EAST PARK COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA July 28, 2025



CELEBRATION, FLORIDA 34747

East Park Community Development District

Board of SupervisorsScott Phillips, Chairman
Todd Oneal, Vice Chairman

Kelly Johnson, Assistant Secretary Robert Tuttle, Assistant Secretary Graciela Von Blon, Assistant Secretary Staff:

Michael Perez, District Manager
Grace Rinaldi, District Counsel
David Hamstra, District Engineer
Kyle Goldberg, Field Inspection Coordinator
Howard Neal, Field Services Director

Meeting Agenda Monday, July 28, 2025 – 5:30 p.m.

1.	Call to Order and Roll Call
2.	Adoption of the Agenda
3.	Audience Comments – Limit to Three (3) Minutes
4.	Staff Reports
	A. Field Services
	i. Review of Field Inspection ReportP. 3
	B. United Land Services
	i. Consideration of Declining Maple Removal Pond 10 ProposalP. 14
	ii. Consideration of Live Oak Straightening ProposalP. 15
	iii. Consideration of June MI Repairs
	C. Consideration of Gexpro LED Flood Lights Proposal
	D. Consideration of Ledvance Flood Lights Proposal
	E. District Counsel
	F. District Engineer
	G. District Manager
5.	Business Items
	A. Consideration of Resolution 2025-07 Ratifying Change in Date
	for O&M Methodology Public Hearing
6.	Business Administration Items
	A. Review of Financial Statements
	B. Check RegisterP. 71
7.	Supervisor Requests and Audience Comments
8.	Adjournment

The next meeting is scheduled for Monday, August 25, 2025, at 5:30 p.m.

District Office: Inframark 313 Campus Street Celebration, FL 34747 407-566-1935 Meeting Location: Sun Blaze Elementary 9101 Randal Park Boulevard Orlando Florida 32832



Kyle Goldberg Inframark

EAST PARK CDD JULY FIELD INSPECTION

Thursday, July 10, 2025

25 Items Identified

25 Items Incomplete



ITEM 1 - DYING TREE

Assigned To: Board Update

There is a tree located on Moss Rose Way and Kristen Park Dr that is not doing so well, we'll continue to monitor to see if this recovers or if it should be replaced.



ITEM 2 - POND 10 FOUNTAIN

Assigned To: Crosscreek

The fountain at Pond 10 was off during time of inspection.

ITEM 3 - TRASH

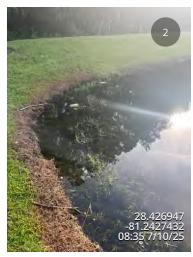
Assigned To: Crosscreek

Trash located around multiple ponds around the community. This should be picked up during routine maintenance.

Picture locations:

Pond 10 Pond 5 Pond 1









ITEM 4 - DEAD TREE

Assigned To: United Land Services

There is a dead tree located at Pond 10. United Land Services to provide proposals to either remove or replace this.



ITEM 5 - CRACKED PANEL

Assigned To: Board Update/Inframark

We're continuing to monitor this cracked panel to ensure it does not become a trip hazard.

Location: Walking path by Pond 10.

ITEM 6 - WEEDS

Assigned To: United Land Services

There are some weeds at the Easterfield Drive entrance that should be removed during routine maintenance.

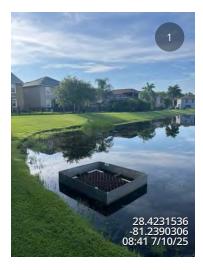




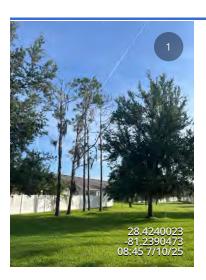
ITEM 7 - ALGAE AND TRASH

Assigned To: Crosscreek

There was algae spotted along with trash at Pond 6 that should be treated and removed during routine maintenance.







ITEM 8 - DEAD PINE

Assigned To: United Land Services

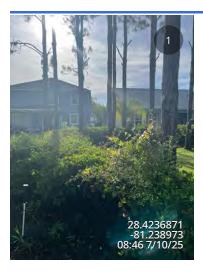
There is a dead pine located behind 9849 Moss Rose Way. United Land Services to provide a proposal to remove this.



ITEM 9 - RAISE CANOPY

Assigned To: United Land Services

The canopy above the walking path at the Passive Park and Playground should be raised.



ITEM 10 - TRIM HEDGE

Assigned To: United Land Services

The hedges should be trimmed at the Passive Park and Playground.



ITEM 11 - LEANING TREE

Assigned To: United Land Services

There is a leaning tree at the Passive Park and Playground. United Land Services to provide a proposal to dig this up and secure it with straps.



ITEM 12 - WEEPING VALVE REPAIR

Assigned To: Board Update

The weeping valve has been repaired by United Land Services.

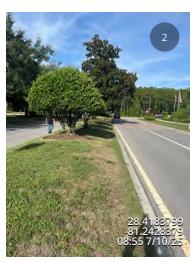
Location: Savannah Park Commons

ITEM 13 - DEAD SOD AND TURF WEEDS

Assigned To: United Land Services

The combination of turf weeds and its chemical treatment in this area is resulting in dead sod. There are still weeds that need to be treated. United Land Services believes the grass will recover, we'll continue to monitor to see if the sod needs to be replaced. Location: Savannah Park Dr entrance







ITEM 14 - DEAD PLANTS

Assigned To: United Land Services

There are a few dead plants at the Savannah Park Dr entrance that should be replaced.

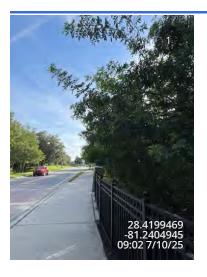


ITEM 15 - RAISE CANOPY

Assigned To: United Land Services

The canopy above the walking trail should be raised.

Location: Along Savannah Park Dr



ITEM 16 - CUTBACK

Assigned To: United Land Services

A cutback should be completed so that vegetation is not impeding past the railing.

Location: Along Savannah Park Dr



ITEM 17 - CUTBACK

Assigned To: United Land Services

A cutback should be completed behind 10561 Eastpark Woods Dr.



ITEM 18 - STRING TRIMMING

Assigned To: United Land Services

String trimming and mowing should be completed during routine maintenance.

Location: Pond 5



ITEM 19 - LIGHTS ON DURING THE DAY

Assigned To: Inframark

There were a few lights along Winding Way Blvd that were on during the day.



ITEM 20 - IRRIGATION REPAIR

Assigned To: United Land Services

There appears to be a irrigation leak along Winding Way Blvd that should be repaired.



ITEM 21 - AQUATIC GRASSES

Assigned To: Crosscreek

Aquatic grasses should be treated during routine maintenance.

Location: Pond 1



ITEM 22 - WALKING TRAIL IRRIGATION REPAIR

Assigned To: City Of Orlando

Hole around irrigation box still remains.

Location: Walking trail by Pond 1.



ITEM 23 - BENCH REPAIR

Assigned To: Inframark

A bench along the Pond 1 walking trail needs to be repaired.



ITEM 24 - IRRIGATION BOX COVER

Assigned To: United Land Services

There's an irrigation box with a cracked lid that should be replaced.



ITEM 25 - GROWTH

Assigned To: Crosscreek

There some growth present at Pond 1 that should be treated during routine maintenance.



(E)	UNITED Land Services
5	Land Services

Customer:	
East Park CDD	

Proposal #178880

Date: 7/22/2025

PO#

Tyler Bridges

Property:

East Park CDD Savannah Park Dr. Orlando, FL 32832

Remove Declining Maple

Removal Declining Maple Pond 10

Default Group	Default Group									
Items	Quantity	Unit	Price/Unit	Price						
Property Improvements				\$360.80						
Demo / Debris Removal / Site Prep	5.00	Hr	\$69.66	\$348.30						
Bahia Sod (Piece)	5.00	ea	\$2.50	\$12.50						
		PRO	IECT TOTAL:	\$360.80						

Terms & Conditions Ву Ву **Tyler Bridges** 7/22/2025 Date Date **United Land Services East Park CDD**



E3	UNITED Land Services
S	Land Services

Customer:	
East Park CDD	

Proposal #178882

Date: 7/22/2025

PO#

Tyler Bridges

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East Park CDD Savannah Park Dr. Orlando, FL 32832

Live Oak Straightening.

Quote to Dig Up and Straighten Live Oak in park/ Add staking kit

(Live oak is established, Cannot guarantee survival)

Default Group				\$388.03
Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$388.03
Demo / Debris Removal / Site Prep	4.00	Hr	\$69.66	\$278.64
Tree Stakes- Installed	1.00	ea	\$109.39	\$109.39
		PROJ	IECT TOTAL:	\$388.03

Terms & Conditions Ву **Tyler Bridges** 7/22/2025 Date Date **United Land Services East Park CDD**

(PENDING) JOB Name EAST PANY



Controller

Quanity Item Description Cost Per item Ext. cost 6" Spray \$42.30 \$0.00 12" Spray \$52.75 \$0.00 6" SAM-PRS-RD \$55.00 \$0.00 12" SAM-PRS-RD \$66.75 \$0.00 6" Rotor \$73.13 \$0.00 12" Rotor \$77.21 \$0.00 Straighten Head \$6.00 \$0.00 Broken Riser \$23.42 \$0.00 Raise Riser with existing head \$26.20 \$0.00 Raise Riser and add 12" head \$51.51 \$0.00 Upgrade 4" to 6" head \$42.30 \$0.00 Upgrade 6" to 12" head \$52.75 \$0.00 Nozzle - MPR \$7.60 \$0.00 Nozzle - MP Rotator \$20.00 \$0.00 Bubbler - ADJ \$18.75 \$0.00 Drip line break \$16.00 \$0.00 Lateral line break (.5" - .75") \$67.46 \$0.00 Lateral line break (1" - 1.25") \$146.32 \$0.00 Lateral line break (1.5" - 2") \$234.71 \$0.00 Lateral line break (2.5") \$350.00 \$0.00 Relocate head within 5' \$50.25 \$0.00 Head raise/lower in turf \$7.00 \$0.00 Head raise/lower in shrub \$30.60 \$0.00 Valve Box 10" round \$73.62 \$0.00 Valve Box standard 12" x 16" \$110.19 \$0.00 Valve - In-operative/Replace (1" Residential) \$121.50 \$0.00 Valve - In-operative/Replace (1" PEB) \$282.60 \$0.00 Valve - In-operative/Replace (1" PESB) \$432.81 \$0.00 Valve - In-operative/Replace (1.5" PEB) \$527.88 \$0.00 Valve - In-operative/Replace (1.5" PESB) \$603.82 \$0.00 Valve - In-operative/Replace (2" PEB) \$598.52 \$0.00 Humber Wolf Valve - In-operative/Replace (2" PESB) \$673.18 \$0.00 Valve - In-operative/Replace (3" BPES) \$1,498.76 \$0.00 Solenoid \$55.00 \$0.00 DC Solenoid \$66.70 \$0.00 DBR-Y6 (each) \$10.34 \$0.00

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4 Zone Controller \$475.00 MAINZ" # + \$1200 Parts + 6th Lubor Next to zone 10

