Contracts-Fountain | 534023-53901 | $230.00 |
| | | | | | | ***Check Total*** | *$380.00* |

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/1/26 to 10/31/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **CHECK # 100286** | | | | | | | |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9947086 | October 2026 Monthly landscaping services | Contracts-Landscape | 534050-53901 | $35,436.73 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9957451 | 9/28/2026 Irrigation repair, Army Reserve and Haws Ct | R&M-Irrigation | 546041-53901 | $641.65 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9957453 | 9/30/2026 Irrigation repair, September inspection | R&M-Irrigation | 546041-53901 | $108.40 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9957402 | 9/30/2026 removal of lightning damaged oak, Arbornote | Impr - Landscape & Hardscape | 563024-58100 | $5,100.00 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9957415 | 9/30/2026 Landscape enhancement, Pond 24 Tree Installation | Impr - Landscape & Hardscape | 563024-58100 | $3,029.99 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9957449 | 9/30/2026 Irrigation repair, Unit 10 | R&M-Irrigation | 546041-53901 | $363.05 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9953296 | 9/28/2026 Irrigation repair, Pond 19 | R&M-Irrigation | 546041-53901 | $872.81 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9953303 | 9/28/2026 Irrigation repair, Pond 16 | R&M-Irrigation | 546041-53901 | $1,768.37 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9953306 | 9/28/2026 Irrigation repair, Corrine Dr | R&M-Irrigation | 546041-53901 | $829.00 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9953307 | 9/28/2026 Irrigation repair, Unit 9 | R&M-Irrigation | 546041-53901 | $894.00 |
| 001 | 10/23/26 | BRIGHTVIEW LANDSCAPE SERVICES | 9953295 | 9/28/2026 Irrigation repair, Pond 14 | R&M-Irrigation | 546041-53901 | $1,417.35 |
| | | | | | | ***Check Total*** | *$50,461.35* |
| **CHECK # 100287** | | | | | | | |
| 001 | 10/23/26 | SENTRY MANAGEMENT, INC. | SEN26010 | October 2026 Onsite maintenance services | ProfServ-Field Management | 531016-53901 | $1,804.58 |
| 001 | 10/23/26 | SENTRY MANAGEMENT, INC. | SEN26010 | October 2026 Onsite maintenance services | Contracts-On-Site Maintenance | 534027-53901 | $3,322.40 |
| 001 | 10/23/26 | SENTRY MANAGEMENT, INC. | SEN2609 | September 2026 Onsite management services | ProfServ-Field Management | 531016-53901 | $1,804.58 |
| 001 | 10/23/26 | SENTRY MANAGEMENT, INC. | SEN2609 | September 2026 Onsite management services | Contracts-On-Site Maintenance | 534027-53901 | $3,322.40 |
| | | | | | | ***Check Total*** | *$10,253.96* |
| **CHECK # 300041** | | | | | | | |
| 001 | 10/28/26 | ORLANDO UTILITIES COMMISSION | 100826-20001-ACH | SVC 09/03-10/06/26 | Electricity - General | 543006-53901 | $2,776.65 |
| 001 | 10/28/26 | ORLANDO UTILITIES COMMISSION | 100826-20001-ACH | SVC 09/03-10/06/26 | Utility - Water | 543018-53901 | $4,019.82 |
| 001 | 10/28/26 | ORLANDO UTILITIES COMMISSION | 100826-20001-ACH | SVC 09/03-10/06/26 | Electricity - Streetlights | 543013-53901 | $22,505.55 |
| | | | | | | ***Check Total*** | *$29,302.02* |
| **CHECK # 300042** | | | | | | | |
| 001 | 10/29/26 | OFF DUTY MANAGEMENT, INC | INV423383 | SVC 10/18-24/26 | Contracts-Security Services | 534037-53901 | $6,066.57 |
| | | | | | | ***Check Total*** | *$6,066.57* |
| **CHECK # DD279** | | | | | | | |
| 001 | 10/13/26 | OFF DUTY MANAGEMENT, INC | INV405597 | SVC 9/13-19/26 | Contracts-Security Services | 534037-53901 | $6,964.08 |
| | | | | | | ***Check Total*** | *$6,964.08* |
| **CHECK # DD280** | | | | | | | |
| 001 | 10/13/26 | OFF DUTY MANAGEMENT, INC | INV409265 | SVC 9/20-26/26 | Contracts-Security Services | 534037-53901 | $6,836.57 |
| | | | | | | ***Check Total*** | *$6,836.57* |
| **CHECK # DD281** | | | | | | | |
| 001 | 10/23/26 | OFF DUTY MANAGEMENT, INC | INV419702 | 10/11 - 10/17/2026 Off Duty Services | Contracts-Security Services | 534037-53901 | $7,706.28 |
| | | | | | | ***Check Total*** | *$7,706.28* |
| **CHECK # DD282** | | | | | | | |
| 001 | 10/23/26 | OFF DUTY MANAGEMENT, INC | INV412532 | 9/27 - 10/3/2026 Off Duty Services | Contracts-Security Services | 534037-53901 | $6,964.08 |
| | | | | | | ***Check Total*** | *$6,964.08* |
| **CHECK # DD283** | | | | | | | |
| 001 | 10/30/26 | OFF DUTY MANAGEMENT, INC | INV416801 | 10/4 - 10/11/2026 Off Duty Services | Contracts-Security Services | 534037-53901 | $6,532.08 |
| | | | | | | ***Check Total*** | *$6,532.08* |
| | | | | | | **Fund Total** | **$169,360.71** |

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/1/26 to 10/31/26

(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|
| **SERIES 2018 DEBT SERVICE FUND - 205** | | | | | | | |
| **CHECK # 379** | | | | | | | |
| 205 | 10/07/26 | URBAN ORLANDO C/O U.S. BANK | 100526-7000 | TRANSFER ASSESSMENTS SERIES 2018 | Due From Other Funds | 131000-0 | $49,478.25 |
| | | | | | | ***Check Total*** | *$49,478.25* |
| | | | | | | **Fund Total** | **$49,478.25** |
| **SERIES 2018A DEBT SERVICE FUND - 206** | | | | | | | |
| **CHECK # 380** | | | | | | | |
| 206 | 10/07/26 | URBAN ORLANDO C/O U.S. BANK | 100526-65000 | TRANSFER ASSESSMENTS SERIES 2018A | Due From Other Funds | 131000-0 | $32,096.26 |
| | | | | | | ***Check Total*** | *$32,096.26* |
| | | | | | | **Fund Total** | **$32,096.26** |
| | | | | | | **Total Checks Paid** | **$250,935.22** |

