

**EAST PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 23, 2022**

**MEETING AGENDA**



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## East Park Community Development District

☐ Angel Colon, Chairman  
☐ Scott Phillips, Vice Chairman  
☐ Graciela Von Blon, Assistant Secretary  
☐ Tom Bonner, Assistant Secretary  
☐ Todd Oneal, Assistant Secretary

☐ Gabriel Mena, District Manager  
☐ Roy Van Wyk, District Counsel  
☐ David W. Hamstra, District Engineer  
☐ Freddy Blanco, Field Service Manager

### Regular Meeting Agenda Monday, May 23, 2022 at 5:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Acceptance of the March 23, 2022 Meeting Minutes**
- 4. Business Items**
  - A. Consideration of Arbitrage Report
  - B. Acceptance of the Fiscal Year 2021 Audit
  - C. Consideration of Homeworks Building Group Proposal
  - D. Presentation of Fiscal Year 2023 Proposed Budget
    - i. Consideration of Resolution 2022-06, Approving Fiscal Year 2023 Proposed Budget, and Setting the Public Hearing
- 5. Administrative Items**
  - A. Number of Registered Voters - 1,617
- 6. District Manager's Report**
  - A. Financial Statements and Check Register
- 7. Staff Reports**
  - A. Attorney
  - B. Engineer
  - C. Field Services
    - i. Servello Authorization to Proceed for the 2022 Hurricane Season
    - ii. Pressure Washing Proposals
      - a. Pressure Washer Total Cleaner Proposal #1502
      - b. Aqua Blast Proposal
    - iii. FastSigns Proposal #17307
    - iv. Paverology Proposal #000803
- 8. Other Business**
- 9. Supervisor Requests and Audience Comments**
- 10. Adjournment**

**Next Meeting Date July 25, 2022 at 5:00 p.m.**

**District Office**  
 Inframark  
 313 Campus Street  
 Celebration, FL 34747  
 407-566-1935  
[www.eastparkcdd.org](http://www.eastparkcdd.org)

**Meeting Location**  
 Holiday Inn Express  
 10115 William Carey Drive  
 Orlando, Florida 32832

## **Section 3**

# **Acceptance of the March 23, 2022 Meeting Minutes**

**MINUTES OF MEETING  
EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the East Park Community Development District was held Monday, March 28, 2022, at 5:00 p.m. at The Holiday Inn Express, 10115 William Carey Drive, Orlando, Florida 32832.

Present and constituting a quorum were:

Angel Colon	Chairman
Scott Phillips	Vice Chairman
Tom Bonner	Assistant Secretary
Todd Oneal	Assistant Secretary
Graciela Von Blon	Assistant Secretary

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

Gabriel Mena	District Manager
Roy Van Wyk	District Counsel
Freddy Blanco	Field Services Manager

*This represents the context and summary of the meeting.*

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

Mr. Mena called the meeting to order at 5:00 p.m.

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

**SECOND ORDER OF BUSINESS                      Audience Comments**

Mr. Biggs, with Villas at East Park, had concerns on what areas are under the authority of the HOA and the CDD. It is being asked who is responsible for maintenance of certain areas.

Mr. Hamstra advised maps and plats were pulled. The City of Orlando is responsible for the trail. Mr. Hamstra provided maps, plats, and notes.

Mr. Hamstra advised Tract G is under the HOA with the Property Appraiser.

**THIRD ORDER OF BUSINESS                      Acceptance of Meeting Minutes from  
January 24, 2022**

Mr. Mena asked if there were any corrections or changes on the minutes. There were none.

<p>On MOTION by Mr. Colon, seconded by Mr. Oneal, with all in favor, unanimous approval was given to accept the minutes from January 24, 2022, as presented.</p>
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March 28, 2022

East Park CDD

**FOURTH ORDER OF BUSINESS Business Items**

**A. Authorization to Commence Litigation against EPV Development, LLC, Onicx Group, Kir. Kiran Patel and Dhvanit Patel Et al.**

Mr. Van Wyk provided history on the lot in question. The District foreclosed on this land, which then sat vacant for years. There were complaints of the lack of maintenance and cars utilizing the lot as free parking. The District put up fences, barriers, eventually installing bollards. Over the years, the developer has requested access to this land which has been denied by the District every time. Currently, the District's engineer has identified work being done on the CDD right of way, which the District has asked them to stop. Mr. Van Wyk advised we have tried to talk through this with the developer to no avail. Ms. Greenlee of Greenlee Law is ready to file a lawsuit with the Board's approval.

On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, unanimous approval was given to authorizing Greenlee Law to commence litigation against the developer.

**FIFTH ORDER OF BUSINESS Administrative Items**

**A. Consideration of Resolution 2022-03, Designating Registered Agent**

On MOTION by Mr. Phillips, seconded by Ms. Von Blon, with all in favor, unanimous approval was given to adopt resolution 2022-03, designating registered agent Mr. Van Wyk, KE Law Group, 2016 Delta Boulevard, Suite 101, Tallahassee, FL 32303.

**B. Consideration of Resolution 2022-04, Appointing New Treasurer and Assistant Treasurer**

On MOTION by Ms. Von Blon, seconded by Mr. Phillips, with all in favor, unanimous approval was given to adopt resolution 2022-04, appointing new treasurer, Mr. Bloom and new assistant treasurer, Mr. Mena.

**C. Consideration of Resolution 2022-05, General Election Qualifying Period**

Mr. Mena explained the resolution to the Board.

On MOTION by Ms. Von Blon, seconded by Mr. Oneal, with all in favor, unanimous approval was given to adopt the general election qualifying period.

March 28, 2022

East Park CDD

**SIXTH ORDER OF BUSINESS District Manger's Report**

**A. Financial Statements and Check Register**

Mr. Mena asked the Board if removing the check register would be against their wishes.

On MOTION by Mr. Colon, seconded by Mr. Phillips, with all in favor, unanimous acceptance was given to the financial statements and approval of the check register, as presented.

**B. Solitude Fee Increase Memo**

Mr. Mena explained the Solitude fee increase memo.

A discussion ensued. A thirty-day notice will be sent to Solitude to discontinue fountain service.

**C. Sitex Fountain Maintenance Proposal**

On MOTION by Mr. Phillips, seconded by Mr. Colon, with all in favor, unanimous approval was given to the Sitex fountain maintenance proposal.

*Mr. Colon left the meeting.*

**D. Sitex Midge Fly Management Proposal**

On MOTION by Mr. Phillips, seconded by Ms. Von Blon, with all in favor, unanimous approval was given to the Sitex midge fly management proposal for only Pond 9, for 10 months.

**E. Scope of Services for Landscape and Irrigation Maintenance Services**

Ms. Von Blon has several ongoing complaints on landscaping.

A discussion ensued. This request for proposal scope was tabled.

On MOTION by Ms. Von Blon, seconded by Mr. Bonner, with all in favor, unanimous approval was given to give Servello another 90 days to bring service up.

**SEVENTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

Mr. Van Wyk advised there is a new attorney in his firm, Meredith Hammock, she will be helping on legal work for the District.

March 28, 2022

East Park CDD

**B. Engineer**

Mr. Hamstra reviewed some items from the engineer's report.

The City approved the permit for the solar lights. A notice of commencement needs to be submitted to the City by calling.

The swale behind the playground has three to four feet of muck and sediment. It would cost approximately \$25,000 to have it dredged, sediment removed, regraded, and restore the swale. The gate needs to be kept locked all the time.

The speed study determined that 85% of people traveling that road are going ten miles over the speed limit, at 35 mph instead of 25 mph. The next step would be speed tables. The City recommends moving forward with a petition being conducted, if 65% of the residents are in favor, the City will budget for the construction phase to begin.

A Park Row Court resident requested a lower speed limit. The City could only recommend installing a dead end, or no outlet sign. An estimate will be obtained for the sign.

A meeting will be scheduled next week with the contractor to review what has been done so far on the road pavers. It will be decided then how to handle the busy road traffic to finish the rest of the work.

**i. Pegasus Change Order #1**

On MOTION by Mr. Phillips, seconded by Ms. Von Blon, with all in favor, unanimous approval was given to the Pegasus change order #1.
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**C. Field Services**

Mr. Blanco reviewed #18 in the field inspection report, no fishing signs. Mr. Mena will email Mr. Diorio, with the HOA, before removing the no fishing sign.

Mr. Blanco reviewed #14 in the field inspection report, the gazebo. Mr. Hamstra will look at the gazebo and make a recommendation next week.

Item #12, several missing banners. Mr. Blanco will locate them.

**i. Servello Proposal #6404 for Dog Cans**

Mr. Blanco will contact the City to see if they will provide these dog cans.

This item was tabled.

March 28, 2022

East Park CDD

159 **ii. FastSigns Proposal #17307**

160 The FastSigns proposal was tabled.

161 Mr. Blanco will bring quotes to the next meeting for a trash can, and will get

162 with the City on a replacement bench that was hit by a car.

163 Mr. Mena will invite Mr. Perez to the next meeting.

164

165 **EIGHTH ORDER OF BUSINESS** **Other Business**

166 There has been a resident complaint about the pond behind Ravina being overgrown

167 with vegetation.

168

169 **NINTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
170 **Comments**

171 There being none, the next item followed.

172

173 **TENTH ORDER OF BUSINESS** **Adjournment**

174

175 On MOTION by Mr. Phillips , seconded by Mr. Oneal with  
176 all in favor, the meeting was adjourned.

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181 \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# **Section 4**

## **Business Items**

## **Subsection 4A**

# **Consideration of Arbitrage Report**

# **REBATE REPORT**

## **East Park Community Development District**

**(City of Orlando, Florida)**

**\$3,060,000 Series 2013A-1 (Senior Lien)  
(Bank Qualified)**

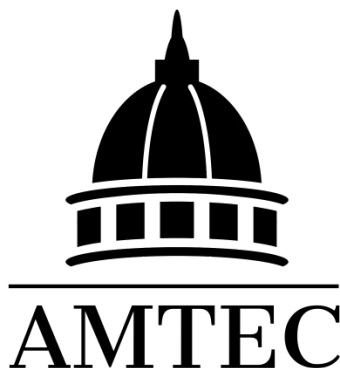
**\$1,455,000 Series 2013A-2 (Subordinate Lien)  
(Bank Qualified)**

**Special Assessment Revenue Refunding Bonds**

**Dated: November 22, 2013  
Delivered: November 22, 2013**

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**Rebate Report to the Computation Date  
November 22, 2023  
Reflecting Activity Through  
November 30, 2021**



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# AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001  
(T) 860-321-7521  
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[www.amteccorp.com](http://www.amteccorp.com)

April 25, 2022

Ms. Erika Wilson  
Accountant III  
Inframark  
210 North University Drive, Suite 702  
Coral Springs, FL 33071

Re: East Park Community Development District, (City of Orlando, Florida), \$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified) & \$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified), Special Assessment Revenue Refunding Bonds

Dear Ms. Wilson:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the East Park Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of November 30, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Analyst

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the November 22, 2023 Computation Date  
Reflecting Activity from November 22, 2013 through November 30, 2021

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Cost of Issuance Account	0.005681%	0.38	(613.74)
A-1 Reserve Account	0.493796%	4,815.99	(66,478.64)
A-2 Reserve Account	0.482537%	2,380.20	(34,033.88)
Escrow Fund	0.000000%	0.00	(32,413.27)
<b>Totals</b>	<b>0.392597%</b>	<b>\$7,196.57</b>	<b>\$(133,539.53)</b>
<b>Bond Yield</b>	<b>5.456124%</b>		
Rebate Computation Credits			(18,301.13)
<b>Net Rebatable Arbitrage</b>			<b>\$(151,840.66)</b>

**Based upon our computations, no rebate liability exists.**

## SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

### COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from November 22, 2013, the date of the closing, through November 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of November 22, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 22, 2013 and November 30, 2021, the District made periodic payments into the Interest and Principal Accounts that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Principal Accounts and have determined that the funds deposited have functioned as bona fide debt service funds and are not subject to the rebate requirement.

6. The Bonds were issued, in part, for the purposes of refunding a portion of the District's Special Assessment Revenue Bonds, 2002 Series, as follows:

Issue	Principal Issued	Dated	Principal Refunded	Maturities Refunded	Redemption Date	Redemption Price
2002	\$5,300,000	10/1/02	\$4,515,000	5/1/33	12/12/13	101%

### DEFINITIONS

#### 7. Computation Date

November 22, 2023.

**8. Computation Period**

The period beginning on November 22, 2013, the date of the closing, and ending on November 30, 2021.

**9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**12. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

**13. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

#### 14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from The District and US Bank, Trustee as follows:

<b>Fund/Account</b>	<b>US Bank</b>
Revenue	206851000
A-1 Interest	206851001
Cost of Issuance	206851002
A-1 Sinking Fund	206851003
A-1 Principal	206851004
Prepayment	206851005
Excess Revenue	206851006
Optional Redemption	206851007
A-2 Interest	206851008
A-2 Sinking Fund	206851009
A-1 Reserve	206851010
A-2 Reserve	206851011

## METHODOLOGY

#### Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

#### Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable arbitrage as of November 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to November 22, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on November 22, 2023, is the Rebateable Arbitrage.

