

**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

MEETING AGENDA

July 28, 2025



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

East Park Community Development District

Board of Supervisors

Scott 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 Report..... P. 3
 - B. United Land Services
 - i. Consideration of Declining Maple Removal Pond 10 Proposal..... P. 14
 - ii. Consideration of Live Oak Straightening Proposal P. 15
 - iii. Consideration of June MI Repairs P. 16
 - C. Consideration of Gexpro LED Flood Lights Proposal P. 34
 - D. Consideration of Ledvance Flood Lights Proposal P. 35
 - 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 P. 43
 - 6. Business Administration Items**
 - A. Review of Financial Statements P. 45
 - B. Check Register..... P. 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

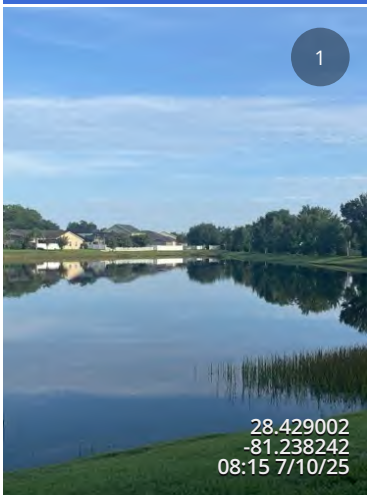
25 Items Incomplete



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

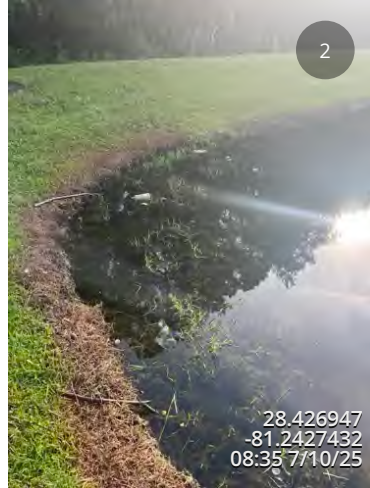
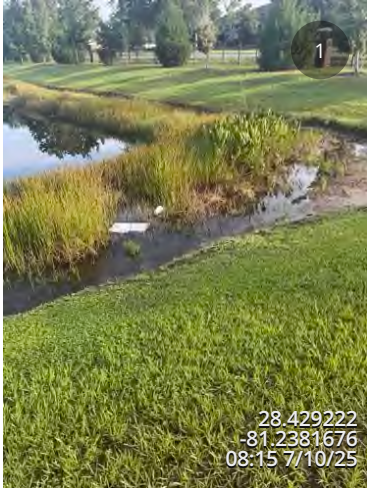
Trash located around multiple ponds around the community. This should be picked up during routine maintenance.

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

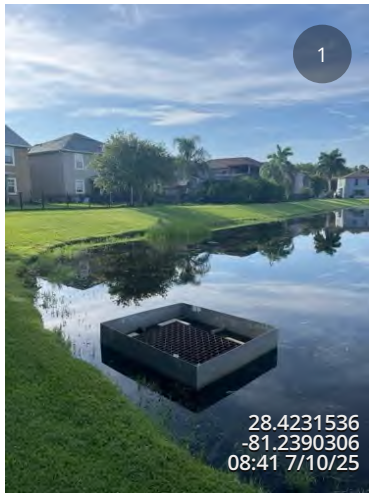
There are some weeds at the Easterfield Drive entrance that should be removed during routine maintenance.



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.

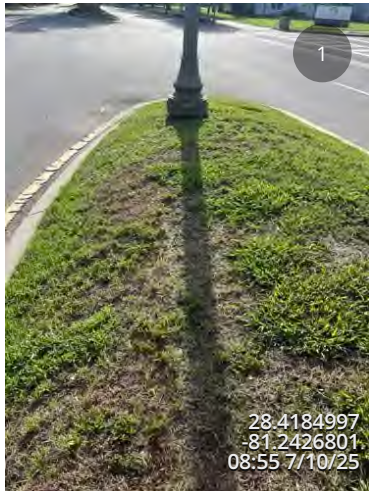
Location: Savannah Park Commons

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.

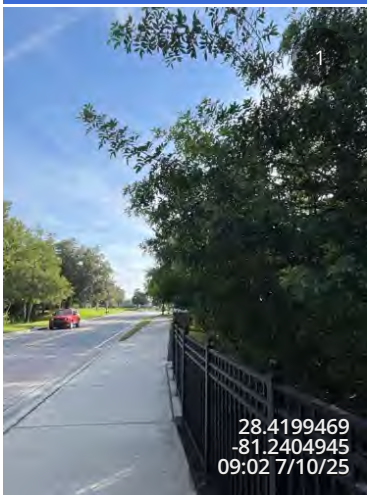


ITEM 15 - RAISE CANOPY

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.

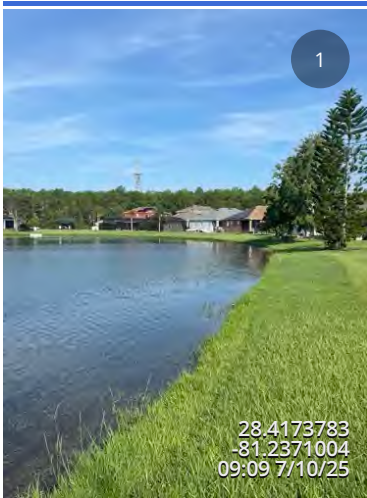
Location: Along Savannah Park Dr



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.