\$229.52

\$361.14

\$272.50

\$10.00

\$261.23

Single Station Decoder

Two station Decoder

Wireless Rain Sensor

1 Station Node

9 volt Battery

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Turi - Shrub - Anuals	1	XX	110	17	CP												+
Run Time (Program A)	101	-0	-	-	-	-											+
Run Time (Program B)	10	0	0	21	12	-											1
Battery Pack - Add a Zone - Doubler	+	+															+
Zone Fault or Alarm	1-	-	-		-												+
CONTRACT/MAINT. REPAIRS	<u></u>								9								+
Maintenance Repairs					,												_
Partially Clogged Nozzle	1			-	0											-	T
Cut Drip Line	6			L	3/												+
					13						-11-					-	+
Head Straigtened / Adjusted BILLABLE REPAIR				1												-	+
																-	_
Head Broken 6" Spray											T	1	1				_
Head Broken 12" Spray							1	1							+	-	-
Head Broken 4" Rotor	17.0								1				-		-+-	-+	_
Head Broken 6" Rotor									100					-	-+-	\rightarrow	-
Broken Riser												-				-+	_
Nozzle Fixed						-1					1	-	-	-		-	_
Nozzle MP Rotator									1		-	+-	+		-	-	_
Lateral Line Clogged							_		1	+	-	+-					
Drip Line Clogged						\rightarrow			1 9	+	+ -	-		-	-		
Orip Line Repair							-			+	+	-		_			
ateral Line Break .5-1"				-	-				-	+	-	+	4	_			
ateral Line 1.5"+					-	-+			-	-	-	+	-	-			
lain Line Repair				-		-			-	-	-	-		4			
alve Repair / Replacement				-	-	- 1	-	-				-					
roken Valve Box			-	-	-		-	-	-								
ecoder				+	- -		-		-								
plenoid				-	-	-											
alve Inoperable				+	-											T	
NEEDED UPGRADES																	
ray Head 4 to 6"	-			-													
ray Head 6 to 12"		-		-	-												
tor 4 to 6"	+-		-	-	1												
ise / Lower Head Turf	-		-		1111	_							(6.33)				9
se / Lower Head Shrub	-	-	-	4-													
ocate Head or Lateral		+	4111						-								
Socie i lead of Pateral																	

Controller #/Location: Date:	<u>/</u>			6	של	L	and	IIT Ser	vic	es					
Program Time Adjust	% RI	IN Days W THE W THE W THE W THE	S S S S S S S S				Cor leather	lier Make troller St Rain Sei nection 1 2 Pump 1	atus: nsor: Type:	Pota	wo Win Working Working ble dessurize	e Reclaim	Conve Not W Not W	er Model entional Vorking Vorking Lake	1 <u>C</u>
	M T	W TH F	SS								mp Star		ubmersi		
ZONE INFORMATION Spray - Rotor - Drip - Bubbler - MP	1														
	+											Ì			
Turf - Shrub - Anuals Run Time (Program A)															
11.10914111 11	15														-
Run Time (Program B)											- 1				
Battery Pack - Add a Zone - Doubler									-/15						
Zone Fault or Alarm . All Joh	2							×							
CONTRACT/MAINT, REPAIRS									-						
Maintenance Repairs															
Partially Clogged Nozzle														-	-+
Cut Drip Line														-	\rightarrow
Head Straigtened / Adjusted											-	- 4	-+	\rightarrow	-+
BILLABLE REPAIR															
Head Broken 6" Spray							7		1	7					
Head Broken 12" Spray										+		-	-	-	
Head Broken 4" Rotor										_			-	-	
Head Broken 6" Rotor								-					- +	-	
Broken Riser						1			1	1	+		-+	-+-	
Nozzle Fixed									1 -	+	+		\rightarrow	-	-
Nozzle MP Rotator							100		1	+			\rightarrow		-
ateral Line Clogged										+-	+	-		\rightarrow	
Prip Line Clogged										+	-	_	+	_	_
rip Line Repair				1			-	+	-	+	+		-		
ateral Line Break .5-1"						1 -			1		+-	-	-		-
ateral Line 1.5"+					1	1	+			-	+-	+-	-		_
ain Line Repair	3.0			1		+	#	+			-	-		-	
alve Repair / Replacement			7		-	2				-		-	-		
oken Valve Box			-		+	#	+	+		_	+				
coder				1	1-	-	+		-		+	_	-	-	
lenoid				+	-	+	+	1	-			-			
lve Inoperable		+	-	1	-	-	+	-							
NEEDED UPGRADES						-									
ay Head 4 to 6"						_	T								
ay Head 6 to 12"	-1-	-	-				-			-					
or 4 to 6"	+	-			-			-				-			
se / Lower Head Turf	1	+	-		-						1				
se / Lower Head Shrub		+													
ocate Head or Lateral	+														
route i lead of Lateral		1													1

Job Number : COC Controller #/Location:	5	>		_ (E	3)	U] Lan	NI dS	T	El	S		lage: _		oř .	
Program Time Adjust 9 A 10 00 PC B C D E	M T M T M T M T M T	W TH W TH W TH		S S		Po	Weath Dint of C	orroller Controll er / Rai Connect ell & Pu	ler Stat n Sens tion Ty	or: pe:	Two Wor Vor Potable Pressu Pump	king -Réc irized	No No slaim V Cent	roller Mc onvention of Workin of Workin Vell La rifigual	nal ng ng	
ZONE INFORMATION	1	12		1			T		1	1	7	1		-1		
Spray - Rotor - Drip - Bubbler - MP Turf - Shrub - Anuals	15	5	15												-	
Run Time (Program A)	100	30	21	-												
Run Time (Program B)	130	10	30	30	-		-									
Battery Pack - Add a Zone - Doubler	1			-	+	-	+		-	-						
Zone Fault or Alarm				-		+	-	-	-		-					
CONTRACT/MAINT, REPAIRS								بنبا	<u> </u>	J						
Maintenance Repairs					1	1	1		T	_	_		-			
Partially Clogged Nozzle										-	+		-	-	-	1
Cut Drip Line										1	-	-	+	+	-	4
Head Straigtened / Adjusted											-		-	+	-	+
BILLABLE REPAIR													٠			
Head Broken 6" Spray									-				T	_	_	_
Head Broken 12" Spray Head Broken 4" Rotor	-1														+	+
Head Broken 6" Rotor						1									1	+
Broken Riser	-															+
Vozzle Fixed	-	-														+
Jozzle MP Rotator	-	-														+
ateral Line Clogged	-		_													1
Prip Line Clogged	-	-+	-								1					
rip Line Repair	-	-	-	-	-		-4									
ateral Line Break .5-1"	-	-	+	-	-+											
iteral Line 1.5"+	-		-	-	\rightarrow		-	- +		-						
ain Line Repair					-			-+			-					
live Repair / Replacement		1			+			-	-			-				
oken Valve Box						-		-1-								
coder					-			-			-					
enoid				3/5		-		+		-		-	-+		- 1	
ve Inoperable		1			1		-	+	-	-			-	- 4		
NEEDED UPGRADES																
ay Head 4 to 6"								7	7		1		-	1		
ay Head 6 to 12"														-	-	_
or 4 to 6"					- 1			1			-	1				_
e / Lower Head Turf													-			
e / Lower Head Shrub														-	-	
cate Head or Lateral															-	
ments: 4 mou	8	1	CAT	100	1	n 1/	*									_

Tech.

Job Number : 100 Controller #/Location:	25	+			_ (3	3)	U La:	N id	IT Ser	E vic	D es			·		of _	
Program Time Ad		M (T) M T M T M T	W TH W TH W TH		1		Þ	Weai	Conti ther / I	er Make roller Sta Rain Ser ection T Pump T	atus: isor: ype:	Pota Pre	wo Wir Vorking Vorking ble , ssurize	e Reclaim d C	Not V		را ا	>\ \!\
ZONE INFORMATION			1	12	19	1		T	$\neg \Gamma$		$\neg \Gamma$	T	1			T-	T	7
Spray - Rotor - Drip - Bubbler - I Turf - Shrub - Anuals	MP	5	1	5	15	5										-	+	+
		/	/	h	1	1											+	+
(/ogium /		20	N	W	n	12	1									1		+
Run Time (Program B) Battery Pack - Add a Zone - Dou	blo- I																	+
Zone Fault or Alarm	bier	-																+
CONTRACT/MAINT. REPAIR	9									e								1
Maintenance Repairs	1																	
Partially Clogged Nozzle	-	-	7		-	~	-											T
Cut Drip Line	-	\rightarrow	1	-		3						-1						1
Head-Straigtened / Adjusted		-+		- 1	~													T
BILLABLE REPAIR					1													
Head Broken 6" Spray			-						<u> </u>	-								-
Head Broken 12" Spray	+	-	-+							40.								
Head Broken 4" Rotor	+	+	-	-	-				-									
Head Broken 6" Rotor	+	-	-+							1								
Broken Riser	11	+	-	-+	-+	-	_											
Nozzle Fixed		+	-	-	-													
Nozzle MP Rotator	+-	+	-+	-		-	, -			-								
ateral Line Clogged	+-	+	-	-	-	-+		-		4		1						
Orip Line Clogged	+	+-		-	-		-			1								
Prip Line Repair	+	+	-		-					1 .								
ateral Line Break .5-1"	1	-	-		-					-			The second					
ateral Line 1.5"+	+-	+	+	-	-													
ain Line Repair	+	+	+			-												
alve Repair / Replacement	-	-	+		-	- 4										-1		
oken Valve Box	-	+	-	-1-	-	-												
ecoder	+	+	+	-			_		8									
lenoid	-	1		-										Tre-				
lve Inoperable	1-	-	+		-										1/1			
NEEDED UPGRADES																		
ray Head 4 to 6"	1		-	-1-	_													
ay Head 6 to 12"	-	-	+-	+-	-											77		
or 4 to 6"	-		+		-	+			1									
se / Lower Head Turf		-	+	+	-	+										1		
se / Lower Head Shrub		-	+	+		-		1/10										
ocate Head or Lateral		-	+-	1														
TRIBLE OF EARLEST																		_
																		_

Job Number : Curl Controller #/Location:	25			_ (30	1)	U] Lan	d S	erv	ice	S					
Program Time Adju A 11,00 PX B 4,00 IN C D E	A M	TWTH TWTH TWTH	HFS HFS HFS	S S S		Po	Weath Weath	er / Raii onnect	er Statu n Senso	or: e: F	-Wor	king -Red Urized	No.	ifigual	al —	a
ZONE INFORMATION Spray - Rolor - Drip - Bubbler - MR	, 1	17	13	I,A	5	16	17	18		T						
Turí - Shrub - Anuals	12	2 10	17	17	1	1	2/	117	13							
Run Time (Program A)	17	200	9	11	7	9	10-	17 "	1	1		-	_			
Run Time (Program B)	10		N	10	14	111	100	100	1	-	-	-		-		
Battery Pack - Add a Zone - Double	er /	Ť		10					-	-	-			1	1	4
Zone Fault or Alarm											-	+		-	-	_
CONTRACT/MAINT, REPAIRS				-		-			<u></u>					-	1	
Maintenance Repairs											_	T		7	~	_
Partially Clogged Nozzle	17		5				1 7					-	-	+	-	+
Cut Drip Line				- 1								+	-	+	-	+
Head Straigtened / Adjusted		3					7-	3			-	1	+	+	-	+
BILLABLE REPAIR												J				4
Head Broken 6" Spray										7		T	T		_	_
Head Broken 12" Spray		- 44														+
Head Broken 4" Rotor Head Broken 6" Rotor	1							7								+
Broken Riser	1								-							1
lozzle Fixed	1															1
lozzle MP Rotator	1															
ateral Line Clogged	-															
rip Line Clogged	+ +							-	*							
rip Line Repair		-	-			-		10	0							
iteral Line Break .5-1"																
teral Line 1.5"+	1															
nin Line Repair		-+	-+		-											
Ive Repair / Replacement			-	-	-		-		-	-						
oken Valve Box			-	-	-		-	-			-					5.
coder			-		-				-	-						
enoid				-	-				-							
ve Inoperable	-		-					+	-		-					
NEEDED UPGRADES																_
ay Head 4 to 6"									-		_		-			
ay Head 6 to 12"									-	-	+				-	
or 4 to 6"							-	+-		+-	-	+		-	-	
e / Lower Head Turf							+			+					-+-	
se / Lower Head Shrub								-			-			-	4	
cate Head or Lateral										+	-		-		-	_
							_							- 4		_