**East Park Community  
 Development District  
 (City of Orlando, Florida)  
 \$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
 \$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
 Special Assessment Revenue Refunding Bonds  
 Delivered: November 22, 2013**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$4,515,000.00</b>
<b>Refunded Proceeds</b>	<b>513,524.21</b>
<b>Net Original Issue Discount</b>	<b>-7,516.55</b>
<b>Total</b>	<b>\$5,021,007.66</b>

<b>Uses of Funds</b>
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<b>Escrow Fund</b>	<b>\$4,604,823.42</b>
<b>Cost of Issuance Account</b>	<b>138,289.24</b>
<b>2013A-1 Reserve Account</b>	<b>121,320.00</b>
<b>2013A-2 Reserve Account</b>	<b>66,275.00</b>
<b>Underwriter's Discount</b>	<b>90,300.00</b>
<b>Total</b>	<b>\$5,021,007.66</b>

## PROOF OF ARBITRAGE YIELD

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds

Date	Debt Service	Total	Present Value to 11/22/2013 @ 5.4561244786%
05/01/2014	236,133.39	236,133.39	230,585.52
11/01/2014	112,678.13	112,678.13	107,108.80
05/01/2015	262,678.13	262,678.13	243,063.84
11/01/2015	110,388.13	110,388.13	99,432.81
05/01/2016	260,388.13	260,388.13	228,317.62
11/01/2016	107,933.13	107,933.13	92,126.36
05/01/2017	267,933.13	267,933.13	222,621.17
11/01/2017	105,033.13	105,033.13	84,952.71
05/01/2018	270,033.13	270,033.13	212,607.66
11/01/2018	101,683.13	101,683.13	77,933.05
05/01/2019	271,683.13	271,683.13	202,696.54
11/01/2019	98,048.13	98,048.13	71,208.83
05/01/2020	278,048.13	278,048.13	196,573.72
11/01/2020	93,948.13	93,948.13	64,655.35
05/01/2021	283,948.13	283,948.13	190,224.43
11/01/2021	89,365.63	89,365.63	58,278.54
05/01/2022	284,365.63	284,365.63	180,520.36
11/01/2022	84,546.88	84,546.88	52,246.54
05/01/2023	289,546.88	289,546.88	174,176.59
11/01/2023	79,371.88	79,371.88	46,478.11
05/01/2024	294,371.88	294,371.88	167,798.87
11/01/2024	73,834.38	73,834.38	40,969.65
05/01/2025	303,834.38	303,834.38	164,116.19
11/01/2025	67,812.50	67,812.50	35,656.21
05/01/2026	307,812.50	307,812.50	157,551.51
11/01/2026	61,452.50	61,452.50	30,618.70
05/01/2027	316,452.50	316,452.50	153,485.26
11/01/2027	54,567.50	54,567.50	25,763.40
05/01/2028	324,567.50	324,567.50	149,171.20
11/01/2028	47,052.50	47,052.50	21,051.04
05/01/2029	327,052.50	327,052.50	142,435.82
11/01/2029	38,970.00	38,970.00	16,521.26
05/01/2030	343,970.00	343,970.00	141,952.85
11/01/2030	30,157.50	30,157.50	12,115.18
05/01/2031	350,157.50	350,157.50	136,933.21
11/01/2031	20,702.50	20,702.50	7,880.96
05/01/2032	360,702.50	360,702.50	133,664.58
11/01/2032	10,642.50	10,642.50	3,839.03
05/01/2033	370,642.50	370,642.50	130,150.01
	7,392,509.64	7,392,509.64	4,507,483.45

Proceeds Summary

Delivery date	11/22/2013
Par Value	4,515,000.00
Premium (Discount)	-7,516.55
Target for yield calculation	4,507,483.45

## BOND DEBT SERVICE

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2014	100,000	1.350%	59,362.76	159,362.76	159,362.76
11/01/2014			66,528.13	66,528.13	
05/01/2015	110,000	1.800%	66,528.13	176,528.13	243,056.25
11/01/2015			65,538.13	65,538.13	
05/01/2016	110,000	2.100%	65,538.13	175,538.13	241,076.25
11/01/2016			64,383.13	64,383.13	
05/01/2017	115,000	2.500%	64,383.13	179,383.13	243,766.25
11/01/2017			62,945.63	62,945.63	
05/01/2018	115,000	3.000%	62,945.63	177,945.63	240,891.25
11/01/2018			61,220.63	61,220.63	
05/01/2019	120,000	3.350%	61,220.63	181,220.63	242,441.25
11/01/2019			59,210.63	59,210.63	
05/01/2020	125,000	3.700%	59,210.63	184,210.63	243,421.25
11/01/2020			56,898.13	56,898.13	
05/01/2021	130,000	4.050%	56,898.13	186,898.13	243,796.25
11/01/2021			54,265.63	54,265.63	
05/01/2022	135,000	4.250%	54,265.63	189,265.63	243,531.25
11/01/2022			51,396.88	51,396.88	
05/01/2023	140,000	4.375%	51,396.88	191,396.88	242,793.75
11/01/2023			48,334.38	48,334.38	
05/01/2024	145,000	4.500%	48,334.38	193,334.38	241,668.75
11/01/2024			45,071.88	45,071.88	
05/01/2025	155,000	4.625%	45,071.88	200,071.88	245,143.75
11/01/2025			41,487.50	41,487.50	
05/01/2026	160,000	4.700%	41,487.50	201,487.50	242,975.00
11/01/2026			37,727.50	37,727.50	
05/01/2027	170,000	4.850%	37,727.50	207,727.50	245,455.00
11/01/2027			33,605.00	33,605.00	
05/01/2028	180,000	5.100%	33,605.00	213,605.00	247,210.00
11/01/2028			29,015.00	29,015.00	
05/01/2029	185,000	5.400%	29,015.00	214,015.00	243,030.00
11/01/2029			24,020.00	24,020.00	
05/01/2030	200,000	5.400%	24,020.00	224,020.00	248,040.00
11/01/2030			18,620.00	18,620.00	
05/01/2031	210,000	5.600%	18,620.00	228,620.00	247,240.00
11/01/2031			12,740.00	12,740.00	
05/01/2032	220,000	5.600%	12,740.00	232,740.00	245,480.00
11/01/2032			6,580.00	6,580.00	
05/01/2033	235,000	5.600%	6,580.00	241,580.00	248,160.00
	3,060,000		1,738,539.01	4,798,539.01	4,798,539.01



## BOND DEBT SERVICE

East Park Community  
Development District  
(City of Orlando, Florida)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2014	35,000	6.500%	41,770.63	76,770.63	76,770.63
11/01/2014			46,150.00	46,150.00	
05/01/2015	40,000	6.500%	46,150.00	86,150.00	132,300.00
11/01/2015			44,850.00	44,850.00	
05/01/2016	40,000	6.500%	44,850.00	84,850.00	129,700.00
11/01/2016			43,550.00	43,550.00	
05/01/2017	45,000	6.500%	43,550.00	88,550.00	132,100.00
11/01/2017			42,087.50	42,087.50	
05/01/2018	50,000	6.500%	42,087.50	92,087.50	134,175.00
11/01/2018			40,462.50	40,462.50	
05/01/2019	50,000	6.500%	40,462.50	90,462.50	130,925.00
11/01/2019			38,837.50	38,837.50	
05/01/2020	55,000	6.500%	38,837.50	93,837.50	132,675.00
11/01/2020			37,050.00	37,050.00	
05/01/2021	60,000	6.500%	37,050.00	97,050.00	134,100.00
11/01/2021			35,100.00	35,100.00	
05/01/2022	60,000	6.500%	35,100.00	95,100.00	130,200.00
11/01/2022			33,150.00	33,150.00	
05/01/2023	65,000	6.500%	33,150.00	98,150.00	131,300.00
11/01/2023			31,037.50	31,037.50	
05/01/2024	70,000	6.500%	31,037.50	101,037.50	132,075.00
11/01/2024			28,762.50	28,762.50	
05/01/2025	75,000	6.500%	28,762.50	103,762.50	132,525.00
11/01/2025			26,325.00	26,325.00	
05/01/2026	80,000	6.500%	26,325.00	106,325.00	132,650.00
11/01/2026			23,725.00	23,725.00	
05/01/2027	85,000	6.500%	23,725.00	108,725.00	132,450.00
11/01/2027			20,962.50	20,962.50	
05/01/2028	90,000	6.500%	20,962.50	110,962.50	131,925.00
11/01/2028			18,037.50	18,037.50	
05/01/2029	95,000	6.500%	18,037.50	113,037.50	131,075.00
11/01/2029			14,950.00	14,950.00	
05/01/2030	105,000	6.500%	14,950.00	119,950.00	134,900.00
11/01/2030			11,537.50	11,537.50	
05/01/2031	110,000	6.500%	11,537.50	121,537.50	133,075.00
11/01/2031			7,962.50	7,962.50	
05/01/2032	120,000	6.500%	7,962.50	127,962.50	135,925.00
11/01/2032			4,062.50	4,062.50	
05/01/2033	125,000	6.500%	4,062.50	129,062.50	133,125.00
	1,455,000		1,138,970.63	2,593,970.63	2,593,970.63

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
11/22/13	Beg Bal	-138,289.24	-236,902.86
11/22/13		1,750.00	2,997.92
11/22/13		35,152.92	60,220.36
11/22/13		20,000.00	34,261.94
11/22/13		5,000.00	8,565.48
11/25/13		5,810.00	9,948.63
12/06/13		40,000.00	68,380.58
01/09/14		11,000.00	18,712.10
01/15/14		12,500.00	21,244.68
02/24/14		7,076.70	11,957.44
-----			
11/22/23	TOTALS:	0.38	-613.74
-----			

ISSUE DATE:	11/22/13	REBATABLE ARBITRAGE:	-613.74
COMP DATE:	11/22/23	NET INCOME:	0.38
BOND YIELD:	5.456124%	TAX INV YIELD:	0.005681%

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
A-1 Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
11/22/13	Beg Bal	-121,320.00	-207,832.91
01/23/14		0.80	1.36
02/04/14		0.62	1.05
03/04/14		0.56	0.94
04/02/14		0.62	1.04
05/02/14		0.60	1.00
06/03/14		0.62	1.03
07/02/14		0.60	0.99
08/04/14		0.62	1.02
09/03/14		0.62	1.02
10/02/14		0.60	0.98
11/04/14		0.62	1.01
12/02/14		0.60	0.97
01/05/15		0.62	1.00
02/03/15		0.62	1.00
03/03/15		0.56	0.90
04/02/15		0.62	0.99
05/04/15		0.60	0.95
06/02/15		0.62	0.98
07/02/15		0.60	0.94
08/04/15		0.62	0.97
09/02/15		0.62	0.97
10/02/15		0.60	0.93
11/03/15		0.62	0.96
12/02/15		0.60	0.92
01/05/16		0.62	0.95
02/02/16		0.62	0.94
03/02/16		0.58	0.88
04/04/16		0.62	0.94
05/03/16		0.60	0.90
06/02/16		0.62	0.93
07/05/16		0.60	0.89
08/02/16		0.62	0.92
09/02/16		0.62	0.91
10/04/16		0.60	0.88
11/02/16		0.62	0.91
12/02/16		0.60	0.87
01/04/17		8.60	12.46
02/02/17		18.37	26.50
03/02/17		16.99	24.40
04/04/17		26.66	38.10
05/02/17		35.97	51.19
06/02/17		38.67	54.79
07/05/17		49.06	69.17
08/02/17		60.54	85.01
09/05/17		62.53	87.37

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
A-1 Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
10/03/17		61.12	85.04
11/02/17		64.23	88.98
12/04/17		66.09	91.12
01/03/18		81.52	111.91
02/02/18		94.37	128.99
03/02/18		88.24	120.07
04/03/18		112.80	152.78
05/02/18		125.98	169.89
06/04/18		134.70	180.79
07/03/18		141.01	188.44
08/02/18		154.84	206.02
09/05/18		156.23	206.85
10/02/18		156.58	206.48
11/02/18		181.41	238.15
12/04/18		180.22	235.46
01/03/19		194.82	253.43
02/04/19		208.59	270.09
03/04/19		187.43	241.61
04/02/19		208.60	267.77
05/02/19		203.22	259.70
06/04/19		207.36	263.72
07/02/19		197.82	250.54
08/02/19		203.09	256.06
09/04/19		180.01	225.88
10/02/19		170.22	212.70
11/04/19		152.82	190.05
12/03/19		127.44	157.80
01/03/20		125.86	155.15
02/04/20		122.58	150.40
03/03/20		114.59	139.99
03/16/20		1,196.26	1,458.60
04/02/20		60.12	73.13
05/04/20		0.93	1.13
06/02/20		0.61	0.74
07/20/20		0.59	0.71
08/04/20		0.61	0.73
09/02/20		0.61	0.73
10/02/20		0.69	0.82
11/03/20		0.61	0.72
12/02/20		0.59	0.69
01/05/21		0.61	0.71
01/06/21		0.14	0.16
02/02/21		0.61	0.71
03/02/21		0.56	0.65
04/02/21		0.61	0.70
05/04/21		0.59	0.68

East Park Community  
 Development District  
 (City of Orlando, Florida)  
 \$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
 \$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
 Special Assessment Revenue Refunding Bonds  
 A-1 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
06/02/21		0.61	0.70
07/02/21		0.59	0.67
08/03/21		0.61	0.69
09/02/21		0.62	0.70
10/04/21		0.59	0.66
11/02/21		0.61	0.68
11/30/21	MMkt Bal	120,123.75	133,618.24
11/30/21	MMkt Bal	0.59	0.66
-----			
11/22/23	TOTALS:	4,815.99	-66,478.64
-----			

ISSUE DATE:	11/22/13	REBATABLE ARBITRAGE:	-66,478.64
COMP DATE:	11/22/23	NET INCOME:	4,815.99
BOND YIELD:	5.456124%	TAX INV YIELD:	0.493796%

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
A-2 Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
11/22/13	Beg Bal	-66,275.00	-113,535.50
01/23/14		0.44	0.75
02/04/14		0.34	0.58
03/04/14		0.31	0.52
04/02/14		0.34	0.57
05/02/14		0.33	0.55
06/03/14		0.34	0.57
07/02/14		0.33	0.55
08/04/14		0.34	0.56
09/03/14		0.34	0.56
10/02/14		0.33	0.54
11/04/14		0.34	0.55
12/02/14		0.33	0.53
01/05/15		0.34	0.55
02/03/15		0.34	0.55
03/03/15		0.31	0.50
04/02/15		0.34	0.54
05/04/15		0.33	0.52
06/02/15		0.34	0.54
07/02/15		0.33	0.52
08/04/15		0.34	0.53
09/02/15		0.34	0.53
10/02/15		0.33	0.51
11/03/15		0.34	0.52
12/02/15		0.33	0.51
01/05/16		0.34	0.52
02/02/16		0.34	0.52
03/02/16		0.32	0.48
04/04/16		0.34	0.51
05/03/16		0.33	0.50
06/02/16		0.34	0.51
07/05/16		0.33	0.49
08/02/16		0.34	0.50
09/02/16		0.34	0.50
10/04/16		0.33	0.48
11/02/16		0.34	0.50
12/02/16		0.33	0.48
01/04/17		4.70	6.81
02/02/17		10.03	14.47
03/02/17		9.28	13.33
04/04/17		14.56	20.81
05/02/17		19.65	27.97
06/02/17		21.12	29.92
07/05/17		26.80	37.78
08/02/17		33.07	46.44
09/05/17		34.16	47.73