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

**District Agent Report**

November 18, 2026

## I. SUMMARY OF AUTHORIZATIONS

1. Landscaping: Budget Year 2027 remaining Reserves – IMPR – Landscape & Hardscape balance – **$31,015.49.**
    a. Service Order #9047847: Baldwin Park St Crape Myrtles - **$32, 965.02**
    b. Proposal #1488788: Audubon Buffer Bamboo Trim - **#3,700.00**
    c. Service Order #9043293: Lakemont Island Replacements - **$1,543.98**
    d. Service Order #9043281: Publix Island Enhancement - **$1,125.63**
2. Signage Maintenance Projects: Budget Year 2027 remaining Signage Reserve balance - **$267,348.00**
    a. Sign/Pole/Backer Board Replacements Unit 6 & Unit 10 - **$28,180.00**

## II. GROUND MAINTENANCE UPDATES

1. BrightView Updates: Please see the attached report.
2. Approved Projects Status
    a. Status of October 2026 Approved Landscape Projects
        i. Corrine Dr Replacements – complete
        ii. Lake Baldwin Ln Enhancements- complete
        iii. Mid Lakes Park Enhancements – complete

## III. DISTRICT AGENT BUDGET REPORTS (DAB)

1. As of November 11, 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. October Police Report: Please see the attached report.

BrightView Landscape Services

November 10, 2026



# Proposal for Extra Work at Urban Orlando CDD

| | | | |
|---|---|---|---|
| Property Name | Urban Orlando CDD | Contact | Erin Gilreath |
| Property Address | 1913 Meeting Place<br>Orlnado , FL 32814 | To | Urban Orlando CDD |
| | | Billing Address | 1913 Meeting Place<br>Orlando, FL 32814 |

Project Name: CDD- Baldwin Park Street Crape Myrtles Installation

Project Description: Remove declining Crape Myrtles in the center West end and install new Crape Myrtles

## Scope of Work

| QTY | UoM/Size | Material/Description | Unit Price | Total |
|---|---|---|---|---|
| 12.00 | EACH | Crape Myrtles Tree- 5" Caliper B&B (White) 14 feet. | $1,600.00 | $19,200.00 |
| 60.00 | HOUR | Enhancement -Demo- Stump Removal | $90.40 | $5,424.00 |
| 48.00 | EACH | Firebush (Fill in) - 3 gal. | $28.63 | $1,374.29 |
| 6.00 | CUBIC YARD | Top Soil (Picked-Up) - fill in for each tree | $129.06 | $774.38 |
| 12.00 | EACH | Pro 60 Staking Kit - 4"-6" Trees | $160.37 | $1,924.45 |
| 12.00 | LUMP SUM | Irrigation- Bubblers for each tree | $128.00 | $1,536.00 |
| 1.00 | LUMP SUM | Arbor Tree- Cut trees down to 3" and remove debris | $650.00 | $650.00 |
| 1.00 | LUMP SUM | Skid Steer / Bobcat | $325.00 | $325.00 |
| 2.00 | LOAD | Dump Fees/Green Waste Material | $203.45 | $406.90 |
| 1.00 | LUMP SUM | Freight/Delivery | $1,350.00 | $1,350.00 |

**For internal use only**

| | |
|---|---|
| **SO#** | 9047847 |
| **JOB#** | 460604797 |
| **Service Line** | 130 |

**Total Price** $32,965.02

**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** | | **November 10, 2026** |
| Printed Name | Date | |

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

| | | |
|---|---|---|
| Signature | Title | **Account Manager, Senior** |
| **Steven Peters** | | **November 10, 2026** |
| Printed Name | Date | |

**Job #:** **460604797**

**SO #:** **9047847** **Proposed Price:** **$32,965.02**

103 W. 7th St.
Orlando, FL 32824
C. 407.341.1729
www.brightview.com

June 18, 2026

**RE: Urban Orlando CDD – Crape Myrtle Decline at Baldwin Park St.**

I inspected the Crape Myrtle trees in the median of Baldwin Park Street at the intersection with Lake Baldwin Lane today. Most trees in the group closest to Lake Baldwin Lane show varying degrees of decline, with some exhibiting severe dieback and branch loss and others showing visible cankers on their trunks. Small black fruiting bodies, called pycnidia, on the bark near the lesions clearly indicate the fungal disease Botryosphaeria Canker(Bot Canker). This disease infects and damages the bark and the vascular tissue beneath it, affecting the movement of water and nutrients through the infected branches or trunk. This vascular tissue damage leads to branch dieback and an overall decline in the median trees.

No effective treatments exist for Bot Canker because it infects deep into the tree tissue. This disease is primarily an opportunistic pathogen and infects stressed trees. The two most common stress factors associated with the disease in Florida are plant age and drought. During drought, decline symptoms can intensify because damaged vascular tissue reduces the trees' ability to move water into the canopy. This is most often seen in older Ligustrum trees during the spring drought season when sections of the canopy die suddenly. For these Crape Myrtles, the most likely stress factor is the trees' age combined with stress from median conditions. Roadway medians are challenging because the limited root zone and surrounding pavement increase the potential for drought stress and poor root development. The risk of the disease infecting nearby healthy woody ornamentals is low. The localized outbreak in this median is due to shared stress conditions among these crape myrtles, all of which are reaching the end of their lifespan. I recommend replacing the affected trees with new, young trees to provide several decades of healthy growth before a similar problem arises. There is very little risk of Bot Canker infecting the replacement trees because they will not have the same age-related stress.

| | |
|---|---|
|  |  |
| Large cankers on the trunk caused by Botryosphaeria. | Severely infected and declining Crape Myrtle with significant branch and canopy loss. |

103 W. 7th St.
Orlando, FL 32824
C. 407.341.1729
www.brightview.com



| | |
|---|---|
|  |  |
| Bot Canker has killed the trunk tissue, and secondary saprophytic fungi are rotting the wood. | The black spots on the bark near the cankers are the fruiting bodies (pycnidia) of Bot Canker. These produce spores which can infect nearby stressed trees. |

Sincerely,

Cal Leggett
Regional Horticulturist
ISA Certified Arborist FL-9799A
ISA Tree Risk Assessment Qualified, Prescription Pruning Qualified
Certified Pest Control Operator JF200907, CM27622
FNGLA Certified Horticulture Professional H114164