Stant. Seasona Program Time Adjust % A A CO N B C D E F ZONE INFORMATION Spray - Rofor - Drip - Bubbler - MP Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B)	M T M T M T M T	W TH W TH W TH	FS: FS: FS: FS:	S			Con	troller, l	flake:	RI	B		Control	er Mod	lef.	D
B C D E F ZONE INFORMATION Spray - Rotor - Drip - Bubbler - MP Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B)	M T M T M T M T	W TH W TH W TH W TH	FS: FS: FS:	S									2 -2010 (21)			/
E F ZONE INFORMATION Spray - Rotor - Drip - Bubbler - MP Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B)	M T M T	W TH W TH	F S S						er Statu		Two M VVorki	/ire ng		Vorking	1	_1_
F ZONE INFORMATION Spray - Rofor - Drip - Bubbler - MP Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B)	МТ					Po	int of C	onnect		: Po	Workii otable	1	Not V im Wel	Norking II Lak		
Spray - Rotor - Drip - Bubbler - MP Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B)	1	17	1 0 0				We	ll & Pui	пр Туре		Pressuri Pump Si	zed	Centrifig Submers	gual	0	
Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B)	12		13	_		1	_				Olitic Ol	i i	obbiner:	sinie:		
Run Time (Program A) Run Time (Program B)		5	5												+-	-
	20	10	10	+	+	1							-	-		
														 	+	-
Battery Pack - Add a Zone - Doubler Zone Fault or Alarm																+
CONTRACT/MAINT, REPAIRS			1						e.							7
Maintenance Repairs					7	-										
Partially Clogged Nozzle	-			-	-											T
Cut Drip Line	-	-			-											
Head Straigtened / Adjusted	1	1	71		1		-									
BILLABLE REPAIR			2	-												
Head Broken 6" Spray								-								
Head Broken 12" Spray						-+	-		-	-+						
Head Broken 4" Rotor							-	-	-	-+	-	-	-	-		1
lead Broken 6" Rotor									2		-	-		-		1
Broken Riser						1					-		-	\rightarrow		+
lozzle Fixed								- 1			-+	-	-	-		+
ozzle MP Rotator													-+	-		-
ateral Line Clogged									. 1			-	-	\rightarrow	-	\vdash
rip Line Clogged													-	-		-
rip Line Repair													-			
teral Line Break .5-1"														-		
teral Line 1,5"*														-		
in Line Repair Ive Repair / Replacement																
oken Valve Box						-1										_
coder	-			-				1								
enoid	-	_														_
ve Inoperable	+		-													
NEEDED UPGRADES					- N											
ay Head 4 to 6"	1					_										
ay Head 6 to 12"	4	-		-			1									
or 4 to 6"		-		-				-	-							
e / Lower Head Turí	1		-	-			-		-							
e / Lower Head Shrub				-			+	-	+	-	4	-	-4			
cate Head or Lateral	1			+	-	-	+-		-	+-	-	-				
ments:								1								

Job Number: CLOCK Controller #/Location: Date:	5			_	G	3)	Lan	NI d S	erv	ices	/ .					
Program Time Adjust A \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	% RU M T M T M T M T M T	W TH	F S S F S S F S S	5		Р	Weath oint of (ntroller fi Controlle ner / Rain Connecti ell & Pur	er Statu 1 Senso on Type	r: – Po : F	Two V -Worki table Pressuri	/ire ng ng -Reclai zed	Con Not I Not I			SP.
ZONE INFORMATION		15	1	16	E	16		18	19	110	1	112	1/3		T	_
Spray - Rotor - Drip - Bubbler - MP	12	4	5	1	7 (75	C					10	110	+	+	+
Turi - Shrub - Anuals	1	/	/	1		1	1		100	-1-	100	1	la constant			+
Run Time (Program A) Run Time (Program B)	115	10	12	1	SIL	112		110		1	17	17				
Run Time (Program B) Battery Pack - Add a Zone - Doubler				1	7	1/4						1-4				+
Zone Fault or Alarm	-	-			-			1								
CONTRACT/MAINT. REPAIRS	1															
Maintenance Repairs					_		_									
Partially Clogged Nozzle		-+	1	1	+	1										
Cut Drip Line	-		1	3	-											711
Head Straigtened / Adjusted			5	3	-	-	-									
BILLABLE REPAIR			0	2	<u></u>											
Head Broken 6" Spray			1													
Head Broken 12" Spray		-	1													
Head Broken 4" Rotor	-	-	-+													
Head Broken 6" Rotor		-	-+		-									1		
Broken Riser	-		-+	-									- 1			
Nozzle Fixed		-	-+													
Nozzle MP Rotator	-	-	-													
Lateral Line Clogged	-	-	+						-		-					
Drip Line Clogged			-	-				- 1								
Orip Line Repair			+	-			-	- 1	-	-			-4			
ateral Line Break .5-1"				-			-+									
ateral Line 1.5"+							-		-		-					
Nain Line Repair	-	4		-					-	-	-					
/alve Repair / Replacement					- +	-+	-+	-								
roken Valve Box				-		-		- V					-			
ecoder			_	-		-	-	_	-		+-		-	_		- ×
olenoid		_	+-		-	-+	-	-	-		+-	-4-				
alve Inoperable				+	-	-	-+		-1	-	-		_		21/1-	
NEEDED UPGRADES																
pray Head 4 to 6"	7	1	\top	_	-			-	-							
pray Head 6 to 12"			+	-	-	-			+	-	-	-	_			
otor 4 to 6"			1	-	-	-+-	-		-	-	-	-	-			
ise / Lower Head Turf		+			+		-		-	-	-					
ise / Lower Head Shrub				+		-1-		-	-	-	-					
		_	-					-						17		
locate Head or Lateral									- 1					-	_	

Job Number: Cock Controller #/Location: Date: 6 11 2	5			_(8	((UI Lan	VI d Se	TL	lces	3				-	
Program Time Adjust A C B C D E	% R M (M T M T M T	UN Days W TH W TH W TH W TH W TH	FS FS: FS:	S S	P	C Weathe Dint of Co	er / Rain onnecti	r Status Sensor	Po	Two V Worki Worki table Pressur	ing ing Reel ized	No.	724 12	al B	P-D
ZONE INFORMATION	H	17	13	TAI		T				1	1	1	_	_	
Spray - Rotor - Drip - Bubbler - MP	110	5	12	-11		14					1	1	+	-	-
Turí - Shrub - Anuals	1		,										+-	+-	-
Run Time (Program A)	145	15	17	150									+-	+	+-
Run Time (Program B)			-										+	1	+
Baitery Pack - Add a Zone - Doubler Zone Fault or Alarm	1													+	+-
CONTRACT/MAINT. REPAIRS															_
Maintenance Repairs	7														
Partially Clogged Nozzle														Ť T	7
Cut Drip Line		.)													
Head Straigtened / Adjusted	1	-1-	-												+
BILLABLE REPAIR			1										-		
Head Broken 6" Spray													-		4
Head Broken 12" Spray	-														
Head Broken 4" Rotor	-														
Head Broken 6" Rotor							, i								
Broken Riser	-													-	
Nozzle Fixed	-	-+													
Nozzle MP Rotator	-+	-													
Lateral Line Clogged	-		-+				4.5								
Drip Line Clogged		-	-				1.	- 1							
Drip Line Repair	-		1	1	1		4.7								
Lateral Line Break .5-1"	-	-+	- (1)											
Lateral Line 1.5"+	-	-	- `	_											
Main Line Repair	-		-	-											
Valve Repair / Replacement	-+	-		-	1										
Broken Valve Box		-	-				-1-								
Decoder	-	-			-		4		4						-
Solenoid		-+	+												
Valve Inoperable			+												
NEEDED UPGRADES															
Spray Head 4 to 6"		7				-					-				
Spray Head 6 to 12"		-	+							4					
Rotor 4 to 6"	-	-	-			-									
Raise / Lower Head Turf	\rightarrow		+	+		-	-	4	1						
Raise / Lower Head Shrub	_	7			-	-	-	4	-	-					
Relocate Head or Lateral			-						4		-				
Trade of Lateral										- 1		1111			

Program Time Adjust 9 A \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	M T M T M T M T M T	W TH W TH W TH W TH	FS: FS: FS: FS: FS:	S S S	3	Po 6	C Weath int of C	er / Rain onnecti	lake: or Status: Sensor: on Type: np Type:	Poti	Two Windowsking Working able cassurize with partial transfer of the cassurize with the ca	e — Reclaim d C	Not W Not W	entional forking forking Lake ual	1)_
Spray - Rotor - Drip - Bubbler - MP Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B) Battery Pack - Add a Zone - Doubler Zone Fault or Alarm CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line	15	15	13	A S U	12	6	3	18								Ŧ
Turf - Shrub - Anuals Run Time (Program A) Run Time (Program B) Battery Pack - Add a Zone - Doubler Zone Fault or Alarm CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line	151	15		\ <u>\</u>	12	15	5	5								+
Run Time (Program A) Run Time (Program B) Battery Pack - Add a Zone - Doubler Zone Fault or Alarm CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line	15	15	-	12	12	13	1	1								_
Run Time (Program B) Battery Pack - Add a Zone - Doubler Zone Fault or Alarm CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line	15	172		12	112	15	1	115		-	-	_	-			-
Battery Pack - Add a Zone - Doubler Zone Fault or Alarm CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line				10	17	10		1 1		- 1						+
Zone Fault or Alarm CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line								113							-	+
CONTRACT/MAINT. REPAIRS Maintenance Repairs Partially Clogged Nozzle Cut Drip Line	1											- +			-	+-
Maintenance Repairs Partially Clogged Nozzle Cut Drip Line	1								6							+-
Partially Clogged Nozzle Cut Drip Line	1															
Cut Drip Line	1															T-
		1		3	1	2	V	1					-+	-		
Head Straigtened / Adjusted		1												-+	-	-
		1			3			7						-		-
BILLABLE REPAIR		0														-
Head Broken 6" Spray							T	1		7			-			
Head Broken 12" Spray				ı				1		-		-	+	-+		-
Head Broken 4" Rotor											-	-+-	-	-		_
Head Broken 6" Rotor									68		-		-	-	-+	_
Broken Riser									-	+			-+-	-	-	
Nozzle Fixed										+		-	+	-	-	
Nozzle MP Rotator									-				-	-		
Lateral Line Clogged												-+-	+	-+-		
Drip Line Clogged							-	-		+-	-	-	-			_
Drip Line Repair			- 1				-	-		+	-	-	-	-	-	_
Lateral Line Break ,5-1"							-			+	+-		-			
Lateral Line 1.5"+								+		+	+	+	-	-	- 4	
Vlain Line Repair							- +-			-			-	-	-	
Valve Repair / Replacement							-			+	-	+	-	-	-	
Broken Valve Box					-			-	-	+	-	+		-		
Decoder						-			-	+			-	-		_
Solenoid							-		-	-	-	-	-			
/alve Inoperable							-	-	-	-	-		-	4		
NEEDED UPGRADES										1	1		1			
pray Head 4 to 6"		7				-	-						-	-		
pray Head 6 to 12"			1			-			-	-	+	-		1		
otor 4 to 6"					-		+		1	-	-	-	-	-	-	
alse / Lower Head Turf					-	-		-	+		-	-		1		
aise / Lower Head Shrub				+	+	-	+	-		-	1	-			1	
elocate Head or Lateral			-	+		-	+	-	+							
The state of the s																