Proposal #178880

Date: 7/22/2025

PO #

Tyler Bridges

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

Remove Declining Maple

Removal Declining Maple Pond 10

Default Group **\$360.80**

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
PROJECT TOTAL:				\$360.80

Terms & Conditions

By _____
Tyler Bridges
Date 7/22/2025
United Land Services

By _____
Date _____
East Park CDD



Proposal #178882

Date: 7/22/2025

PO #

Tyler Bridges

Customer:

East Park CDD

Property:

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
PROJECT TOTAL:				\$388.03

Terms & Conditions

By _____

Tyler Bridges

Date 7/22/2025

United Land Services

By _____

Date _____

East Park CDD



Job Name EAST PARK
Controller _____

Date 6/10/25

Quantity	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
4	Valve - In-operative/Replace (2" PEB)	\$598.52	\$0.00
	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
	Single Station Decoder	\$229.52	\$0.00
	Two station Decoder	\$361.14	\$0.00
	1 Station Node	\$272.50	\$0.00
	9 volt Battery	\$10.00	\$0.00
	Wireless Rain Sensor	\$261.23	\$0.00
	4 Zone Controller	\$475.00	\$0.00

1 MAIN 3" + \$200 Parts + 6th Labor next to zone 10

value clock #1
zone 1 and 2
zone 8

value in 77
Header code

- 1825

- 2005
- 505 25

Job Name:

EAST PARK

Job Number:

Clock A

Controller:

#/Location:

Date:

6/10/25


UNITED
Land Services

Page: ____ of ____

Program	Start Time	Seasonal Adjust %	Run Days
A	9:30 AM		M T W TH F S S
B	9:30 PM		M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:

H.

Controller Model:

PWC

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION											
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4	5	6	7	8	9	10	11
Turf - Shrub - Annuals	5	12	5	5	5	5	5	12	12	5	5
Run Time (Program A)	30	30	30	30	30	30	30	30	30	30	30
Run Time (Program B)	30	30	30	30	30	30	30	30	30	30	30
Battery Pack - Add a Zone - Doubler											
Zone Fault or Alarm											

CONTRACT/MAINT. REPAIRS

Maintenance Repairs											
Partially Clogged Nozzle			2	3							
Cut Drip Line											
Head Straightened / Adjusted											

BILLABLE REPAIR

Head Broken 6" Spray											
Head Broken 12" Spray											
Head Broken 4" Rotor											
Head Broken 6" Rotor											
Broken Riser											
Nozzle Fixed											
Nozzle MP Rotator											
Lateral Line Clogged											
Drip Line Clogged											
Drip Line Repair											
Lateral Line Break .5-1"											
Lateral Line 1.5"+											
Main Line Repair											
Valve Repair / Replacement											
Broken Valve Box											
Decoder											
Solenoid											
Valve Inoperable											

NEEDED UPGRADES

Spray Head 4 to 6"											
Spray Head 6 to 12"											
Rotor 4 to 6"											
Raise / Lower Head Turf											
Raise / Lower Head Shrub											
Relocate Head or Lateral											

Comments:

STUCK VALVE Zone 1-2.8

Tech Name:

Job Name: EAST PARKJob Number: clock B

Controller

#/Location:

Date:

6/10/25**UNITED**
Land ServicesPage: of

Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM	0	M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: R/BController Model: RSP 175

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION											
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4	5	6	7				
Turf - Shrub - Annuals	1	2	3	4	5	6	7				
Run Time (Program A)	30	30	30	30	30	30	30				
Run Time (Program B)											
Battery Pack - Add a Zone - Doubler											
Zone Fault or Alarm											

CONTRACT/MAINT. REPAIRS

Maintenance Repairs											
Partially Clogged Nozzle			2				2				
Cut Drip Line											
Head Straightened / Adjusted	1	1			2	2					

BILLABLE REPAIR

Head Broken 6" Spray											
Head Broken 12" Spray											
Head Broken 4" Rotor											
Head Broken 6" Rotor											
Broken Riser											
Nozzle Fixed											
Nozzle MP Rotator											
Lateral Line Clogged											
Drip Line Clogged											
Drip Line Repair											
Lateral Line Break .5-1"											
Lateral Line 1.5"+											
Main Line Repair											
Valve Repair / Replacement											
Broken Valve Box											
Decoder											
Solenoid											
Valve Inoperable											

NEEDED UPGRADES

Spray Head 4 to 6"											
Spray Head 6 to 12"											
Rotor 4 to 6"											
Raise / Lower Head Turf											
Raise / Lower Head Shrub											
Relocate Head or Lateral											

Comments:

Tech Name:



Job Name:

EAST PARK

Job Number:

CLOCK D

Controller

#/Location:

Date:

6/11/25


UNITED
Land Services

Page: ____ of ____

Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 AM		M T W T H F S S
B	6:00 PM		M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make:

P/B

Controller Model:

SP-1211

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																	
Turf - Shrub - Annuals																	
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																	
Head Straightened / Adjusted																	

BILLABLE REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments:

2nd 10 BROKEN MAIN LINE

DOV. 6:00 AM 30 MIN M.W.F. SP

Tech Name:

Job Name:

EAST PARK

Job Number:

CLOCK 5

Controller

#/Location:

6/11/25

Date:


UNITED
Land Services

Page: ____ of ____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make:

Controller Model:

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION		11	18	19	20	21	22	23	24	25	26	27
Spray - Rotor - Drip - Bubbler - MP		12	5	5		12	5	5				
Turf - Shrub - Annuals												
Run Time (Program A)		40	20	7	=	40	40	5	20	5		
Run Time (Program B)												
Battery Pack - Add a Zone - Doubler												
Zone Fault or Alarm												

CONTRACT/MAINT. REPAIRS

Maintenance Repairs												
Partially Clogged Nozzle				2								
Cut Drip Line												
Head Straightened / Adjusted				3								