BrightView

# TREE CARE SERVICES




- *Safety-First Operations*
- *Commercial Property Specialists*
- *ISA Certified Arborists*
- *Tree Care Industry Association Member*

November 5, 2026
Proposal #: 1488788

**BrightView Landscape Services, Inc.**
Branch Office #49360
701 Codisco Way
Sanford , Florida 32771
Simon Nunez Jr.
ISA Certified Arborist # FL-9828A
TRAQ (Tree Risk Assessment Qualified)
PPQ (Prescription Pruning Qualified)
TCIA Certified Tree Care Safety Professional (CTSP) #05139
Simon.nunezjr@brightview.com
tel:407-461-5086

**Tree Care Service Address/Location**
Baldwin Park CDD
ID#: 460400797
1099 Bennett Rd.
Orlando, 32814
Erin Gilreath
egilreath@baldwinparkpoa.com

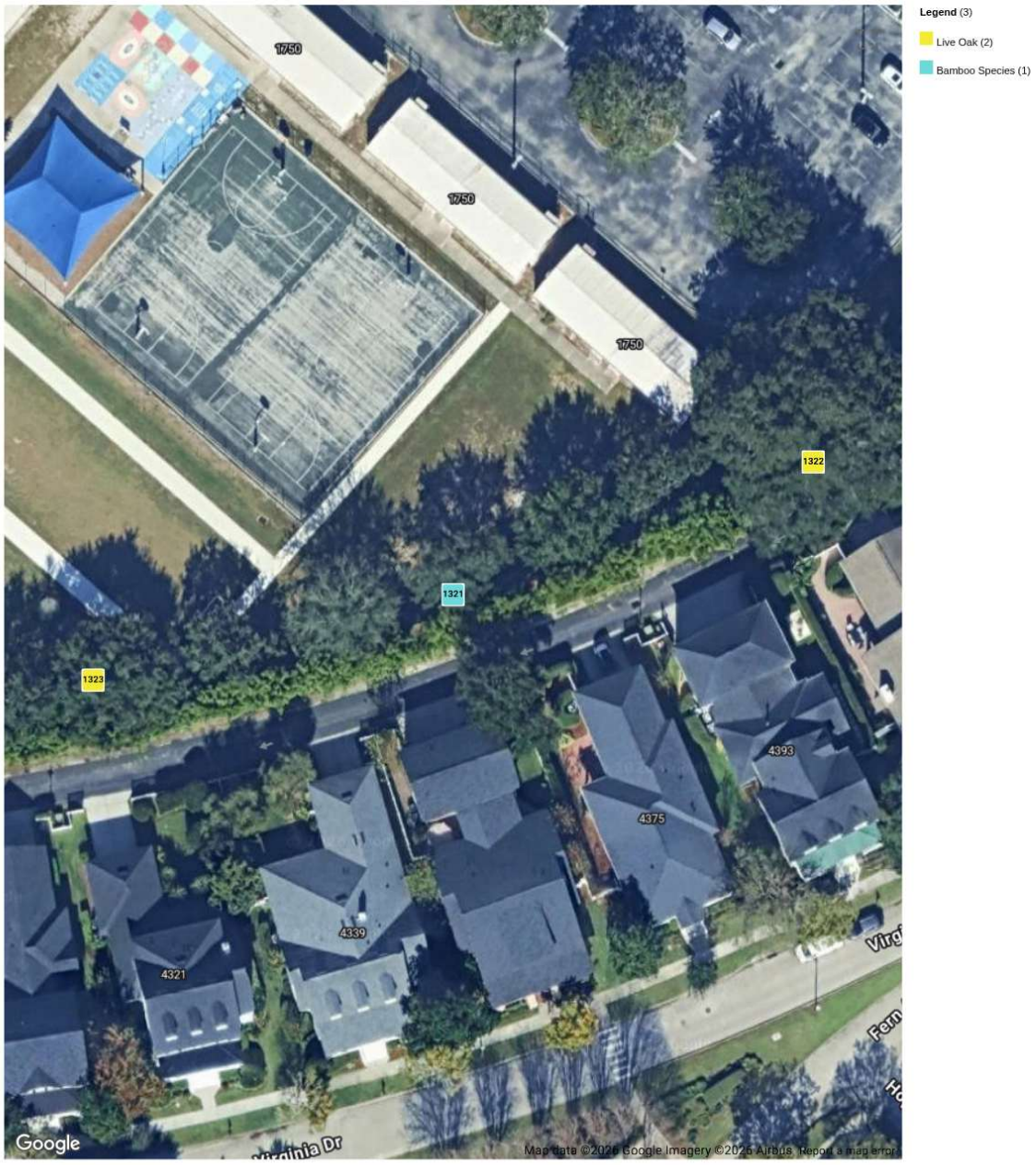
**Tree Care Service Billing Address**
Baldwin Park CDD
ID#: 460400797
1099 Bennett Rd.
Orlando, 32814
Erin Gilreath
egilreath@baldwinparkpoa.com

## Proposed Tree Care Services

| | Species | Qty | Objective | Price |
|---|---|---|---|---|
| | Bamboo Species *Bambusa spp.* | 1 | Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance | $3,500 |
| | Live Oak | 2 | Crown Raise - Removal of lower branches of canopy to achieve a height of 12 -14 feet where possible | $200 |
| | **Total** | | | **$3,700** |

BrightView

Baldwin Park CDD




**Legend** (3)

- Live Oak (2)
- Bamboo Species (1)

Baldwin Park CDD

Baldwin Park CDD - Bamboo Pruning



November 4, 2026

*Bambusa spp.* ID# 1321
Bamboo Species

Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance



November 4, 2026

*Bambusa spp.* ID# 1321
Bamboo Species

Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance



November 4, 2026

*Bambusa spp.* ID# 1321
Bamboo Species

Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance

Baldwin Park CDD

Baldwin Park CDD - Bamboo Pruning



November 4, 2026

*Bambusa spp.* ID# 1321
Bamboo Species

Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance



November 4, 2026

*Bambusa spp.* ID# 1321
Bamboo Species

Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance



November 4, 2026

*Bambusa spp.* ID# 1321
Bamboo Species

Stalk removal - Selectively remove leaning and overextended bamboo stalks encroaching into the roadway by cutting them as close to ground level as practical, maintaining proper roadway clearance

Baldwin Park CDD

Baldwin Park CDD - Bamboo Pruning



November 4, 2026

*Live Oak* ID# 1322
Live Oak

Crown Raise - Removal of lower branches of canopy to achieve a height of 12 -14 feet where possible



November 4, 2026

*Live Oak* ID# 1322
Live Oak

Crown Raise - Removal of lower branches of canopy to achieve a height of 12 -14 feet where possible



November 4, 2026

*Live Oak* ID# 1322
Live Oak

Crown Raise - Removal of lower branches of canopy to achieve a height of 12 -14 feet where possible

Baldwin Park CDD

Baldwin Park CDD - Bamboo Pruning



November 4, 2026

*Live Oak* ID# 1323
Live Oak

Crown Raise - Removal of lower branches of canopy to achieve a height of 12 -14 feet where possible

# BrightView Landscape Services, Inc.
## Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is beingdone in accordance with ANSI A300 standards.