Job Number SOCK Controller #/Location: Date:)			(3	La	nd	II' Se	II rv	3] ice	S						
Program Time Adjust BOV A 300000 BOVZ c 4:00000 E F	% R M 7 M 7 M 7 M 7	Un Days W TH W TH W TH W TH W TH	F S F S F S F S	s \$ 2 s	27	614. ON	17	of Con	itrollei Rain nectio	Statu: Senso):		Re urized	N N claim Cen	troller N Conventi Iot Work Iot Work Well L trifigual mersible	onal ing ing	110	
ZONE INFORMATION	1600	100	1-	10	DI	24	T	$\neg \tau$			1-			-			_	_
Spray - Rotor - Drip - Bubbler - MP	15	5		1	, (7			-	-	1	1	+	-	-	-+		+
Turf - Shrub - Anuals	1	1		1	1											-+		+
Run Time (Program A) Run Time (Program B)	130	120		3	731)								7				+
Run Time (Program B) Battery Pack - Add a Zone - Doubler	-	/		1	~ .													+
Zone Fault or Alarm	+	-	-		1											10		
CONTRACT/MAINT, REPAIRS		L)×									
Maintenance Repairs	T			_	7			-	-									
Partially Clogged Nozzle				+	+-	+-	+-	-	-									
Cut Drip Line				1	+	+	+	+	-						4	4		
Head Straigtened / Adjusted				1	+	+-	+	+		-+	-	-	-		-			
BILLABLE REPAIR														_				
Head Broken 6" Spray								\top		-					_	_		
Head Broken 12" Spray														+	+-	+	\rightarrow	
Head Broken 4" Rotor															+	+	+	_
Head Broken 6" Rotor																+	-	_
Broken Riser Nozzle Fixed										-						13	7	-
lozzle MP Rotator	1		-	~														
ateral Line Clogged	-1-1			2	-				1									
rip Line Clogged				-		-		-	-4									
rip Line Repair	+	-	-	-		-		+										
ateral Line Break .5-1"						-		-	+	+	-+	-+						
ateral Line 1,5"+				-			-	-	+-		-			-	-			
ain Line Repair								-	+	+	-	-+		-			4	
live Repair / Replacement									+	#		-+					+	
oken Valve Box										-					-	_	+	
coder									1						-	-	+	- 0
lenoid																	-	
lve Inoperable																	+	
NEEDED UPGRADES ay Head 4 to 6"																		
ay Head 6 to 12"		-	-														T	
or 4 to 6"	-		-	-														
se / Lower Head Turf		+	+		-					-	1							
se / Lower Head Shrub		+	1	+	-					-		-						
cate Head or Lateral			1	-	-			-		1-	+							
DOIL .	1	M	-								+	1 -4						
iments:	1		11-	1		(17/	rv		VA	11	17						



Customer:	=
East Park CDD	

Proposal #178271

Date: 7/21/2025

PO#

Alex Martinez

Property: East Park CDD Savannah Park Dr. Orlando, FL 32832

June 2025 MI repairs

June 2025 MI repairs. All labor and material included.

Clock A

(1) 6" spray - zone 5

(1) rotor - zone 9

Clock B

(1) 6" spray - zone 7

Clock D

(3) 6" spray - zone 9, 19

(1) riser - zone 11

(2) rotor - zone 16

Clock H

(1) riser - zone 1

Clock 1

(1) 6" spray - zone 1

Clock K

(2) 6" spray - zone 3, 4

Clock 6

(1) 1/2" lateral line break - zone 4

Clock M

(2) 6" spray - zone 4, 8

Clock N

(4) mp rotator nozzle - BOV1, BOV 2

Repairs Proposed				\$836.69
Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$836.69
6" Spray	10.00	ea	\$42.30	\$423.00
	www.unitedlandservice	es.com		Page 1/2

6" Rotors	3.00	ea	\$73.13	\$219.39
Broken Riser	2.00	ea	\$23.42	\$46.84
Lateral line break (.5"75")	1.00	ea	\$67.46	\$67.46
Nozzle - MP Rotator	4.00	ea	\$20.00	\$80.00

Ву

Date

Alex Martinez

7/21/2025

United Land Services

PROJECT TOTAL:

East Park CDD

\$836.69

	Ву	

Date



GEXPRO 7695 ODO ORLANDO 7445 SOUTHLAND BLVD SUITE 601 ORLANDO, FL 32809-6991 407-841-4261 Fax 470-841-4267

QUOTE TO:

CELEBRATION CDD 210 NORTH UNIVERSITY DRIVE STE 702 CORAL SPRINGS, FL 33071-7320

QUOTE	DATE	QUOTE NUMBER	PAGE NO.
07/15/2025		S142933862	1 of 1
CUST PO#:	RFQ		
JOB/REL#:			

SHIP TO:

CELEBRATION CDD 313 CAMPUS STREET CELEBRATION, FL 34747-4982

	CUSTOMER PHONE# ORDERED I		ORDERED BY	OUTS	DE SALESPERSON			
644113	4	07-947-0421		Todd Kendall		Donna Lester		
WRITER		WRITER PHONE#			WRITER EMAIL	//AIL		
Marvin Thur	man			Marvi	in.Thurman@ge	xpro.com		
INSIDE SALESPE	RSON	SHIP VIA		TERMS	SHIP DATE	FREIGHT ALLOWED		
Marvin Thur	man	GEX-TRUCK	Ne	t 30 Days	07/15/2025	No		
ORDER QTY		DESCRIPTION	l		Unit Price	Extended Price		
27ea	SYL FLOO FLOODLT: Our Pn: 23 UPC: 0461 Avail: 7 ************ OPTION 2 TIME SYL FLOO FLOODLT: Our Pn: 23	OPTION 1 IF BOUGHT ALL AT ONCE SYL FLOODLT2AS060UNHD8SC2BZP 63861 FLOODLT2AS060UNHD8SC2BZP 5/CS 1/SKU Our Pn: 2372236 UPC: 04613563861 Avail: 7 Subtotal *******************************				1375.23		
			\$	Subtotal		62.0		
ces are subject to change at any time prior to shipment unless agreed to otherwise in writing signed by an authorized S presentative. Orders related to this quotation must be received, accepted and released by Seller within 48 hours of issuance of otation and are subject to availability. Seller reserves the right to pass through any changes in delivery date, price, scope and qua supply arising from actions of Seller's manufacturing partners or vendors and/or resulting from any Force Majeure event including position of new or additional tariffs that occurs after the issuance of the quotation. Delivery dates are estimated only. Seller shall liable for failure to meet such dates resulting from product shortages or manufacturing delays. Be advised that Seller considers anges imposed by its manufacturing partners and other vendors or government agencies outside of Seller's reasonable control refore subject to Force Majeure provisions or similar common law doctrines such as "frustration" or "impossibility". Iller's Standard Terms and Conditions of Sale are incorporated by reference into this quotation. A copy of the most current versic ller's Standard Terms and Conditions of Sale is available at https://www.rexelusa.com/terms Il phone support at (888) 739-3577				hours of issuance of the price, scope and quantity jeure event including any ted only. Seller shall not that Seller considers any s reasonable control and lility".	Subtotal S&H Charges Sales Tax	1437.2 0.0 0.0		



LEDVANCE LUMINAIRES DUAL SELECTABLE FLOOD LIGHT

LEDVANCE LUMINAIRE SPECIFICATION DATA

Catalog #	Comments
Project	
Туре	
Prepared by	

PERFORMANCE CLASS™













APPLICATION

Perfect for illuminating buildings, facades, signs, gardens and other outdoor areas. The LEDVANCE Performance Class Dual Selectable Floodlight offers three lumen packages, three color temperatures, two mounting options included in the box and an integrated photocell. All included in the new exclusive LEDVANCE design.

BENEFITS & FEATURES

- Up to 150 LPW
- Selectable color temperature: 3000K, 4000K, 5000K
- CRI>80
- Selectable wattage and lumens:
 - 15/25/30W | 2,250/3,700/4,500 lm
 - 35/45/60W | 5,250/6,750/9,000 lm
 - 80/100/140W | 12,000/15,000/21,000 lm
 - 200/250/300W | 30,000/37,500/45,000 lm

 - 350/400/470W | 52,500/60,000/70,500 lm
- DLC 5.1 Premium Listing assures high energy efficiency and qualifies this product for utility rebates
- NEMA Type 7H × 7V wide flood distribution
- Integrated photocell (30-140W) and NEMA 3-pin receptacle + shorting cap (300-470W)

ELECTRICAL

- 120-347 Vac (277-480V optional for 300W and 470W versions)
- Power Factor > 0.9
- THD < 20%
- Dimmable 0-10V
- 6kV Surge

RATED LIFE

100,000 hours (L₇₀) @ 25°C

OPERATING TEMPERATURE

-40°F to +122°F (-40°C to +50°C)

CERTIFICATIONS& LISTINGS

- cULus listed to UL1598 standards
- RoHs
- FCC
- IP65, wet location
- DLC 5.1 Premium

WARRANTY

- 5 year
- NLB Trusted Warranty Program

INSTALLATION

- Trunnion and ½" IPS included for 30 and 60W
- Trunnion and slip fitter included for 140W, 300W, and 470W
- Yoke mounting sold separately



ORDERING GUIDE

FLOODLT	2A	SXXX	XXX	D	8	SC2	BZ	Р
PRODUCT NAME	GENERATION	WATTAGE	VOLTAGE	DIMMING	CRI	COLOR TEMPERATURE	COLOR/ FINISH	OPTIONS
FLOODLT = Flood Light	2A = Generation 2A	S030 = 15/25/30W S060 = 35/45/60W S140 = 80/100/140W S300 = 200/250/300W S470 = 350/400/470W	UNH = 120-347V HUV = 277-480V	D = 0-10V Dimming	80 = >80 CRI	SC2 = 3000/4000/5000K	BZ = Bronze	P = Photocell