BILLABLE REPAIR

Head Broken 6" Spray			1									
Head Broken 12" Spray												
Head Broken 4" Rotor												
Head Broken 6" Rotor												
Broken Riser												
Nozzle Fixed												
Nozzle MP Rotator												
Lateral Line Clogged												
Drip Line Clogged												
Drip Line Repair												
Lateral Line Break .5-1"												
Lateral Line 1.5"+												
Main Line Repair												
Valve Repair / Replacement												
Broken Valve Box												
Decoder												
Solenoid												
Valve Inoperable												

NEEDED UPGRADES

Spray Head 4 to 6"												
Spray Head 6 to 12"												
Rotor 4 to 6"												
Raise / Lower Head Turf												
Raise / Lower Head Shrub												
Relocate Head or Lateral												

Comments: 9:06 PM 45 M.T.W.T.H.F 2000 20 Rot

Tech Name:

Job Name: EAST POWERJob Number: CLOCK E

#/Location: _____

Date: 6/11/25**UNITED**
Land Services

Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00 PM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R/BController Model: FSP-ME

Two Wire

☒ ConventionalController Status: Working☒ Working☐ Not WorkingWeather / Rain Sensor: Working☒ Working☐ Not WorkingPoint of Connection Type: Potable☒ Reclaim ☐ Well ☐ LakeWell & Pump Type: Pressurized☒ Pressurized☐ Centrifugal☐ Pump Start☐ Submersible

ZONE INFORMATION		1	2	3	4	5													
Spray - Rotor - Drip - Bubbler - MP		5	5	5	5	5													
Turf - Shrub - Annuals																			
Run Time (Program A)		25	8	25	25	25													
Run Time (Program B)																			
Battery Pack - Add a Zone - Doubler																			
Zone Fault or Alarm																			

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																			
Partially Clogged Nozzle		2				2	2												
Cut Drip Line																			
Head Straightened / Adjusted		1	1	1	2														

BILLABLE REPAIR

Head Broken 6" Spray																			
Head Broken 12" Spray																			
Head Broken 4" Rotor																			
Head Broken 6" Rotor																			
Broken Riser																			
Nozzle Fixed																			
Nozzle MP Rotator																			
Lateral Line Clogged																			
Drip Line Clogged																			
Drip Line Repair																			
Lateral Line Break .5-1"																			
Lateral Line 1.5"+																			
Main Line Repair																			
Valve Repair / Replacement																			
Broken Valve Box																			
Decoder																			
Solenoid																			
Valve Inoperable																			

NEEDED UPGRADES

Spray Head 4 to 6"																			
Spray Head 6 to 12"																			
Rotor 4 to 6"																			
Raise / Lower Head Turf																			
Raise / Lower Head Shrub																			
Relocate Head or Lateral																			

Comments: _____

Tech Name: _____

Tech Name: _____

Job Name: INST POND (7 ELEVEN)

Page: _____ of _____

Job Number: Clock L
Controller

Controller

#/Location:

Date:



UNITED

Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	10:00 PM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make:

2/10

Controller Model:

1. ESP Me

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable	Reclaim	Well	Lake
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

[illegible]

CONTRACT/MAINT. REPAIRS

[illegible]

BILLABLE REPAIR

[illegible]

NEEDED UPGRADES

[illegible]

Comments: 4 above 26 slotting

Tech Name: _____

Job Name:

First Party

Job Number:

Clock #

Controller

#/Location:

Date:

6/11/25


UNITED
Land Services

Page: ____ of ____

Program	Start Time	Seasonal Adjust %	Run Days
A	10:15 PM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make:

P/B

Controller Model:

ESP-NOX
LAR

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION											
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4	5						
Turf - Shrub - Annuals	5	5	5	5	5						
Run Time (Program A)	20	20	20	20	20						
Run Time (Program B)											
Battery Pack - Add a Zone - Doubler											
Zone Fault or Alarm											

CONTRACT/MAINT. REPAIRS

Maintenance Repairs											
Partially Clogged Nozzle		2		3							
Cut Drip Line											
Head Straightened / Adjusted	1	1	2								

BILLABLE REPAIR

Head Broken 6" Spray											
Head Broken 12" Spray											
Head Broken 4" Rotor											
Head Broken 6" Rotor											
Broken Riser	1										
Nozzle Fixed											
Nozzle MP Rotator											
Lateral Line Clogged											
Drip Line Clogged											
Drip Line Repair											
Lateral Line Break .5-1"											
Lateral Line 1.5"+											
Main Line Repair											
Valve Repair / Replacement											
Broken Valve Box											
Decoder											
Solenoid											
Valve Inoperable											

NEEDED UPGRADES

Spray Head 4 to 6"											
Spray Head 6 to 12"											
Rotor 4 to 6"											
Raise / Lower Head Turf											
Raise / Lower Head Shrub											
Relocate Head or Lateral											

Comments:

Tech Name:

Job Name:

EAST PARK

Job Number:

CLOCK 1

Controller

#/Location:

Date:

6/11/25


UNITED
Land Services

Page: ____ of ____

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 PM		M T W TH F S S
B	4:00 AM		M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:

H

Controller Model:

Pno-C

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION										
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4	5	6	7	8		
Turf - Shrub - Annuals	5	2	3	5	2	6	7	8		
Run Time (Program A)	20	20	20	10	20	20	20	20		
Run Time (Program B)										
Battery Pack - Add a Zone - Doubler										
Zone Fault or Alarm										

CONTRACT/MAINT. REPAIRS

Maintenance Repairs										
Partially Clogged Nozzle	2		2							
Cut Drip Line										
Head Straightened / Adjusted		3				2	3			