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
A-2 Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
10/03/17		33.39	46.46
11/01/17		6,031.25	8,356.80
11/02/17		35.09	48.61
12/04/17		32.82	45.25
01/03/18		40.48	55.57
02/02/18		46.86	64.05
03/02/18		43.82	59.63
04/03/18		56.01	75.86
05/02/18		62.56	84.37
06/04/18		66.89	89.78
07/03/18		70.02	93.57
08/02/18		76.89	102.31
09/05/18		77.58	102.72
09/14/18		1,300.00	1,718.90
10/02/18		76.78	101.25
11/02/18		88.14	115.71
12/04/18		87.56	114.40
01/03/19		94.65	123.13
02/04/19		101.34	131.22
03/04/19		91.06	117.38
04/02/19		101.35	130.10
05/02/19		98.73	126.17
06/04/19		100.75	128.13
07/02/19		96.11	121.72
08/02/19		98.67	124.41
09/04/19		87.46	109.75
10/02/19		82.70	103.34
11/04/19		74.25	92.34
12/03/19		61.92	76.67
01/03/20		61.15	75.38
02/04/20		59.56	73.08
03/03/20		55.67	68.01
03/16/20		3,937.50	4,800.98
03/17/20		2,818.75	3,436.38
04/02/20		28.88	35.13
05/04/20		0.42	0.51
06/02/20		0.28	0.34
07/02/20		0.27	0.32
08/04/20		0.28	0.33
09/02/20		0.28	0.33
09/17/20		431.25	511.78
10/02/20		0.27	0.32
11/03/20		0.28	0.33
12/02/20		0.27	0.32
01/05/21		0.28	0.33
01/06/21		0.07	0.08

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
A-2 Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
02/02/21		0.28	0.33
03/02/21		0.25	0.29
04/02/21		0.27	0.31
05/04/21		0.25	0.29
06/02/21		0.26	0.30
07/02/21		0.25	0.28
08/03/21		0.26	0.29
09/02/21		0.27	0.30
10/04/21		0.25	0.28
11/02/21		0.26	0.29
11/30/21	MMkt Bal	51,756.25	57,570.46
11/30/21	MMkt Bal	0.25	0.28
-----			
11/22/23	TOTALS:	2,380.20	-34,033.88
-----			

ISSUE DATE:	11/22/13	REBATABLE ARBITRAGE:	-34,033.88
COMP DATE:	11/22/23	NET INCOME:	2,380.20
BOND YIELD:	5.456124%	TAX INV YIELD:	0.482537%



East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
Escrow Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
11/22/13	Beg Bal	-4,604,823.42	88.85	-4,091,299.21	-7,008,791.88
12/23/13		4,604,823.42	88.85	4,091,299.21	6,976,378.61
<hr/>					
11/22/23	TOTALS:	0.00		0.00	-32,413.27
<hr/>					

ISSUE DATE:	11/22/13	REBATABLE ARBITRAGE:	-32,413.27
COMP DATE:	11/22/23	NET INCOME:	0.00
BOND YIELD:	5.456124%	TAX INV YIELD:	0.000000%

East Park Community  
Development District  
(City of Orlando, Florida)  
\$3,060,000 Series 2013A-1 (Senior Lien) (Bank Qualified)  
\$1,455,000 Series 2013A-2 (Subordinate Lien) (Bank Qualified)  
Special Assessment Revenue Refunding Bonds  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.456124%)
11/22/14		-1,620.00	-2,629.78
11/22/15		-1,650.00	-2,538.10
11/22/16		-1,650.00	-2,405.09
11/22/17		-1,670.00	-2,306.67
11/22/18		-1,700.00	-2,225.05
11/22/19		-1,730.00	-2,145.65
11/22/20		-1,760.00	-2,068.46
11/22/21		-1,780.00	-1,982.33
-----			
11/22/23	TOTALS:	-13,560.00	-18,301.13
-----			

ISSUE DATE: 11/22/13      REBATABLE ARBITRAGE: -18,301.13  
 COMP DATE: 11/22/23  
 BOND YIELD: 5.456124%

## **Subsection 4B**

# **Acceptance of the Fiscal Year 2021 Audit**

**EAST PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
East Park Community Development District  
Orange County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of East Park Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 25, 2022

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of East Park Community Development District, Orange County, Florida's ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,735,830.
- The change in the District's total net position in comparison with the prior fiscal year was (\$34,902), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,119,961, a decrease of (\$38,844) in comparison with the prior fiscal year. The fund balance is restricted for debt service, assigned for reserves and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### 1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations (maintenance) functions.

#### 2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.



## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District currently maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and debt service funds. Both of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### 3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data included in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Current and other assets	\$ 1,159,493	\$ 1,235,407
Capital assets, net of depreciation	6,597,204	6,781,957
Total assets	7,756,697	8,017,364
Deferred outflows of resources	26,538	28,914
Current liabilities	106,820	105,357
Long-term liabilities	2,940,585	3,170,189
Total liabilities	3,047,405	3,275,546
Net position		
Net investment in capital assets	3,683,157	3,640,682
Restricted	231,033	243,308
Unrestricted	821,640	886,742
Total net position	\$ 4,735,830	\$ 4,770,732

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,			
	2021	2020	
Revenues:			
Program revenues	\$ 830,744	\$ 837,896	
General revenues	43,777	96,939	
Total revenues	874,521	934,835	
Expenses:			
General government	147,441	115,887	
Maintenance and operations	592,482	598,641	
Interest	169,500	181,057	
Total expenses	909,423	895,585	
Change in net position	(34,902)	39,250	
Net position - beginning	4,770,732	4,731,482	
Net position - ending	\$ 4,735,830	\$ 4,770,732	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021, was \$909,423. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is interlocal amounts, reimbursement from HOA, and interest revenue. Revenue decreased from the prior fiscal year. The increase in current fiscal year expenses is primarily the result of an increase in legal and engineering fees.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021, was amended to increase appropriations and use of fund balance by \$103,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2021, the District had \$8,633,500 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,036,296 has been taken, which resulted in a net book value of \$6,597,204. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2021, the District had \$2,945,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose. However, no formal funding plan has been adopted.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the East Park Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 857,635
Accounts receivable	2,774
Assessments receivable	1,421
Restricted assets:	
Investments	297,663
Capital assets:	
Nondepreciable	3,402,726
Depreciable, net	<u>3,194,478</u>
Total assets	<u>7,756,697</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	<u>26,538</u>
Total deferred outflows of resources	<u>26,538</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	39,532
Accrued interest payable	67,288
Non-current liabilities:	
Due within one year	180,000
Due in more than one year	<u>2,760,585</u>
Total liabilities	<u>3,047,405</u>
 <b>NET POSITION</b>	
Net investment in capital assets	3,683,157
Restricted for debt service	231,033
Unrestricted	<u>821,640</u>
Total net position	<u>\$ 4,735,830</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	<u>Program Revenues</u>			Net (Expense)
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Revenue and Changes in Net Position</u>
Primary government:				
Governmental activities:				
General government	\$ 147,441	\$ 147,441	\$ -	\$ -
Maintenance and operations	592,482	298,555	-	(293,927)
Interest on long-term debt	169,500	384,733	15	215,248
Total governmental activities	<u>909,423</u>	<u>830,729</u>	<u>15</u>	<u>(78,679)</u>
General revenues:				
Interest income				1,524
Interlocal agreement				<u>42,253</u>
Total general revenues				<u>43,777</u>
Change in net position				(34,902)
Net position - beginning				<u>4,770,732</u>
Net position - ending				<u>\$ 4,735,830</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>ASSETS</b>			
Cash	\$ 857,635	\$ -	\$ 857,635
Investments	-	297,663	297,663
Accounts receivable	2,774	-	2,774
Assessments receivable	763	658	1,421
Total assets	<u>\$ 861,172</u>	<u>\$ 298,321</u>	<u>\$ 1,159,493</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 39,532	\$ -	\$ 39,532
Total liabilities	<u>39,532</u>	<u>-</u>	<u>39,532</u>
Fund balances:			
Restricted for:			
Debt service	-	298,321	298,321
Assigned to:			
Operating reserves	124,713	-	124,713
Renewal and replacement reserves	39,916	-	39,916
Subsequent year's expenditures	14,584	-	14,584
Unassigned	642,427	-	642,427
Total fund balances	<u>821,640</u>	<u>298,321</u>	<u>1,119,961</u>
Total liabilities and fund balances	<u>\$ 861,172</u>	<u>\$ 298,321</u>	<u>\$ 1,159,493</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$ 1,119,961
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,633,500	
Accumulated depreciation	<u>(2,036,296)</u>	6,597,204

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

Deferred amount on refunding	45,150	
Accumulated amortization	<u>(18,612)</u>	26,538

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(67,288)	
Bonds payable	<u>(2,940,585)</u>	<u>(3,007,873)</u>
Net position of governmental activities		<u>\$ 4,735,830</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>REVENUES</b>			
Assessments	\$ 445,996	\$ 384,733	\$ 830,729
Miscellaneous	85,688	-	85,688
Interest	1,524	15	1,539
Total revenues	533,208	384,748	917,956
<b>EXPENDITURES</b>			
Current:			
General government	147,146	295	147,441
Maintenance and operations	372,604	-	372,604
Debt service:			
Principal	-	230,000	230,000
Interest	-	171,630	171,630
Capital outlay	35,125	-	35,125
Total expenditures	554,875	401,925	956,800
Excess (deficiency) of revenues over (under) expenditures	(21,667)	(17,177)	(38,844)
Fund balances - beginning	843,307	315,498	1,158,805
Fund balances - ending	\$ 821,640	\$ 298,321	\$ 1,119,961

See notes to the financial statements



**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ (38,844)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(219,878)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	35,125
The statement of activities report noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	(43,435)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(396)
Amortization of deferred amount on refunding	(2,376)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	230,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	4,902
Change in net position of governmental activities	<u><u>\$ (34,902)</u></u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

East Park Community Development District ("District") was created on April 22, 2002, by the City of Orlando, Florida Ordinance #020422702 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All board members are qualified electors and are elected by resident registered voters. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

**Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

**Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 – 30
Stormwater management facilities	30
Irrigation and landscaping	20
Roadways	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,376 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. Assignments are established by the Board of Supervisors of the District and are generally temporary.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)****Investments**

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations			Weighted average of the
Fund CL Y	\$ 297,663	S&PAAAm	fund portfolio: 14 days
Total Investments	<u>\$ 297,663</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost in the above table.

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,402,726	\$ -	\$ -	\$ 3,402,726
Infrastructure under construction	31,096	-	31,096	-
Total capital assets, not being depreciated	3,433,822	-	31,096	3,402,726
Capital assets, being depreciated				
Infrastructure	2,349,250	66,221	-	2,415,471
Stormwater management facilities	1,683,933	-	-	1,683,933
Irrigation and landscaping	900,033	-	-	900,033
Roadways	231,337	-	-	231,337
Total capital assets, being depreciated	5,164,553	66,221	-	5,230,774
Less accumulated depreciation for:				
Infrastructure	1,060,806	111,033	-	1,171,839
Stormwater management facilities	389,427	56,131	-	445,558
Irrigation and landscaping	312,207	45,003	-	357,210
Roadways	53,978	7,711	-	61,689
Total accumulated depreciation	1,816,418	219,878	-	2,036,296
Total capital assets, being depreciated, net	3,348,135	(153,657)	-	3,194,478
Governmental activities capital assets, net	\$ 6,781,957	\$ (153,657)	\$ 31,096	\$ 6,597,204

Depreciation expense was charged to maintenance and operations function.

**NOTE 6 – LONG TERM LIABILITIES**

On November 22, 2013, the District issued the Series 2013A Bonds consisting of \$3,060,000 of Special Assessment Revenue Refunding Bond Series 2013A-1 due May 1, 2033, with interest rates ranging between 1.350% and 5.600%; and \$1,455,000 of Special Assessment Revenue Refunding Bond Series 2013A-2 due May 1, 2033, with a fixed interest rate of 6.500%. The Bonds were issued to currently refund all of the District's outstanding Special Assessment Revenue Bonds, Series 2002 (the "Refunded Bonds"), make deposits into the Series 2013A-1 and Series 2013A-2 reserve accounts, and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2014, through May 1, 2033.

The Series 2013A Bonds are subject to redemption at the option of the District prior to maturity in whole or in part at any time on or after May 1, 2024. The Series 2013A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. See Note 11 - Subsequent Events for call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.



**NOTE 6 – LONG TERM LIABILITIES (Continued)**

Changes in long-term liability activity for the fiscal year ended September 30, 2021, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013A-1	\$ 2,240,000	\$ -	\$ 130,000	\$ 2,110,000	\$ 135,000
Series 2013A-2	935,000	-	100,000	835,000	45,000
Less: Bond discount	4,811	-	396	4,415	-
Total	<u>\$ 3,170,189</u>	<u>\$ -</u>	<u>\$ 229,604</u>	<u>\$ 2,940,585</u>	<u>\$ 180,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 180,000	\$ 164,740	\$ 344,740
2023	190,000	155,753	345,753
2024	200,000	146,053	346,053
2025	210,000	135,628	345,628
2026	225,000	124,790	349,790
2027-2031	1,305,000	426,210	1,731,210
2032-2033	635,000	57,254	692,254
Total	<u>\$ 2,945,000</u>	<u>\$ 1,210,428</u>	<u>\$ 4,155,428</u>

**NOTE 7 – INTERLOCAL AGREEMENTS**

In 2002, the District entered into an Interlocal Agreement with the City of Orlando, Florida. In accordance with this agreement, the District will provide public road improvements, on and off-site utility improvements, and certain parks which were dedicated to the City. The District also provides surface water management improvements and certain parks that shall be retained by the District for ownership, operation and maintenance. While the City does not encourage the establishment of gated communities, the agreement specifies that such gated communities may require a Planned Development amendment and shall require specific approval through the Southeast Town Design Review Committee (SETDRC) and City Council. The District shall not impose annual Capital Assessments on any parcel in excess of the limits set forth in the agreement, unless the City agrees to such increase. During a prior fiscal year, the Agreement was amended to include additional parcels.

In 2005, the District entered into an Interlocal Agreement with the City of Orlando, Florida. In accordance with the agreement, the District will provide maintenance for certain parks owned by the City. The City agreed to provide funding to the District in the amount of \$45,000 annually, subject to annual review, for the park maintenance. The District received \$32,500 from the City during the fiscal year ended September 30, 2021, for a portion of the cost of the related park maintenance, due to an annual review and adjustment by the City.