2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.

3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.

4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near 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 or 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 Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.

5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.

6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2.30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.

7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other licenseand permit requirements of relevant city, state and federal governments, as well as all other requirements of law.

8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.

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

10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.

11. **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.

12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.

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

14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.

15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.

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

16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the propertywhich is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

17. **Disclaimer:** This proposal for tree care services 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. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The 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 Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

## Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services 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 Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 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

Erin Gilreath — November 5, 2026

Printed Name — Date

## BrightView Landscape Services, Inc.

Simon Nunez Jr. — November 5, 2026

Signature — Date

Simon Nunez Jr. — November 5, 2026

Printed Name — Date

ISA Certified Arborist # FL-9828A
TRAQ (Tree Risk Assessment Qualified)
PPQ (Prescription Pruning Qualified)
TCIA Certified Tree Care Safety Professional
(CTSP) #05139

BrightView Landscape Services

November 03, 2026



# Proposal for Extra Work at Urban Orlando CDD

| | | | |
|---|---|---|---|
| Property Name | Urban Orlando CDD | Contact | Erin Gilreath |
| Property Address | 1913 Meeting Place<br>Orlnado , FL 32814 | To | Urban Orlando CDD |
| | | Billing Address | 1913 Meeting Place<br>Orlando, FL 32814 |

Project Name: Urban Orlando CDD- Lakemont Island

Project Description: Remove 1 Crape Myrtle in the tip of the island due to car damage

## Scope of Work

| QTY | UoM/Size | Material/Description | Unit Price | Total |
|---|---|---|---|---|
| 60.00 | EACH | Jasminum Asiaticum - 1 gal. Tip of island- fill in | $11.82 | $709.31 |
| 6.00 | HOUR | Enhancement- remove large stump and grade | $90.40 | $542.40 |
| 1.00 | CUBIC YARD | Bulk top Soil (Picked-Up) fil hole from tree roots | $146.27 | $146.27 |
| 1.00 | HOUR | Irrigation- Repair | $146.00 | $146.00 |

**For internal use only**

| | |
|---|---|
| **SO#** | 9043293 |
| **JOB#** | 460604797 |
| **Service Line** | 130 |

**Total Price** $1,543.98

**THIS IS NOT AN INVOICE**

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

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

# TERMS & CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Acceptance of this Contract

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

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

Customer

| | | |
|---|---|---|
| Signature | Title | **Property Manager** |
| **Erin Gilreath** | | **November 03, 2026** |
| Printed Name | Date | |

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

| | | |
|---|---|---|
| Signature | Title | **Account Manager, Senior** |
| **Steven Peters** | | **November 03, 2026** |
| Printed Name | Date | |

**Job #:** **460604797**

**SO #:** **9043293** **Proposed Price:** **$1,543.98**



November 03, 2026



# Proposal for Extra Work at Urban Orlando CDD

| | | | |
|---|---|---|---|
| Property Name | Urban Orlando CDD | Contact | Erin Gilreath |
| Property Address | 1913 Meeting Place<br>Orlnado , FL 32814 | To<br>Billing Address | Urban Orlando CDD<br>1913 Meeting Place<br>Orlando, FL 32814 |

Project Name: Urban Orlando CDD- Publix Island

Project Description: Remove the annuals and install plant material- Tip of island

## Scope of Work

| QTY | UoM/Size | Material/Description | Unit Price | Total |
|---|---|---|---|---|
| 4.00 | HOUR | Enhancement- Demo and Grade | $90.40 | $361.60 |
| 45.00 | EACH | Liriope - Super Blue - 1 gal. | $8.98 | $404.03 |
| 8.00 | CUBIC YARD | Mulch Installed - Mini Pine Bark-whole Island | $45.00 | $360.00 |

**For internal use only**

| | |
|---|---|
| **SO#** | 9043281 |
| **JOB#** | 460604797 |
| **Service Line** | 130 |

**Total Price** $1,125.63

**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.

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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** | | **November 03, 2026** |
| Printed Name | Date | |

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

| | | |
|---|---|---|
| Signature | Title | **Account Manager, Senior** |
| **Steven Peters** | | **November 03, 2026** |
| Printed Name | Date | |

**Job #:** **460604797**

**SO #:** **9043281** **Proposed Price:** **$1,125.63**


ublix
OD • PHARMACY
• LIQUORS

**DRS CONSTRUCTION OF CENTRAL FLORIDA INC.** NOVEMBER 9, 2026

ESTIMATE

# Sign Replacement

Units 6 and 10 | Materials and installation

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

**TOTAL ESTIMATED PRICE**
**$28,180.00**

| Replacement work | Installed rate | Unit 6 | Unit 10 |
|---|---|---|---|
| New sticker | $260.00 | 35 x $260.00 = $9,100.00 | 43 x $260.00 = $11,180.00 |
| New pole | $625.00 | 4 x $625.00 = $2,500.00 | 5 x $625.00 = $3,125.00 |
| Backer board | $175.00 | 2 x $175.00 = $350.00 | 11 x $175.00 = $1,925.00 |
| **Installed subtotal** | | **$11,950.00** | **$16,230.00** |

## Included

One mobilization for both units. Includes materials, installation labor, sticker surface prep, standard mounting hardware, and removal and disposal of replaced components. Pole pricing assumes like-for-like replacement at the existing location with a standard footing.

## Payment terms

50% deposit of $14,090.00 due at contract signing.
Final balance of $14,090.00 due at completion.

