

**URBAN ORLANDO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AGENDA PACKAGE**

**September 20, 2023**

CALL IN: 1-646-838-1601 CONFERENCE ID: 562622539#



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

# Urban Orlando Community Development District

**Board of Supervisors:**

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

**Staff:**

Angel Montagna, District Manager  
Tucker Mackie, District Counsel  
John Woods, District Engineer  
Bill Patterson, District Agent

## Meeting Agenda

Wednesday, September 20, 2023 – 8:30 a.m.

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- 1. Call to Order and Roll Call**
- 2. Audience Comments on Agenda Items – Three (3) Minute Time Limit**
- 3. Staff Reports**
  - A. District Agent
    - i. Authorizations.....Page 3
    - ii. Grounds Maintenance Updates.....Page 5
  - B. District Engineer
    - i. Authorizations.....Page 15
    - ii. Activities Report.....Page 19
  - C. District Counsel
  - D. District Manager
- 4. Consent Agenda**
  - A. Minutes of the Regular Meeting on August 16, 2023.....Page 20
  - B. Check Register and Invoices (August 2023).....Page 27
  - C. Acceptance of Financial Statements (August 2023).....Page 29
- 5. Supervisor Comments**
- 6. Adjournment**

*NOTE: The next meeting is scheduled for October 18, 2023, at 8:30 a.m.*

**District Office:**  
313 Campus Street  
Celebration, FL 34747  
407-566-1935

**Meeting Location:**  
Grace Hopper Hall  
1913 Meeting Hall, Orlando, FL 32814  
OR Call In: 646-838-1601, 562622539#

# September Authorizations

## I. Landscaping

1. None this month
2. The Twinview medians project will start early October

## II. Other

1. Jake St. Fountain Components Quotes
  - a. Florida Water Features (current contractor)
    1. **\$4,476.46**
  - b. Looking to get 2 more quotes, but do not have them at the time this report is due. Hope to have them to bring to the meeting.



Florida Water Features, Inc.

1451 Seminola Blvd.  
Casselberry, FL 32707

# QUOTE

|           |              |
|-----------|--------------|
| DATE      | Quote Number |
| 8/13/2023 | 5082         |

|  |                               |       |
|--|-------------------------------|-------|
| CUSTOMER<br><br>e<br>Baldwin Park UOCDD<br>c/o Bill Patterson<br>1913 Meeting Place<br>Orlando, FL 32814 | 407-740-5838                  | Phone |
|  | 407-740-0712                  | Fax   |
|  | bpatterson@baldwinparkpoa.com |       |

| JOB  | TERMS        |          |          |
|--|--------------|----------|----------|
| Jake St  | Upon Receipt |          |          |
| DESCRIPTION  | QTY          | COST     | TOTAL    |
| Upon inspection we found the pump vault flooded. The following is our price to replace the feature and filter motors:                        |              |          |          |
| 5HP 230 1Ø Feature pump Motor  | 1            | 1,686.00 | 1,686.00 |
| 1HP 230V Filter Pump MOTOR   | 1            | 460.00   | 460.00   |
| 1/3HP, 120V, Automatic Vault Sump Pump   | 1            | 1,130.46 | 1,130.46 |
| Labor: Pump out vault / replace sump pump / Pull motors / remove pump housings - impellers / attach pump housings to new motors / re-install |              | 1,200.00 | 1,200.00 |

|   |              |            |
|---|--------------|------------|
| THANK YOU. All parts listed are covered under warranty for one year, including labor. | <b>TOTAL</b> | \$4,476.46 |
|---|--------------|------------|

Phone # 407-834-0621

Fax # 407-388-0621

ACCEPTED BY: \_\_\_\_\_

P.O.#: \_\_\_\_\_ Date: \_\_\_\_\_

The above items & prices, are hereby accepted.  
Please fax, (407-388-0621), or email,  
(contact@floridawaterfeatures.com), a copy back for our records.  
THANK YOU.

contact@floridawaterfeatures.com

www.floridawaterfeatures.com

# URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

September 20, 2023

8:30 a.m.

## I. GROUND MAINTENANCE UPDATES

1. BrightView Updates:
  - a. Monthly Tasks Completed
    1. Performed irrigation inspections and provided proposals to fix issues found (on going)
    2. Removed debris (on going)
    3. Treatment of weeds in beds (on going)
    4. Insecticide (St Augustine and Bermuda Turf) Chinch Bugs and Mole Crickets
    5. Leaf removal along roadways
    6. Repaired the Irrigation mainlines
    7. Spot sprayed weeds in Bermuda Grass
    8. Pre-emergence (Weed Control)
  - b. Approved Projects Status
    1. Pond 31 (Westminster) corner removal and install
      - a. Completed in August
    2. Twinview Medians Projects
      - a. Scheduled for early October
  - c. Future Projects
    1. Phase 2 of the Lake Baldwin Lane Medians
2. Jake St. Fountain
  - a. The sump pump failed causing a flood which damaged internal equipment
  - b. Off until repairs are approved and installed
3. Homeland Security Wall Project
  - a. Are working on repairs to the corners and top caps before painting
4. District Agent Budget Report (DAB) as of September 11, 2023
  - a. Added an extra page to track the Brightview credit
    1. Used up most of it, should use the rest within the next month or two
  - b. Under budget on all categories
    1. Irrigation may stay under budget unless there are many major repairs before the end of the year
5. 2023 Landscape Reserve Refurbishments spreadsheet
  - a. Slightly over budget due to a couple of preventative tree removals before the hurricane hit

## II. OFF DUTY OFFICER REPORT

1. August 2023 Off Duty Report

2023 District Agent Budget Report

| Item                                  | Item # | Contractor                | Project   | Amount                | SO #                           | Approval Date | Paid invoice # | Sent to Inframark | Comments/Description   |
|---------------------------------------|--------|---------------------------|---|-----------------------|--------------------------------|---------------|----------------|-------------------|--|
| <b>Contracts - Security Services:</b> |        |                           |   | <b>FY 2023 Budget</b> | <b>\$ 303,372.00</b>           |               |                |                   |  |
| <b>Total Encumbrance</b>              |        |                           |   |                       |                                |               |                |                   |  |
| <b>Variance</b>                       |        |                           |   |                       | <b>\$ 28,498.00</b>            |               |                |                   |  |
| <hr/>                                 |        |                           |   |                       |                                |               |                |                   |  |
| <b>Contracts Landscape:</b>           |        |                           |   | Brightview            | Landscape Maintenance Contract | \$ 416,903.00 |                |                   | BrightView contract  |
|                                       |        |                           |   | Monthly Amount        | \$ 34,741.92                   |               |                |                   |  |
| <hr/>                                 |        |                           |   |                       |                                |               |                |                   |  |
| <b>Ops Supplies General:</b>          |        |                           |   | <b>FY 2023 Budget</b> | <b>\$ 5,000.00</b>             |               |                |                   | General supplies needed for maintenance i.e. cleaning, trash bags, trip hazard grinding, column repair, etc. |
|                                       | 1      | Game Contractors          | LED lights for NBS pond   | \$ 399.00             |                                |               | 2527           | 11/28/22          |  |
|                                       | 2      | BP Joint Committee        | Trash can liners, deodorizer, supplies for maintenance to clean CDD areas | \$ 567.79             |                                |               | 8.2023         | 8/8/23            |  |
| <b>Total Encumbrance</b>              |        |                           |   |                       | <b>\$ 966.79</b>               |               |                |                   |  |
| <b>Variance</b>                       |        |                           |   |                       | <b>\$ 4,033.21</b>             |               |                |                   |  |
| <hr/>                                 |        |                           |   |                       |                                |               |                |                   |  |
| <b>R&amp;M Equipment</b>              |        |                           |   | <b>FY 2023 Budget</b> | <b>\$ 5,000.00</b>             |               |                |                   | pump motor repairs/replacements  |
| <b>Total Encumbrance</b>              |        |                           |   |                       | \$ -                           |               |                |                   |  |
| <b>Variance</b>                       |        |                           |   |                       | <b>\$ 5,000.00</b>             |               |                |                   |  |
| <hr/>                                 |        |                           |   |                       |                                |               |                |                   |  |
| <b>R&amp;M Electricity</b>            |        |                           |   | <b>FY 2023 Budget</b> | <b>\$ 4,000.00</b>             |               |                |                   | Misc electrical repairs, bulbs, lamps etc.   |
|                                       | 1      | K&S Electric              | Repairs for pond 24 breaker box   | \$ 765.00             | E0622                          | 7/26/22       | 20320          | 10/21/22          |  |
|                                       | 2      | Game Contractors          | Installation of new breaker box for pond lights                           | \$ 385.00             |                                |               | 2526           | 11/28/22          |  |
|                                       | 3      | K&S Electric              | Repairs to Jake St Fountain, added GFI receptacles                        | \$ 445.00             |                                |               | 20350          | 12/7/22           |  |
| <b>Total Encumbrance</b>              |        |                           |   |                       | <b>\$ 1,595.00</b>             |               |                |                   |  |
| <b>Variance</b>                       |        |                           |   |                       | <b>\$ 2,405.00</b>             |               |                |                   |  |
| <hr/>                                 |        |                           |   |                       |                                |               |                |                   |  |
| <b>Contracts Fountain</b>             |        |                           |   | <b>FY 2023 Budget</b> | <b>\$ 5,900.00</b>             |               |                |                   |  |
|                                       | 1      | Florida Water Features    | Jake Street Fountain maintenance Agreement                                | \$ 2,760.00           |                                |               |                |                   | At \$230/mo  |
|                                       | 2      | Florida Water Features    | NBS Street Fountain maintenance Agreement                                 | \$ 1,800.00           |                                |               |                |                   | At \$150/mo  |
|                                       | 3      | Florida Water Features    | Jake Street Fountain: Hurricane cleanup                                   | \$ 22.50              |                                | 10/31/22      | 23513          |                   | Additional amount charged on October invoice   |
| <b>Total Encumbrance</b>              |        |                           |   |                       | <b>\$ 4,582.50</b>             |               |                |                   |  |
| <b>Variance</b>                       |        |                           |   |                       | <b>\$ 1,317.50</b>             |               |                |                   |  |
| <hr/>                                 |        |                           |   |                       |                                |               |                |                   |  |
| <b>R&amp;M Pumps</b>                  |        |                           |   | <b>FY 2023 Budget</b> | <b>\$ 8,000.00</b>             |               |                |                   | Contract for pump service and repairs  |
|                                       | 1      | Hoover Pumping Systems    | Contract for pump on Lakemont   | \$ 2,408.60           |                                |               | 175842         | 9/1/23            |  |
|                                       | 2      | St Johns River Water Mana | Renewal to use Lake Baldwin water for pump                                | \$ 100.00             |                                |               |                |                   |  |
| <b>Total Encumbrance</b>              |        |                           |   |                       | <b>\$ 2,508.60</b>             |               |                |                   |  |
| <b>Variance</b>                       |        |                           |   |                       | <b>\$ 5,491.40</b>             |               |                |                   |  |