**NOTE 8 – COST SHARE AGREEMENT**

The District has an agreement with Ravinia at East Park Homeowners Association (“HOA”) whereby District and the HOA are to share costs associated with street lighting so that each party pays its respective share of utility costs. Pursuant to the agreement, during the current fiscal year, the District incurred charges of \$37,689 of which the HOA’s portion is \$9,720.

In the prior fiscal year, the District and Lakes at East Park Homeowners Association (“East Park HOA”) entered into a cost share agreement for installation and purchase of playground equipment. Compensation for completion of the service was set at \$63,435 with the East Park HOA paying to the District \$43,435. The District received \$43,435 from the HOA during the fiscal year ended September 30, 2021.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 11 – SUBSEQUENT EVENTS****Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$40,000 of the Series 2013A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
<b>REVENUES</b>				
Assessments	\$ 439,221	\$ 439,221	\$ 445,996	\$ 6,775
Miscellaneous	42,200	42,200	85,688	43,488
Interest income	5,000	5,000	1,524	(3,476)
Total revenues	486,421	486,421	533,208	46,787
<b>EXPENDITURES</b>				
Current:				
General government	127,011	172,011	147,146	24,865
Maintenance and operations	371,842	379,842	372,604	7,238
Capital outlay	-	50,000	35,125	14,875
Total expenditures	498,853	601,853	554,875	46,978
Excess (deficiency) of revenues over (under) expenditures	(12,432)	(115,432)	(21,667)	93,765
<b>OTHER FINANCING SOURCES (USES)</b>				
Use of fund balance	12,432	115,432	-	(115,432)
Total other financing sources (uses)	12,432	115,432	-	(115,432)
Net change in fund balance	\$ -	\$ -	(21,667)	\$ (21,667)
Fund balance - beginning			843,307	
Fund balance - ending			\$ 821,640	

See notes to required supplementary information

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase appropriations and use of fund balance by \$103,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	6
Employee compensation for FYE 9/30/2021 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2021	\$152,821.73
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - see below Debt service - see below
Special assessments collected FYE 9/30/2021	\$830,729
Outstanding Bonds:	
Series 2013, due May 1, 2033,	see Note 6 page 19 for details

<b>Neighborhood</b>	<b>Product Type</b>	<b>FY 2021 Annual Maintenance Assessment</b>	<b>FY 2021 Series 2013 Debt Assessment</b>
N-1	50' SF	\$427.60	\$369.21
N-2	Lux Townhome	\$369.23	\$318.81
N-2	Commercial	\$0.24	\$0.20
N-3	Villa	\$320.46	\$276.70
N-4	Lux Townhome	\$369.23	\$318.81
N-5	50' SF	\$427.60	\$369.21
N-6 & N-7	70' SF	\$603.39	\$520.99
VCI	Commercial	\$0.24	\$0.20
VCII	Commercial	\$0.24	\$0.20
VCIII	Commercial	\$0.24	\$0.20



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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 Boca Raton, Florida 33431  
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 Fax (561) 994-5823  
 www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
 East Park Community Development District  
 Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of East Park Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 25, 2022.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 25, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
 East Park Community Development District  
 Orange County, Florida

We have examined East Park Community Development District, Orange County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of East Park Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 25, 2022





# Grau & Associates

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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
 East Park Community Development District  
 Orange County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of East Park Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated March 25, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 25, 2022, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of East Park Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank East Park Community Development District, Orange County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 25, 2022

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

# **Subsection 4C**

## **Consideration Homeworks Building Group Proposal**

**HOMEWORKS BUILDING GROUP LLC**

845 york way  
 Maitland, FL 32751 US  
 homeworks247@gmail.com

**Estimate**

ADDRESS  
 EAST PARK LK NONA

ESTIMATE 1004  
 DATE 02/24/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	General Maintenance	<p>East Park 6&amp;7 brick entry wall and columns approx 49k sq ft needs completely serviced.            Cut back all vegetation touching wall to gain access.            Pressure wash and chemical clean both sides of wall and columns.            Tuck point entire wall and columns requires all areas in need of service to be grinded and blown out with compressed air. Re pack mortar mixed with bonding agent in all nec spots.            There will be slight variations in color due to age of old mortar.            Repair all failing sections as needed.            Wire brush clean the areas when finished.            Paint all white caps on columns.            Approx time to complete due to drying and curing times 30-60 days.            25% deposit to start, progress draw 20% after week 1, progress draw 30% after week 3. Balance due upon completion.</p>	1	46,050.00	46,050.00
TOTAL					<b>\$46,050.00</b>

Accepted By

Accepted Date

# **Subsection 4D**

## **Presentation of Fiscal Year 2023 Proposed Budget**

**EAST PARK**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2023**

Version 1 - Proposed Budget  
(Modified 5-12-22)

Prepared by:



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**EAST PARK**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2023



# EAST PARK

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APRIL 2022	PROJECTED MAY - SEP 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>						
Interest - Investments	\$ 1,525	\$ 5,000	\$ 655	\$ 1,000	\$ 1,655	\$ 5,000
Special Assmnts- Tax Collector	457,522	457,522	357,390	100,132	457,522	510,182
Special Assmnts- Discounts	(11,526)	(18,301)	(14,119)	-	(14,119)	(20,407)
Physical Environment	9,740	9,700	5,692	4,068	9,760	9,760
Other Miscellaneous Revenues	75,948	32,500	32,500	-	32,500	32,500
<b>TOTAL REVENUES</b>	<b>533,209</b>	<b>486,421</b>	<b>382,118</b>	<b>105,200</b>	<b>487,318</b>	<b>537,035</b>

### EXPENDITURES

#### Administrative

P/R-Board of Supervisors	5,800	6,000	2,400	3,000	5,400	6,000
FICA Taxes	444	459	184	230	414	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	22,175	6,000	12,185	17,059	29,244	15,000
ProfServ-Legal Services	34,316	20,000	19,622	19,622	39,244	30,000
ProfServ-Legal Litigation	-	-	6,960	-	6,960	-
ProfServ-Mgmt Consulting Serv	57,052	57,052	33,280	23,772	57,052	58,193
ProfServ-Property Appraiser	852	1,500	-	852	852	1,500
ProfServ-Trustee Fees	4,741	5,000	4,741	-	4,741	5,000
Auditing Services	3,300	3,400	3,400	-	3,400	3,500
Postage and Freight	860	900	381	519	900	900
Insurance - General Liability	8,939	10,027	9,345	-	9,345	11,214
R&M-ADA Compliance	2,600	4,000	1,164	389	1,553	1,553
Printing and Binding	1,012	1,500	225	161	386	1,500
Legal Advertising	1,474	1,300	223	768	991	1,300
Miscellaneous Services	1,013	700	1,681	450	2,131	2,100
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	342	9,150	338	-	338	10,204
Office Supplies	451	400	-	200	200	400
<b>Total Administrative</b>	<b>147,146</b>	<b>129,163</b>	<b>96,904</b>	<b>68,021</b>	<b>164,925</b>	<b>150,597</b>

#### Field

ProfServ-Field Management	25,000	25,000	14,583	10,417	25,000	25,000
Contracts-Fountain	2,208	2,208	1,136	1,136	2,272	2,500
Contracts-Wetland Mitigation	21,200	22,740	13,265	9,475	22,740	22,740
Contracts-Landscape	112,494	112,494	66,773	47,832	114,605	114,798
Electricity - General	142,583	141,000	83,404	59,500	142,904	143,000
Utility - Water	7,736	9,000	4,924	3,750	8,674	9,000
R&M-General	2,187	4,000	1,200	2,800	4,000	4,000
R&M-Common Area	43,974	30,000	31,579	10,032	41,611	40,000
R&M-Drainage	4,800	2,000	-	2,000	2,000	2,000

**EAST PARK**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APRIL 2022	PROJECTED MAY - SEP 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
R&M-Fountain	961	4,000	680	3,320	4,000	4,000
R&M-Landscape Renovations	4,961	15,000	192	4,961	5,153	15,000
R&M-Pressure Washing	4,500	4,400	200	4,200	4,400	4,400
Capital Improvements	35,125	-	-	-	-	-
<b>Total Field</b>	<b>407,729</b>	<b>371,842</b>	<b>217,936</b>	<b>159,423</b>	<b>377,359</b>	<b>386,438</b>
<b>TOTAL EXPENDITURES</b>	<b>554,875</b>	<b>501,005</b>	<b>314,840</b>	<b>227,444</b>	<b>542,284</b>	<b>537,035</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(21,666)	(14,584)	67,278	(122,245)	(54,967)	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(14,584)	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(14,584)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(21,666)	(14,584)	67,278	(122,245)	(54,967)	-
<b>FUND BALANCE, BEGINNING</b>	<b>843,306</b>	<b>821,640</b>	<b>821,640</b>	<b>-</b>	<b>821,640</b>	<b>766,673</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 821,640</b>	<b>\$ 807,056</b>	<b>\$ 888,918</b>	<b>\$ (122,245)</b>	<b>\$ 766,673</b>	<b>\$ 766,673</b>

**Budget Narrative**  
Fiscal Year 2023**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

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

**Physical Environment (Streetlighting)**

HOA reimbursements to the District per the cost-sharing agreement for Ravina Drive East Park HOA N4.

**Other Miscellaneous Revenues**

The City of Orlando is billed for landscaping services provided by the District.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

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

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

**Professional Services-Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

**Professional Services-Engineering**

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

**Professional Services-Legal Services**

The District's Attorney, KE Law Group, PLLC, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Budget Narrative**  
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

**Professional Services-Trustee**

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from the most recent engagement letter.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

**R&M – ADA Compliance**

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

**Printing and Binding**

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

**Legal Advertising**

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

**Miscellaneous Services**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Miscellaneous- District Filing Fees**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**  
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Miscellaneous-Assessment Collection Costs**

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

**Office Supplies**

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

**Field****Professional Services – Field Management****\$ 25,000**

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

**Contracts-Fountain****\$ 2,500**

Scheduled quarterly maintenance of District fountains provided by Sitex.

**Contracts - Wetland Mitigation****\$ 22,740**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

**Contracts-Landscape****\$114,798**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

**Electricity - General****\$143,000**

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC.

**Lights:**

Meter # 5CR85091 / Location – 10220 Savannah Park Drive  
Meter # 5CR92329 / Location – 10426 East Park Woods Drive  
Meter # 6CD58696 / Location – 10389 Kristen Park Drive  
Meter # N/A / Location – 20420 Caroline Park Drive  
Meter # N/A / Location – 3 Streetlights  
Meter # N/A / Location – Ravina Drive EP HOA N4  
Meter # N/A / Location – The Lakes at East Park

**Sign:**

Meter # 3AR00959 / Location – 10301 Savannah Park Drive

**Irrigation:**

Meter # 7CD06844 / Location – 10403 Caroline Park Drive  
Meter # 5CR70052 / Location – 10398 Savannah Park Drive  
Meter # 5CR70003 / Location – 10430 Winding Way Blvd

**Fountain:**

Meter # 7CD11228 / Location – 10099 Moss Rose Way

**Budget Narrative**  
Fiscal Year 2023**EXPENDITURES****Field** (continued)**Utility - Water****\$ 9,000**

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer, and reclaimed water services.

Meter # R81839347 / Location – 10403 Caroline Park Drive  
Meter # R81258905 / Location – 10398 Savannah Park Drive  
Meter # R75849391 / Location – 10430 Winding Way Blvd  
Meter # R81839437 / Location – 9803 Kristen Park Drive  
Meter # R79090350 / Location – 10196 Moss Rose Way

**R&M - General****\$ 4,000**

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

**R&M - Common Area****\$ 40,000**Sidewalks

\$11,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$15,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions, and gazebos.

Miscellaneous Common Area Services

\$ 5,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

**R&M - Drainage****\$ 2,000**

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates, and other related drainage structure elements.

**Budget Narrative**  
Fiscal Year 2023

<b>EXPENDITURES</b>
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Field (continued)

<b>R&amp;M – Fountain</b>	<b>\$ 4,000</b>
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Unscheduled repairs to fountains and pumps.

<b>R&amp;M – Landscape Renovations</b>	<b>\$15,000</b>
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Additional neighborhood plantings and refurbishments for the District's common area.

<b>R&amp;M – Pressure Washing</b>	<b>\$ 4,400</b>
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Scheduled maintenance consists of pressure washing, sidewalks, gazebos, pavilions, fencing and walls.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 766,673
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2023</b>	<b>766,673</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	134,259 <sup>(1)</sup>
Reserves - Renewal & Replacements	39,916 <sup>(2)</sup>
Subtotal	<u>174,175</u>
<b>Total Allocation of Available Funds</b>	<b>174,175</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 592,499</u></b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures  
(2) Represents previous years' reserves



**EAST PARK**  
**Community Development District**

**Debt Service Budget**  
Fiscal Year 2023

**EAST PARK**

Community Development District

Series 2013 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APRIL 2022	PROJECTED MAY - SEP 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>						
Interest - Investments	\$ 15	\$ -	\$ 12	\$ 9	\$ 21	\$ -
Special Assmnts- Tax Collector	394,676	394,677	308,299	86,378	394,677	394,677
Special Assmnts- Discounts	(9,943)	(15,787)	(12,180)	-	(12,180)	(15,787)
<b>TOTAL REVENUES</b>	<b>384,748</b>	<b>378,890</b>	<b>296,131</b>	<b>86,387</b>	<b>382,518</b>	<b>378,890</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	295	7,894	292	-	292	7,894
<b>Total Administrative</b>	<b>295</b>	<b>7,894</b>	<b>292</b>	<b>-</b>	<b>292</b>	<b>7,894</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	130,000	135,000	-	135,000	135,000	140,000
Principal Debt Retirement A-2	45,000	45,000	-	45,000	45,000	50,000
Prepayments Series A-1	-	-	-	-	-	-
Prepayments Series A-2	55,000	-	40,000	10,000	50,000	-
Interest Expense Series A-1	112,480	107,215	53,608	53,607	107,215	101,478
Interest Expense Series A-2	59,150	54,275	27,138	25,837	52,975	48,750
<b>Total Debt Service</b>	<b>401,630</b>	<b>341,490</b>	<b>120,746</b>	<b>269,443</b>	<b>390,189</b>	<b>340,228</b>
<b>TOTAL EXPENDITURES</b>	<b>401,925</b>	<b>349,384</b>	<b>121,038</b>	<b>269,443</b>	<b>390,481</b>	<b>348,121</b>
Excess (deficiency) of revenues Over (under) expenditures	(17,177)	29,506	175,093	(183,056)	(7,963)	30,769
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	29,506	-	-	-	30,769
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>29,506</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,769</b>
Net change in fund balance	(17,177)	29,506	175,093	(183,056)	(7,963)	30,769
<b>FUND BALANCE, BEGINNING</b>	<b>315,498</b>	<b>298,321</b>	<b>298,321</b>	<b>-</b>	<b>298,321</b>	<b>290,358</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 298,321</b>	<b>\$ 327,827</b>	<b>\$ 473,414</b>	<b>\$ (183,056)</b>	<b>\$ 290,358</b>	<b>\$ 321,126</b>