REPLACEMENT SCHEDULE

# Unit 6 Sign Locations

37 entries in this unit | Part 1 of 2

| Sign ID | Location | Replacement work |
|---|---|---|
| 2 | SE corner of Meeting Pl & Upper Park | Sticker |
| 9 | On Upper Park in front of condo building | Sticker + pole |
| 15 | Lot 982 | Sticker |
| 47 | On Robin @ Upper Park | Sticker |
| 8 | Lot 987 | Sticker |
| 3 | Lot 996 | Sticker |
| 8 | Lot 997 | Sticker |
| 1 | Lot 1028 | Sticker |
| 2 | Lot 1023 | Sticker |
| Street Sign | WARDELL & Robin | Sticker |
| 2 | Lot 1016 | Sticker + backer board |
| 9 | On Meeting Pl south of Wardell | Sticker + pole |
| 8 | Lot 1029 | Sticker |
| 1 | adjacent Lot 1054 | Sticker |
| 77 | across from Lot 1055 | Sticker |
| 2 | Lot 1092 | Sticker |
| 3 | Lot 1070 | Sticker |
| 1 | Lot 1075 | Sticker |
| 2 | Lot 1082 | Sticker |

Source workbook: CDD Signage - Unit 6.xlsx

REPLACEMENT SCHEDULE

# Unit 6 Sign Locations

37 entries in this unit | Part 2 of 2

| Sign ID | Location | Replacement work |
|---|---|---|
| 2 | Lot 1144 | Sticker |
| 3 | Lot 1143 | Sticker |
| Street Sign | OAK & Wilford | Sticker |
| Street Sign | OAK & KEMPER | Sticker |
| 2 | Lot 1101 | Sticker |
| 66 | Lot 1101 | Sticker |
| 64 | Lot 1101 | Sticker |
| 4L | Lot 1160 | Sticker |
| 1 | Lot 1161 | Sticker |
| 8 | Lot 1126 | Sticker |
| 3 | Lot 1126 | Sticker |
| 9 | Lot 1151 | Sticker |
| 88 | Lot 1156 | Sticker |
| 15 | across from Lot 975 | Sticker |
| 9 | across from Lot 1116 | Sticker |
| 7 | across from Lot 1111 | Sticker |
| 77 | NE corner of Lot 970 | Pole |
| 59 | Lot 983 | Pole + backer board |

Source workbook: CDD Signage - Unit 6.xlsx

REPLACEMENT SCHEDULE

# Unit 10 Sign Locations

51 entries in this unit | Part 1 of 2

| Sign ID | Location | Replacement work |
|---|---|---|
| 47/71/76 | On Stanfield at Lake Baldwin Ln (Lot 1500) | Sticker + backer board |
| 3 | Alley exit behind Lot 1500 | Sticker |
| 9 | Lot 1502 | Pole + backer board |
| Street Sign | Stanfield Ave & Garon Ln (Lot 1517) | Sticker |
| 8 | Lot 1530 | Sticker |
| 2 | Lot 1531 | Sticker |
| 3 | Alley exit behind Lot 1548 | Sticker |
| Street Sign | Garon Ln at Lot 1552 | Sticker |
| 8 | Alley entrance behind Lot 1552 | Sticker |
| 3 | Alley exit behind Lot 1553 | Sticker |
| 3 | Alley exit behind Lot 1562 | Sticker |
| Street Sign | High Park Ln at Lot 1567 | Sticker |
| 2 | High Park Ln at Lot 1567 | Sticker |
| Street Sign | Malden Ln & Stanfield Ave at Lot 1573 | Sticker |
| Street Sign | Stanfield Ave & Ardsdale Ln at lot 1604 | Sticker |
| 3 | Alley exit behind Lot 1605 | Sticker |
| 8 | Alley entrance behind Lot 1611 | Sticker + backer board |
| Street Sign | Leahy Alley entrance behind Lot 1612 | Sticker |
| 2 | Ardsdale Ln at Carmello Ave | Sticker |
| 3 | Alley exit behind Lot 1619 | Sticker |
| Street Sign | Carmello Ave & Brady Ln (Lot 1635) | Sticker |
| Street Sign | Ardsdale Ln & Carmello Ave (Lot 1643) | Sticker |
| 3 | Alley exit behind Lot 1656 | Sticker |
| Street Sign | Carmello Ave & High Park Ln (Lot 1662) | Sticker |
| 3 | Alley exit behind Lot 1663 | Sticker |
| 2 | Lot 1668 | Sticker |

Source workbook: Unit 10 signs.xlsx

REPLACEMENT SCHEDULE

# Unit 10 Sign Locations

51 entries in this unit | Part 2 of 2

| Sign ID | Location | Replacement work |
|---|---|---|
| 8 | Alley entrance behind Lot 1684 | Sticker |
| 3 | Alley exit behind Lot 1688 | Sticker |
| 1/4L | Alley exit behind Lot 1688 | Sticker |
| 3 | Alley exit behind Lot 1689 | Sticker |
| 3 | Alley exit behind Lot 1694 | Sticker |
| Street Sign | Ridley Ave & Lake Baldwin Ln | Backer board |
| 16/16A | Lot 1704 | Backer board |
| 8 | Alley entrance behind Lot 1704 | Sticker |
| 63 | Lot 1704 | Sticker + backer board |
| 38 | Lot 1704 | Pole + backer board |
| 40 | Lot 1708 | Sticker |
| 3 | Alley exit behind Lot 1708 | Sticker |
| Street Sign | Lake Baldwin Ln & Lindale Ave (Lot 1709) | Sticker |
| 3 | Alley exit behind Lot 1712 | Sticker |
| 25 | Lot 1712 | Pole + backer board |
| 8 | Alley entrance at Lot 1726 | Sticker |
| 2 | Lot 1731 | Sticker |
| 3 | Alley exit behind Lot 1731 | Sticker |
| 1 | Alley exit behind Lot 1739 | Sticker |
| 3 | Alley exit behind Lot 1739 | Sticker |
| Street Sign | High Park Ln & Dorell Ave | Sticker |
| 16/46 | Pond 34 side on Lake Baldwin Ln at Stanfield | Pole + backer board |
| Street Sign | Stanfield Ave & Lake Baldwin Ln | Backer board |
| Do Not Block Intersection | Lake Baldwin Ln at Stanfield Ave | Pole + backer board |
| 3 | On Lincroft at Lake Baldwin Ln (Pond 34) | Sticker |

Source workbook: Unit 10 signs.xlsx

## Baldwin Park CDD Monthly Report for October 2026

October 31, 2026

| Weather Summary for October 2026 | |
|---|---|
| Total Rain | 1.60 |
| Lowest temperature | 62 |
| Highest temperature | 89 |
| Source: National Weather Service | |