BILLABLE REPAIR

Head Broken 6" Spray	1									
Head Broken 12" Spray										
Head Broken 4" Rotor										
Head Broken 6" Rotor										
Broken Riser										
Nozzle Fixed										
Nozzle MP Rotator										
Lateral Line Clogged										
Drip Line Clogged										
Drip Line Repair										
Lateral Line Break .5-1"										
Lateral Line 1.5"+										
Main Line Repair										
Valve Repair / Replacement										
Broken Valve Box										
Decoder										
Solenoid										
Valve Inoperable										

NEEDED UPGRADES

Spray Head 4 to 6"										
Spray Head 6 to 12"										
Rotor 4 to 6"										
Raise / Lower Head Turf										
Raise / Lower Head Shrub										
Relocate Head or Lateral										

Comments: _____

Tech Name: _____

Job Name: EAST PARKJob Number: Clock J

Controller

#/Location:

Date:

6/11/25**UNITED**
Land ServicesPage: of

Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R/BController Model: ESP ME3

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable

Reclaim Well Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION												
Spray - Rotor - Drip - Bubbler - MP												
Turf - Shrub - Annuals												
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												
Head Straightened / Adjusted												

BILLABLE REPAIR

Head Broken 6" Spray												
Head Broken 12" Spray												
Head Broken 4" Rotor												
Head Broken 6" Rotor												
Broken Riser												
Nozzle Fixed												
Nozzle MP Rotator												
Lateral Line Clogged												
Drip Line Clogged												
Drip Line Repair												
Lateral Line Break .5-1"												
Lateral Line 1.5"+												
Main Line Repair												
Valve Repair / Replacement												
Broken Valve Box												
Decoder												
Solenoid												
Valve Inoperable												

NEEDED UPGRADES

Spray Head 4 to 6"												
Spray Head 6 to 12"												
Rotor 4 to 6"												
Raise / Lower Head Turf												
Raise / Lower Head Shrub												
Relocate Head or Lateral												

Comments: _____

Tech Name: _____

Job Name: EAST PMR
 Job Number: CLOCK K
 Controller: _____
 #/Location: _____
 Date: 6/11/25



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	11:30 AM	0	M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R/B

Controller Model: ESP-17E

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13
Spray - Rotor - Drip - Bubbler - MP	5	5	5	5	5	5	5	5					
Turf - Shrub - Annuals	5	5	5	5	5	5	5	5					
Run Time (Program A)	15	15	15	15	15	15	15	15	15	15	15	15	15
Run Time (Program B)													
Battery Pack - Add a Zone - Doubler													
Zone Fault or Alarm								1					

CONTRACT/MAINT. REPAIRS

Maintenance Repairs													
Partially Clogged Nozzle			1	3	1	1							
Cut Drip Line													
Head Straightened / Adjusted			6	3									

BILLABLE REPAIR

Head Broken 6" Spray			1	1									
Head Broken 12" Spray													
Head Broken 4" Rotor													
Head Broken 6" Rotor													
Broken Riser													
Nozzle Fixed													
Nozzle MP Rotator													
Lateral Line Clogged													
Drip Line Clogged													
Drip Line Repair													
Lateral Line Break .5-1"													
Lateral Line 1.5"+													
Main Line Repair													
Valve Repair / Replacement													
Broken Valve Box													
Decoder													
Solenoid													
Valve Inoperable													

NEEDED UPGRADES

Spray Head 4 to 6"													
Spray Head 6 to 12"													
Rotor 4 to 6"													
Raise / Lower Head Turf													
Raise / Lower Head Shrub													
Relocate Head or Lateral													

Comments: 7, 8, 9, 10, 11, 12 move starting

Tech Name: _____

Job Name: EAST PARKJob Number: Clock L

Controller

#/Location:

Date: 6/11/25**UNITED**
Land ServicesPage: of

Program	Start Time	Seasonal Adjust %	Run Days
A	<u>4:00 AM</u>		M <u>0</u> W <u>0</u> TH <u>0</u> F <u>0</u> S <u>0</u> S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R/BController Model: ESP-DE3

Two Wire

Conventional

Controller Status:

☒ Working☐ Not Working

Weather / Rain Sensor:

☒ Working☐ Not Working

Point of Connection Type:

☒ Potable ☐ Reclaim ☐ Well ☐ Lake

Well & Pump Type:

☐ Pressurized☐ Centrifugal☐ Pump Start☐ Submersible

ZONE INFORMATION									
Spray - Rotor - Drip - Bubbler - MP	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>					
Turf - Shrub - Annuals	<u>1</u>	<u>5</u>	<u>2</u>	<u>1</u>					
Run Time (Program A)	<u>45</u>	<u>25</u>	<u>50</u>	<u>5</u>					
Run Time (Program B)									
Battery Pack - Add a Zone - Doubler									
Zone Fault or Alarm									

CONTRACT/MAINT. REPAIRS

Maintenance Repairs									
Partially Clogged Nozzle		<u>2</u>							
Cut Drip Line									
Head Straightened / Adjusted	<u>2</u>	<u>1</u>	<u>3</u>	<u>1</u>					

BILLABLE REPAIR

Head Broken 6" Spray									
Head Broken 12" Spray									
Head Broken 4" Rotor									
Head Broken 6" Rotor									
Broken Riser									
Nozzle Fixed									
Nozzle MP Rotator									
Lateral Line Clogged									
Drip Line Clogged									
Drip Line Repair									
Lateral Line Break .5-1"									
Lateral Line 1.5"+									
Main Line Repair									
Valve Repair / Replacement									
Broken Valve Box									
Decoder									
Solenoid									
Valve Inoperable									