**Amortization Schedule**  
**SERIES 2013-A1 Refunding Bonds**

Period Ending	Principal	Extraordinary Redemption	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2022			\$ 50,738.75	\$ 50,738.75	\$ 1,975,000	\$ 239,346	
5/1/2023	\$ 140,000.00		\$ 50,738.75	\$ 190,738.75	\$ 1,835,000		\$ 241,478
11/1/2023			\$ 47,676.25	\$ 47,676.25	\$ 1,835,000	\$ 238,415	
5/1/2024	\$ 145,000.00		\$ 47,676.25	\$ 192,676.25	\$ 1,690,000		\$ 240,353
11/1/2024			\$ 44,413.75	\$ 44,413.75	\$ 1,690,000	\$ 237,090	
5/1/2025	\$ 150,000.00		\$ 44,413.75	\$ 194,413.75	\$ 1,540,000		\$ 238,828
11/1/2025			\$ 40,945.00	\$ 40,945.00	\$ 1,540,000	\$ 235,359	
5/1/2026	\$ 160,000.00		\$ 40,945.00	\$ 200,945.00	\$ 1,380,000		\$ 241,890
11/1/2026			\$ 37,185.00	\$ 37,185.00	\$ 1,380,000	\$ 238,130	
5/1/2027	\$ 170,000.00		\$ 37,185.00	\$ 207,185.00	\$ 1,210,000		\$ 244,370
11/1/2027			\$ 33,062.50	\$ 33,062.50	\$ 1,210,000	\$ 240,248	
5/1/2028	\$ 175,000.00		\$ 33,062.50	\$ 208,062.50	\$ 1,035,000		\$ 241,125
11/1/2028			\$ 28,600.00	\$ 28,600.00	\$ 1,035,000	\$ 236,663	
5/1/2029	\$ 185,000.00		\$ 28,600.00	\$ 213,600.00	\$ 850,000		\$ 242,200
11/1/2029			\$ 23,605.00	\$ 23,605.00	\$ 850,000	\$ 237,205	
5/1/2030	\$ 195,000.00		\$ 23,605.00	\$ 218,605.00	\$ 655,000		\$ 242,210
11/1/2030			\$ 18,340.00	\$ 18,340.00	\$ 655,000	\$ 236,945	
5/1/2031	\$ 205,000.00		\$ 18,340.00	\$ 223,340.00	\$ 450,000		\$ 241,680
11/1/2031			\$ 12,600.00	\$ 12,600.00	\$ 450,000	\$ 235,940	
5/1/2032	\$ 220,000.00		\$ 12,600.00	\$ 232,600.00	\$ 230,000		\$ 245,200
11/1/2032			\$ 6,440.00	\$ 6,440.00	\$ 230,000	\$ 239,040	
5/1/2033	\$ 230,000.00		\$ 6,440.00	\$ 236,440.00	\$ -		\$ 242,880
Total	\$ 1,975,000.00		\$ 687,212.50	\$ 2,662,212.50		\$ 2,614,380.00	\$ 2,662,212.50

**Amortization Schedule**  
**SERIES 2013-A2 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
11/1/2022		6.50%	\$ 24,375.00	\$ 24,375.00	\$ 750,000	
5/1/2023	\$ 50,000.00	6.50%	\$ 24,375.00	\$ 74,375.00	\$ 700,000	\$ 98,750.00
11/1/2023		6.50%	\$ 22,750.00	\$ 22,750.00	\$ 700,000	
5/1/2024	\$ 55,000.00	6.50%	\$ 22,750.00	\$ 77,750.00	\$ 645,000	\$ 100,500.00
11/1/2024		6.50%	\$ 20,962.50	\$ 20,962.50	\$ 645,000	
5/1/2025	\$ 55,000.00	6.50%	\$ 20,962.50	\$ 75,962.50	\$ 590,000	\$ 96,925.00
11/1/2025		6.50%	\$ 19,175.00	\$ 19,175.00	\$ 590,000	
5/1/2026	\$ 60,000.00	6.50%	\$ 19,175.00	\$ 79,175.00	\$ 530,000	\$ 98,350.00
11/1/2026		6.50%	\$ 17,225.00	\$ 17,225.00	\$ 530,000	
5/1/2027	\$ 65,000.00	6.50%	\$ 17,225.00	\$ 82,225.00	\$ 465,000	\$ 99,450.00
11/1/2027		6.50%	\$ 15,112.50	\$ 15,112.50	\$ 465,000	
5/1/2028	\$ 65,000.00	6.50%	\$ 15,112.50	\$ 80,112.50	\$ 400,000	\$ 95,225.00
11/1/2028		6.50%	\$ 13,000.00	\$ 13,000.00	\$ 400,000	
5/1/2029	\$ 70,000.00	6.50%	\$ 13,000.00	\$ 83,000.00	\$ 330,000	\$ 96,000.00
11/1/2029		6.50%	\$ 10,725.00	\$ 10,725.00	\$ 330,000	
5/1/2030	\$ 75,000.00	6.50%	\$ 10,725.00	\$ 85,725.00	\$ 255,000	\$ 96,450.00
11/1/2030		6.50%	\$ 8,287.50	\$ 8,287.50	\$ 255,000	
5/1/2031	\$ 80,000.00	6.50%	\$ 8,287.50	\$ 88,287.50	\$ 175,000	\$ 96,575.00
11/1/2031		6.50%	\$ 5,687.50	\$ 5,687.50	\$ 175,000	
5/1/2032	\$ 85,000.00	6.50%	\$ 5,687.50	\$ 90,687.50	\$ 90,000	\$ 96,375.00
11/1/2032		6.50%	\$ 2,925.00	\$ 2,925.00	\$ 90,000	
5/1/2033	\$ 90,000.00	6.50%	\$ 2,925.00	\$ 92,925.00	\$ -	\$ 95,850.00
Total	\$ 750,000.00		\$ 320,450.00	\$ 1,070,450.00		\$ 1,070,450.00

**EAST PARK**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2023

**EAST PARK**

Community Development District

*All Funds***2022-2023 Non-Ad Valorem Assessment Summary**

Neighborhood	Total Units	Product Type	FY 2023 Annual Maintenance Assessment	FY 2022 Annual Maintenance Assessment	% Variance	FY 2023 Series 2013 Debt Assessment	FY 2022 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2023	Total Assessed Per Unit FY 2022	Total % Variance
N-1	133	50' SF	\$476.82	\$427.60	12%	\$369.21	\$369.21	0.0%	\$846.03	\$796.81	6%
N-2	23	Lux Townhome	\$411.72	\$369.23	12%	\$318.81	\$318.81	0.0%	\$730.53	\$688.04	6%
N-2	55,500	Commercial	\$0.26	\$0.24	NA	\$0.20	\$0.00	NA	\$0.47	\$0.24	NA
N-3	186	Villa	\$357.35	\$320.46	12%	\$276.70	\$276.70	0.0%	\$634.05	\$597.16	6%
N-4	69	Lux Townhome	\$411.72	\$369.23	12%	\$318.81	\$318.81	0.0%	\$730.53	\$688.04	6%
N-5	295	50' SF	\$476.82	\$427.60	12%	\$369.21	\$369.21	0.0%	\$846.03	\$796.81	6%
N-6 & N-7	128	70' SF	\$672.84	\$603.39	12%	\$520.99	\$520.99	0.0%	\$1,193.83	\$1,124.38	6%
VCI	16,941.43	Commercial	\$0.26	\$0.24	12%	\$0.20	\$0.20	0.0%	\$0.47	\$0.44	6%
VCII	336,018	Commercial	\$0.26	\$0.24	12%	\$0.20	\$0.20	0.0%	\$0.47	\$0.44	6%
VCIII	30,000	Commercial	\$0.26	\$0.24	12%	\$0.20	\$0.20	0.0%	\$0.47	\$0.44	6%

# **Subsection 4Di**

## **Consideration of Fiscal Year 2023 Proposed Budget, and Setting the Public Hearing**

## RESOLUTION 2022-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the East Park Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 25, 2022
HOUR:	5:00 p.m.
LOCATION:	Holiday Inn Express 10115 William Carey Drive Orlando, Florida 32832

Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [Gabriel.mena@inframark.com](mailto:Gabriel.mena@inframark.com) to facilitate the Board’s consideration of such questions and comments during the meeting.

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and the City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget



on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2022.**

ATTEST:

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Approved Proposed Budgets for Fiscal Year 2022/2023

**Exhibit A:**

Approved Proposed Budgets for Fiscal Year 2022/2023

# **Section 5**

## **Administrative Items**

# **Subsection 5A**

**Number of Registered  
Voters - 1,617**

**Bill Cowles**

Date 4/15/2022

**Supervisor of Elections**

Orange County, FL

Time 11:00 AM

**District List Report**

<u>District</u>	<u>Nbr</u>	<u>DistrictType</u>	<u>Description</u>	Registered Voters					Inactive Voters				
				<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NPA</u>	<u>Other</u>
ALL	1	ALL OF COUNTY		854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
APX	9	ANNEX(X)	APOPKA-9904	0	0	0	0	0	0	0	0	0	0
				0	0	0	0	0	0	0	0	0	0
CC	1	ORANGE COUNTY	BCC 1	171,166	59,000	54,787	54,112	3,267	12,642	4,471	3,388	4,584	199
CC	2	ORANGE COUNTY	BCC 2	135,319	61,197	34,413	37,527	2,182	9,755	4,366	1,860	3,407	122
CC	3	ORANGE COUNTY	BCC 3	138,134	57,140	34,186	44,607	2,201	14,016	5,799	2,222	5,834	161
CC	4	ORANGE COUNTY	BCC 4	160,794	64,867	36,252	57,033	2,642	12,946	5,049	2,528	5,175	194
CC	5	ORANGE COUNTY	BCC 5	149,258	58,766	44,377	42,927	3,188	16,206	6,489	3,588	5,796	333
CC	6	ORANGE COUNTY	BCC 6	100,320	60,578	9,929	28,514	1,299	13,822	7,336	1,362	4,986	138
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
CNG	7	CONGRESSIONAL	U.S. 7	196,205	80,868	52,897	58,586	3,854	21,253	8,784	4,175	7,916	378
CNG	8	CONGRESSIONAL	U.S. 8	12,126	3,337	4,746	3,809	234	791	217	255	305	14
CNG	9	CONGRESSIONAL	U.S. 9	137,934	53,761	33,381	48,415	2,377	12,490	4,786	2,387	5,127	190
CNG	10	CONGRESSIONAL	U.S. 10	508,726	223,582	122,920	153,910	8,314	44,853	19,723	8,131	16,434	565
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
CTY	0	COUNTY		531,861	221,511	130,753	170,776	8,821	48,082	19,837	9,097	18,453	695
CTY	1	ORLANDO		177,316	84,263	36,060	53,689	3,304	22,001	10,057	3,391	8,240	313
CTY	2	WINTER PARK		22,539	8,121	8,539	5,459	420	1,613	640	430	512	31
CTY	3	WINTER GARDEN		30,693	10,497	10,615	9,055	526	1,868	650	546	645	27
CTY	4	APOPKA		35,192	14,722	9,695	10,142	633	2,071	829	511	696	35
CTY	5	MAITLAND		13,588	5,161	4,651	3,490	286	1,192	514	292	362	24
CTY	6	OCOE		29,631	12,667	7,809	8,642	513	1,790	703	430	640	17
CTY	7	WINDERMERE		2,500	509	1,394	549	48	142	31	67	41	3
CTY	8	OAKLAND		2,848	968	1,076	737	67	147	53	43	50	1
CTY	9	EATONVILLE		1,478	1,101	59	302	16	154	105	5	44	0
CTY	10	BAY LAKE		12	6	5	1	0	2	0	2	0	0
CTY	11	LAKE BUENA VISTA		20	5	9	5	1	3	1	1	1	0
CTY	12	BELLE ISLE		5,297	1,380	2,465	1,344	108	207	54	85	67	1
CTY	13	EDGEWOOD		2,016	637	814	529	36	115	36	48	31	0
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
CWI	1	COUNTYWIDE OFFICES/RACE		854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
DRR	9	RANGER DRAINAGE - 8881		0	0	0	0	0	0	0	0	0	0
				0	0	0	0	0	0	0	0	0	0
HSE	30	HOUSE FLORIDA	30	37,545	15,275	11,420	10,100	750	3,561	1,583	765	1,158	55
HSE	31	HOUSE FLORIDA	31	44,031	15,131	15,791	12,304	805	2,399	829	694	837	39
HSE	44	HOUSE FLORIDA	44	152,072	51,800	48,739	48,554	2,979	11,405	4,009	3,084	4,115	197
HSE	45	HOUSE FLORIDA	45	106,240	54,855	20,818	29,074	1,493	8,328	4,081	1,245	2,908	94