2023 District Agent Budget Report

| Item                                       | Item # | Contractor       | Project   | Amount              | SO #    | Approval Date | Paid invoice # | Sent to Inframark | Comments/Description   |
|--|--------|------------------|---|---------------------|---------|---------------|----------------|-------------------|--|
| <b>R&amp;M Parks</b>                       |        |                  | <b>FY 2023 Budget</b>   | <b>\$ 30,000.00</b> |         |               |                |                   | Cleaning and repairs for CDD parks, including pressure washing         |
|  | 1      | DRS              | Hurricane Nicole - Order and install new bat box to replace damaged one                                   | \$ 428.87           | 4362    | 11/14/22      |                |                   |  |
|  | 2      | DRS              | Pressure wash NBS walkways, pergola, fountain, and walls  | \$ 6,500.00         | 4343    | 11/16/22      | 12395          | 11/28/22          |  |
|  | 3      | Game Contractors | Installation of new lights at NBD pond  | \$ 936.00           |         |               | 2525           | 11/28/22          |  |
|  | 4      | Brightview       | Install ADS drain pipe with decorative boxes along walkways x3  | \$ 3,043.50         | 7992799 | 12/14/22      | 8213127        | 1/3/23            |  |
|  | 5      | DRS              | Replace wood rot on addition columns, replace 2 columns with composite wood, pressure wash, paint pergola | \$ 4,250.00         | 4430    | 1/18/23       | 12520          | 4/18/23           | Deposit of half sent to Inframark on 1/24/23                           |
|  | 6      | DRS              | Grind Sidewalk in 11 spots at Midlakes Park   | \$ 1,375.00         | 4606    | 4/21/23       | 12713          | 5/30/23           |  |
|  | 7      | DRS              | Order and install signs at Hank Blvd  | \$ 270.82           | 4799    | 8/31/23       |                |                   |  |
|  |        |                  |   |                     |         |               |                |                   |  |
| <b>Total Encumbrance</b>                   |        |                  |   | <b>\$ 16,804.19</b> |         |               |                |                   |  |
| <b>Variance</b>                            |        |                  |   | <b>\$ 13,195.81</b> |         |               |                |                   |  |
| <b>Misc. Contingency</b>                   |        |                  | <b>FY 2023 Budget</b>   | <b>\$ 10,000.00</b> |         |               |                |                   | Other non categorized expenses, including yearly Christmas decorations |
|  | 1      | DRS              | Install Christmas lights  | \$ 875.00           |         |               | 12367          | 11/8/22           |  |
|  | 2      | DRS              | Install new bat box at pond 16  | \$ 428.87           |         |               | 12388          | 11/22/22          |  |
|  | 3      | DRS              | Take Down Christmas lights  | \$ 325.00           |         |               | 12462          | 1/3/23            |  |
|  | 4      | DRS              | New Christmas lights for Pond 14 to replace old broken ones   | \$ 368.09           |         |               | 12468          | 1/4/23            |  |
|  | 5      | DRS              | 2 Pot hole repairs in Briggs Alley  | \$ 325.00           | 4459    | 1/19/23       | 12509          | 1/23/23           |  |
|  | 6      | DRS              | Pot hole repair in alley at 3657 Ethan Ln   | \$ 225.00           | 4555    | 3/14/23       | 12603          | 3/17/23           |  |
|  | 7      | DRS              | 2 Pot holes repairs; Ethan Ln Alley and Wardell Pl Alley  | \$ 250.00           | 4557    | 3/22/23       | 12613          | 3/27/23           |  |
|  | 8      | DRS              | Large pot hole in Alley off Corrine   | \$ 225.00           |         |               | 12658          | 5/9/23            |  |
|  | 9      | ABC              | Repair of 2 alley way asphalt repairs at Twinview and Bennett   | \$ 950.00           | 8993    | 5/9/23        | 5368           | 7/5/23            |  |
|  | 10     | DRS              | Repair 6 pot holes in Upper Union Park alley  | \$ 450.00           |         |               | 12682          | 5/24/23           |  |
|  | 11     | DRS              | 3 sidewalk grinds: 2 on Outer Rd, 1 by Lake Susannah  | \$ 375.00           | 4695    | 6/20/23       | 12743          | 6/28/23           |  |
|  | 12     | ABC              | Replace 2 sidewalk panels from irrigation repair  | \$ 2,500.00         | 9110    | 7/19/23       | 5399           | 8/1/23            |  |
|  | 13     | DRS              | 5 sidewalk grinds along Pond 16   | \$ 625.00           | 4805    | 9/6/23        |                |                   |  |
|  | 14     | DRS              | 5 sidewalk grinds along Pond 17 and Outer Rd  | \$ 625.00           | 4807    | 9/6/23        |                |                   |  |
|  |        |                  |   |                     |         |               |                |                   |  |
| <b>Total Encumbrance</b>                   |        |                  |   | <b>\$ 8,546.96</b>  |         |               |                |                   |  |
| <b>Variance</b>                            |        |                  |   | <b>\$ 1,453.04</b>  |         |               |                |                   |  |
| <b>R&amp;M Irrigation</b>                  |        |                  | <b>FY 2023 Budget</b>   | <b>\$ 75,000.00</b> |         |               |                |                   |  |
|  |        |                  |   |                     |         |               |                |                   |  |
|  |        |                  | October Repairs   | \$ 1,960.00         |         |               |                |                   |  |
|  |        |                  | November Repairs  | \$ 8,754.80         |         |               |                |                   |  |
|  |        |                  | December Repairs  | \$ 13,928.38        |         |               |                |                   |  |
|  |        |                  | January Repairs   | \$ 10,812.32        |         |               |                |                   |  |
|  |        |                  | February Repairs  | \$ 12,073.93        |         |               |                |                   |  |
|  |        |                  | March Repairs   | \$ 5,457.52         |         |               |                |                   |  |
|  |        |                  | April Repairs   | \$ 6,143.60         |         |               |                |                   |  |
|  |        |                  | May Repairs   | \$ 2,253.54         |         |               |                |                   | Low due to using credit from the Brightview credit                     |
|  |        |                  | June Repairs  | \$ -                |         |               |                |                   | Low due to using credit from the Brightview credit                     |
|  |        |                  | July Repairs  | \$ -                |         |               |                |                   | Low due to using credit from the Brightview credit                     |
|  |        |                  | August Repairs  | \$ 1,450.00         |         |               |                |                   | Low due to using credit from the Brightview credit                     |
|  |        |                  | September Repairs   | \$ 2,688.82         |         |               |                |                   |  |
|  |        |                  |   |                     |         |               |                |                   |  |
| <b>Total Irrigation Repair Encumbrance</b> |        |                  |   | <b>\$ 65,522.91</b> |         |               |                |                   |  |
| <b>Variance</b>                            |        |                  |   | <b>\$ 9,477.09</b>  |         |               |                |                   |  |

2023 District Agent Budget Report

| Item   | Item # | Contractor | Project  | Amount        | SO # | Approval Date | Paid invoice # | Sent to Inframark | Comments/Description                        |
|--|--------|------------|--|---------------|------|---------------|----------------|-------------------|---|
| <b>Reserves – Signage</b>                        |        |            | <b>FY 2023 Budget</b>  | \$ -          |      |               |                |                   |   |
|  | 1      | DRS        | Sign repairs - Osprey/Ethan & New Broad/Jake                                 | \$ 150.00     | 4341 | 11/1/22       | 12355          |                   |   |
|  | 2      | DRS        | Hurricane Nicole Cleanup - Sign repairs - Stanfield/LBL and Stanfield/High P | \$ 250.00     | 4363 | 11/14/22      | 12387          | 11/22/22          |   |
|  | 3      | DRS        | Sign repairs - Stop Sign at Stanfield and LBL                                | \$ 75.00      |      |               | 12463          | 1/3/23            |   |
|  | 4      | DRS        | Unit 3 sign clean and repair   | \$ 300.00     |      |               | 12469          | 1/6/23            |   |
|  | 5      | DRS        | Dig broken pole at Osprey and Upper Union.                                   | \$ 125.00     |      |               | 12542          | 2/16/23           |   |
|  | 6      | DRS        | Stanfield and LBL: Remove damaged sign, fill hole                            | \$ 75.00      |      |               | 12795          | 7/25/23           |   |
|  | 7      | DRS        | Secure fallen sign at LBL and Glenridge                                      | \$ 75.00      |      |               | 12820          | 8/7/23            |   |
| <b>Total Encumbrance</b>                         |        |            |  | \$ 1,050.00   |      |               |                |                   |   |
| <b>Variance</b>                                  |        |            |  | \$ (1,050.00) |      |               |                |                   |   |
| <b>Reserves – IMPR-Landscape &amp; Hardscape</b> |        |            |  |               |      |               |                |                   |   |
|  |        |            |  |               |      |               |                |                   | See Landscape/Hardscape Reserve for details |
| <b>Total Encumbrance</b>                         |        |            |  | \$ 175,539.15 |      |               |                |                   |   |
| <b>FY 2023 Budget</b>                            |        |            |  | \$ 174,500.00 |      |               |                |                   |   |
| <b>Variance</b>                                  |        |            |  | \$ (1,039.15) |      |               |                |                   |   |