**General Report**

**Specific Tasks completed within the Last 30 days**

1)Performed Irrigation Inspections and provided proposals to fix issues (on going)
2)Removed Debris (on going)
3)Treatement of Weeds in beds (on going)
4) Pond 19- Plant Installation- Harston- Completed
5) Treated Ponds (on going)
6)Treated weeds in Turf
7) Removed Leaves
8) Fixed seveal Irrigation- Valve repair and Mainlines
9) Lake Baldwin Ln- Plant Installation- Completed
10) Weed Control- Turf- 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)Propose- Pond 19- Shell- walkway
6)Trim Crepe Myrtle suckers
7) BPS- Propose declining Crape Mrytles Installation
8) Monitor turf- shrub insects.
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- Pond 19-BPS. We will continue to be proactive in reporting irrigation problems, liabilities issues and enhancement proposals. Turf Fertilization and Shrubs will be completed

| | |
|---|---|
| **New Broad Street** | Weed control- Truf<br>Trim Shrubs-Trim new growth on Fire Bush<br>Removed Debris<br>Spray weeds in beds<br>Sprayed Turf Weeds<br>Warranty- Sod in October |
| **Bennett Road and Medians** | Weed control- Truf<br>Removed Debris and Trash<br>Spray weeds in beds<br>Trimmed Shrubs- remove vines<br>Sprayed Turf Weeds<br>Review Mainline Leak |
| **Audubon Buffer** | Maintaine lower limbs<br>Sprayed weeds in beds<br>Removed Debris and Trash |
| **TwinView Lane** | Trimmed shrubs- Jasmine<br>Hand pulled weeds in beds<br>Removed Debris and Trash |
| **Belkin Ct** | Removed Debris<br>Spray weeds in beds<br>Trimmed Shrubs<br>Removed Debris and Trash |

| | |
|---|---|
| **Corrine Drive and Medians** | Remove Debris and Trash- Trim all Crape Suckers<br>Sprayed weeds in beds<br>Hand pull weeds in Annual Beds<br>Weed control- Truf<br>Trimmed Shrubs<br>Sprayed Turf Weeds |
| **R.O.T.C Buffer/Alley** | Sprayed beds<br>Removed debris |
| **General Rees Buffer** | Remove Debris<br>Spray weeds in beds<br>Removed small branchs<br>Weed control- Truf<br>Trim all Walter Viburnus Shrubs<br>Installed 1 new Oak Tree |
| **Haws Court** | Sprayed beds<br>Hand pulled weeds in plant material<br>Trimmed Shrubs<br>Removed debris |
| **Glenridge Middle School** | Trim Shrubs-<br>Sprayed weeds in beds<br>Removed debris |
| **Glenridge Buffer** | Spray weeds in beds<br>Removed debris<br>Hand pulled weeds in plant material |

| | |
|---|---|
| **Lakemont Medians** | Spray weeds in beds and Round About<br>Hand pull Vines grown up in shrubs- Center Island<br>Trim Shrubs<br>Sprayed Turf Weeds |
| **Customs Buffer** | Removed debris<br>Weed control- Truf<br>Trimmed Jasmine<br>Installed new plant material- both entry gates |
| **Lake Susannah Mews** | Weed control- Truf<br>Sprayed weeds in beds<br>Sprayed weeds in turf<br>Sprayed Turf Weeds<br>Trim Fire bush- new growth |
| **Pond 19** | Spray path around the pond<br>Removed Debris<br>Trimmed Shrubs<br>Hand pulled weeds in beds<br>Propose new shell- All walkways |
| **South Buffer** | Remove debris<br>Sprayed weeds in beds<br>Remove tree limbs |
| **OUC Buffer** | Spray weeds in beds<br>Removed debris<br>Trim Shrubs |
| **Hank Street Median** | Sprayed Insect Control- Turf<br>Trimmed shrubs<br>Sprayed weeds in beds<br>Hand pulled weeds in beds |

| | |
|---|---|
| **Pond 24** | Trimmed shrubs<br>Removed debris<br>Hand pull weeds in plant material<br>Weed control- Truf |
| **Lift Station 9** | Sprayed weeds in beds<br>Trimmed shrubs<br>Mainline Repair- Completed |
| **Pond 17** | Spray Beds- under Crapes and Crack Weeds<br>Removed debris<br>Weed control- Truf<br>Sprayed Turf Weeds |
| **Lake Baldwin Unit 7** | Remove crape suckers<br>Spray weeds in beds<br>Hand pulled weeds in beds<br>Sprayed Turf Weeds<br>Weed control- Truf |
| **Cady Way Trail** | Trimmed shrubs<br>Sprayed weeds in beds<br>Removed tree limbs |
| **Pond 16** | Trim all new firebush growth down 18 inches- Completed<br>Spray weeds in beds<br>Weed control- Truf<br>Sprayed Turf Weeds |
| **Pond 31** | Trimmed Shrubs<br>Spray weeds in beds<br>Hand pulled weeds in beds |

| | |
|---|---|
| **Lift Station Unit 10** | Trim Shrubs<br>Sprayed weeds in beds |
| **North Buffer** | Trimmed shrubs<br>Spray weeds in beds<br>Removed Debris |
| **Pond 34** | Weed control- Truf<br>Spray weeds in beds<br>Hand pulled weeds in beds<br>Trimmed Shrubs<br>Removed debris<br>Sprayed Turf Weeds |
| **Lake Baldwin Ln 8-10** | Trimmed shrubs<br>Pulled Vines<br>Sprayed weeds in beds<br>Weed control- Truf |
| **Baldwin Park St.** | Trimmed Shrubs<br>Spray weeds in beds<br>Removed Debris<br>Hand pull weeds<br>Weed control- Truf |
| **Harbor Park** | Removed Debris off walkways<br>Spray weeds in beds<br>Hand pulled weeds in beds<br>Sprayed Turf Weeds- 3rd application |
| **Audubon Elementary** | Removed Leaves<br>Sprayed for weeds in beds<br>Hand pulled weeds in beds |

**Bennett Park**

Removed dead limbs
Spray weeds in beds
Removed Debris
Hand pulled weeds in beds
Trimmed Shrubs
Weed control- Truf