NEEDED UPGRADES

Spray Head 4 to 6"									
Spray Head 6 to 12"									
Rotor 4 to 6"									
Raise / Lower Head Turf									
Raise / Lower Head Shrub									
Relocate Head or Lateral									

Comments: _____

Tech Name: _____

Job Name: EAST FORUMJob Number: CLOCK M

Controller

#/Location:

Date: 6/11/25
UNITED
Land Services

Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	1200AM	0	M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: R/BController Model: SP-LX

Two Wire

Conventional

Controller Status: Working

Not Working

Weather / Rain Sensor: Working

Not Working

Point of Connection Type: Potable

Reclaim Well Lake

Well & Pump Type: Pressurized

Centrifugal

Pump Start Submersible

ZONE INFORMATION									
Spray - Rotor - Drip - Bubbler - MP	5	5	3	5	5	5	5	5	5
Turf - Shrub - Annuals									
Run Time (Program A)	15	15	15	15	15	15	15	15	15
Run Time (Program B)									
Battery Pack - Add a Zone - Doubler									
Zone Fault or Alarm									

CONTRACT/MAINT. REPAIRS

Maintenance Repairs									
Partially Clogged Nozzle	1	1		3	1	2	1	1	
Cut Drip Line									
Head Straightened / Adjusted				3			2		

BILLABLE REPAIR

Head Broken 6" Spray				1				1	
Head Broken 12" Spray									
Head Broken 4" Rotor									
Head Broken 6" Rotor									
Broken Riser									
Nozzle Fixed									
Nozzle MP Rotator									
Lateral Line Clogged									
Drip Line Clogged									
Drip Line Repair									
Lateral Line Break .5-1"									
Lateral Line 1.5"+									
Main Line Repair									
Valve Repair / Replacement									
Broken Valve Box									
Decoder									
Solenoid									
Valve Inoperable									

NEEDED UPGRADES

Spray Head 4 to 6"									
Spray Head 6 to 12"									
Rotor 4 to 6"									
Raise / Lower Head Turf									
Raise / Lower Head Shrub									
Relocate Head or Lateral									

Comments: _____

Tech Name: _____

Tech Name: _____


Proposal #178271
Date: 7/21/2025
PO #
Alex Martinez
Customer:

East Park CDD

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

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
PROJECT TOTAL:				\$836.69

Terms & Conditions

By _____
Alex Martinez
Date 7/21/2025
United Land Services

By _____
Date _____
East Park CDD



Quotation

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 NUMBER	CUSTOMER PHONE#	ORDERED BY	OUTSIDE SALESPERSON	
644113	407-947-0421	Todd Kendall	Donna Lester	
WRITER		WRITER PHONE#	WRITER EMAIL	
Marvin Thurman			Marvin.Thurman@gexpro.com	
INSIDE SALESPERSON	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Marvin Thurman	GEX-TRUCK	Net 30 Days	07/15/2025	No
ORDER QTY	DESCRIPTION		Unit Price	Extended Price
27ea	OPTION 1 IF BOUGHT ALL AT ONCE SYL FLOODLT2AS060UNHD8SC2BZP 63861 FLOODLT2AS060UNHD8SC2BZP 5/CS 1/SKU Our Pn: 2372236 UPC: 04613563861 Avail: 7 <div>Subtotal -----</div>		50.934/EA	1375.23 <div>1375.23</div>

1ea	OPTION 2 IF BOUGHT AT 1 OR 2 AT A TIME SYL FLOODLT2AS060UNHD8SC2BZP 63861 FLOODLT2AS060UNHD8SC2BZP 5/CS 1/SKU Our Pn: 2372236 UPC: 04613563861 Avail: 7 <div>Subtotal -----</div>			<div>62.00</div>

Prices are subject to change at any time prior to shipment unless agreed to otherwise in writing signed by an authorized Seller representative. Orders related to this quotation must be received, accepted and released by Seller within 48 hours of issuance of the quotation and are subject to availability. Seller reserves the right to pass through any changes in delivery date, price, scope and quantity of supply arising from actions of Seller's manufacturing partners or vendors and/or resulting from any Force Majeure event including any imposition of new or additional tariffs that occurs after the issuance of the quotation. Delivery dates are estimated only. Seller shall not be liable for failure to meet such dates resulting from product shortages or manufacturing delays. Be advised that Seller considers any changes imposed by its manufacturing partners and other vendors or government agencies outside of Seller's reasonable control and therefore subject to Force Majeure provisions or similar common law doctrines such as "frustration" or "impossibility". Seller's Standard Terms and Conditions of Sale are incorporated by reference into this quotation. A copy of the most current version of Seller's Standard Terms and Conditions of Sale is available at <https://www.rexelusa.com/terms>
Full phone support at (888) 739-3577

Subtotal	1437.23
S&H Charges	0.00
Sales Tax	0.00
Total	1437.23

LEDVANCE LUMINAIRES

DUAL SELECTABLE FLOOD LIGHT

LEDVANCE LUMINAIRE SPECIFICATION DATA

Catalog #	Comments
Project	
Type	
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 V_{AC} (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



INSTALLATION GUIDE

ORDERING GUIDE

FLOODLT	2A	SXXX	XXX	D	8	SC2	BZ	P
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