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

| LANDSCAPE/HARDSCAPE RESERVE |   |                     |         |                  |           |                   |
|-----------------------------|---|---------------------|---------|------------------|-----------|-------------------|
| Location                    | Project   | Actual              | SO #    | SO Approval Date | Invoice # | Sent to Inframark |
| <b>Unit 1</b>               | <b>Audubon Park School Buffer and Field, Belkin Court, Bennett Rd Medians and right of way, Fox St Commons and buffer, New Broad St Park and medians, Twinview Median, Bennett Park</b> |                     |         |                  |           |                   |
|                             | Bennett Park right of way: remove stump, install new Maple, repair irrigation   | \$ 3,250.74         | 7916816 | 9/21/22          | 8126484   | 10/19/22          |
|                             | Fox St Common: Remove 1 dead pine tree at west end of park  | \$ 1,176.86         | 7892010 | 9/21/22          | 8122978   |                   |
|                             | Remove ferns between the walkway and the main road by main shut off valve to the lake   | \$ 522.08           | 7967153 | 11/1/22          | 8196147   | 12/02/22          |
|                             | Hurricane Nicole cleanup - Corrine and Bennett  | \$ 561.00           | 7976779 | 11/11/22         | 8175234   | 12/02/22          |
|                             | Hurricane Nicole cleanup - New Broad St   | \$ 578.01           | 7976761 | 11/14/22         | 8175233   | 12/02/22          |
|                             | Hurricane Nicole cleanup - Fox St Commons   | \$ 442.00           | 7984064 | 11/21/22         | 8175257   | 12/02/22          |
|                             | Install ferns and mulch in bare areas at NBS pond   | \$ 880.69           | 7992821 | 12/5/22          | 8214855   | 01/03/23          |
|                             | Repair washout from 2 lateral line breaks; add soil and sod   | \$ 2,089.33         | 8014128 | 1/19/23          | 8276557   | 02/13/23          |
|                             | Install new plants and Citra Blue sod along the perimeter walkways at pond 14   | \$ 48,180.04        | 8009979 | 1/19/23          | 8276556   | 02/13/23          |
|                             | Pond 14: install sod at North end of fountain   | \$ 9,162.02         | 8057289 | 3/15/23          | 8401105   | 05/04/23          |
|                             | Remove fallen tree at the end of Pond 16  | \$ 691.20           | 8074513 | 3/31/23          | 8380719   | 04/25/23          |
|                             | Fox St Commons: Section 1   | \$ 7,008.56         | 8139372 | 6/21/23          | 8531968   | 08/11/23          |
|                             | Fox St Commons: Section 2   | \$ 2,523.01         | 8139390 | 6/21/23          | 8535141   | 08/11/23          |
|                             |   |                     |         |                  |           |                   |
| <b>Subtotal</b>             |   | <b>\$ 77,065.54</b> |         |                  |           |                   |
|                             |   |                     |         |                  |           |                   |
| <b>Unit 2</b>               | <b>Corrine Drive Edge &amp; Medians, Customs buffer, Haws Ct</b>  |                     |         |                  |           |                   |
|                             |   |                     |         |                  |           |                   |
| <b>Subtotal</b>             |   | <b>\$ -</b>         |         |                  |           |                   |
|                             |   |                     |         |                  |           |                   |
| <b>Unit 3</b>               | <b>Publix entrance, Jake St Fountain, Harbor Park</b>   |                     |         |                  |           |                   |
|                             |   |                     |         |                  |           |                   |
| <b>Subtotal</b>             |   | <b>\$ -</b>         |         |                  |           |                   |
|                             |   |                     |         |                  |           |                   |

| <b>LANDSCAPE/HARDSCAPE RESERVE</b> |   |                    |             |                         |                  |                          |
|------------------------------------|---|--------------------|-------------|-------------------------|------------------|--------------------------|
| <b>Location</b>                    | <b>Project</b>  | <b>Actual</b>      | <b>SO #</b> | <b>SO Approval Date</b> | <b>Invoice #</b> | <b>Sent to Inframark</b> |
| <b>Unit 4</b>                      | <b>Army Reserve Buffer, General Rees Buffer</b>   |                    |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Subtotal</b>                    |   | <b>\$ -</b>        |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Unit 5</b>                      | <b>Lakemont Medians</b>   |                    |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Subtotal</b>                    |   | <b>\$ -</b>        |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Unit 6</b>                      | <b>Glenridge Way buffer, Glenridge Buffer</b>   |                    |             |                         |                  |                          |
|                                    | Stakes for leaning tree in front of school  | \$ 167.94          | 7989834     | 12/1/22                 |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Subtotal</b>                    |   | <b>\$ 167.94</b>   |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Unit 7</b>                      | <b>Outer Rd sidewalk, Cady Way Trail buffer, LBL medians, Picnic area at Cady Way Trail</b> |                    |             |                         |                  |                          |
|                                    | Outer Rd: remove and stump gride tree at 875  | \$ 1,646.00        | 435229      | 9/21/22                 | 8125609          | 10/18/22                 |
|                                    | Outer Rd: install new live Oak at 875   | \$ 1,904.76        | 7908086     | 9/21/22                 | 8126485          | 10/19/22                 |
|                                    | Hurricane Nicole cleanup - LBL medians to 50 debris removal                                 | \$ 680.00          | 7984047     | 11/21/22                | 8175254          | 12/02/22                 |
|                                    | Hurricane Nicole cleanup - Outer Rd cleanup   | \$ 578.00          | 7984058     | 11/21/22                | 8175256          | 12/02/22                 |
|                                    | Pre hurricane tree removal at pond 17   | \$ 800.00          | 8217985     | 8/31/23                 |                  |                          |
|                                    |   |                    |             |                         |                  |                          |
| <b>Subtotal</b>                    |   | <b>\$ 5,608.76</b> |             |                         |                  |                          |
|                                    |   |                    |             |                         |                  |                          |

| <b>LANDSCAPE/HARDSCAPE RESERVE</b>                              |   |                      |             |                         |                  |                          |
|---|---|----------------------|-------------|-------------------------|------------------|--------------------------|
| <b>Location</b>   | <b>Project</b>  | <b>Actual</b>        | <b>SO #</b> | <b>SO Approval Date</b> | <b>Invoice #</b> | <b>Sent to Inframark</b> |
| <b>Unit 8</b>   | <b>Lake Susannah Mews, Meeting PI median</b>  |                      |             |                         |                  |                          |
|   |   |                      |             |                         |                  |                          |
|   |   |                      |             |                         |                  |                          |
| <b>Subtotal</b>   |   | <b>\$ -</b>          |             |                         |                  |                          |
|   |   |                      |             |                         |                  |                          |
| <b>Units 9 and 9A</b>   | <b>Hanks Ave median, LBL medians and LS Buffer, Mid-lakes park (pond 19)</b>  |                      |             |                         |                  |                          |
|   | Hurricane Nicole cleanup - pond 24  | \$ 374.00            | 7976770     | 11/11/22                | 8174171          | 12/02/22                 |
|   |   |                      |             |                         |                  |                          |
| <b>Subtotal</b>   |   | <b>\$ 374.00</b>     |             |                         |                  |                          |
|   |   |                      |             |                         |                  |                          |
| <b>Unit 10</b>  | <b>Baldwin Park St medians, High Park/Pond 34, LBL medians, North Buffer, Westminster Park (pond 31), Unit 10 lift station buffer</b> |                      |             |                         |                  |                          |
|   | Hurricane Nicole cleanup - pond 34  | \$ 374.00            | 7984054     | 11/21/22                | 8175255          | 12/02/22                 |
|   | Pond 34 enhancements areas 1, 2, 5, and 6 pt 1  | \$ 27,709.43         | 7972583     | 12/14/22                | 8214853          | 02/13/23                 |
|   | Pond 34 enhancements areas 1, 2, 5, and 6 pt 1 - lilies   | \$ 6,144.56          | 8122742     | 6/12/23                 | 8546238          | 08/11/23                 |
|   | Pond 34 - Install new sod and plant material at South end Circle  | \$ -                 | 8058870     | 4/19/23                 | credit used      |                          |
|   | BP Street medians, install new plant material in 3  | \$ 17,819.25         | 8028809     | 5/17/23                 | 848742           | 06/30/23                 |
|   | Lake Baldwin Ln Medians - Phase 1: Pond 31 - Pond 34; 17 medians  | \$ 36,349.84         | 8143833     | 6/21/23                 | 8531969          | 08/11/23                 |
|   | Pond 31 - Remove all plants and 1 tree. Install new plant material.   | \$ 3,925.83          | 8194102     | 8/16/23                 | 8586242          | 09/11/23                 |
|   |   |                      |             |                         |                  |                          |
| <b>Subtotal</b>   |   | <b>\$ 92,322.91</b>  |             |                         |                  |                          |
|   |   |                      |             |                         |                  |                          |
| <b>Total 2023 Overall Landscape/Hardscape Reserve Allowance</b> |   | <b>\$ 175,539.15</b> |             |                         |                  |                          |
| <b>2023 Landscape/Hardscape Reserve Budget</b>                  |   | <b>\$ 174,500.00</b> |             |                         |                  |                          |
| <b>Remaining landscape replacement budget</b>                   |   | <b>\$ (1,039.15)</b> |             |                         |                  |                          |