## Bill Cowles

Date 4/15/2022

Supervisor of Elections

Orange County, FL

Time 11:00 AM

## District List Report

District	Nbr	DistrictType	Description	Registered Voters					Inactive Voters				
				Total	Dems	Reps	NPA	Other	Total	Dems	Reps	NPA	Other
HSE	46	HOUSE	FLORIDA 46	81,484	48,810	8,351	23,268	1,055	11,363	6,058	1,068	4,136	101
HSE	47	HOUSE	FLORIDA 47	126,859	50,545	39,100	34,620	2,594	12,291	4,913	2,696	4,501	181
HSE	48	HOUSE	FLORIDA 48	108,123	48,703	18,545	39,475	1,400	11,036	4,700	1,490	4,713	133
HSE	49	HOUSE	FLORIDA 49	106,541	43,816	25,136	35,639	1,950	11,916	4,898	2,185	4,608	225
HSE	50	HOUSE	FLORIDA 50	92,096	32,613	26,044	31,686	1,753	7,088	2,439	1,721	2,806	122
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
SB	1	SCHOOL	BOARD 1	113,713	44,195	31,480	35,856	2,182	12,070	4,761	2,490	4,566	253
SB	2	SCHOOL	BOARD 2	137,793	54,197	33,008	48,238	2,350	12,496	4,901	2,285	5,140	170
SB	3	SCHOOL	BOARD 3	122,486	51,449	28,273	40,925	1,839	11,095	4,518	1,898	4,547	132
SB	4	SCHOOL	BOARD 4	143,722	50,996	43,852	46,093	2,781	11,276	4,154	2,860	4,071	191
SB	5	SCHOOL	BOARD 5	91,721	54,852	9,780	25,945	1,144	12,676	6,675	1,265	4,624	112
SB	6	SCHOOL	BOARD 6	119,367	56,580	28,742	31,741	2,304	12,183	5,609	2,243	4,149	182
SB	7	SCHOOL	BOARD 7	126,189	49,279	38,809	35,922	2,179	7,591	2,892	1,907	2,685	107
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
SEN	11	SENATE	FLORIDA 11	313,792	150,378	70,337	88,114	4,963	28,717	13,708	4,550	10,121	338
SEN	13	SENATE	FLORIDA 13	340,954	137,765	88,906	108,119	6,164	35,073	14,040	6,769	13,700	564
SEN	15	SENATE	FLORIDA 15	200,245	73,405	54,701	68,487	3,652	15,597	5,762	3,629	5,961	245
				854,991	361,548	213,944	264,720	14,779	79,387	33,510	14,948	29,782	1,147
SPC	1	BONNET CREEK	RESORT	0	0	0	0	0	0	0	0	0	0
SPC	2	EAST PARK		1,617	606	387	596	28	94	35	22	35	2
SPC	3	FALCON TRACE		1,901	883	353	639	26	133	55	22	53	3
SPC	4	NARCOOSSEE		1,833	669	449	679	36	260	100	50	104	6
SPC	5	STONEBROOK WEST		3,485	1,222	1,101	1,094	68	236	89	64	79	4
SPC	6	URBAN ORLANDO		6,140	2,210	2,037	1,736	157	871	284	265	313	9
SPC	7	VISTA LAKES		4,206	1,685	955	1,504	62	336	130	59	145	2
SPC	8	RANGER DRAINAGE		6,454	1,915	2,424	1,969	146	368	113	112	136	7
SPC	9	BOGGY CREEK		0	0	0	0	0	0	0	0	0	0
SPC	10	GREENEWAY		4,917	1,669	1,399	1,736	113	303	94	83	119	7
SPC	11	MYRTLE CREEK		2,381	757	662	906	56	211	73	55	81	2
SPC	13	RANDAL PARK		1,448	483	422	506	37	94	31	26	33	4
SPC	15	FOWLERS GROVE WG VIL		0	0	0	0	0	0	0	0	0	0
SPC	20	STOREY PARK		1,769	650	392	687	40	55	25	6	22	2
SPC	22	GROVE RESORT		0	0	0	0	0	0	0	0	0	0
SPC	23	DOWDEN WEST		219	96	46	69	8	0	0	0	0	0
SPC	24	FRERC		1	0	1	0	0	0	0	0	0	0
SPC	25	POITRAS EAST		152	34	41	74	3	0	0	0	0	0
SPC	26	GRANDE PINES CDD		0	0	0	0	0	0	0	0	0	0
SPC	27	WESTWOOD CDD		0	0	0	0	0	0	0	0	0	0
SPC	28	VALENCIA WATER CONTROL D		0	0	0	0	0	0	0	0	0	0
SPC	99	BELLE ISLE 2022 ANNEX		181	73	57	47	4	16	5	1	10	0
				36,704	12,952	10,726	12,242	784	2,977	1,034	765	1,130	48
UNP	9	UNPRECINCTABLE	ABSENTEE	0	0	0	0	0	0	0	0	0	0
				0	0	0	0	0	0	0	0	0	0
WRD	11	ORLANDO	1	41,155	15,825	9,847	14,662	821	4,222	1,620	742	1,797	63

**Bill Cowles**

Date 4/15/2022

Supervisor of Elections

Orange County, FL

Time 11:00 AM

**District List Report**

<u>District</u>	<u>Nbr</u>	<u>DistrictType</u>	<u>Description</u>	<u>Registered Voters</u>					<u>Inactive Voters</u>				
				<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NPA</u>	<u>Other</u>
WRD	12	ORLANDO	2	23,893	10,669	4,568	8,247	409	3,447	1,521	449	1,429	48
WRD	13	ORLANDO	3	32,867	14,451	9,203	8,501	712	3,578	1,549	760	1,213	56
WRD	14	ORLANDO	4	32,024	15,091	7,333	8,915	685	3,863	1,718	701	1,384	60
WRD	15	ORLANDO	5	22,582	13,885	2,106	6,262	329	3,860	2,070	395	1,345	50
WRD	16	ORLANDO	6	24,795	14,342	3,003	7,102	348	3,031	1,579	344	1,072	36
WRD	29	WINTER PARK	9	22,539	8,121	8,539	5,459	420	1,613	640	430	512	31
WRD	31	WINTER GARDEN	1	6,583	2,069	2,638	1,779	97	338	102	112	121	3
WRD	32	WINTER GARDEN	2	8,582	2,978	2,969	2,472	163	622	228	174	214	6
WRD	33	WINTER GARDEN	3	5,055	2,059	1,358	1,566	72	321	125	79	110	7
WRD	34	WINTER GARDEN	4	10,473	3,391	3,650	3,238	194	587	195	181	200	11
WRD	49	APOPKA	9	35,192	14,722	9,695	10,142	633	2,071	829	511	696	35
WRD	59	MAITLAND	9	13,588	5,161	4,651	3,490	286	1,192	514	292	362	24
WRD	61	OCOE	1	7,914	3,458	1,935	2,369	152	398	147	110	138	3
WRD	62	OCOE	2	7,068	2,812	2,176	1,967	113	435	170	119	141	5
WRD	63	OCOE	3	5,950	2,138	1,865	1,824	123	533	199	131	198	5
WRD	64	OCOE	4	8,699	4,259	1,833	2,482	125	424	187	70	163	4
WRD	79	WINDERMERE	9	2,500	509	1,394	549	48	142	31	67	41	3
WRD	89	OAKLAND	9	2,848	968	1,076	737	67	147	53	43	50	1
WRD	99	EATONVILLE	9	1,478	1,101	59	302	16	154	105	5	44	0
WRD	109	BAY LAKE	9	12	6	5	1	0	2	0	2	0	0
WRD	119	LAKE BUENA VISTA	9	20	5	9	5	1	3	1	1	1	0
WRD	129	BELLE ISLE	9	5,297	1,380	2,465	1,344	108	207	54	85	67	1
WRD	139	EDGEWOOD	9	2,016	637	814	529	36	115	36	48	31	0
				323,130	140,037	83,191	93,944	5,958	31,305	13,673	5,851	11,329	452

# **Section 6**

## **District Manager's Report**

## **Subsection 6A**

# **Financial Statements and Check Register**



**East Park  
Community Development District**

*Financial Report*

*April 30, 2022*



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**East Park  
Community Development District**

**Financial Statements**

**(Unaudited)**

**April 30, 2022**

**EAST PARK**

Community Development District

**Governmental Funds****Balance Sheet**

April 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2013 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 305,802	\$ -	\$ 305,802
Accounts Receivable	4,404	-	4,404
Due From Other Funds	-	20,899	20,899
Investments:			
Money Market Account	633,328	-	633,328
Interest Fund (A-1)	-	53,608	53,608
Interest Fund (A-2)	-	25,838	25,838
Prepayment Fund (A-2)	-	1,236	1,236
Redemption Fund (A-2)	-	3,802	3,802
Reserve Fund (A-1)	-	120,124	120,124
Reserve Fund (A-2)	-	51,756	51,756
Revenue Fund	-	16,151	16,151
Sinking Fund (A-1)	-	135,000	135,000
Sinking Fund (A-2)	-	45,000	45,000
<b>TOTAL ASSETS</b>	<b>\$ 943,534</b>	<b>\$ 473,414</b>	<b>\$ 1,416,948</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 19,717	\$ -	\$ 19,717
Accrued Expenses	14,000	-	14,000
Due To Other Funds	20,899	-	20,899
<b>TOTAL LIABILITIES</b>	<b>54,616</b>	<b>-</b>	<b>54,616</b>
<b><u>FUND BALANCES</u></b>			
<b>Restricted for:</b>			
Debt Service	-	473,414	473,414
<b>Assigned to:</b>			
Operating Reserves	124,713	-	124,713
Reserves-Renewal & Replacement	39,916	-	39,916
<b>Unassigned:</b>	724,289	-	724,289
<b>TOTAL FUND BALANCES</b>	<b>\$ 888,918</b>	<b>\$ 473,414</b>	<b>\$ 1,362,332</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 943,534</b>	<b>\$ 473,414</b>	<b>\$ 1,416,948</b>

**EAST PARK**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 5,000	\$ 2,917	\$ 655	\$ (2,262)
Special Assmnts- Tax Collector	457,522	457,522	357,390	(100,132)
Special Assmnts- Discounts	(18,301)	(18,301)	(14,119)	4,182
Physical Environment	9,700	5,658	5,692	34
Other Miscellaneous Revenues	32,500	32,500	32,500	-
<b>TOTAL REVENUES</b>	<b>486,421</b>	<b>480,296</b>	<b>382,118</b>	<b>(98,178)</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	6,000	3,000	2,400	600
FICA Taxes	459	230	184	46
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	6,000	3,500	12,185	(8,685)
ProfServ-Legal Services	20,000	11,667	19,622	(7,955)
ProfServ-Legal Litigation	-	-	6,960	(6,960)
ProfServ-Mgmt Consulting	57,052	33,280	33,280	-
ProfServ-Property Appraiser	1,500	-	-	-
ProfServ-Trustee Fees	5,000	5,000	4,741	259
Auditing Services	3,400	3,400	3,400	-
Postage and Freight	900	525	381	144
Insurance - General Liability	10,027	10,027	9,345	682
R&M-ADA Compliance	4,000	4,000	1,164	2,836
Printing and Binding	1,500	875	225	650
Legal Advertising	1,300	500	223	277
Miscellaneous Services	700	409	1,681	(1,272)
Misc-District Filing Fees	175	175	175	-
Misc-Assessment Collection Cost	9,150	9,150	338	8,812
Office Supplies	400	233	-	233
<b>Total Administration</b>	<b>129,163</b>	<b>86,571</b>	<b>96,904</b>	<b>(10,333)</b>

**EAST PARK**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	25,000	14,583	14,583	-
Contracts-Fountain	2,208	1,104	1,136	(32)
Contracts-Wetland Mitigation	22,740	13,265	13,265	-
Contracts-Landscape	112,494	65,622	66,773	(1,151)
Electricity - General	141,000	82,250	83,404	(1,154)
Utility - Water	9,000	5,250	4,924	326
R&M-General	4,000	2,333	1,200	1,133
R&M-Common Area	30,000	17,500	31,579	(14,079)
R&M-Drainage	2,000	1,250	-	1,250
R&M-Fountain	4,000	2,333	680	1,653
R&M-Landscape Renovations	15,000	8,750	192	8,558
R&M-Pressure Washing	4,400	2,567	200	2,367
<b>Total Field</b>	<b>371,842</b>	<b>216,807</b>	<b>217,936</b>	<b>(1,129)</b>
<b>TOTAL EXPENDITURES</b>	<b>501,005</b>	<b>303,378</b>	<b>314,840</b>	<b>(11,462)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(14,584)	176,918	67,278	(109,640)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(14,584)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(14,584)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (14,584)	\$ 176,918	\$ 67,278	\$ (109,640)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>821,640</b>	<b>821,640</b>	<b>821,640</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 807,056</b>	<b>\$ 998,558</b>	<b>\$ 888,918</b>	

**EAST PARK**

Community Development District

**Series 2013 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 12	\$ 12
Special Assmnts- Tax Collector	394,677	394,677	308,299	(86,378)
Special Assmnts- Discounts	(15,787)	(15,787)	(12,180)	3,607
<b>TOTAL REVENUES</b>	<b>378,890</b>	<b>378,890</b>	<b>296,131</b>	<b>(82,759)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	7,894	7,894	292	7,602
<b>Total Administration</b>	<b>7,894</b>	<b>7,894</b>	<b>292</b>	<b>7,602</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	135,000	-	-	-
Principal Debt Retirement A-2	45,000	-	-	-
Prepayments Series A-2	-	-	40,000	(40,000)
Interest Expense Series A-1	107,215	53,608	53,608	-
Interest Expense Series A-2	54,275	27,138	27,138	-
<b>Total Debt Service</b>	<b>341,490</b>	<b>80,746</b>	<b>120,746</b>	<b>(40,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>349,384</b>	<b>88,640</b>	<b>121,038</b>	<b>(32,398)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	29,506	290,250	175,093	(115,157)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	29,506	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>29,506</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 29,506	\$ 290,250	\$ 175,093	\$ (115,157)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>298,321</b>	<b>298,321</b>	<b>298,321</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 327,827</b>	<b>\$ 588,571</b>	<b>\$ 473,414</b>	

**EAST PARK**

Community Development District

*Balance Sheet - All Funds***Notes to the Financial Statements*****April 30, 2022*****General Fund****► Assets****Cash and Investments** - See Cash and Investment Report on page 8 for further details.**Accounts Receivable** - Funds due to the District are as follows:

Ravina at East Park HOA - Streetlight Cost Sharing (Jan-Apr)	\$ 3,254
Enhanced Business Solutions-Vendor was overpaid (Balance Due)	<u>1,150</u>
Total Accounts Receivable:	<u><u>\$ 4,404</u></u>

**► Liabilities****Accounts Payable** - April invoices paid in May.**Accrued Expenses** - Expenses accrued pending approval or receipt of invoices are as follows:

Orlando Utilities - Electric and Water Services	\$ 12,650
Anago - April Cleaning Svcs	200
Enhanced Business Solutions (offset A/P credit)	<u>1,150</u>
Total Accrued Expenses:	<u><u>\$ 14,000</u></u>

**Due To Other Funds** - FY22 debt service assessments collected. Transferred to Revenue fund in May 2022.



**Notes to the Financial Statements**  
*April 30, 2022*
**Financial Highlights**

- ▶ 78% of FY22 Assessments have been collected compared to 79% last year at the same time.
- ▶ Physical Environment revenue represents billings to Ravina at East Park HOA for streetlight cost-sharing.
- ▶ Other Misc Revenue: Reimbursement from the City of Orlando in the amount of \$32,500 for FY22 N-5 annual maintenance agreement.
- ▶ Total general fund expenditures are approximately 104% of the YTD budget. Variances are explained below.