ORDERING INFORMATION

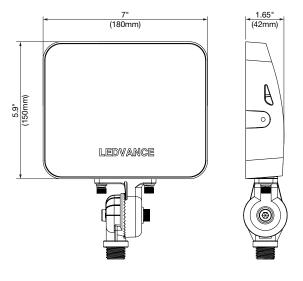
ITEM#	ORDERING ABBREVIATION	WATTAGE (W)	INPUT VOLTAGE (V)	DIM. (V)	CRI	COLOR TEMP (CCT)	DISTR.	TOTAL LUMENS @ 4000K (LM)	DLC	LPW	PHOTOCELL
63860	FLOODLT2AS030UNHD8SC2BZP	15/25/30	120-347	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	2250/3700 /4500	5.1 Prem	Up to 150	Integrated Photocell
63861	FLOODLT2AS060UNHD8SC2BZP	35/45/60	120-347	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	5250/6750 /9000	5.1 Prem	Up to 150	Integrated Photocell
63862	FLOODLT2AS140UNHD8SC2BZP	80/100/140	120-347	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	12000/15000 /21000	5.1 Prem	Up to 150	Integrated Photocell
63863	FLOODLT2AS300UNHD8SC2BZP	200/250/300	120-347	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	30000/37500 /45000	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell
63865	FLOODLT2AS300HUVD8SC2BZP	200/250/300	277-480	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	30000/37500 /45000	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell
63864	FLOODLT2AS470UNHD8SC2BZP	350/400/470	120-347	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	52500/60000 /70500	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell
63866	FLOODLT2AS470HUVD8SC2BZP	350/400/470	277-480	0-10	>80	3000/4000 /5000	7H × 7V Wide Flood	52500/60000 /70500	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell

PHYSICAL INFORMATION

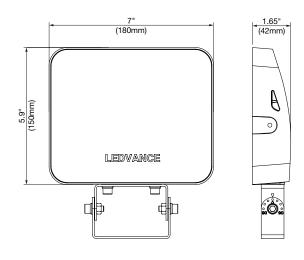
LUMINAIRE DESCRIPTION	LENGTH IN (MM)	WIDTH IN (MM)	HEIGHT IN (MM)	WEIGHT LB (KG)	CORD LENGTH IN (MM)
30W	7 (180)	1.65 (42)	5.9 (150)	2.43 (1.1)	24 (610)
60W	8.3 (210)	1.62 (41.2)	7.1 (180)	2.9 (1.32)	24 (610)
140W	10.95 (278)	2.28 (58)	8.82 (224)	7.1 (3.2)	40 (1016)
300W	16.54 (420)	2.91 (74)	14.17 (360)	16.1 (7.3)	40 (1016)
470W	22.1 (560)	2.95 (75)	17.72 (450)	25.8 (11.7)	40 (1016)

PHYSICAL INFORMATION (continued)

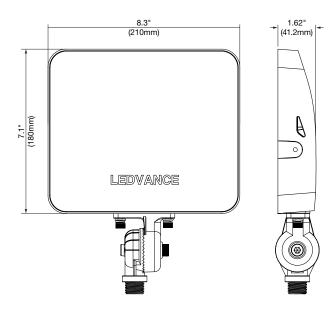
FLOOD LIGHT WITH KUNCKLE-30W



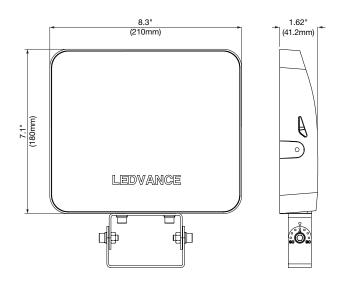
30W-TRUNNION



FLOOD LIGHT WITH KUNCKLE-60W



60W-TRUNNION

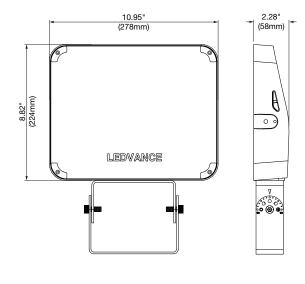


PHYSICAL INFORMATION (continued)

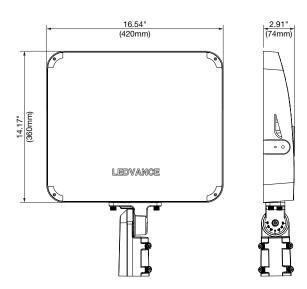
FLOOD LIGHT WITH SLIP FITTER-140W

10.95° (278mm) 10.95° (58mm) 10.95°

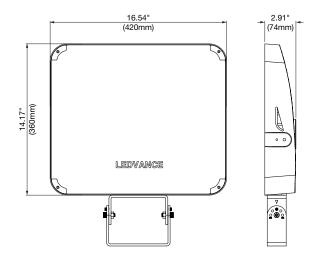
140W-TRUNNION



FLOOD LIGHT WITH SLIP FITTER-300W



300W-TRUNNION

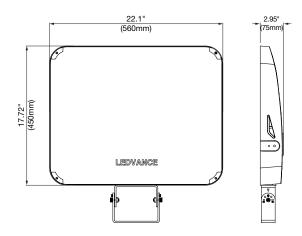


PHYSICAL INFORMATION (continued)

FLOOD LIGHT WITH SLIP FITTER-470W

22.1° (560mm) (75mm)

470W-TRUNNION



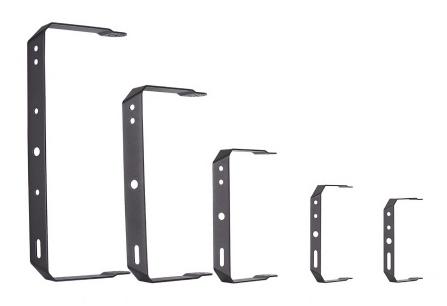
ACCESSORIES

ITEM #	ORDERING ABBREVIATION	ITEM DESCRIPTION
	Photocells	
61393	AREAFLDXANEMAPHOTOCELLUNV	Area/Flood NEMA Photocell 120-277V
64258	AREAFLDXANEMAPHOTOCELLHUV	Area/Flood NEMA Photocell 347-480V
	Yoke Mounts	
65838	FLOODLT2AYOKE30WBZ	Yoke Mount, 30W, Bronze
65839	FLOODLT2AYOKE60WBZ	Yoke Mount, 60W, Bronze
65840	FLOODLT2AYOKE140WBZ	Yoke Mount, 140W, Bronze
65841	FLOODLT2AYOKE300WBZ	Yoke Mount, 300W, Bronze
65842	FLOODLT2AYOKE470WBZ	Yoke Mount, 470W, Bronze
	Wall Mounting Brackets	
61174	BRACKET1AWALLHORIZTENONBZ	Horizontal Wall Mounting Bracket, Bronze
61175	BRACKET1AWALL90DEGTENONBZ	90° Wall Mounting Bracket, Bronze

MOUNTING BRACKETS

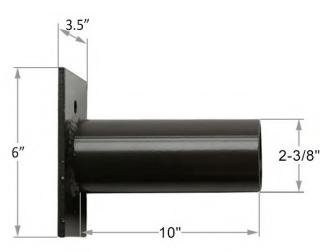
- $-\,$ ½" IPS and Trunnion included with 30W and 60W
- Slip Fitter and Trunnion included with 140W, 300W, 470W
- Yoke Mount sold separately for all wattages

YOKE MOUNT



WALL BRACKET

61174



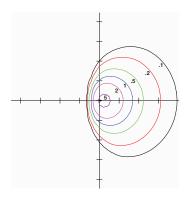
61175



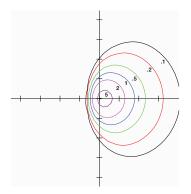
PHOTOMETRIC INFORMATION

HORIZONTAL ISO FOOT-CANDLE PLOT

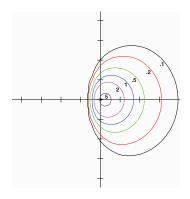
30W mounted at 15' with 45 degree angle



60W mounted at 20' with 45 degree angle



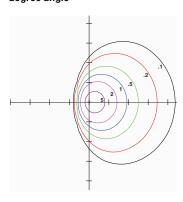
140W mounted at 30' with 45 degree angle



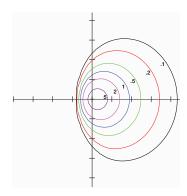
30W	MOUNTING HEIGHT (FT)
	MULTIPLIER
60W	MOUNTING HEIGHT (FT)
OUW	MULTIPLIER
140W	MOUNTING HEIGHT (FT)
	MULTIPLIER

10	12	15	18	20	22
2.25	1.56	1	0.69	0.56	0.46
12	15	18	20	22	25
2.78	1.78	1.23	1	0.83	0.64
20	22	25	30	35	40
2.25	1.86	1.44	1	0.73	0.56

300W mounted at 40' with 45 degree angle



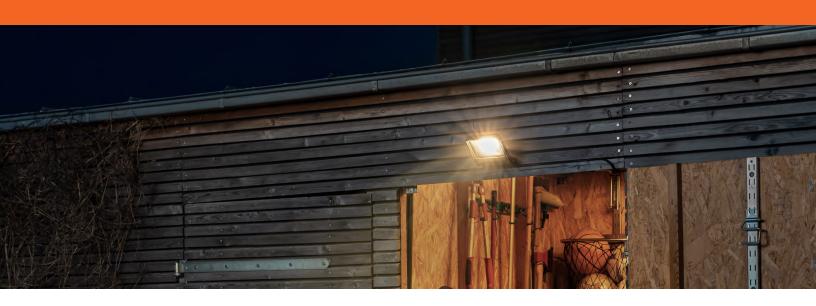
470W mounted at 50' with 45 degree angle



300W	MOUNTING HEIGHT (FT)
30000	MULTIPLIER
4700/	MOUNTING HEIGHT (FT)
470W	MULTIPLIER

25	30	35	40	45	50
2.56	1.78	1.31	1	0.79	0.64
35	40	45	50	55	60
2.04	1.56	1.23	1	0.83	0.69





LEDVANCE LLC 181 Ballardvale Street, Suite 203 Wilmington, MA 01887 USA Phone 1-800-LIGHTBULB (1-800-544-4828) www.ledvanceUS.com

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Specifications subject to change without notice.



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RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE ASSESSMENT METHODOLOGY FOR OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; AMENDING RESOLUTION 2025-04 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Park Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 19, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-04 approving the *Operations and Maintenance Assessment Methodology Report*, dated May 19, 2025 (the "O&M Methodology") as the basis for conducting a public hearing to adopt said O&M Methodology, and setting a public hearing for July 28, 2025, at 5:30 p.m. at Sun Blaze Elementary School, 9101 Randal Park Boulevard, Orlando, Florida 32832; and

WHEREAS, to ensure compliance with the notice requirements for adoption of the O&M Methodology, the District Manager re-set the date of the public hearing to be held on August 25, 2025, at the same time and location as provided in Resolution 2025-04, and caused notice thereof to be provided pursuant to Florida law.

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

- **SECTION 1.** Resolution 2025-04 is hereby amended to reflect the changed date of the public hearing as declared in this Resolution.
- **SECTION 2.** The actions of the District Manager in re-scheduling and noticing the public hearing are hereby ratified and approved.
- **SECTION 3.** Except as otherwise provided herein, all of the provisions of Resolution 2025-03 continue in full force and effect.
- **SECTION 4.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 28th day of July 2025.