## Credit due from Brightview

Total Credit **\$ 40,494.59**

| SO #               | Amount Used         |
|--------------------|---------------------|
| 8109298            | \$ 1,325.03         |
| 8058870            | \$ 17,686.64        |
| 8117160            | \$ 850.00           |
| 8106654            | \$ 28.37            |
| 8129778            | \$ 480.01           |
| 8129783            | \$ 606.01           |
| 8141215            | \$ 1,550.44         |
| 8141205            | \$ 1,950.00         |
| 8171398            | \$ 1,250.00         |
| 8189846            | \$ 97.11            |
| 8188937            | \$ 64.98            |
| 8191704            | \$ 12.38            |
| 8191720            | \$ 40.98            |
| 8163383            | \$ 24.76            |
| 8163338            | \$ 28.37            |
| 8163347            | \$ 64.90            |
| 8163353            | \$ 72.31            |
| 8163362            | \$ 447.62           |
| 8163372            | \$ 48.41            |
| 8171398            | \$ 1,250.00         |
| 8195503            | \$ 2,150.00         |
| 8197679            | \$ 27.38            |
| 8197695            | \$ 95.21            |
| 8209560            | \$ 286.69           |
| 8209613            | \$ 752.36           |
| 8209587            | \$ 1,444.28         |
| 8209565            | \$ 808.14           |
| 8210702            | \$ 1,050.00         |
| 8222218            | \$ 280.00           |
| 8224353            | \$ 37.14            |
| 8224329            | \$ 29.76            |
|                    |                     |
|                    |                     |
| <b>Total</b>       | <b>\$ 34,839.28</b> |
| <b>Credit Left</b> | <b>\$ 5,655.31</b>  |

# Urban Orlando Community Development District Off-Duty Police Report 2023

| 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    | 0                | 8                   | 6                | 12             | 0                         | 0                      | 16                        | 14                    | 7                         | 63    |
| February   | 0                | 13                  | 15               | 0              | 0                         | 0                      | 13                        | 11                    | 4                         | 56    |
| March      | 0                | 7                   | 14               | 3              | 0                         | 0                      | 18                        | 39                    | 16                        | 97    |
| April      | 1                | 15                  | 12               | 6              | 5                         | 0                      | 26                        | 65                    | 22                        | 152   |
| May        | 2                | 7                   | 18               | 6              | 1                         | 0                      | 27                        | 39                    | 10                        | 110   |
| June       | 2                | 14                  | 11               | 1              | 3                         | 0                      | 24                        | 24                    | 7                         | 86    |
| July       | 1                | 5                   | 13               | 10             | 3                         | 1                      | 18                        | 42                    | 14                        | 107   |
| August     | 4                | 15                  | 7                | 10             | 7                         | 1                      | 20                        | 20                    | 8                         | 92    |
| September  |                  |                     |                  |                |                           |                        |                           |                       |                           | 0     |
| October    |                  |                     |                  |                |                           |                        |                           |                       |                           | 0     |
| November   |                  |                     |                  |                |                           |                        |                           |                       |                           | 0     |
| December   |                  |                     |                  |                |                           |                        |                           |                       |                           | 0     |
| Year Total | 10               | 84                  | 96               | 48             | 19                        | 2                      | 162                       | 254                   | 88                        | 763   |

**Notes:** On 8/24/23, Officer Welbie Houghton was working the off duty when he responded to a residence on Harston for an over wth vehicle burglary. During the investigation, the suspect made several fraudulent charges on the victim's credit cards at some nearby stores. Officer Houghton went to the stores and obtained video with a clear description of the suspect. As he was finishing at the store, he observed the same suspect walking out of the store. He subsequently arrested him for various charges and will add additional charges at the conclusion of his investigation. The suspect has been arrested multiple times in BP for the same activity. He is loosely related to our juvenile suspects from a couple years ago as an associate and participant that committed multiple burglaries and thefts.



**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT  
AUTHORIZATIONS  
September 11, 2023**

**Authorizations**

- 1) **ATKINS Annual FY24 Work Authorizations** – We are submitting our annual work authorizations for FY24 to the UOCDD’s board for consideration of renewal. The proposed fee remains unchanged and has been incorporated into next year’s budget. Atkins thanks the board for the opportunity to continue working with the UOCDD community!

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

**Atkins – District Engineer  
Work Authorization**

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

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

The fees for the period from October 1, 2023 through September 30, 2024 are estimated at \$15,000. The amount will be billed on an hourly basis in accordance with the attached 2024 Hourly Rate Schedule. Reimbursable expenses will be invoiced at actual cost and are included in the estimated budget.

Accepted and approved by:

\_\_\_\_\_

By

\_\_\_\_\_

Name

\_\_\_\_\_

Title

\_\_\_\_\_

Date



**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

**Atkins – District Engineer  
Work Authorization**

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

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

The fees for the period from October 1, 2023 through September 30, 2024 are estimated at \$65,000. The amount will be billed on an hourly basis in accordance with the attached 2024 Hourly Rate Schedule. Reimbursable expenses will be invoiced at actual cost and are included in the estimated budget.

Accepted and approved by:

\_\_\_\_\_

By

\_\_\_\_\_

Name

\_\_\_\_\_

Title

\_\_\_\_\_

Date

**Urban Orlando Community Development District  
 Atkins North America  
 2024 Hourly Rate Schedule  
 Effective October 1, 2023**

| <b>PROFESSIONAL PERSONNEL</b>           | <b>RATE</b> |
|---|-------------|
| <b>Project Director</b>                 | \$249.00    |
| <b>Project Manager</b>                  | \$210.00    |
| <b>Senior Engineer IV</b>               | \$231.00    |
| <b>Senior Engineer III</b>              | \$182.00    |
| <b>Senior Engineer II</b>               | \$156.00    |
| <b>Senior Engineer I</b>                | \$126.00    |
| <b>Project Engineer II</b>              | \$116.00    |
| <b>Project Engineer I</b>               | \$100.00    |
| <b>Construction Manager</b>             | \$132.00    |
| <b>Senior Landscape Project Manager</b> | \$229.00    |
| <b>Landscape Project Manager</b>        | \$184.00    |
| <b>Landscape Architect III</b>          | \$194.00    |
| <b>Landscape Architect II</b>           | \$143.00    |
| <b>Landscape Architect I</b>            | \$113.00    |
| <b>Landscape Designer III</b>           | \$148.00    |
| <b>Sr. Electrical Engineer III</b>      | \$249.00    |
| <b>Electrical Designer III</b>          | \$172.00    |
| <b>Electrical Engineer I</b>            | \$129.00    |
| <b>CAD Designer</b>                     | \$140.00    |
| <b>Sr. CAD Technician</b>               | \$110.00    |
| <b>Technical Intern</b>                 | \$75.00     |
| <b>Sr Structural Engineer III</b>       | \$248.00    |
| <b>Senior Traffic Engineer</b>          | \$260.00    |
| <b>Traffic Engineer</b>                 | \$185.00    |

**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S ACTIVITIES REPORT  
September 11, 2023**

**Fiscal Year 2023**

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

Atkins provides support for the Board of Supervisors meetings.

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

**1) Signage Maintenance**

DCL has completed Change Directive (CD) 68 and Atkins will inspect the work prior to payment. Atkins is working on CD69 with signs to be added.

**2) Unit 1 Seal & Restripe**

ABC anticipates being completed by the end of September. Atkins will continue to observe this progress and perform a final inspection of the sealcoat once completed.

## MINUTES OF MEETING URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Urban Orlando Community Development District was held Wednesday, August 17, 2023 at 8:30 a.m. at Grace Hopper Hall, 1913 Meeting Hall, Orlando, Florida 32814.

Present and constituting a quorum were:

|                  |  |
|------------------|--|
| Diana Pienaar    | Chairman                                 |
| Jim Schirtzinger | Vice Chairman                            |
| Kristin Chapman  | Assistant Secretary                      |
| Anne Coppenhaver | Assistant Secretary                      |
| Matthew Williams | Assistant Secretary ( <i>Via Phone</i> ) |

Also participating were:

|                                     |                   |
|-------------------------------------|-------------------|
| Gabriel Mena                        | District Manager  |
| Tucker Mackie                       | District Counsel  |
| John Woods                          | District Engineer |
| Bill Patterson                      | District Agent    |
| Steve Peters                        | BrightView        |
| Residents and Members of the Public |                   |

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

### **FIRST ORDER OF BUSINESS**

### **Call to Order and Roll Call**

Ms. Pienaar called the meeting to order at 8:30 a.m.

Mr. Mena called the roll and indicated a quorum was present for the meeting.

### **SECOND ORDER OF BUSINESS**

### **Audience Comments on Agenda Items**

There being no comments, the next order of business followed.

### **THIRD ORDER OF BUSINESS**

### **Consent Agenda**

#### **A. Minutes of the Regular Meeting on May 17, 2023**

The minutes are included in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Urban Orlando CDD  
August 16, 2023

On MOTION by Ms. Coppenhaver, seconded by Ms. Chapman, with all in favor, unanimous approval was given to accept the minutes of the May 17, 2023, meeting, as presented.

**B. Check Register and Invoices (June & July 2023)**

On MOTION by Ms. Coppenhaver, seconded by Ms. Chapman, with all in favor, unanimous approval was given to accept the check register and invoices June and July 2023.

**FOURTH ORDER OF BUSINESS                      Donation Agreement**

On MOTION by Ms. Coppenhaver, seconded by Mr. Schirtzinger, with all in favor, unanimous approval was given to approve the Donation Agreement.

**FIFTH ORDER OF BUSINESS                      Consideration of FY 2024 Meeting Schedule**

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, unanimous approval was given to approve FY 2024 meeting schedule.