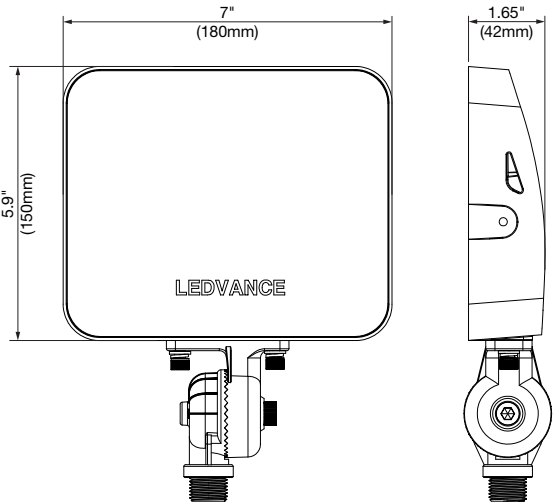
ITEM #	ORDERING ABBREVIATION	WATTAGE (W)	INPUT VOLTAGE (V)	DIM. (V)	CRI	COLOR TEMP (CCT)	DISTR.	TOTAL LUMENS @ 4000K (LM)	DLC	LPW	PHOTOCELL
63860	FLOODLT2AS030UNHD8SC2BZP	15/25/30	120-347	0-10	>80	3000/4000/5000	7H x 7V Wide Flood	2250/3700/4500	5.1 Prem	Up to 150	Integrated Photocell
63861	FLOODLT2AS060UNHD8SC2BZP	35/45/60	120-347	0-10	>80	3000/4000/5000	7H x 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 x 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 x 7V Wide Flood	30000/37500/45000	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell
63865	FLOODLT2AS300HUV8SC2BZP	200/250/300	277-480	0-10	>80	3000/4000/5000	7H x 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 x 7V Wide Flood	52500/60000/70500	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell
63866	FLOODLT2AS470HUV8SC2BZP	350/400/470	277-480	0-10	>80	3000/4000/5000	7H x 7V Wide Flood	52500/60000/70500	5.1 Prem	Up to 150	3-Pin Receptacle for Photocell

PHYSICAL INFORMATION

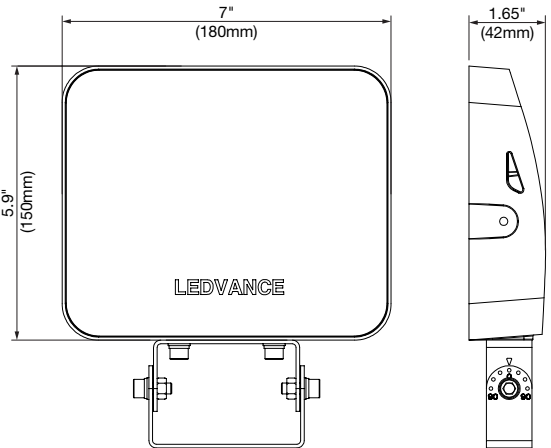
LUMINAIRE DESCRIPTION	LENGTH IN (MM)	WIDTH IN (MM)	HEIGHT IN (MM)	WEIGHT LB (KG)	CORD LENGTH IN (MM)
30W	7 (180)	1.65 (42)	5.9 (150)	2.43 (1.1)	24 (610)
60W	8.3 (210)	1.62 (41.2)	7.1 (180)	2.9 (1.32)	24 (610)
140W	10.95 (278)	2.28 (58)	8.82 (224)	7.1 (3.2)	40 (1016)
300W	16.54 (420)	2.91 (74)	14.17 (360)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