**General Fund**

<b>Account Name</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProServ-Engineering	\$3,500	\$12,185	348%	Pegasus Engineering - Services thru February.
ProServ-Legal Services	\$11,667	\$19,622	168%	KE Law Group, PLLC- General counsel & monthly meeting billed through March.
ProServ-Legal Litigation	\$0	\$6,960	n/a	Greenlee Law - Dispute with Onyx Construction Company. \$5,000 retainer.
ProServ-Trustee Fees	\$5,000	\$4,741	95%	Reviewed & verified. Paid in full.
Insurance - General	\$10,027	\$9,345	93%	Reviewed and verified. Paid in full.
Miscellaneous Services	\$409	\$1,681	411%	Meeting room rental fees billed \$534 to date; Go Daddy domain renewal \$1,047.
<b><u>Field</u></b>				
Contracts-Fountain	\$1,104	\$1,136	103%	Vertex - \$568 quarterly service. Fee increased after budget was approved.
Contracts-Wetland Mitigation	\$13,265	\$13,265	100%	Sitex Aquatics - As of April 2021 the fee increased to \$1,895 for 14 Waterways.
Contracts - Landscape	\$65,622	\$66,773	102%	Servello & Sons - As of November 2021 the fee increased to \$9,566.49 per month.
R&M-General	\$2,333	\$1,200	51%	Anago janitorial services.
R&M-Common Area	\$17,500	\$31,579	180%	Evergreen Holiday Lighting \$5,292; Regal Painting \$4,945; Fast Signs \$4,946; Paverology LLC \$11,500; Servello Irrigation repairs \$1,957.

**East Park  
Community Development District**

**Supporting Schedules**

**April 30, 2022**

**EAST PARK**

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2022**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied				\$ 852,199	\$ 457,522	\$ 394,677
Allocation %				100%	54%	46%
11/08/21	\$ 973	\$ 39	\$ -	\$ 1,012	\$ 543	\$ 469
11/15/21	16,883	692	-	17,575	9,435	8,139
11/22/21	32,756	1,365	-	34,121	18,318	15,802
12/06/21	28,005	1,167	-	29,172	15,662	13,510
12/13/21	65,057	2,711	-	67,767	36,382	31,385
12/20/21	21,174	882	-	22,056	11,841	10,215
01/14/22	322,469	13,436	-	335,905	180,338	155,567
02/14/22	69,427	2,881	-	72,308	38,820	33,488
02/23/22	36,892	1,531	-	38,423	20,628	17,795
03/14/22	24,329	1,014	630	25,972	13,944	12,028
04/15/22	20,797	582	-	21,379	11,478	9,901
<b>TOTAL</b>	<b>\$ 638,760</b>	<b>\$ 26,299</b>	<b>\$ 630</b>	<b>\$ 665,689</b>	<b>\$ 357,390</b>	<b>\$ 308,299</b>
% COLLECTED					78%	78%
<b>TOTAL OUTSTANDING</b>					<b>\$ 186,510</b>	<b>\$ 86,379</b>

**EAST PARK**

Community Development District

All Funds

**Cash and Investment Report**  
*April 30, 2022*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	\$ 305,802 (1)
Public Funds Money Market	BankUnited	MMA - #9406	n/a	0.15%	633,328
<b>Subtotal-General Fund</b>					<u>\$ 939,130</u>
<b>DEBT SERVICE FUND</b>					
Series 2013 Interest Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	\$ 53,608
Series 2013 Interest Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	25,838
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	1,236
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	3,802
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	120,124
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	51,756
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	16,151
Series 2013 Sinking Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	135,000
Series 2013 Sinking Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	45,000
<b>Subtotal-Debt Service Fund</b>					<u>\$ 452,515</u>
<b>Total - All Funds</b>					<u><u>\$ 1,391,645</u></u>

(1) Transferred \$25,861.39 of Debt Service Assessments to US Bank Series 2013 Revenue Fund on 5/13/22.

# East Park CDD

## Bank Reconciliation

Bank Account No. 2379 Bank United  
Statement No. 04-2022  
Statement Date 4/30/2022

G/L Balance (LCY)	305,802.37	Statement Balance	306,226.45
G/L Balance	305,802.37	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	306,226.45
Subtotal	305,802.37	Outstanding Checks	424.08
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	305,802.37	Ending Balance	305,802.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/31/2022	Payment	489	TODD M. ONEAL	184.70	0.00	184.70
4/26/2022	Payment	496	SERVELLO	239.38	0.00	239.38
Total Outstanding Checks.....				424.08		424.08

**East Park  
Community Development District**

**Check Register**

**March - April, 2022**

**EAST PARK**

## Community Development District

**Payment Register by Fund**  
**For the Period from 03/01/22 to 04/30/22**  
**(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 # 475</b>							
001	03/02/22	GRAU & ASSOCIATES	21949	AUDIT FYE 9/30/21	Auditing Services	532002-51301	\$2,500.00
<b>Check Total</b>							<b>\$2,500.00</b>
<b>CHECK # 476</b>							
001	03/02/22	SERVELLO	21089	FEB 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,566.49
<b>Check Total</b>							<b>\$9,566.49</b>
<b>CHECK # 477</b>							
001	03/02/22	SITEX AQUATICS LLC	5750B	FEB 2022 LAKE MAINT	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
<b>Check Total</b>							<b>\$1,895.00</b>
<b>CHECK # 478</b>							
001	03/02/22	SOLITUDE LAKE MGMT	PI-A00751697	2/1-4/30/22 Qtrly Fountain Maint	Contracts-Fountain	534023-53901	\$568.00
<b>Check Total</b>							<b>\$568.00</b>
<b>CHECK # 479</b>							
001	03/02/22	TROM II CORPORATION	67008	Feb 2022 Janitorial Svc	February Service	546001-53901	\$150.00
001	03/02/22	TROM II CORPORATION	67008	Dec additional svc	Difference for Dec Cleaning	546001-53901	\$50.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # 480</b>							
001	03/03/22	INFRAMARK, LLC	73809	FEBRUARY MGMT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$4,754.33
001	03/03/22	INFRAMARK, LLC	73809	FEBRUARY MGMT SERVICES	ProfServ-Field Management	531016-53901	\$2,083.33
001	03/03/22	INFRAMARK, LLC	73809	FEBRUARY MGMT SERVICES	Postage and Freight	541006-51301	\$11.13
001	03/03/22	INFRAMARK, LLC	73809	FEBRUARY MGMT SERVICES	Printing and Binding	547001-51301	\$6.75
<b>Check Total</b>							<b>\$6,855.54</b>
<b>CHECK # 482</b>							
001	03/09/22	GRAU & ASSOCIATES	22082	AUDIT FYE 9/30/21	Auditing Services	532002-51301	\$500.00
<b>Check Total</b>							<b>\$500.00</b>
<b>CHECK # 483</b>							
001	03/11/22	TROM II CORPORATION	67439	MARCH 2022 JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
<b>Check Total</b>							<b>\$200.00</b>
<b>CHECK # 484</b>							
001	03/23/22	GREENLEE LAW PLLC	1397	East Park CDD-Dispute with Onyx Const Co	ProfServ-Legal Litigation	531024-51401	\$1,960.00
<b>Check Total</b>							<b>\$1,960.00</b>
<b>CHECK # 485</b>							
001	03/23/22	HOLIDAY INN EXPRESS	032322	3/28/22 Board meeting room rental	Miscellaneous Services	549001-51301	\$100.00
<b>Check Total</b>							<b>\$100.00</b>
<b>CHECK # 486</b>							
001	03/23/22	INFRAMARK, LLC	74999	MAR 2022 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$4,754.33
001	03/23/22	INFRAMARK, LLC	74999	MAR 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$2,083.33
001	03/23/22	INFRAMARK, LLC	74999	MAR 2022 MGMT FEES	Postage and Freight	541006-51301	\$1.59
001	03/23/22	INFRAMARK, LLC	74999	MAR 2022 MGMT FEES	FedEx	541006-51301	\$170.15
<b>Check Total</b>							<b>\$7,009.40</b>

**EAST PARK**

## Community Development District

**Payment Register by Fund**  
**For the Period from 03/01/22 to 04/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 487</b>							
001	03/23/22	KE LAW GROUP, PLLC	1623	FEB 2022 GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$2,271.61
<b>Check Total</b>							<b>\$2,271.61</b>
<b>CHECK # 490</b>							
001	04/01/22	PEGASUS ENGINEERING LLC	225932	ENG'G SVCS 1/1/22-2/26/22	ProfServ-Engineering	531013-51501	\$3,699.60
<b>Check Total</b>							<b>\$3,699.60</b>
<b>CHECK # 491</b>							
001	04/05/22	SERVELLO	21257	MARCH 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,566.49
<b>Check Total</b>							<b>\$9,566.49</b>
<b>CHECK # 492</b>							
001	04/05/22	SITEX AQUATICS LLC	5859B	MARCH LAKE MAINT	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
<b>Check Total</b>							<b>\$1,895.00</b>
<b>CHECK # 493</b>							
001	04/05/22	SOLITUDE LAKE MGMT	PI-A00775367	Fountain timer replaced during FC	R&M -Fountain	546032-53901	\$196.16
<b>Check Total</b>							<b>\$196.16</b>
<b>CHECK # 494</b>							
001	04/13/22	INNERSYNC, STUDIO'S LTD	20270	ADA website svc/PDF compliance svc	R&M-ADA Compliance	546350-51301	\$388.13
<b>Check Total</b>							<b>\$388.13</b>
<b>CHECK # 495</b>							
001	04/20/22	GRAU & ASSOCIATES	22259	AUDIT FYE 9/30/21	Auditing Services	532002-51301	\$400.00
<b>Check Total</b>							<b>\$400.00</b>
<b>CHECK # 496</b>							
001	04/26/22	SERVELLO	21590	March irrigation checklist repairs	R&M-Common Area	546016-53901	\$239.38
<b>Check Total</b>							<b>\$239.38</b>
<b>CHECK # DD231</b>							
001	03/21/22	ORLANDO UTILITIES	030222 ACH	OUC BILL PRD 2/1-3/1/22	Electricity - General	543006-53901	\$11,779.87
001	03/21/22	ORLANDO UTILITIES	030222 ACH	OUC BILL PRD 2/1-3/1/22	Utility - Water	543018-53901	\$599.71
<b>Check Total</b>							<b>\$12,379.58</b>
<b>CHECK # DD235</b>							
001	04/25/22	ORLANDO UTILITIES	040422 ACH	OUC BILL PRD 3/1-4/1/22	Electricity - General	543006-53901	\$11,897.39
001	04/25/22	ORLANDO UTILITIES	040422 ACH	OUC BILL PRD 3/1-4/1/22	Utility - Water	543018-53901	\$698.78
<b>Check Total</b>							<b>\$12,596.17</b>
<b>CHECK # 488</b>							
001	03/31/22	SCOTT E. PHILLIPS	PAYROLL	March 31, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>
<b>CHECK # 489</b>							
001	03/31/22	TODD M. ONEAL	PAYROLL	March 31, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>



**EAST PARK**

Community Development District

**Payment Register by Fund**  
**For the Period from 03/01/22 to 04/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # DD232</b>							
001	03/31/22	ANGEL L. COLON	PAYROLL	March 31, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # DD233</b>							
001	03/31/22	GRACIELA M. VON BLON	PAYROLL	March 31, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # DD234</b>							
001	03/31/22	THOMAS A. BONNER	PAYROLL	March 31, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>Fund Total</b>							<u><b>\$75,910.05</b></u>

**SERIES 2013 DEBT SERVICE FUND - 203**

<b>CHECK # 481</b>							
203	03/09/22	EAST PARK C/O US BANK N.A.		03/01/22 ASSESSMENTS	Due From Other Funds	131000	\$198,583.39
<b>Check Total</b>							<u>\$198,583.39</u>
<b>Fund Total</b>							<u><b>\$198,583.39</b></u>

<b>Total Checks Paid</b>	<b>\$274,493.44</b>
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# **Section 7**

## **Staff Reports**

# **Subsection 7C**

## **Field Services**

A photograph of a park scene. In the foreground, a paved walkway made of reddish-brown and grey stones leads towards a white wooden gazebo. The gazebo has a decorative arched roof and is surrounded by greenery. To the left and right of the path are large, rounded green bushes. Along the edges of the path, there are rows of small, colorful flowers in shades of pink, red, and white. The background shows a clear sky and some distant buildings.

# **East Park Field Report 4/29/22**

**Friday, April 29, 2022**

**22 Item Identified**





Item 1

Assigned To Servello Landscaping  
Main line Irrigation leak repair is ongoing at Mose Rose Way next to Savannah Park.



Item 2

Assigned To Servello Landscaping  
Trimming service behind the Gazebo at Moss Rose Way.





### Item 3

Assigned To Servello Landscaping  
Dead Crepe Myrtle removal  
service is completed behind the  
Gazebo at Moss Rose Way.



### Item 4

Assigned To Paverology  
Provide Proposal for tripping  
hazard around the Gazebo At  
Moss Rose Way.



Item 5

Assigned To Inframark

Provide Installation service of new American flag next to the Gazebo at Moss Rose Way.



Item 6

Assigned To Servello Landscaping

Annual flowers installation service is complete according to the schedule.





Item 7

Assigned To Servello Landscaping

For several months the irrigation box maintenance **has not been** completed at all, throughout the Community.



Item 8

Assigned To Servello Landscaping

Tree trimming service is still pending at Moss Rose Way.





Item 9

Assigned To Servello

Provide Proposal for installation service of plants material (Viburnums). At park are between Moss Rose Way and Old Patina way.



Item 10

Assigned To Servello Landscaping

Provide Proposal for installation service of plants material (Viburnums). At park are between Moss Rose Way and Old Patina way.





Item 11

Assigned To Servello Landscaping  
Irrigation leak at Caroline Park is still pending after a few months.



Item 12

Assigned To Servello Landscaping  
Provide schedule for trimming service of the bushes at Dowden Rd. To improve illumination of the entrance signs.