## 2027 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. = |
| | 1 | Florida Water Feature | Jake St Fountain | $ 230.00 | | | 25401 | 11/4/26 | |
| | 2 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ 230.00** | | | | | |
| **Variance** | | | | **$ 6,555.00** | | | | | |
| | | | | | | | | | |
| **Contracts - Security Service** | | OPD | **FY 2026 Budget** | **$ 380,000.00** | **Inv Date** | | | | |
| | 1 | | | $ 6,964.08 | 10/5/26 | | 412532 | | |
| | 2 | | | $ 6,532.08 | 10/15/26 | | 416801 | | |
| | 3 | | | $ 7,706.28 | 10/19/26 | | 419702 | | |
| | 4 | | | $ 6,066.57 | 10/27/26 | | 423383 | | |
| | 5 | | | $ 9,068.65 | 11/3/26 | | 427689 | | Diana approved extra PM shifts for Halloween (2x am, 4 x pm) |
| | 6 | | | $ 6,802.08 | 11/10/26 | | 431683 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ 43,139.74** | | | | | |
| **Variance** | | | | **$ 336,860.26** | | | | | |
| | | | | | | | | | |
| **Contracts - Landscape** | | Brightview | Landscape Maintenance Contract | **$ 425,241.00** | | | | | BrightView contract |
| | 1 | | October | $ 35,436.73 | | | | | |
| | 2 | | November | $ 35,436.73 | | | | | |
| | 3 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ 70,873.46** | | | | | |
| **Variance** | | | | **$ 354,367.54** | | | | | |
| | | | | | | | | | |
| **R&M Electrical** | | | **FY 2026 Budget** | **$ 3,500.00** | | | | | Misc. electrical repairs, bulbs, lamps etc. |
| | 1 | | | | | | | | |
| | 2 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ -** | | | | | |
| **Variance** | | | | **$ 3,500.00** | | | | | |
| | | | | | | | | | |
| **R&M Equipment** | | | **FY 2026 Budget** | **$ 3,500.00** | | | | | pump motor repairs/replacements |
| | 1 | Florida Water Feature | Multi-port filter valve (Jake St) | $ 574.00 | 5439 | 10/6/26 | | | |
| | 2 | | | | | | | | |
| | 3 | | | | | | | | |
| | 4 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ 574.00** | | | | | |
| **Variance** | | | | **$ 2,926.00** | | | | | |
| | | | | | | | | | |
| **R&M Irrigation** | | | **FY 2026 Budget** | **$ 120,000.00** | | | | | |
| | | October Repairs | | $ 10,141.91 | | | | | |
| | | November Repairs | | $ 6,866.60 | | | | | |
| | | | | | | | | | |
| **Total Irrigation Repair Encumbrance** | | | | **$ 17,008.51** | | | | | |
| **Variance** | | | | **$ 102,991.49** | | | | | |
| | | | | | | | | | |
| **R&M Parks** | | | **FY 2026 Budget** | **$ 25,000.00** | | | | | Cleaning and repairs for CDD parks, including pressure washing |
| | 1 | DRS | Pond 16 railings maintenance | $ 2,450.00 | 6027 | | 01012026-493 | 10/1/26 | |
| | 2 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ 2,450.00** | | | | | |
| **Variance** | | | | **$ 22,550.00** | | | | | |
| | | | | | | | | | |
| **R&M Pumps** | | | **FY 2026 Budget** | **$ 5,000.00** | | | | | Contract for pump service and repairs |
| | 1 | | | | | | | | |
| | 2 | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ -** | | | | | |
| **Variance** | | | | **$ 5,000.00** | | | | | |
| | | | | | | | | | |
| **Misc - Hurricane Expense** | | | **FY 2026 Budget** | **$ 15,000.00** | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ -** | | | | | |
| **Variance** | | | | **$ 15,000.00** | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Misc. Contingency** | | | **FY 2026 Budget** | **$ 113,224.00** | | | | | Other non categorized expenses, including yearly Christmas decorations |
| | | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ -** | | | | | |
| **Variance** | | | | **$ 113,224.00** | | | | | |
| | | | | | | | | | |
| **Ops Supplies General** | | | **FY 2026 Budget** | **$ 3,000.00** | | | | | General supplies needed for maintenance i.e. cleaning, trash bags, |
| | 1 | Baldwin Park JC | | $ 580.02 | | | 102326 | 10/26/26 | |
| | 2 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ 580.02** | | | | | |
| **Variance** | | | | **$ 2,419.98** | | | | | |
| | | | | | | | | | |
| **Reserves – Signage** | | | **FY 2026 Fund Balance** | **$ 267,348.00** | | | | | |
| | 1 | DRS | Uni 6 signage cleaning/painting | $ 975.00 | 6215 | 9/28/26 | 01012026-460 | 11/2/26 | |
| | 2 | | | | | | | | |
| **Total Encumbrance** | | | | **$ 975.00** | | | | | |
| **Variance** | | | | **$ 266,373.00** | | | | | |
| | | | | | | | | | |
| **Reserves – Roads and Alleyways** | | | **FY 2026 Budget** | **$ 794,163.00** | | | | | Alley way maintenance; seal coat, pot holes, etc |
| | 1 | | | | | | | | |
| | 2 | | | | | | | | |
| | | | | | | | | | |
| **Total Encumbrance** | | | | **$ -** | | | | | |
| **Variance** | | | | **$ 794,163.00** | | | | | |
| | | | | | | | | | |
| **Reserves – IMPR-Landscape & Hardscape** | | | **FY 2026 Budget** | **$ 200,000.00** | | | | | See Landscape/Hardscape Reserve for details |
| **Total Encumbrance** | | | | **$ 168,984.51** | | | | | |
| **Variance** | | | | **$ 31,015.49** | | | | | |