**SIXTH ORDER OF BUSINESS  
Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget and Imposing Special Assessments**

**SEVENTH ORDER OF BUSINESS Presentation of the Fiscal Year 2024 Proposed Budget**

Motion to raise the allocation for utility water to \$62,000 utilizing funds from the balance/unassigned category.

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, unanimous approval was given to raise the allocation for utility water in the amount of \$62,000.

**Public Comment    Motion to Open Public Hearing**

On MOTION by Ms. Chapman, seconded by Ms. Coppenhaver, with all in favor, unanimous approval was given to open the public hearing.

**Motion to Close Public Hearing**

Urban Orlando CDD  
 August 16, 2023

On MOTION by Ms. Coppenhaver, seconded by Ms. Chapman, with all in favor, unanimous approval was given to close the public hearing.

**EIGHTH ORDER OF BUSINESS                      Consideration of Resolution 2023-07,  
 Adopting the Fiscal Year 2024 Budget**

On MOTION by Ms. Coppenhaver, seconded by Ms. Chapman, with all in favor, unanimous approval was given to adopt Resolution 2023-07, adopting fiscal year 2024 budget.

**NINTH ORDER OF BUSINESS                      Consideration of Resolution 2023-08,  
 Annual Assessment Fiscal Year 2024**

On MOTION by Ms. Coppenhaver, seconded by Ms. Chapman, with all in favor, unanimous approval was given to adopt Resolution 2023-08, Annual Assessment Fiscal Year 2024

**TENTH ORDER OF BUSINESS                      Staff Reports**

**A. District Agent**

**i. Authorizations**

1. Installation of Sod at Hanks Park (SO#8191039 & SO#8191044)
  - a. Measures to prevent vehicle access to the newly laid grass.
  - b. Postponed discussion to the next meeting
2. Twinview Medians Maintenance
  - a. Motion to approve Brightview (SO#8190714) for \$32,352.79, with implementation in fiscal year 2024.

On MOTION by Ms. Chapman, seconded by Ms. Coppenhaver, with all in favor, unanimous approval was given to approve Brightview SO#8190714 in the amount \$32,352.79.

3. Replacement of Palm Trees – Brightview (SO#8192220) for \$6,138.59
  - a. Motion to approve Brightview (SO#8192220) for \$6,138.59.

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman, with all in favor, unanimous approval was given

Urban Orlando CDD  
 August 16, 2023

to approve Brightview SO#8192220 in the amount of \$6,138.59.

4. Removal of Invasive Plants/Tree – Brightview (SO#8194102) for \$3,925.83.

On MOTION by Ms. Chapman, seconded by Ms. Coppenhaver with all in favor, unanimous approval was given to approve Brightview SO#8194102 in the amount of \$3,925.83.

5. Hoover Pump Agreement for \$2,408.60.

On MOTION by Ms. Pienaar, seconded by Ms. Chapman with all in favor, unanimous approval was given to approve the Hoover Pump Agreement in the amount of \$2,408.60.

6. Annual Christmas Tree License – Permission Only.

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman with all in favor, unanimous approval was given to approve Annual Christmas Tree License.

**ii. Grounds Maintenance Updates – Moved Down**

**B. District Engineer**

**i. Sign Maintenance**

1. Ongoing

**ii. Biddle Alley Repair**

1. The city was a no-show for the close-out permit inspection
2. Pipelining was successful, and the video inspection results are satisfactory. Finalizing the trim work at the alley ends is required.

**iii. Road Repave Program**

1. Motion to transfer \$260,000 from reserves-other to reserve-Roads/Alleys

On MOTION by Ms. Coppenhaver, seconded by Ms. Chapman with all in favor, unanimous approval was given to transfer \$260,000 from reserves-other to reserve-Roads/Alleys.

2. Planning for funding of the lift station is needed.

**C. District Counsel**

No report.

**D. District Agent Continued**

Urban Orlando CDD  
August 16, 2023

### **i. Grounds Maintenance Update**

1. Recently renewed SJWMD agreement
2. 5456 Penway Dr.
  - a. St Augustine sod was installed in one area as per a resident's request, but it is deteriorating. The resident seeks guidance from the board on how to proceed. This resident is demanding that this be remedied with additional St. Augustine sod. Mr. Peters suggested that St. Augustine will never survive at this location, and it places additional strain on Brightview as it requires an entirely different maintenance schedule.
  - b. Discussion ensued on why the board should not set a precedent of following requests from residents regarding CDD property. Legal counsel advised that the board has made efforts to accommodate such requests, but it hasn't been effective and would be within their right to forego any further attempts to satisfy these resident requests.
  - c. Motion to replace the deteriorating sod with Bahia sod.

On MOTION by Mr. Schirtzinger, seconded by Ms. Chapman with all in favor, unanimous approval was given to replace the deteriorating sod with Bahia sod.

### **ii. Jim's Letter**

- Mr. Schirtzinger expressed disappointment that it took an unpaid supervisor to uncover a billing issue with Brightview related to irrigation credits. Discussion ensued on whose responsibility it should be to ensure that appropriate price structures are being followed.
- Mr. Patterson mentioned that he reviews every statement with Mr. Peters (Brightview) regularly. He also corrects some before presenting them to the Board.
- Mr. Peters (Brightview) explained his company's pricing policies.
- Mr. Schirtzinger expressed a loss of confidence in Brightview/Sentry due to the recent issue about Brightview overcharging for irrigation repairs by \$40,000+ and the fact that this was only discovered and corrected because a Supervisor found it while looking through some invoices.
- Mr. Patterson clarified there was no malice; it was based on prior understanding before Ms. Mackie's opinion.



Urban Orlando CDD  
 August 16, 2023

- Ms. Pienaar suggested that if the Board finds itself in a position of no faith with their current vendor, the Board should just opt for a Request for Proposal (RFP) instead of resorting to micromanagement.
- Ms. Coppenhaver expressed the need for a more detailed breakdown, including costs such as insurance, wages, profit, etc.
- Ms. Mackie recommended a price comparison and highlighted that the use of BrightView for new installation is not mandatory. She suggested that price-checking should occur at the proposal stage, not at the payment stage.
- Mr. Peters mentioned that he is still using an old pricing structure and has actually been losing money in order to honor it.
- Ms. Coppenhaver noted a significant improvement since Mr. Peters' involvement.
- Mr. Schirtzinger emphasized the need for transparency regarding the amount of detail and time Mr. Patterson spends reviewing invoices. He stated he was unaware of the amount of time Mr. Patterson put into this work and feels better knowing that there is oversight from him at every level.

**E. District Manager**

**i. Acceptance of Financial Statements**

The Financial Statements were included in the agenda package for review.

Approval of Financial Statements. 98% of funds have been collected.

On MOTION by Ms. Chapman, seconded by Ms. Coppenhaver, with all in favor, unanimous approval was given to accept the financial statements.

**ELEVENTH ORDER OF BUSINESS      Supervisor Comments**

- Ms. Chapman inquired about Mr. Patterson's knowledge of the recent robbery and whether any residents had inquired about an increase in police presence.
- Then ROA maintains ongoing communication with the OPD regarding security throughout the District, including this matter.

**TWELFTH ORDER OF BUSINESS      Adjournment**

Urban Orlando CDD  
August 16, 2023

On MOTION by Ms. Schirtzinger, seconded by Ms. Chapman, with all in favor, the meeting adjourned at 10:08 a.m.