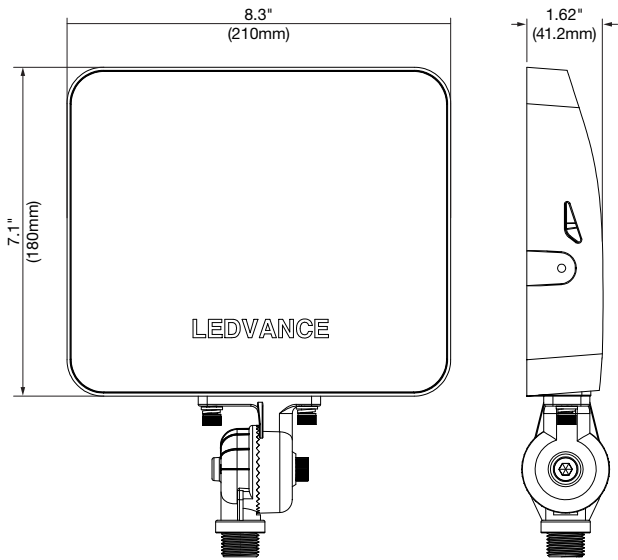
FLOOD LIGHT WITH
KUNCKLE-30W



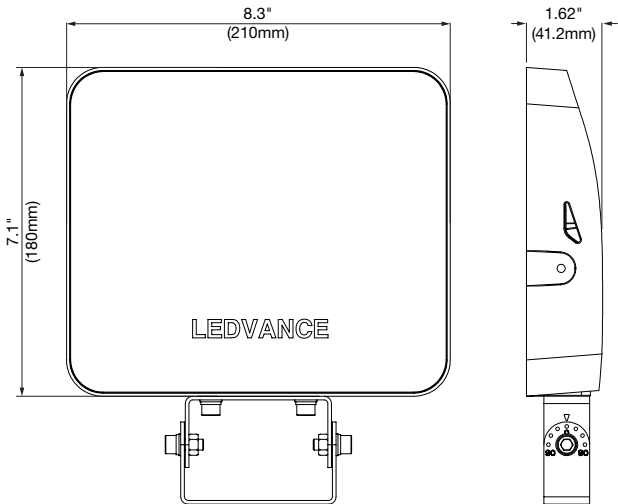
30W-TRUNNION



FLOOD LIGHT WITH
KUNCKLE-60W

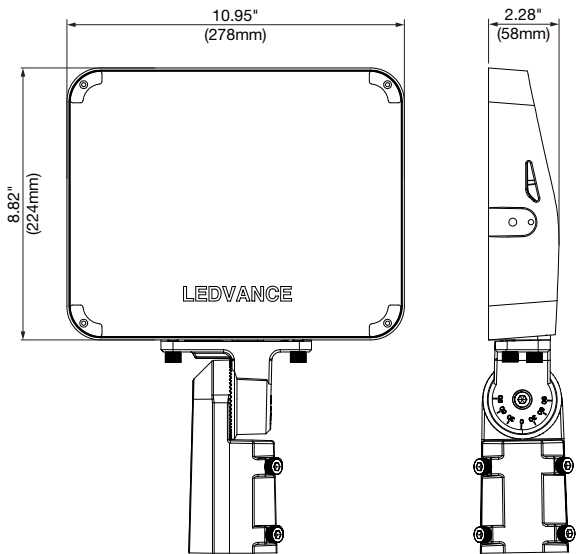


60W-TRUNNION

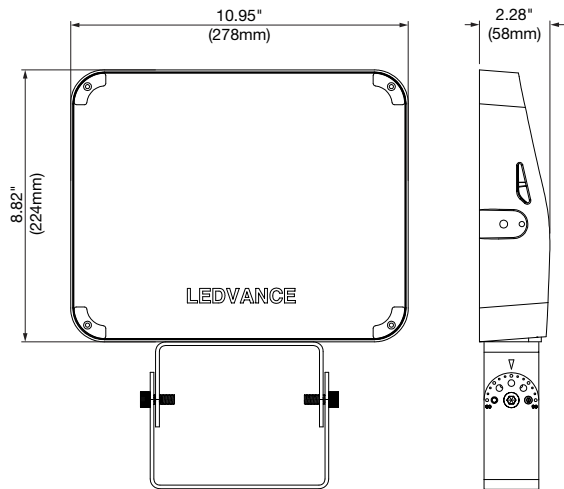


PHYSICAL INFORMATION (continued)

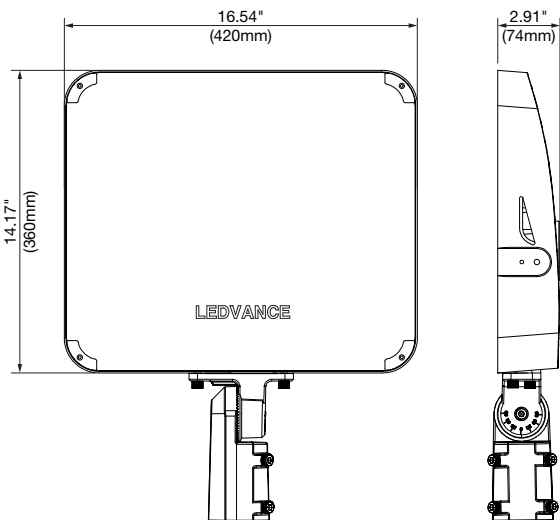
FLOOD LIGHT WITH
SLIP FITTER-140W



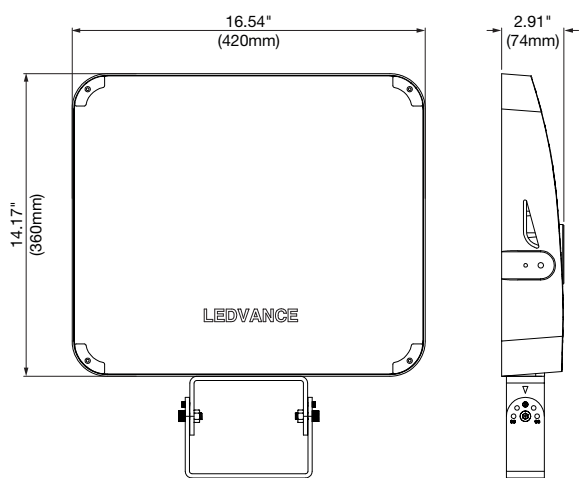
140W-TRUNNION



FLOOD LIGHT WITH
SLIP FITTER-300W

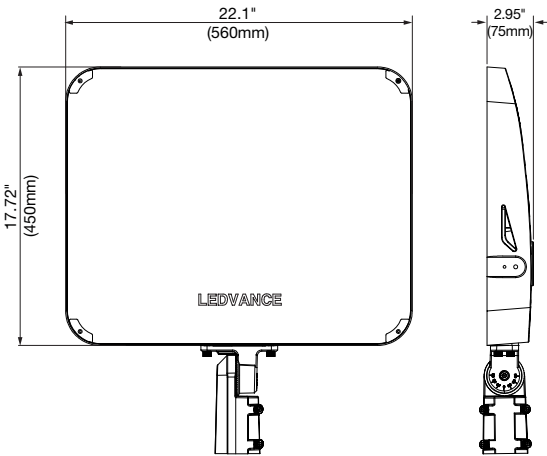


300W-TRUNNION

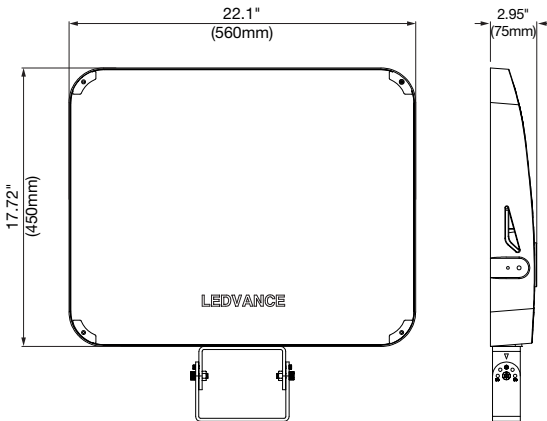


PHYSICAL INFORMATION (continued)