ATTEST:	EAST PARK COMMUNITY DEVELOPMENT DISTRICT
Socratory	Chairman Board of Supervisors
Secretary	Chairman, Board of Supervisors

Financial Report

May 31, 2025



Table of Contents

FINANCIAL STATEMENTS

	Balance Sheet - All Funds	Page 1
	Statement of Revenues, Expenditures and Change	s in Fund Balances
	General Fund	Page 2 - 3
	Debt Service Fund	Page 4
	Notes to the Financial Statements	Page 5 - 6
SUPPO	ORTING SCHEDULES	
	Non-Ad Valorem Special Assessments	Page 7
	Cash and Investment Report	Page 8
	Bank Reconciliation	Page 9

Financial Statements

(Unaudited)

May 31, 2025

Balance Sheet May 31, 2025

ACCOUNT DESCRIPTION	GEN	ERAL FUND	SERIES 2013 DEBT SERVICE FUND			TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$	166,018	\$	-	\$	166,018
Accounts Receivable		35,776		-		35,776
Investments:						
Money Market Account		802,534		-		802,534
Prepayment Fund (A-2)		-		763		763
Redemption Fund (A-2)		-		1,284		1,284
Reserve Fund (A-1)		-		118,463		118,463
Reserve Fund (A-2)		-		41,156		41,156
Revenue Fund		-		151,475		151,475
TOTAL ASSETS	\$	1,004,328	\$	313,141	\$	1,317,469
<u>LIABILITIES</u>						
	\$	18,597	\$		\$	18,597
Accounts Payable	Ф		Ф	-	Ф	
Accrued Expenses		15,463				15,463
TOTAL LIABILITIES		34,060		-		34,060
FUND BALANCES						
Restricted for:						
Debt Service		-		313,141		313,141
Assigned to:						
Operating Reserves		142,386		-		142,386
Reserves-Renewal & Replacement		39,916		-		39,916
Unassigned:		787,966		-		787,966
TOTAL FUND BALANCES	\$	970,268	\$	313,141	\$	1,283,409
TOTAL LIABILITIES & FUND BALANCES	\$	1,004,328	\$	313,141	\$	1,317,469

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		YEAR TO DATE BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	
REVENUES									
Interest - Investments	\$	5,000	\$	3,334	\$	21,352	\$	18,018	
Special Assmnts- Tax Collector		526,150		526,150		445,804		(80,346)	
Special Assmnts- Discounts		(21,046)		(21,046)		(17,249)		3,797	
Physical Environment		9,785		6,523		6,548		25	
Other Miscellaneous Revenues		32,500		32,500		32,500		-	
TOTAL REVENUES		552,389		547,461		488,955		(58,506)	
<u>EXPENDITURES</u>									
<u>Administration</u>									
P/R-Board of Supervisors		6,000		4,000		5,200		(1,200)	
FICA Taxes		459		306		398		(92)	
ProfServ-Arbitrage Rebate		600		600		-		600	
ProfServ-Dissemination Agent		1,000		667		-		667	
ProfServ-Engineering		35,000		23,333		16,360		6,973	
ProfServ-Legal Services		30,000		20,000		36,192		(16,192)	
ProfServ-Legal Litigation		-		-		3,476		(3,476)	
ProfServ-Mgmt Consulting		61,138		40,759		40,759		-	
ProfServ-Trustee Fees		5,000		5,000		5,341		(341)	
Auditing Services		4,000		4,000		3,400		600	
Postage and Freight		1,300		867		30		837	
Insurance - General Liability		12,702		12,702		12,223		479	
R&M-ADA Compliance		1,553		1,164		776		388	
Printing and Binding		800		534		845		(311)	
Legal Advertising		2,700		670		1,101		(431)	
Miscellaneous Services		2,500		2,183		990		1,193	
Misc-District Filing Fees		175		175		175		-	
Misc-Assessment Collection Cost		10,522		10,522		378		10,144	
Total Administration		175,449		127,482		127,644		(162)	

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	AR TO DATE BUDGET	AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	_
<u>Field</u>						
ProfServ-Field Management		26,265	17,510	17,510	-	
Contracts-Fountain		2,500	1,875	1,875	-	
Contracts-Wetland Mitigation		22,740	15,160	15,015	145	
Contracts-Landscape		124,160	82,773	82,162	611	
Electricity - General		145,000	96,667	79,431	17,236	
Utility - Water		9,000	6,000	6,809	(809)	
R&M-General		3,000	2,000	2,072	(72)	
R&M-Common Area		40,000	26,668	45,065	(18,397)	
R&M-Drainage		2,000	1,500	-	1,500	
R&M-Fountain		2,000	1,334	-	1,334	
R&M-Landscape Renovations		3,000	2,000	2,010	(10))
R&M-Pressure Washing		7,000	7,000	10,028	(3,028))
R&M-Spreader Swale Dredging		50,000	33,333	3,250	30,083	
Reserve - Drainage Structures		25,000	 	 <u>-</u>		_
Total Field		461,665	 293,820	 265,227	28,593	_
TOTAL EXPENDITURES		637,114	421,302	392,871	28,431]
Excess (deficiency) of revenues						
Over (under) expenditures		(84,725)	 126,159	96,084	(30,075)	<u>)</u>
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		(84,725)	-	-	-	_
TOTAL FINANCING SOURCES (USES)		(84,725)	-	-	-	_
Net change in fund balance	\$	(84,725)	\$ 126,159	\$ 96,084	\$ (30,075)	<u>)</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		874,184	874,184	874,184		
FUND BALANCE, ENDING	\$	789,459	\$ 1,000,343	\$ 970,268		

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		IR TO DATE	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	
REVENUES							
Interest - Investments	\$	-	\$ -	\$ 8,792	\$	8,792	
Special Assmnts- Tax Collector		394,677	394,677	335,829		(58,848)	
Special Assmnts- Discounts		(15,787)	(15,787)	(12,993)		2,794	
TOTAL REVENUES		378,890	378,890	331,628		(47,262)	
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost		7,893	7,893	 284		7,609	
Total Administration		7,893	 7,893	284		7,609	
Debt Service							
Prepayments Series A		-	-	5,000		(5,000)	
Principal Debt Retirement A-1		150,000	150,000	150,000		-	
Principal Debt Retirement A-2		45,000	45,000	45,000		-	
Interest Expense Series A-1		88,070	88,070	88,070		-	
Interest Expense Series A-2		35,750	 35,750	 35,588		162	
Total Debt Service		318,820	 318,820	 323,658		(4,838)	
TOTAL EXPENDITURES		326,713	326,713	323,942		2,771	
Excess (deficiency) of revenues							
Over (under) expenditures		52,177	 52,177	7,686		(44,491)	
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance		52,177	-	-			
TOTAL FINANCING SOURCES (USES)		52,177	-	-		-	
Net change in fund balance	\$	52,177	\$ 52,177	\$ 7,686	\$	(44,491)	
FUND BALANCE, BEGINNING (OCT 1, 2024)		305,455	305,455	305,455			
FUND BALANCE, ENDING	\$	357,632	\$ 357,632	\$ 313,141			

Notes to the Financial Statements

May 31, 2025

General Fund

► <u>Assets</u>

Cash and Investments - See Cash and Investment Report on page 8 for further details.

Accounts Receivable: \$35,776

Due from The City of Orlando for the FY'25 Annual Maintence Agmt \$ 32,500

Due from Ravina at East Park HOA Streetlight Cost Sharing (Feb thru May 2025) \$ 3,276

Total Accounts Receivable: \$ 35,776

▶ Liabilities

Accounts Payable \$18,597 - Posted invoices that were paid in June 2025.

Accrued Expenses \$15,463 - Expenses accrued pending receipt of vendor invoices:

Orlando Utilities Electric and Water Services - May 2025 \$ 11,000

Accrue May'25 General Counsel Svcs 4,463

Total Accrued Expenses: \$ 15,463

► Fund Balance

Operating Reserves are adjusted to reflect the FY25 budgeted amount. Reserves-Renewal & Replacement - to be used for future capital projects.

Notes to the Financial Statements May 31, 2025

Financial Highlights

- ▶ 85% of FY25 Assessments have been collected compared to 78% last year at the same time.
- Physical Environment revenue represents billings to Ravina at East Park HOA for their prorated share of streetlight cost-sharing.
- On 5/19/25, the City of Orlando was billed \$32,500 for FY25 N-5 annual maintenance agreement.
- ► Total general fund expenditures are approximately 94% of the YTD budget. Variances are explained below.

General Fund

			<u>.</u>			
Account Name	YTD Account Name Budget		YTD Actual		% of Budget	Explanation
Expenditures						
Administrative						
ProServ-Legal Services	\$	20,000	\$	36,192	181%	Klinski Van Wyk, PLLC - General counsel and Crosby Settlement fees through May 2025.
ProServ-Mgmt Consulting	\$	40,759	\$	40,759	100%	Inframark Mgmt Fees \$5,095/mo
ProServ-Trustee Fees	\$	5,000	\$	5,341	107%	Reviewed & verified. Paid in full.
Auditing Services	\$	4,000	\$	3,400	85%	FY24 Audit was completed 3/27/25. Final bill dated 4/1/25
Insurance - General	\$	12,702	\$	12,223	96%	Reviewed & verified. Paid in full.
Miscellaneous Services	\$	2,183	\$	990	45%	Security services for BOS meetings \$152 x 2; ADP payroll fees \$311; GoDaddy email & archive services \$368.
Misc - Assmnt Collection Costs	\$	10,522	\$	378	4%	Tax Collector deducts from proceeds the cost to collect assessments. Budget is calculated at 2% but Orange County uses actual costs.
<u>Field</u>						
ProfServ-Field Management	\$	17,510	\$	17,510	100%	Inframark Field Mgmt \$2,189/mo.
Contracts-Fountain	\$	1,875	\$	1,875	100%	Sitex Aquatics - \$625/qtrly.
Contracts-Wetland Mitigation	\$	15,160	\$	15,015	99%	Sitex Aquatics - \$1,895/mo thru 4/30/25, Crosscreek Environmental Inc New 12/mo contract at \$1,750/mo.
Contracts - Landscape	\$	82,773	\$	82,162	99%	United Land Svcs - \$10,500/mo effective 4/1/25
R&M-General	\$	2,000	\$	2,072	104%	Anago (Trom) janitorial services \$200/mo and supplies.
R&M-Common Area	\$	26,668	\$	45,065	169%	Evergreen Holiday Lighting, LLC \$6,605; Flock Safety Sparrow \$22,350; Town Lake Dr. exterior paint project deposit \$7,114.; Stain 4 benches in Savannah Park.
R&M-Landscape Renovations	\$	2,000		\$2,010	101%	Eastpark Woods Drive - Playground mulch \$2,010.
R&M-Pressure Washing	\$	7,000	\$	10,028	143%	Aqua Blast - Annual pressure washing expense.
Spreader Swale Dredging	\$	33,333	\$	3,250	10%	Element Environmental - Swale access gate install.