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Secretary

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Diana Pienaar, Chairman

**URBAN ORLANDO**

Community Development District

**Payment Register by Fund  
For the Period from 08/01/23 to 08/31/23  
(Sorted by Check / ACH No.)**

| Fund No.                  | Date     | Payee                           | Invoice No.   | Payment Description                                | Invoice / GL Description              | G/L Account # | Amount Paid        |                    |
|---------------------------|----------|---------------------------------|---------------|--|---------------------------------------|---------------|--------------------|--------------------|
| <b>GENERAL FUND - 001</b> |          |                                 |               |  |                                       |               |                    |                    |
| <b>CHECK # 4334</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/07/23 | ABC PAVING & SEALCOATING, LLC   | 5399          | REPLACEMENT OF SIDEWALK PANELS                     | Misc-Contingency                      | 549900-53901  | \$2,500.00         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$2,500.00</u>  |
| <b>CHECK # 4335</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/07/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8526313       | LANDSCAPE MAINT AUGUST 2023                        | LANDSCAPE MAINTENANCE FOR AUGUST 2023 | 534050-53901  | \$25,478.47        |                    |
| 001                       | 08/07/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8526313       | LANDSCAPE MAINT AUGUST 2023                        | MULCH FOR AUGUST 2023                 | 534050-53901  | \$9,263.43         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$34,741.90</u> |
| <b>CHECK # 4336</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/07/23 | INFRAMARK, LLC                  | 98456         | MANAGEMENT SRVCS JULY 2023                         | ProfServ-Mgmt Consulting Serv         | 531027-51201  | \$5,082.33         |                    |
| 001                       | 08/07/23 | INFRAMARK, LLC                  | 98456         | MANAGEMENT SRVCS JULY 2023                         | ProfServ-Special Assessment           | 531038-51301  | \$686.33           |                    |
| 001                       | 08/07/23 | INFRAMARK, LLC                  | 98456         | MANAGEMENT SRVCS JULY 2023                         | Postage and Freight                   | 541006-51301  | \$8.40             |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$5,777.06</u>  |
| <b>CHECK # 4337</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/14/23 | DRS CONSTRUCTION OF             | 12820         | REPAIR STRAIGHTEN SIGN                             | Reserves - Signage                    | 568165-58100  | \$75.00            |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$75.00</u>     |
| <b>CHECK # 4338</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/14/23 | FLORIDA WATER FEATURES          | 23882         | JULY 2023 WATERFALL CLEANING                       | Contracts-Fountain                    | 534023-53901  | \$230.00           |                    |
| 001                       | 08/14/23 | FLORIDA WATER FEATURES          | 23881         | WEEKLY WATERFALL CLEANING                          | Contracts-Fountain                    | 534023-53901  | \$150.00           |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$380.00</u>    |
| <b>CHECK # 4339</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/14/23 | J. MALEVER CONSTRUCTION CO, INC | 5028          | SURVEY   | Misc-Contingency                      | 549900-53901  | \$3,750.00         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$3,750.00</u>  |
| <b>CHECK # 4340</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/14/23 | SENTRY MANAGEMENT, INC.         | 080123-113200 | August 2023 FIELD MGMT SVCS                        | ProfServ-Field Management             | 531016-53901  | \$1,521.63         |                    |
| 001                       | 08/14/23 | SENTRY MANAGEMENT, INC.         | 080123-113200 | August 2023 FIELD MGMT SVCS                        | Contracts-On-Site Maintenance         | 534027-53901  | \$3,085.06         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$4,606.69</u>  |
| <b>CHECK # 4341</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/17/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8535141       | REMOVE GRASSES AND INSTALL DWARF FIRE BUSH         | MULCH FOR AUGUST 2023                 | 563024-58100  | \$2,523.01         |                    |
| 001                       | 08/17/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8531969       | IRRIGATION MODIFICATIONS                           | Impr - Landscape & Hardscape          | 563024-58100  | \$36,349.84        |                    |
| 001                       | 08/17/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8546238       | INSTALL CANNA LILI IN 4 LOCATIONS                  | Impr - Landscape & Hardscape          | 563024-58100  | \$6,144.56         |                    |
| 001                       | 08/17/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8531968       | REMOVE 2 SHILLING BEDS AND INSTALL DWARF FIRE BUSH | MULCH FOR AUGUST 2023                 | 563024-58100  | \$7,008.56         |                    |
| 001                       | 08/17/23 | BRIGHTVIEW LANDSCAPE SERVICES   | 8546258       | REPAIR OF MAIN LINE BREAK                          | R&M-Irrigation                        | 546041-53901  | \$1,450.00         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$53,475.97</u> |
| <b>CHECK # 4347</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/22/23 | BALDWIN PARK JOINT COMMITTEE    | 8.2023        | REIMBURSING FOR JOINT EXPENSES                     | Op Supplies - General                 | 552001-53901  | \$567.79           |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$567.79</u>    |
| <b>CHECK # 4348</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/22/23 | KUTAK ROCK LLP                  | 3266177       | GEN COUSEL FOR 7/3-27/23                           | ProfServ-Legal Services               | 531023-51401  | \$1,037.00         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$1,037.00</u>  |
| <b>CHECK # 4349</b>       |          |                                 |               |  |                                       |               |                    |                    |
| 001                       | 08/22/23 | US BANK                         | 7002174       | TRUSTEE FEES 7/1/23-6/30/24                        | ProfServ-Trustee Fees                 | 531045-51301  | \$1,149.60         |                    |
| 001                       | 08/22/23 | US BANK                         | 7002174       | TRUSTEE FEES 7/1/23-6/30/24                        | TRUSTEE FEES 10/1/23 - 6/30/24        | 155000        | \$3,448.79         |                    |
|                           |          |                                 |               |  |                                       |               | <b>Check Total</b> | <u>\$4,598.39</u>  |

**URBAN ORLANDO**

Community Development District

**Payment Register by Fund  
For the Period from 08/01/23 to 08/31/23  
(Sorted by Check / ACH No.)**

| Fund No.             | Date     | Payee                              | Invoice No.   | Payment Description             | Invoice / GL Description     | G/L Account # | Amount Paid        |                            |
|----------------------|----------|------------------------------------|---------------|---------------------------------|------------------------------|---------------|--------------------|----------------------------|
| <b>CHECK # DD379</b> |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/21/23 | CITY OF ORLANDO POLICE DEPT - ACH  | 1-082023-9522 | SECURITY SVC 8/6 -19/2023       | Contracts-Security Services  | 534037-53901  | \$10,801.75        |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$10,801.75</u>         |
| <b>CHECK # DD380</b> |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/31/23 | ORLANDO UTILITIES COMMISSION - ACH | 083123        | SERVICE DATE 7/6-8/7/2023       | Electricity - General        | 543006-53901  | \$1,736.56         |                            |
| 001                  | 08/31/23 | ORLANDO UTILITIES COMMISSION - ACH | 083123        | SERVICE DATE 7/6-8/7/2023       | Utility - Water              | 543018-53901  | \$2,911.90         |                            |
| 001                  | 08/31/23 | ORLANDO UTILITIES COMMISSION - ACH | 083123        | SERVICE DATE 7/6-8/7/2023       | Electricity - Streetlighting | 543013-53901  | \$20,059.13        |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$24,707.59</u>         |
| <b>CHECK # DD381</b> |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/14/23 | CITY OF ORLANDO POLICE DEPT - ACH  | I-080623-9363 | SEC SVCS 7/23 - 8/5/23          | Contracts-Security Services  | 534037-53901  | \$10,461.50        |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$10,461.50</u>         |
| <b>CHECK # 4342</b>  |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/22/23 | JAMES H. SCHIRTZINGER              | PAYROLL       | August 22, 2023 Payroll Posting |                              |               | \$184.70           |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$184.70</u>            |
| <b>CHECK # 4343</b>  |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/22/23 | KRISTINA B. CHAPMAN                | PAYROLL       | August 22, 2023 Payroll Posting |                              |               | \$184.70           |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$184.70</u>            |
| <b>CHECK # 4344</b>  |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/22/23 | MATTHEW J WILLIAMS                 | PAYROLL       | August 22, 2023 Payroll Posting |                              |               | \$184.70           |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$184.70</u>            |
| <b>CHECK # 4345</b>  |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/22/23 | CHARLOTTE P. COPPENHAVER           | PAYROLL       | August 22, 2023 Payroll Posting |                              |               | \$184.70           |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$184.70</u>            |
| <b>CHECK # 4346</b>  |          |                                    |               |                                 |                              |               |                    |                            |
| 001                  | 08/22/23 | DIANA PIENAAR                      | PAYROLL       | August 22, 2023 Payroll Posting |                              |               | \$184.70           |                            |
|                      |          |                                    |               |                                 |                              |               | <b>Check Total</b> | <u>\$184.70</u>            |
|                      |          |                                    |               |                                 |                              |               | <b>Fund Total</b>  | <u><b>\$158,404.14</b></u> |

|                          |                     |
|--------------------------|---------------------|
| <b>Total Checks Paid</b> | <b>\$158,404.14</b> |
|--------------------------|---------------------|

**URBAN ORLANDO**  
**Community Development District**

*Financial Report*

*August 31, 2023*

Prepared By



**URBAN ORLANDO**

Community Development District

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**URBAN ORLANDO**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**August 31, 2023**

**URBAN ORLANDO**

Community Development District

**Governmental Funds**

**Balance Sheet**  
August 31, 2023

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND     | SERIES 2018<br>DEBT SERVICE<br>FUND | SERIES 2018A<br>DEBT SERVICE<br>FUND | TOTAL               |
|--|---------------------|-------------------------------------|--------------------------------------|---------------------|
| <b>ASSETS</b>                                |                     |                                     |                                      |                     |
| Cash - Checking Account                      | \$ 385,052          | \$ -                                | \$ -                                 | \$ 385,052          |
| Due From Other Funds                         | -                   | 47,194                              | 18,515                               | 65,709              |
| Investments:                                 |                     |                                     |                                      |                     |
| Money Market Account                         | 2,832,529           | -                                   | -                                    | 2,832,529           |
| Reserve Fund                                 | -                   | 271,702                             | -                                    | 271,702             |
| Reserve Fund A                               | -                   | -                                   | 152,718                              | 152,718             |
| Revenue Fund                                 | -                   | 234,613                             | -                                    | 234,613             |
| Revenue Fund A                               | -                   | -                                   | 102,005                              | 102,005             |
| Prepaid Items                                | 3,449               | -                                   | -                                    | 3,449               |
| Deposits                                     | 9,380               | -                                   | -                                    | 9,380               |
| <b>TOTAL ASSETS</b>                          | <b>\$ 3,230,410</b> | <b>\$ 553,509</b>                   | <b>\$ 273,238</b>                    | <b>\$ 4,057,157</b> |
| <b>LIABILITIES</b>                           |                     |                                     |                                      |                     |
| Accounts Payable                             | \$ 10,776           | \$ -                                | \$ -                                 | \$ 10,776           |
| Accrued Expenses                             | 25,180              | -                                   | -                                    | 25,180              |
| Due To Other Funds                           | 65,709              | -                                   | -                                    | 65,709              |
| <b>TOTAL LIABILITIES</b>                     | <b>101,665</b>      | <b>-</b>                            | <b>-</b>                             | <b>101,665</b>      |
| <b>FUND BALANCES</b>                         |                     |                                     |                                      |                     |
| <b>Nonspendable:</b>                         |                     |                                     |                                      |                     |
| Prepaid Items                                | 3,449               | -                                   | -                                    | 3,449               |
| Deposits                                     | 9,380               | -                                   | -                                    | 9,380               |
| <b>Restricted for:</b>                       |                     |                                     |                                      |                     |
| Debt Service                                 | -                   | 553,509                             | 273,238                              | 826,747             |
| <b>Assigned to:</b>                          |                     |                                     |                                      |                     |
| Operating Reserves                           | 368,116             | -                                   | -                                    | 368,116             |
| Reserves - Landscape/Hardscape               | 704,742             | -                                   | -                                    | 704,742             |
| Reserves - Other                             | 271,893             | -                                   | -                                    | 271,893             |
| Reserves- Recirculation System               | 78,383              | -                                   | -                                    | 78,383              |
| Reserves - Roads & Alleyways                 | 398,972             | -                                   | -                                    | 398,972             |
| Reserves - Sidewalks                         | 25,074              | -                                   | -                                    | 25,074              |
| Reserves - Signage                           | 297,267             | -                                   | -                                    | 297,267             |
| <b>Unassigned:</b>                           | <b>971,469</b>      | <b>-</b>                            | <b>-</b>                             | <b>971,469</b>      |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 3,128,745</b> | <b>\$ 553,509</b>                   | <b>\$ 273,238</b>                    | <b>\$ 3,955,492</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 3,230,410</b> | <b>\$ 553,509</b>                   | <b>\$ 273,238</b>                    | <b>\$ 4,057,157</b> |