| 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** | | | | | |
| | Pond 14 Live Oak installation | $ 3,029.99 | 9001205 | 9/28/26 | 9979878 | 10/29/26 |
| | | | | | | |
| **Subtotal** | | **$ 3,029.99** | | | | |
| | | | | | | |
| **Unit 2** | **Corrine Drive Edge & Medians, Customs buffer, Haws Ct** | | | | | |
| | Jake St pump repair -Hall Co. | $ 31,308.00 | MOJ083200 | 10/21/26 | | |
| | | | | | | |
| **Subtotal** | | **$ 31,308.00** | | | | |
| | | | | | | |
| **Unit 3** | **Publix entrance, Jake St Fountain, Harbor Park** | | | | | |
| | | | | | | |
| **Subtotal** | | **$ -** | | | | |
| | | | | | | |
| **Unit 4** | **Army Reserve Buffer, General Rees Buffer** | | | | | |
| | Live Oak removal on General Rees | $ 1,800.00 | 1391946 | 10/13/26 | 9986076 | 11/02/26 |
| | Corrine Drive enhacements | $ 8,710.95 | 9000982 | 10/21/26 | 9990286 | 11/06/26 |
| | General Rees live oak install | $ 3,029.99 | 8979686 | 8/19/26 | 9979874 | 10/29/26 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| **Subtotal** | | **$ 13,540.94** | | | | |
| | | | | | | |
| **Unit 5** | **Lakemont Medians** | | | | | |
| | | | | | | |
| | | | | | | |
| **Subtotal** | | **$ -** | | | | |
| | | | | | | |
| **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** | | | | | |
| | | | | | | |
| | | | | | | |
| **Subtotal** | | **$ -** | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Unit 8** | **Lake Susannah Mews, Meeting Pl median** | | | | | |
| | | | | | | |
| | | | | | | |
| **Subtotal** | | **$ -** | | | | |
| | | | | | | |
| **Units 9 and 9A** | **Hanks Ave median, LBL medians and LS Buffer, Mid-lakes park (pond 19)** | | | | | |
| | Lake Baldwin Ln Phase 4 (juniper) | $ 16,986.55 | 9000892 | 10/21/26 | 9990448 | 11/02/26 |
| | Pond 19 Enhancements @ 1526 Harston Ave | $ 9,424.03 | 9027428 | 10/21/26 | 9990288 | 11/06/26 |
| | | | | | | |
| | | | | | | |
| **Subtotal** | | **$ 26,410.58** | | | | |
| | | | | | | |
| **Unit 10** | **Baldwin Park St medians, High Park/Pond 34, LBL medians, North Buffer, Westminster Park (pond 31), Unit 10 lift station buffer** | | | | | |
| | LBL Irrigation Repair - Hall Co. | $ 94,470.00 | LP032200 | 10/21/26 | | |
| | Brick repair to BPS monument | $ 225.00 | | | 01012026-537 | 11/05/26 |
| | | | | | | |
| | | | | | | |
| **Subtotal** | | **$ 94,695.00** | | | | |
| | | | | | | |
| **Total Overall Landscape/Hardscape Reserve Allowance** | | **$ 168,984.51** | | | | |
| **Landscape/Hardscape Reserve Budget** | | $ 200,000.00 | | | | |
| **Remaining landscape replacement budget** | | **$ 31,015.49** | | | | |

**Urban Orlando Community Development District**
**Off-Duty Police Report**
**2026 October**

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

## 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 | 1 | 12 | 9 | 5 | 0 | 2 | 25 | 16 | 4 | 74 |
| November | | | | | | | | | | |
| December | | | | | | | | | | |
| Year Total | 14 | 106 | 127 | 178 | 17 | 2 | 161 | 281 | 62 | 948 |

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**
**ENGINEER'S ACTIVITIES REPORT**
**November 11, 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) Lake Baldwin Lane Irrigation Repair**



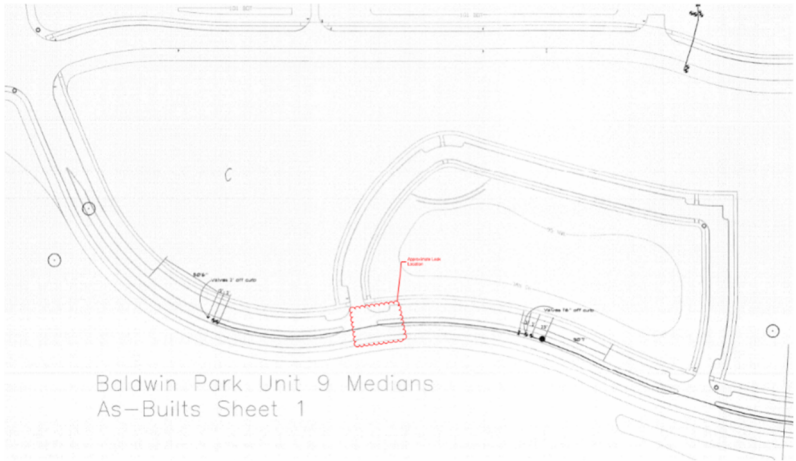

Below are milestone updates for the Lake Baldwin Lane irrigation repair.

Contract: The contract has been prepared and sent to Hall Company, Inc. for review and signature. Once received back, we will obtain UOCDD signatures to have a fully executed contract.

Construction Plans: Construction plans have begun and we anticipate completion of these plans by Friday November 20, 2026.

Permitting: Once the construction plans are completed, AtkinsRealis will submit for a City of Orlando permit to perform the repairs. AtkinsRealis will coordinate with Inframark on permit fees once provided by the city.

Construction: Once a permit has been secured, we will work with the contractor to schedule the pre-construction meeting and then begin work. Once construction is underway and limits of disturbance are known, we will work with Brightview to obtain a quote for its restoration. If it is determined during permitting that testing is required by the city, this will also be an additional fee to UOCDD.



## 2) NBS Water Pump Station




Below are milestone updates for the Jake Street pump suction pipe repair.

Contract: The contract has been prepared and sent to Hall Company, Inc. for review and signature. Once received back, we will obtain UOCDD signatures to have a fully executed contract.

Construction Plans: Construction plans have begun and we anticipate completion of these plans by Friday November 20, 2026.

Permitting: Once the construction plans are completed, AtkinsRealis will submit for a City of Orlando permit to perform the repairs. AtkinsRealis will coordinate with Inframark on permit fees once provided by the city.

Construction: Once a permit has been secured, we will work with the contractor to schedule the pre-construction meeting and then begin work. Below are additional cost items we are tracking for this project:

- Once construction is underway and limits of disturbance are known, we will work with Brightview to obtain a quote for the landscape restoration.
- If it is determined during permitting that testing is required by the city, this will also be an additional fee to UOCDD.
- 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.
- The contractors proposal does not include work in the roadway. If it is determined after excavation of the pipe that additional work is needed within the roadway, the contractor will prepare a change order for this effort. We estimate a 50% chance of this being needed, but we will know more once the pipe is exposed.

# Urban Orlando
# COMMUNITY DEVELOPMENT DISTRICT

**Motion: Assigning Fund Balance as of 9/30/26**

The Board hereby assigns the FY 2026 Reserves per September 30, 2026 Balance sheet as follows:

| | |
|---|---|
| Operating Reserve | $ 549,865 |
| Reserves – Landscape/Hardscape | $ 603.020 |
| Reserves-Other | $ 11,893 |
| Reserves-Recirculation System | $ 78,383 |
| Reserves-Roads & Alleyways | $ 904,833 |
| Reserves-Sidewalks | $ 24,749 |
| Reserves-Signage | $ 228,951 |