Supporting Schedules

May 31, 2025

Non-Ad Valorem Special Assessments - Orange County Tax Collector (Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2025

									ALLOCATIO) N	BY FUND
Date Received		et Amount Received		,		Collection Costs		Gross Amount Received	General Fund	D	ebt Service Fund
Assessment Allocation %	s Levi	ed					\$	920,827 100%	\$ 526,150 57%	\$	394,677 43%
11/08/24	\$	1,544	\$	86	\$	-	\$	1,629	\$ 931	\$	698
11/15/24		10,834		449		-		11,283	6,447		4,836
11/26/24		17,239		746		662		18,647	10,655		7,992
12/06/24		41,739		1,739		-		43,478	24,843		18,635
12/13/24		23,654		986		-		24,640	14,079		10,561
12/20/24		66,268		2,761		-		69,029	39,442		29,587
01/15/25		26,852		1,119		-		27,971	15,982		11,989
02/14/25		399,745		16,648		-		416,393	237,344		179,049
03/15/25 04/15/25 05/15/25		53,508 7,758 101,588		2,215 301 3,193		-		55,722 8,059 104,781	31,762 4,593 59,725		23,961 3,465 45,056
TOTAL	\$	·	\$	30,242	\$	662	\$	781,633	\$ 445,804	\$	335,829
% COLLECT	ED							85%	85%		85%
TOTAL OU	TSTA	NDING					\$	139,195	\$ 80,346	\$	58,848

Cash and Investment Report *May 31, 2025*

Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	g n/a	0.00%	\$ 166,018
Public Funds Money Market	BankUnited	MMA - #9406	n/a	4.06%	802,534
			Subtotal-Genera	l Fund	\$ 968,552
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%	\$ 763
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%	1,284
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%	118,463
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%	41,156
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%	151,475
			Subtotal-Debt Servi	ce Fund	\$ 313,141
			Total - All Fu	nds	\$ 1,281,692

Bank Account Statement

East Park CDD

Monday, July 14, 2025 Page 1 GSARKISSIAN

Bank Account No.	2379
C4-4 NI-	05.25

Statement No. 05-25		Statement Date	05/31/2025
G/L Account No. 101002 Balance	166,017.84	Statement Balance	171,520.34
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	171,520.34
Subtotal	166,017.84	Outstanding Checks	-5,502.50
Negative Adjustments	0.00	Ending Balance	166,017.84
Ending G/L Balance	166,017.84	Linding balance	130,017.04

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding	Checks						
05/28/2025	Payment	100057	KILINSKI VAN WYK, PLLC	Inv: 12268, Inv: 12267			-5,502.50
Total Outstar	nding Checks						-5,502.50

Outstanding Deposits

Total Outstanding Deposits

Financial Report

June 30, 2025



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Financial Statements

(Unaudited)

June 30, 2025

Balance Sheet June 30, 2025

ACCOUNT DESCRIPTION	GENI	ERAL FUND	_	S 2013 DEBT VICE FUND	TOTAL		
<u>ASSETS</u>							
Cash - Checking Account	\$	124,024	\$	-	\$ 124,024		
Accounts Receivable		36,595		-	36,595		
Investments:							
Money Market Account		805,172		-	805,172		
Prepayment Fund (A-2)		-		765	765		
Redemption Fund (A-2)		-		1,288	1,288		
Reserve Fund (A-1)		-		118,463	118,463		
Reserve Fund (A-2)		-		41,156	41,156		
Revenue Fund		-		156,045	156,045		
TOTAL ASSETS	\$	965,791	\$	317,717	\$ 1,283,508		
LIABILITIES Accounts Payable Accrued Expenses	\$	3,201 15,910	\$	-	\$ 3,201 15,910		
TOTAL LIABILITIES		19,111		_	19,111		
FUND BALANCES Restricted for:							
Debt Service		-		317,717	317,717		
Assigned to:							
Operating Reserves		142,386		-	142,386		
Reserves-Renewal & Replacement		39,916		-	39,916		
Unassigned:		764,378		-	764,378		
TOTAL FUND BALANCES	\$	946,680	\$	317,717	\$ 1,264,397		
TOTAL LIABILITIES & FUND BALANCES	\$	965,791	\$	317,717	\$ 1,283,508		

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
REVENUES					
Interest - Investments	\$ 5,000	\$ 3,750	\$ 33,249	\$ 29,499	
Special Assmnts- Tax Collector	526,150	526,150	450,770	(75,380)	
Special Assmnts- Discounts	(21,046)	(21,046)	(17,350)	3,696	
Physical Environment	9,785	7,339	7,367	28	
Other Miscellaneous Revenues	32,500	32,500	32,500	-	
TOTAL REVENUES	552,389	548,693	506,536	(42,157)	
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	4,000	5,200	(1,200)	
FICA Taxes	459	306	398	(92)	
ProfServ-Arbitrage Rebate	600	600	-	600	
ProfServ-Dissemination Agent	1,000	750	-	750	
ProfServ-Engineering	35,000	26,250	17,893	8,357	
ProfServ-Legal Services	30,000	22,500	39,207	(16,707)	
ProfServ-Legal Litigation	-	-	3,476	(3,476)	
ProfServ-Mgmt Consulting	61,138	45,854	45,853	1	
ProfServ-Trustee Fees	5,000	5,000	5,341	(341)	
Auditing Services	4,000	4,000	3,400	600	
Postage and Freight	1,300	975	51	924	
Insurance - General Liability	12,702	12,702	12,223	479	
R&M-ADA Compliance	1,553	1,164	1,164	-	
Printing and Binding	800	600	845	(245)	
Legal Advertising	2,700	670	1,101	(431)	
Miscellaneous Services	2,500	2,183	1,770	413	
Misc-District Filing Fees	175	175	175	-	
Misc-Assessment Collection Cost	10,522	10,522	378	10,144	
Total Administration	175,449	138,251	138,475	(224)	

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	AD	NNUAL OOPTED UDGET	TO DATE	TO DATE	VARIANCE (\$) FAV(UNFAV)
Field					
ProfServ-Field Management		26,265	19,699	19,699	-
Contracts-Fountain		2,500	1,875	1,875	-
Contracts-Wetland Mitigation		22,740	17,055	18,660	(1,605)
Contracts-Landscape		124,160	93,120	92,661	459
Electricity - General		145,000	108,750	89,604	19,146
Utility - Water		9,000	6,750	7,839	(1,089)
R&M-General		3,000	2,250	2,272	(22)
R&M-Common Area		40,000	30,001	47,667	(17,666)
R&M-Drainage		2,000	1,500	-	1,500
R&M-Fountain		2,000	1,500	-	1,500
R&M-Landscape Renovations		3,000	2,250	2,010	240
R&M-Pressure Washing		7,000	7,000	10,028	(3,028)
R&M-Spreader Swale Dredging		50,000	37,500	3,250	34,250
Reserve - Drainage Structures		25,000	 	 	
Total Field		461,665	 329,250	 295,565	33,685
TOTAL EXPENDITURES		637,114	467,501	434,040	33,461
Excess (deficiency) of revenues					
Over (under) expenditures		(84,725)	81,192	72,496	(8,696)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		(84,725)	-	-	-
TOTAL FINANCING SOURCES (USES)		(84,725)	-	-	-
Net change in fund balance	\$	(84,725)	\$ 81,192	\$ 72,496	\$ (8,696)
FUND BALANCE, BEGINNING (OCT 1, 2024)		874,184	874,184	874,184	
FUND BALANCE, ENDING	\$	789,459	\$ 955,376	\$ 946,680	

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	
REVENUES								
Interest - Investments	\$	-	\$ -	\$	9,698	\$	9,698	
Special Assmnts- Tax Collector		394,677	394,677		339,575		(55,102)	
Special Assmnts- Discounts		(15,787)	(15,787)		(13,069)		2,718	
TOTAL REVENUES		378,890	378,890		336,204		(42,686)	
<u>EXPENDITURES</u>								
<u>Administration</u>								
Misc-Assessment Collection Cost		7,893	 7,893		284		7,609	
Total Administration		7,893	 7,893		284		7,609	
Debt Service								
Prepayments Series A		-	-		5,000		(5,000)	
Principal Debt Retirement A-1		150,000	150,000		150,000		-	
Principal Debt Retirement A-2		45,000	45,000		45,000		-	
Interest Expense Series A-1		88,070	88,070		88,070		-	
Interest Expense Series A-2		35,750	 35,750		35,588		162	
Total Debt Service		318,820	 318,820		323,658		(4,838)	
TOTAL EXPENDITURES		326,713	326,713		323,942		2,771	
Excess (deficiency) of revenues								
Over (under) expenditures		52,177	52,177		12,262		(39,915)	
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance		52,177	-		-		-	
TOTAL FINANCING SOURCES (USES)		52,177	-		-		-	
Net change in fund balance	\$	52,177	\$ 52,177	\$	12,262	\$	(39,915)	
FUND BALANCE, BEGINNING (OCT 1, 2024)		305,455	305,455		305,455			
FUND BALANCE, ENDING	\$	357,632	\$ 357,632	\$	317,717			

Notes to the Financial Statements

June 30, 2025

General Fund

► <u>Assets</u>

Cash and Investments - See Cash and Investment Report on page 8 for further details.

Accounts Receivable: \$36,595

Due from The City of Orlando for the FY'25 Annual Maintence Agmt	\$ 32,500
Due from Ravina at East Park HOA Streetlight Cost Sharing (Feb thru Jun 2025)	\$ 4,095
Total Accounts Receivable:	\$ 36,595

▶ Liabilities

Accounts Payable \$18,597 - Posted invoices that were paid in June 2025.

Accrued Expenses \$15,463 - Expenses accrued pending receipt of vendor invoices:

Total Accrued Expenses:	\$ 15,910
Accrue June'25 Aquatic Maintenance	\$ 1,895
Accrue June'25 General Counsel Svcs	\$ 3,015
Orlando Utilities Electric and Water Services - June 2025	\$ 11,000

► Fund Balance

Operating Reserves are adjusted to reflect the FY25 budgeted amount.

Reserves-Renewal & Replacement - to be used for future capital projects.

Notes to the Financial Statements June 30, 2025

Financial Highlights

- ▶ 86% of FY25 Assessments have been collected compared to 80% last year at the same time.
- ▶ Physical Environment revenue represents billings to Ravina at East Park HOA for their prorated share of streetlight cost-sharing.
- ► On 5/19/25, the City of Orlando was billed \$32,500 for FY25 N-5 annual maintenance agreement. Funds were received deposited on July 1, 2025.
- ▶ Total general fund expenditures are approximately 93% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	_	YTD Actual	% of Budget	Explanation
Expenditures					·
<u>Administrative</u>					
ProServ-Legal Services	\$ 22,500	\$	39,207	174%	Klinski Van Wyk, PLLC - General counsel and Crosby Settlement fees through May 2025.
ProServ-Mgmt Consulting	\$ 45,854	\$	45,853	100%	Inframark Mgmt Fees \$5,095/mo
ProServ-Trustee Fees	\$ 5,000	\$	5,341	107%	Reviewed & verified. Paid in full.
Auditing Services	\$ 4,000	\$	3,400	85%	FY24 Audit was completed 3/27/25. Final bill dated 4/1/25
Insurance - General	\$ 12,702	\$	12,223	96%	Reviewed & verified. Paid in full.
Miscellaneous Services	\$ 2,183	\$	1,770	81%	Security services for BOS meetings \$152 x 2; ADP payroll fees \$311; GoDaddy email & archive services \$368.
Misc - Assmnt Collection Costs	\$ 10,522	\$	378	4%	Tax Collector deducts from proceeds the cost to collect assessments. Budget is calculated at 2% but Orange County uses actual costs.
<u>Field</u>					
ProfServ-Field Management	\$ 19,699	\$	19,699	100%	Inframark Field Mgmt \$2,189/mo.
Contracts-Fountain	\$ 1,875	\$	1,875	100%	Sitex Aquatics - \$625/qtrly.
Contracts-Wetland Mitigation	\$ 17,055	\$	18,660	109%	Sitex Aquatics - \$1,895/mo thru 4/30/25, Crosscreek Environmental Inc New 12/mo contract at \$1,750/mo.
Contracts - Landscape	\$ 93,120	\$	92,661	100%	United Land Svcs - \$10,500/mo effective 4/1/25
R&M-General	\$ 2,250	\$	2,272	101%	Anago (Trom) janitorial services \$200/mo and supplies.
R&M-Common Area	\$ 30,001	\$	47,667	159%	Evergreen Holiday Lighting, LLC \$6,605; Flock Safety Sparrow \$22,350; Town Lake Dr. exterior paint project deposit \$7,114.; Stain 4 benches in Savannah Park. Irrigation valve & landscape repairs.
R&M-Landscape Renovations	\$ 2,000)	\$2,010	101%	Eastpark Woods Drive - Playground mulch \$2,010.
R&M-Pressure Washing	\$ 7,000	\$	10,028	143%	Aqua Blast - Annual pressure washing expense.
Spreader Swale Dredging	\$ 37,500	\$	3,250	9%	Element Environmental - Swale access gate install.