Item 13

Assigned To Servello Landscaping  
Provide Proposal for irrigation leak  
service repair at Lake Districts Ln  
next to Seven Eleven.



Item 14

Assigned To Inframark  
Provide schedule for installation of  
Missing banner across the Seven  
Eleven.





Item 15

Assigned To Servello Landscaping  
Mowing service is not complete at  
all next to the pond at Sunset  
Ridge Ln.



Item 16

Assigned To Servello Landscaping  
Provide Schedule for trimming  
tree service on the walkway at  
Sunset Ridge Ln.





Item 17

Assigned To Servello Landscaping  
Mowing service around the pond  
at Sunset Ridge Ln is complete.



Item 18

Assigned To Servello Landscaping  
The edging service along the  
walkway is still pending at Lake  
District Ln.





Item 19

Assigned To Board Members.

Homeowner of 10417 Eastpark Woods Dr. Blocked the access to Servello for the mowing service of the CDD easement.



Item 20

Assigned To Board Members

Homeowner of 10417 Eastpark Woods Dr. build a retaining wall at CDD easement.



## Item 21

Assigned To City Of Orlando

Tripping hazard in the walkway is still pending at Lake District Ln.

## March Field Report Follow Up

Assigned To Board Members

Item 1 is pending for schedule.

Item 3,4,7 and 8 is complete.

Item 6 is ongoing.

Item 9 is ongoing.

Item 10 and 11 is complete.

Item 14 is pending.

Item 16 is complete.

Item 17 is pending for schedule.

Item 18 and 20 is still pending.

Freddy Blanco Field Manager  
Inframark

# **Subsection 7Ci**

## **Servello Authorization to Proceed for the 2022 Hurricane Season**





## AUTHORIZATION TO PROCEED FOR THE 2022 HURRICANE SEASON

The 2022 Hurricane Season is upon us. In preparation for this season, we are sending all our valued *Servello Landscape Solutions* customers the Authorization to Proceed Form.

\*Prices advertised are only for those who submit their Authorization to Proceed For the 2022 Hurricane Season. **BONUS:** Properties with submitted Authorizations will also benefit from Priority Attention in the order the Authorization Forms are received. If we do not have authorization, we cannot respond until we receive it.

Thank you very much for your cooperation.

## AUTHORIZATION TO PROCEED FOR THE 2022 HURRICANE SEASON FORM

The undersigned, \_\_\_\_\_ (please print name),  
as an authorized agent for \_\_\_\_\_ (Property Name)

Hereby authorizes work to proceed based on \$65.00\* per man hour and \$45.00\* per hour for basic equipment costs. The use of the bucket will be \$85.00\* per hour and \$75.00\* per hour for the large loader. Dump fees will be assessed. A fuel surcharge will be applied if fuel prices exceed \$4.00 per gallon. All invoicing will be directly billed to the property and late fees will be applicable should payment exceed thirty (30) days.

The undersigned further releases *Servello Landscape Solutions* from subsequent damage in attempts to remove tree debris from vehicles, buildings, etc. resulting from hurricanes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# **Subsection 7Cii**

## **Pressure Washing Proposals**

# **Subsection 7Ciia**

## **Pressure Washer Total Cleaner Proposal #1502**

**PRESSURE WASHER TOTAL CLEANER LLC**

9440 Atlas Dr  
 Saint Cloud, FL 34773 US  
 3217329407  
 PRESSUREWTCLLC@HOTMAIL.COM  
 www.pressurewashertotalcleaner.com

## Estimate

**ADDRESS**

EAST PARK CDD  
 Inframark  
 313 Campus St  
 Celebration, FL 34747

**SHIP TO**

Freddy Blanco  
 Inframark  
 313 Campus St  
 Celebration, FL 34747

**ESTIMATE # 1502****DATE 05/10/2022**

DESCRIPTION	QTY	RATE	AMOUNT
TRASH CAN CLEANING POWER WASH TRASH CANS INSIDE AND OUT. EAST PARK NEIGHBORHOOD	20	50.00	1,000.00
BENCH RESTORATION SERVICE INCLUDES POWER WASH BENCH WOOD STAIN APPLICATION SUPER DECK SW PAINT BLACK METAL BRACKETS AND SUPPORTS	30	180.00	5,400.00
OPTION TO REPAIR BROKEN TRASH CAN.	1	800.00	800.00
FABRICATE AND WELD A NEW METAL SUPPORT RING THAT MATCHES EXISTING AND REASSEMBLY TRASH CAN TO ITS ORIGINAL CONDITION.			
REPLACEMENT COST OF TRASH CAN IS OVER \$1300.00 NOT INCLUDING LABOR TO REMOVE OLD AND INSTALL NEW			
50% DEPOSIT REQUIRED TO START.		SUBTOTAL	7,200.00
		TAX	0.00
		TOTAL	<b>\$7,200.00</b>

Accepted By

Accepted Date

PRESSURE WASHER TOTAL CLEANER LLC, is not responsible for leaks windows and doors, landscape damage by application of corrosive chemical, paint damage to walls, doors and floors furniture and carpet

# **Subsection 7Ciib**

## **Aqua Blast Proposal**

# AquaBlast by Steve Schween, LLC

P.O. Box 950187  
Lake Mary, FL 32795  
407-923-2129

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May 12, 2022

To: Freddy

From: Steve Schween

Re: East Park, Community Development District

Here is the proposal for the pressure cleaning. All areas are chemically washed and pressure cleaned. We use various cleaning techniques, different levels of pressure, and different strengths of an algaecide solution, to maximize the cleaning while protecting the various surfaces, plant life, and care of people. The procedures followed and solution used are the established guidelines set forth by The Painting and Decorators Contractors of America Association.

The sidewalks, curbs, and driveway aprons will be pressure washed and chemically cleaned to remove ground in dirt and mildew. The process is to pressure wash using 100% tanked water, rinsed, and then sprayed with an algaecide solution. The reason we spray with chemicals after pressure washing is to avoid any potential burning of grass from the chemicals during the pressure washing process.

1. CDD Areas located within the boundaries of EP 5 - \$525.00.
  - Spots on Moss Rose Way
  - Caroline Park Drive entrance
  - Lake District Lane by Green Ivy Lane
  - Kristen Park Drive Entrance
  - All benches, garbage cans, and concrete pads

2. CDD Areas – entrances and parks in EP 5 - \$2,000.00.
  - Savannah Park Drive entrance
  - Moss Rose Way entrance
  - Lake District Lane entrances
  - Town Lake Drive entrance
  - Park areas on Lake District Lane
  - All benches, garbage cans, and concrete pads
3. Additional CDD items to clean in EP 5 - \$550.00.
  1. Clean 11 light poles on the walkway by the lake, on Lake District Lane.
  2. Clean the 10 trash cans on the walkway by the lake, on Lake District Lane.
  3. Clean the 6 wood benches on the walkway by the lake, on Lake District Lane.
  4. Clean the 10 picnic tables, 2 gazebos, and concrete pads in and around the gazebos by the walkway by the lake, on Lake District Lane.
  5. Clean the white PVC fence along Coley Way.
  6. All benches, garbage cans, and concrete pads
4. CDD Areas located within the boundaries of The Lakes at EP
  1. Park area at Winding Way Blvd, including pavers, benches, gazebo, and garbage cans, \$300.00.
5. CDD Areas located within the boundaries of EP 6&7.
  - Areas on Caroline Park drive by the park and lake, \$1,100.00 including all benches, garbage cans, and concrete pads

**Total cost of all CDD cleaning, \$4,475.00**

Payment is due upon completion of services.

# **Subsection 7Ciii**

## **FastSigns Proposal #17307**



# ESTIMATE

## EST-17307

More than fast. More than signs. ®

Payment Terms: Deposit Required Account

Created Date: 11/10/2021

**DESCRIPTION:** Main Entrance Signs

**Bill To:** East Park Community Development District  
313 Campus Street  
Celebration, FL 34747  
US

**Installed:** East Park Community Development District  
Savanna Park Drive  
Orlando, FL 32832  
US

**Requested By:** Freddy Blanco  
Email: freddy.blanco@inframark.com  
Work Phone: (407) 947-2489  
Tax ID: 85-8012511020C-7

**Salesperson:** House 175401 - Kissimmee, FL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	NARCOOSEE RD - 110"W x 32"H x1'D Aluminum Mathews Painted on black with 1/4" Flat Cut Metal Dimensional Letters Mathews Painted on Gold - Removal and disposal of existing sign and installation are included	2	\$3,850.00	\$7,700.00
2	DOWDEN RD - 118 1/2"W x 44 "H x1'D Aluminum Mathews Painted on black with 1/4" Flat Cut Metal Dimensional Letters Mathews Painted on Gold - Removal and disposal of existing sign and installation are included	2	\$4,650.00	\$9,300.00
3	CRANIUM ACADEMY - 61 1/2"W x 18"H x1'D Aluminum Mathews Painted on black with 1/4" Flat Cut Metal Dimensional Letters Mathews Painted on Gold - Removal and disposal of existing sign and installation are included	1	\$3,170.00	\$3,170.00
4	SEVEN ELEVEN - 66"W x 38"H x1'D Aluminum Mathews Painted on black with 1/4" Flat Cut Metal Dimensional Letters Mathews Painted on Gold - Removal and disposal of existing sign and installation are included	2	\$3,350.00	\$6,700.00

\*This estimate is valid for 30 days.

\*Please Signed Estimate. 50% down deposit is required to begin working on the project when is more than \$200.00 total cost. If it is less than \$200.00, full payment is required to proceed.

\*Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.

\*Artwork and Set-up Fee does not release a digital copy of the artwork to customer.

\*Customer will provide primary electrical service within 5 feet of sign electrical connection.

\*City or County Fees not included in the estimate.

\*ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE.

<b>Subtotal:</b>	\$26,870.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$26,870.00

\*All RUSH ORDER must be approved before 2:00 pm. After 2:01 pm the order will be ready for the next day

\*\*\*Thank You For Your Business\*\*\*

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## NARCOOSSEE RD



SIDE VIEW



## DOWDEN RD



SIDE VIEW



**PROOF DISCLAIMER:** Please CHECK proof over CAREFULLY. Upon proof approval FASTSIGNS Kissimmee is NOT RESPONSIBLE for any error in spelling, content, composition and or format. Please keep in mind the colors may change depending on the material to be used. Once approved buyer assumes all responsibility.

DISCLAIMER: Renderings are for graphic purposes only and not intended for construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings (if applicable).

These drawings and designs are the exclusive property of FASTSIGNS. Use or duplication in any manner including but not limited to electronic transfer without express written permission of FASTSIGNS is prohibited.

**FASTSIGNS**  
More than fast. More than signs.®

Customer: **EAST PARK CDD**

Project No. 17307

Date: 11/11/2021

Designer: Daniel J.

Location:

## Description:

**ALUMINUM PAINTED PANELS WITH  
1/4" FLAT CUT METAL DIMENTIONAL  
LETTER GOLD PAINTED - SPACER ON BACK**

**Customer Approval:** NOTE Unless specified by customer, all-depth of embossing will be determined by FASTSIGNS or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

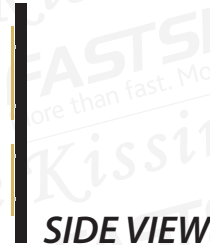
Please read carefully, check appropriate box and fax back

☐ Design OK As Is  
☐ Revision Required

SIGNATURE

DATE

## CRANIUM ACADEMY



## SEVEN ELEVEN



**PROOF DISCLAIMER:** Please CHECK proof over CAREFULLY. Upon proof approval FASTSIGNS Kissimmee is NOT RESPONSIBLE for any error in spelling, content, composition and or format. Please keep in mind the colors may change depending on the material to be used. Once approved buyer assumes all responsibility.

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Please read carefully, check appropriate box and fax back

☐ Design OK As Is  
☐ Revision Required

SIGNATURE

DATE

# **Subsection 7Civ**

## **Paverology Proposal #000803**

## ESTIMATE

## INFRAMARK Management

**Paverology LLC**

20391 Racine St  
Orlando, FL 32833

Phone: (407) 864-1338

Email: jmcclung241@gmail.com

Estimate #

000803

Date

05/04/2022

Description	Quantity	Rate	Total
<p>Paver repairs Moss Rose and Savannah Park Dr. gazebo</p> <p>Objective- Repair areas of sinking, lifting, shifting and border restraint issues at gazebo area (Moss Rose way &amp; Savannah park dr. And gazebo area between Old Patina &amp; Moss Rose way.</p> <p>- Moss Rose and Savannah Park Dr. Remove, repair and replace pavers from all areas of concern around gazebo.</p> <ul style="list-style-type: none"> <li>• left rear corner</li> <li>• right rear corner</li> <li>• right side walkway</li> <li>• front main walkway</li> <li>• gazebo entrance walkway</li> </ul> <p>All areas to be removed and base material to be repaired and or replaced if issues are found. Proper grade and drainage to be considered. New concrete restraint band to be installed.</p>	1.0	\$1,650.00	\$1,650.00
<p>Paver repairs - Old Patina and Moss Rose park area</p> <p>Repair areas of sinking, shifting and border separation around entire loop of gazebo walkway between Old Patina and Moss Rose Way</p> <p>This entire walkway and bike rack pad, has various issues throughout that include shifting due to restraint separation, gaps, tree root lifting, settling and missing pavers.</p> <p>All areas were observed and discussed with Freddy Blanco on initial walkthrough.</p> <p>Repair will include removing pavers from all areas of concern, inspecting and repairing base material. In areas where tree roots have caused issues, those will be removed and new base material to be installed and compacted prior to reinstallation.</p> <p>All areas of damaged concrete restraint will be removed and repaired with new concrete band.</p> <p>There is an area of grass between pavers and storm water drain that sits too high to allow proper rainwater runoff from pavers into drain.</p>	1.0	\$4,100.00	\$4,100.00

This area will be addressed by removing sod and excavating a few inches of dirt then sod replaced. This will allow water that collects and pools on pavers to runoff into drain.

Materials	1.0	\$0.00	\$0.00
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Base material (concrete fines) - 1 ton

Joint sand - 1/2 ton

Concrete - 30 / 80lb bags

Materials cost factored into above prices

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<b>Subtotal</b>	<b>\$5,750.00</b>
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<b>Total</b>	<b>\$5,750.00</b>
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Licensed and Insured ( to be provided upon request )

50% deposit required prior to start of work. Balance due upon completion

Credit card payments will be subject to a 3% surcharge

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INFRAMARK Management