**URBAN ORLANDO**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2023

| <u>ACCOUNT DESCRIPTION</u>      | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> |
|---------------------------------|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| <b><u>REVENUES</u></b>          |                                      |                                |                                |                                     |
| Interest - Investments          | \$ 7,000                             | \$ 6,417                       | \$ 97,151                      | \$ 90,734                           |
| Interest - Tax Collector        | 1,000                                | 750                            | 25,277                         | 24,527                              |
| Special Assmnts- Tax Collector  | 1,758,504                            | 1,758,504                      | 1,751,641                      | (6,863)                             |
| Special Assmnts- Discounts      | (70,340)                             | (70,340)                       | (65,014)                       | 5,326                               |
| Other Miscellaneous Revenues    | 14,800                               | 14,800                         | 25,114                         | 10,314                              |
| <b>TOTAL REVENUES</b>           | <b>1,710,964</b>                     | <b>1,710,131</b>               | <b>1,834,169</b>               | <b>124,038</b>                      |
| <b><u>EXPENDITURES</u></b>      |                                      |                                |                                |                                     |
| <b><u>Administration</u></b>    |                                      |                                |                                |                                     |
| P/R-Board of Supervisors        | 12,000                               | 11,000                         | 10,000                         | 1,000                               |
| FICA Taxes                      | 918                                  | 842                            | 765                            | 77                                  |
| ProfServ-Arbitrage Rebate       | 1,200                                | 1,200                          | -                              | 1,200                               |
| ProfServ-Dissemination Agent    | 1,000                                | 1,000                          | -                              | 1,000                               |
| ProfServ-Engineering            | 15,000                               | 13,750                         | 11,135                         | 2,615                               |
| ProfServ-Legal Services         | 25,000                               | 22,917                         | 23,132                         | (215)                               |
| ProfServ-Mgmt Consulting        | 60,988                               | 55,906                         | 55,906                         | -                                   |
| ProfServ-Property Appraiser     | 2,330                                | 2,330                          | -                              | 2,330                               |
| ProfServ-Special Assessment     | 8,236                                | 8,236                          | 7,550                          | 686                                 |
| ProfServ-Trustee Fees           | 10,000                               | 10,000                         | 8,925                          | 1,075                               |
| Auditing Services               | 7,046                                | 7,046                          | 3,750                          | 3,296                               |
| Website Compliance              | 1,600                                | 1,600                          | 1,573                          | 27                                  |
| Postage and Freight             | 1,000                                | 917                            | 278                            | 639                                 |
| Insurance - General Liability   | 15,925                               | 15,925                         | 15,925                         | -                                   |
| Printing and Binding            | 1,000                                | 917                            | 85                             | 832                                 |
| Legal Advertising               | 4,000                                | 3,667                          | -                              | 3,667                               |
| Misc-Assessment Collection Cost | 1,211                                | 1,211                          | 1,193                          | 18                                  |
| Misc-Contingency                | 2,809                                | 2,575                          | 3,449                          | (874)                               |
| Office Supplies                 | 100                                  | 92                             | -                              | 92                                  |
| Annual District Filing Fee      | 175                                  | 175                            | 175                            | -                                   |
| <b>Total Administration</b>     | <b>171,538</b>                       | <b>161,306</b>                 | <b>143,841</b>                 | <b>17,465</b>                       |
| <b><u>Field</u></b>             |                                      |                                |                                |                                     |
| ProfServ-Engineering            | 65,000                               | 59,583                         | 34,559                         | 25,024                              |
| ProfServ-Field Management       | 15,000                               | 13,750                         | 16,738                         | (2,988)                             |
| Contracts-Fountain              | 5,900                                | 5,408                          | 4,180                          | 1,228                               |
| Contracts-On-Site Maintenance   | 41,545                               | 38,083                         | 33,936                         | 4,147                               |
| Contracts-Security Services     | 303,372                              | 278,091                        | 253,142                        | 24,949                              |
| Contracts-Landscape             | 416,903                              | 382,161                        | 382,161                        | -                                   |
| Electricity - General           | 30,000                               | 27,500                         | 24,827                         | 2,673                               |
| Electricity - Streetlights      | 240,000                              | 220,000                        | 212,645                        | 7,355                               |
| Utility - Water                 | 45,906                               | 42,081                         | 50,365                         | (8,284)                             |

**URBAN ORLANDO**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2023

| <u>ACCOUNT DESCRIPTION</u>                                   | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> |
|--|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| R&M-Electrical   | 4,000                                | 3,667                          | 1,229                          | 2,438                               |
| R&M-Equipment  | 5,000                                | 4,583                          | -                              | 4,583                               |
| R&M-Irrigation   | 75,000                               | 68,750                         | 66,989                         | 1,761                               |
| R&M-Parks  | 30,000                               | 27,500                         | 16,105                         | 11,395                              |
| R&M-Pumps  | 8,000                                | 7,333                          | 100                            | 7,233                               |
| Misc-Property Taxes  | 300                                  | 300                            | 273                            | 27                                  |
| Misc-Hurricane Expense                                       | -                                    | -                              | 23                             | (23)                                |
| Misc-Contingency   | 10,000                               | 9,167                          | 15,765                         | (6,598)                             |
| Op Supplies - General  | 5,000                                | 4,583                          | 568                            | 4,015                               |
| <b>Total Field</b>   | <b>1,300,926</b>                     | <b>1,192,540</b>               | <b>1,113,605</b>               | <b>78,935</b>                       |
| <b>Reserves</b>  |                                      |                                |                                |                                     |
| Impr - Landscape & Hardscape                                 | 174,500                              | 174,500                        | 192,190                        | (17,690)                            |
| Impr - Paving  | -                                    | -                              | 325                            | (325)                               |
| Reserves-Roads and Alleyways                                 | 64,000                               | 64,000                         | 185,851                        | (121,851)                           |
| Reserves - Signage   | -                                    | -                              | 1,050                          | (1,050)                             |
| <b>Total Reserves</b>  | <b>238,500</b>                       | <b>238,500</b>                 | <b>379,416</b>                 | <b>(140,916)</b>                    |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>                     | <b>1,710,964</b>                     | <b>1,592,346</b>               | <b>1,636,862</b>               | <b>(44,516)</b>                     |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                                    | 117,785                        | 197,307                        | 79,522                              |
| Net change in fund balance                                   | \$ -                                 | \$ 117,785                     | \$ 197,307                     | \$ 79,522                           |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>                 | <b>2,931,438</b>                     | <b>2,931,438</b>               | <b>2,931,438</b>               |                                     |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 2,931,438</b>                  | <b>\$ 3,049,223</b>            | <b>\$ 3,128,745</b>            |                                     |

**URBAN ORLANDO**

Community Development District

**Series 2018 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2023

| <u>ACCOUNT DESCRIPTION</u>                                   | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> |
|--|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| <b><u>REVENUES</u></b>                                       |                                      |                                |                                |                                     |
| Interest - Investments                                       | \$ 32                                | \$ 32                          | \$ 1,110                       | \$ 1,078                            |
| Special Assmnts- Tax Collector                               | 1,855,494                            | 1,855,494                      | 1,848,252                      | (7,242)                             |
| Special Assmnts- Discounts                                   | (74,220)                             | (74,220)                       | (68,600)                       | 5,620                               |
| <b>TOTAL REVENUES</b>  | <b>1,781,306</b>                     | <b>1,781,306</b>               | <b>1,780,762</b>               | <b>(544)</b>                        |
| <b><u>EXPENDITURES</u></b>                                   |                                      |                                |                                |                                     |
| <b><u>Administration</u></b>                                 |                                      |                                |                                |                                     |
| Misc-Assessment Collection Cost                              | 1,361                                | 1,361                          | 1,259                          | 102                                 |
| <b>Total Administration</b>                                  | <b>1,361</b>                         | <b>1,361</b>                   | <b>1,259</b>                   | <b>102</b>                          |
| <b><u>Debt Service</u></b>                                   |                                      |                                |                                |                                     |
| Principal Debt Retirement                                    | 1,231,000                            | 1,231,000                      | 1,231,000                      | -                                   |
| Interest Expense   | 533,690                              | 533,690                        | 533,690                        | -                                   |
| <b>Total Debt Service</b>                                    | <b>1,764,690</b>                     | <b>1,764,690</b>               | <b>1,764,690</b>               | <b>-</b>                            |
| <b>TOTAL EXPENDITURES</b>                                    | <b>1,766,051</b>                     | <b>1,766,051</b>               | <b>1,765,949</b>               | <b>102</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 15,255                               | 15,255                         | 14,813                         | (442)                               |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                                      |                                |                                |                                     |
| Contribution to (Use of) Fund Balance                        | 15,255                               | -                              | -                              | -                                   |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>15,255</b>                        | <b>-</b>                       | <b>-</b>                       | <b>-</b>                            |
| Net change in fund balance                                   | \$ 15,255                            | \$ 15,255                      | \$ 14,813                      | \$ (442)                            |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>                 | <b>536,930</b>                       | <b>536,930</b>                 | <b>536,930</b>                 |                                     |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 552,185</b>                    | <b>\$ 552,185</b>              | <b>\$ 551,743</b>              |                                     |