Supporting Schedules
June 30, 2025

Non-Ad Valorem Special Assessments - Orange County Tax Collector (Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2025

								ALLOCATIO	ON E	BY FUND
Date Received		t Amount leceived	(P	iscount / enalties) Amount	C	ollection Costs	Gross Amount Received	General Fund	De	ebt Service Fund
Assessment Allocation %		ed					\$ 920,827 100%	\$ 526,150 57%	\$	394,677 43%
11/08/24	\$	1,544	\$	86	\$	-	\$ 1,629	\$ 931	\$	698
11/15/24		10,834		449		-	11,283	6,447		4,836
11/26/24		17,239		746		662	18,647	10,655		7,992
12/06/24		41,739		1,739		-	43,478	24,843		18,635
12/13/24		23,654		986		-	24,640	14,079		10,561
12/20/24		66,268		2,761		-	69,029	39,442		29,587
01/15/25		26,852		1,119		_	27,971	15,982		11,989
02/14/25		399,745		16,648		-	416,393	237,344		179,049
03/15/25		53,508		2,215		-	55,722	31,762		23,961
04/15/25		7,758		301		-	8,059	4,593		3,465
05/15/25		101,588		3,193		-	104,781	59,725		45,056
06/11/25		8,537		176		-	8,713	4,966		3,747
TOTAL	\$	759,265	\$	30,419	\$	662	\$ 790,346	\$ 450,770	\$	339,575
% COLLEC	ΓED						86%	87%		86%
TOTAL OU	TSTA	NDING					\$ 130,482	\$ 75,380	\$	55,101

Cash and Investment Report June 30, 2025

Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>	į	Balance
GENERAL FUND						
Checking Account - Operating	BankUnited	Public Funds Business Ck	g n/a	0.00%	\$	124,024
Public Funds Money Market	BankUnited	MMA - #9406	n/a	4.06%		805,172
			Subtotal-Genera	I Fund	\$	929,196
DEBT SERVICE FUND						
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%	\$	765
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%		1,288
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%		118,463
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%		41,156
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	3.94%		156,045
			Subtotal-Debt Servi	ce Fund	\$	317,717
			Total - All Fu	nds	\$	1,246,912

Bank Account Statement

East Park CDD

Friday, July 18, 2025 Page 1 SRUDD

Bank Account No. 2379
Statement No. 06-25

Statement No. 06-25		Statement Date	06/30/2025
G/L Account No. 101002 Balance	124,024.03	Statement Balance	132,803.18
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	132,803.18
Subtotal	124,024.03	Outstanding Checks	-8,779.15
Negative Adjustments	0.00	Ending Balance	124,024.03
Ending G/L Balance	124,024.03	anamy bulance	124,024.03

Posting Date Ty	ocument	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Che	ecks						
06/04/2025 Pa	ayment	855	PIP Printing	Payment of Invoice 006855			-221.43
06/24/2025 Pa	ayment	100068	KILINSKI VAN WYK, PLLC ROPER,	Inv: 12474			-4,462.72
06/24/2025 Pa	ayment	100069	TOWNSEND & SUTPHEN ,P.A	Inv: 95097			-3,475.50
06/26/2025 Pa	ayment	100070	KILINSKI VAN WYK, PLLC	Inv: 12475			-419.50
06/26/2025 Pa	ayment	100071	TROM II CORPORATION	Inv: 78946			-200.00
Total Outstandin	ng Checks						-8,779.15

Outstanding Deposits

Total Outstanding Deposits

Check Register

May 1, 2025 thru May 31, 2025

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/25 to 5/31/25 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FU	ND - 001					
CHECK #	# 100050						
001	05/02/25	TROM II CORPORATION	78394	MAY 25 JANITORIAL SVCS	R&M-General	546001-53901 Check Total	\$200.00 \$200.00
CHECK #	# 100051						,
001	05/07/25	United Land Services	148256	May 2025 Landscape Contract	Contracts - LANDSCAPE	534050-53901 Check Total	\$10,499.58 \$10,499.58
CHECK #	# 100052					Check Total	φ10,499.30
001	05/09/25	AMERICAN CENTRAL FORCE PROTECTION	6869	March 24, 2025 Security Svcs	CONTRACTS SECURITY SERVICES	549001-51301	\$152.00
						Check Total	\$152.00
001	# 100053 05/09/25	INFRAMARK LLC	147943	management invoice	ADMIN MGMNT SVCS	531027-51201	\$845.00
001	03/09/23	INFRAMARK LLC	147943	management invoice	ADMIN MGMINT 3VC3	Check Total	\$845.00
CHECK #	# 100054					Check Total	φ043.00
001	05/09/25	KILINSKI VAN WYK, PLLC	12005	March 2025 Litigation Svcs	LEGAL SVCS- GENERAL COUNSEL	531023-51401	\$62.00
001	05/09/25	KILINSKI VAN WYK, PLLC	12004	March 2025 General Counsel Svcs	LEGAL SVCS- GENERAL COUNSEL	531023-51401	\$8,012.14
CHECK	# 100055					Check Total	\$8,074.14
001	05/14/25	PEGASUS ENGINEERING LLC	227727	Multiple Inspections - Jul'24 - Feb'25	ENG SVCS	531013-51501	\$16,360.16
	00/ : 1/20	. 20.000 2.00220 220			2.13 3.133	Check Total	\$16.360.16
CHECK #	# 100056						, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
001	05/14/25	ORLANDO SENTINEL COMMUNICATIONS	114143416000	March'25 Public Hearing Listings	LEGAL AD	548002-51301	\$453.85
OUEOK	# 4000E7					Check Total	\$453.85
001	# 100057 05/28/25	KILINSKI VAN WYK, PLLC	12267	Apr'25 Legal Svcs - General Counsel	LEGAL SVCS- GENERAL COUNSEL	531023-51401	\$3.778.50
001	05/28/25	KILINSKI VAN WYK, PLLC	12268	Apr'25 Legal Svcs	LEGAL SVCS- GENERAL COUNSEL	531023-51401	\$1,724.00
		•				Check Total	\$5,502.50
CHECK #							
001 001	05/23/25 05/23/25	ORLANDO LITHTIES COMMISSION - ACH	050725 ACH 050725 ACH	SVC PRD 04/03/25-05/01/25	Electricity - General	543006-53901 543018-53901	\$9,921.75
001	03/23/23	ORLANDO UTILITIES COMMISSION - ACH	030723 ACH	SVC PRD 04/03/25-05/01/25	Utility - Water	Check Total	\$1,230.53 \$11,152.28
CHECK #	# 300006					GHECK TOTAL	φιι,102.20
001	05/01/25	ORLANDO UTILITIES COMMISSION - ACH	040325-0001 ACH	I SVC PRD 03/03/25-04/03/25	Electricity - General	543006-53901	\$828.77
						Check Total	\$828.77
						Fund Total	\$54,068.28

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/25 to 5/31/25 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	Ì
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SERIES 2013 DEBT SERVICE FUND - 203

CHECK #854

203 05/20/25 EAST PARK C/O US BANK N.A.

051525-SER 2013 TRSF FY25 DS ASSMNTS

TFR FY25 DS ASSMNTS

131000

\$43,682.96

Check Total \$

al \$43,682.96

Fund Total

\$43,682.96

Total Checks Paid \$97,751.24

Check Register

June 1, 2025 thru June 31, 2025

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FU	<u>JND - 001</u>					
	# 100058						
		INFRAMARK LLC INFRAMARK LLC	149018 149018	management invoice management invoice	ADMIN MGMNT SVCS OP SVCS	531027-51201 531016-53901	\$5,094.83 \$2,188.75
						Check Total	\$7,283.58
	# 100059 06/03/25	SITEX AQUATICS LLC	9898-B	April'25 Aquatic Maintenance	pond maintenance	534049-53901	\$1,895.00
						Check Total	\$1,895.00
	# 100060 06/03/25	United Land Services	15209	Repair Valve by Gazebo	LANDSCAPING	534050-53901	\$673.18
001	06/03/25	United Land Services	152507	Vacant lot mainline tapping	LANDSCAPING	534050-53901	\$2,771.44
						Check Total	\$3,444.62
	# 100061 06/06/25	United Land Services	153222	June'25 Svcs	LANDSCAPING	534050-53901	\$10,499.58
						Check Total	\$10,499.58
	# 100062 06/12/25	SITEX AQUATICS LLC	9903-B	Qtrly Fountain Maintenace	FOUNTAIN CLEANINGS	534049-53901	\$625.00
						Check Total	\$625.00
	# 100063 06/12/25	ABBEY PRESS INC.	157639	pole banners	pole banner	549001-53901	\$632.27
						Check Total	\$632.27
	# 100064 06/12/25	CROSSCREEK ENVIROMENTAL, INC	21262	Pond Maintenance - May 2025	pond maintenance	534049-53901	\$1,750.00
						Check Total	\$1,750.00
001		INFRAMARK LLC	150760	Mgmt Svcs - June'25	ADMIN MGMNT SVCS	531027-51201	\$5,094.83
001	06/12/25	INFRAMARK LLC	150760	Mgmt Svcs - June'25	FIEL OP SVCS	531016-53901	\$2,188.75
CHECK	# 100066					Check Total	\$7,283.58
		United Land Services	154882	Removed Stump from Shore Line/Backfill with Dirt 6/4/25	Contracts-Landscape	534050-53901	\$1,296.60
OUEOK	# 400007					Check Total	\$1,296.60
	# 100067 06/12/25	United Land Services	155015	Replaced Stuck Valve at Lake District Ln Entrance 6/2/25	irrigation repair	534050-53901	\$673.00
						Check Total	\$673.00
	# 100068 06/24/25	KILINSKI VAN WYK, PLLC	12474	May'25 General Counsel Svcs	LEGAL SVCS-	531023-51401	\$4,462.72

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account#	Amount Paid
0115016						Check Total	\$4,462.72
	# 100069 06/24/25	ROPER, TOWNSEND & SUTPHEN ,P.A	95097	Apr'25 Legal Svcs	legal services	531024-51301	\$3,475.50
CHECK	# 100070					Check Total	\$3,475.50
		KILINSKI VAN WYK, PLLC	12475	May'25 Litigation Svcs re: Crosby	ProfServ-Legal Litigation	531024-51401	\$419.50
CHECK	# 100071					Check Total	\$419.50
001	06/26/25	TROM II CORPORATION	78946	JULY 2025 JANITORIAL SVCS	R&M-General	546001-53901 	\$200.00
CHECK						Check Total	\$200.00
001	06/04/25	PIP Printing	156739	2 SIGNS CATCH & RELEASE	R&M Common Area (Field)	546016-53901	\$221.43 \$221.43
						Check Total Fund Total	\$221.43 \$44,162.38
SERI	ES 2013	B DEBT SERVICE FUND - 203					
CHECK 203		EAST PARK C/O US BANK N.A.	061125-SER 2013	TRSF FY25 DS ASSMNTS	TFR FY25 DS ASSMNTS	131000	\$3,670.87
						Check Total	\$3,670.87
						Fund Total	\$3,670.87
						Total Checks Paid	\$47,833.25