**URBAN ORLANDO**

Community Development District

**Series 2018A Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2023

| <u>ACCOUNT DESCRIPTION</u>                                   | <u>ANNUAL<br/>ADOPTED<br/>BUDGET</u> | <u>YEAR TO DATE<br/>BUDGET</u> | <u>YEAR TO DATE<br/>ACTUAL</u> | <u>VARIANCE (\$)<br/>FAV(UNFAV)</u> |
|--|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| <b><u>REVENUES</u></b>                                       |                                      |                                |                                |                                     |
| Interest - Investments                                       | \$ 17                                | \$ 17                          | \$ 565                         | \$ 548                              |
| Special Assmnts- Tax Collector                               | 727,917                              | 727,917                        | 725,076                        | (2,841)                             |
| Special Assmnts- Discounts                                   | (29,117)                             | (29,117)                       | (26,912)                       | 2,205                               |
| <b>TOTAL REVENUES</b>  | <b>698,817</b>                       | <b>698,817</b>                 | <b>698,729</b>                 | <b>(88)</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                                      |                                |                                |                                     |
| <b><u>Administration</u></b>                                 |                                      |                                |                                |                                     |
| Misc-Assessment Collection Cost                              | 534                                  | 534                            | 494                            | 40                                  |
| <b>Total Administration</b>                                  | <b>534</b>                           | <b>534</b>                     | <b>494</b>                     | <b>40</b>                           |
| <b><u>Debt Service</u></b>                                   |                                      |                                |                                |                                     |
| Principal Debt Retirement                                    | 464,000                              | 464,000                        | 464,000                        | -                                   |
| Interest Expense   | 227,408                              | 227,408                        | 227,408                        | -                                   |
| <b>Total Debt Service</b>                                    | <b>691,408</b>                       | <b>691,408</b>                 | <b>691,408</b>                 | <b>-</b>                            |
| <b>TOTAL EXPENDITURES</b>                                    | <b>691,942</b>                       | <b>691,942</b>                 | <b>691,902</b>                 | <b>40</b>                           |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 6,875                                | 6,875                          | 6,827                          | (48)                                |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                                      |                                |                                |                                     |
| Contribution to (Use of) Fund Balance                        | 6,875                                | -                              | -                              | -                                   |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>6,875</b>                         | <b>-</b>                       | <b>-</b>                       | <b>-</b>                            |
| Net change in fund balance                                   | \$ 6,875                             | \$ 6,875                       | \$ 6,827                       | \$ (48)                             |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>                 | <b>265,514</b>                       | <b>265,514</b>                 | <b>265,514</b>                 |                                     |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 272,389</b>                    | <b>\$ 272,389</b>              | <b>\$ 272,341</b>              |                                     |

**URBAN ORLANDO**  
**Community Development District**

**Supporting Schedules**

**August 31, 2023**

**Assigned Reserves**

| Category                         | Budget Allocation   |                   | Total as of<br>FY 2023 | Total usage<br>FY 2023 | 8/31/2023           |
|----------------------------------|---------------------|-------------------|------------------------|------------------------|---------------------|
|                                  | FY 2005-2022        | FY 2023           |                        |                        |                     |
| Landscape & Hardscape            | \$ 704,742          | \$ 174,500        | \$ 879,242             | 192,190                | \$ 687,052          |
| Other                            | 271,893             | -                 | \$ 271,893             | -                      | 271,893             |
| Recirculation System             | 78,383              | -                 | \$ 78,383              | -                      | 78,383              |
| Paving/Sidewalks                 | 25,074              |                   | \$ 25,074              | 325                    | 24,749              |
| Roads & Alleyways (1)            | 398,972             | 64,000            | \$ 462,972             | 185,851                | 277,121             |
| Signage                          | 297,267             |                   | \$ 297,267             | 1,050                  | 296,217             |
| <b>Total designated reserves</b> | <b>\$ 1,776,331</b> | <b>\$ 238,500</b> | <b>\$ 2,014,831</b>    | <b>\$ 379,416</b>      | <b>\$ 1,635,415</b> |

Note (1) - Based on Revised Project Plan FY23.

**URBAN ORLANDO**

Community Development District

**Non-Ad Valorem Special Assessments  
Orange County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2023**

| Date Received                     | Net Amount Received | Discount/ (Penalties) Amount | Collection Cost (1) | Gross Amount | Allocation by Fund |                               |                                |
|-----------------------------------|---------------------|------------------------------|---------------------|--------------|--------------------|-------------------------------|--------------------------------|
|                                   |                     |                              |                     |              | General Fund       | Series 2018 Debt Service Fund | Series 2018A Debt Service Fund |
| <b>ASSESSMENTS LEVIED FY 2023</b> |                     |                              |                     | \$ 4,341,914 | \$ 1,758,504       | \$ 1,855,494                  | \$ 727,917                     |
| Allocation %                      |                     |                              |                     | 100%         | 40.50%             | 42.73%                        | 16.76%                         |
| 11/3/2022                         | \$ 10,587           | \$ 585                       |                     | \$ 11,172    | \$ 4,525           | \$ 4,774                      | \$ 1,873                       |
| 11/14/2022                        | \$ 38,612           | \$ 1,601                     |                     | \$ 40,212    | \$ 16,286          | \$ 17,185                     | \$ 6,742                       |
| 11/21/2022                        | \$ 115,609          | \$ 4,817                     |                     | \$ 120,426   | \$ 48,773          | \$ 51,463                     | \$ 20,189                      |
| 12/5/2022                         | \$ 330,670          | \$ 13,778                    |                     | \$ 344,448   | \$ 139,504         | \$ 147,198                    | \$ 57,746                      |
| 12/12/2022                        | \$ 334,878          | \$ 13,953                    |                     | \$ 348,831   | \$ 141,279         | \$ 149,071                    | \$ 58,481                      |
| 12/19/2022                        | \$ 501,793          | \$ 20,908                    |                     | \$ 522,701   | \$ 211,698         | \$ 223,374                    | \$ 87,630                      |
| 1/11/2023                         | \$ 995,103          | \$ 41,463                    |                     | \$ 1,036,567 | \$ 419,816         | \$ 442,971                    | \$ 173,779                     |
| 2/3/2023                          | \$ 755,500          | \$ 31,440                    |                     | \$ 786,940   | \$ 318,716         | \$ 336,295                    | \$ 131,930                     |
| 2/13/2023                         | \$ 36,643           | \$ 1,591                     | \$ 2,946            | \$ 41,179    | \$ 16,678          | \$ 17,598                     | \$ 6,904                       |
| 3/15/2023                         | \$ 163,245          | \$ 6,655                     |                     | \$ 169,900   | \$ 68,811          | \$ 72,606                     | \$ 28,484                      |
| 4/12/2023                         | \$ 642,659          | \$ 24,166                    |                     | \$ 666,826   | \$ 270,069         | \$ 284,964                    | \$ 111,793                     |
| 5/12/2023                         | \$ 66,887           | \$ 1,517                     |                     | \$ 68,404    | \$ 27,704          | \$ 29,232                     | \$ 11,468                      |
| 6/13/2023                         | \$ 58,872           | \$ 369                       |                     | \$ 59,242    | \$ 23,993          | \$ 25,317                     | \$ 9,932                       |
| 7/12/2023                         | \$ 43,084           | \$ (1,385)                   |                     | \$ 41,698    | \$ 16,888          | \$ 17,820                     | \$ 6,991                       |
| 8/14/2023                         | \$ 67,354           | \$ (934)                     |                     | \$ 66,420    | \$ 26,901          | \$ 28,384                     | \$ 11,135                      |
| <b>TOTAL</b>                      | \$ 4,161,496        | \$ 160,527                   | \$ 2,946            | \$ 4,324,969 | \$ 1,751,641       | \$ 1,848,252                  | \$ 725,076                     |
| <b>% COLLECTED</b>                |                     |                              |                     | 100%         | 100%               | 100%                          | 100%                           |

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

**URBAN ORLANDO**

Community Development District

*All Funds*

**Cash and Investment  
August 31, 2023**

|              |
|--------------|
| GENERAL FUND |
|--------------|

| <u>Account Name</u>          | <u>Bank Name</u> | <u>Investment Type</u> | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u>                          |
|------------------------------|------------------|------------------------|-----------------|--------------|---|
| Checking Account - Operating | PNC Bank         | Checking               | n/a             | 0.00%        | \$ 385,052                              |
|                              |                  |                        |                 |              | <b>Subtotal</b> <u>\$ 385,052</u>       |
| Money Market Account         | BankUnited       | Money Market           | n/a             | 5.12%        | \$ 1,620,128                            |
| Money Market Account         | Valley Bank      | Money Market           | n/a             | 5.25%        | \$ 1,212,401                            |
|                              |                  |                        |                 |              | <b>Subtotal</b> <u>\$ 2,832,529</u>     |
| Series 2018 Reserve Fund     | US Bank          | Open-Ended Comm. Paper | n/a             | 5.15%        | \$ 271,702                              |
| Series 2018 Revenue Fund     | US Bank          | Open-Ended Comm. Paper | n/a             | 5.15%        | \$ 234,613                              |
| Series 2018A Reserve Fund    | US Bank          | Open-Ended Comm. Paper | n/a             | 5.15%        | \$ 152,718                              |
| Series 2018A Revenue Fund    | US Bank          | Open-Ended Comm. Paper | n/a             | 5.15%        | \$ 102,005                              |
|                              |                  |                        |                 |              | <b>Subtotal</b> <u>\$ 761,037</u>       |
|                              |                  |                        |                 |              | <b>Total</b> <u><u>\$ 3,978,619</u></u> |