FLOOD LIGHT WITH
SLIP FITTER-470W



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

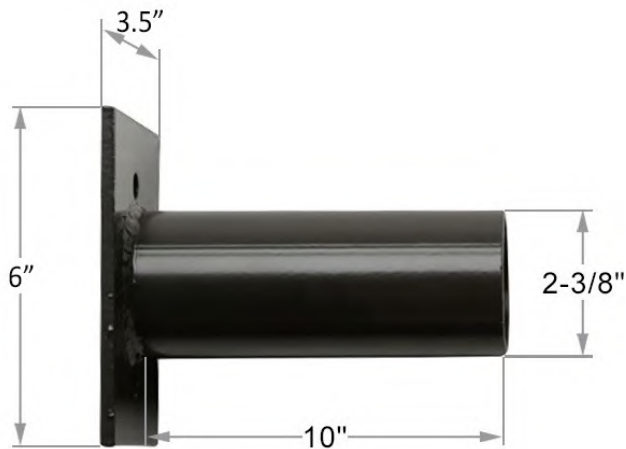
- ½" IPS and Trunnion included with 30W and 60W
- Slip Fitter and Trunnion included with 140W, 300W, 470W
- Yoke Mount sold separately for all wattages

YOKE MOUNT

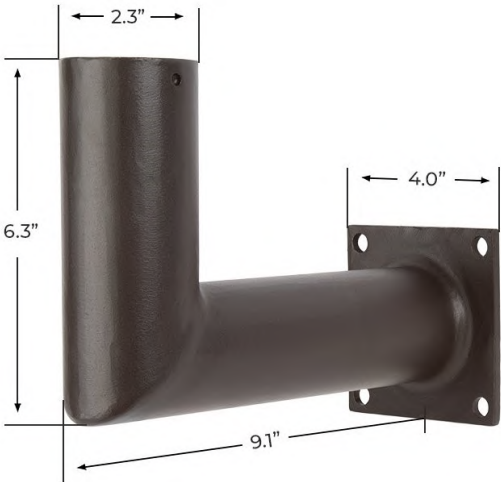


WALL BRACKET

61174



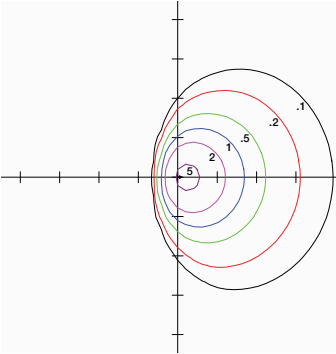
61175



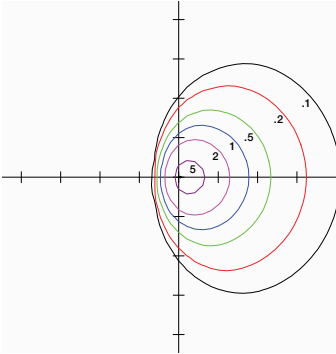
PHOTOMETRIC INFORMATION

HORIZONTAL ISO FOOT-CANDLE PLOT

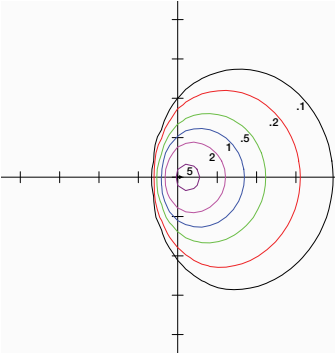
30W mounted at 15' with 45 degree angle



60W mounted at 20' with 45 degree angle

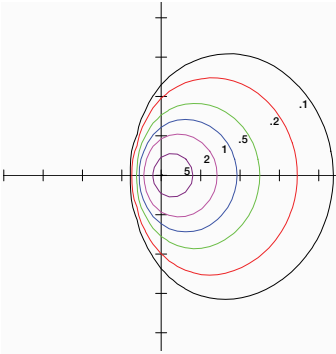


140W mounted at 30' with 45 degree angle

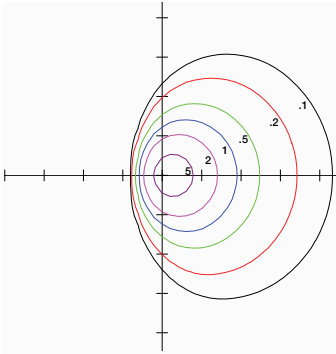


30W	MOUNTING HEIGHT (FT)	10	12	15	18	20	22
	MULTIPLIER	2.25	1.56	1	0.69	0.56	0.46
60W	MOUNTING HEIGHT (FT)	12	15	18	20	22	25
	MULTIPLIER	2.78	1.78	1.23	1	0.83	0.64
140W	MOUNTING HEIGHT (FT)	20	22	25	30	35	40
	MULTIPLIER	2.25	1.86	1.44	1	0.73	0.56

300W mounted at 40' with 45 degree angle



470W mounted at 50' with 45 degree angle



300W	MOUNTING HEIGHT (FT)	25	30	35	40	45	50
	MULTIPLIER	2.56	1.78	1.31	1	0.79	0.64
470W	MOUNTING HEIGHT (FT)	35	40	45	50	55	60
	MULTIPLIER	2.04	1.56	1.23	1	0.83	0.69



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www.ledvanceUS.com

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All other trademarks are those of their respective owners.
Specifications subject to change without notice.



SCAN TO FOLLOW US
ON SOCIAL MEDIA

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**

Secretary

Chairman, Board of Supervisors

**East Park
Community Development District**

Financial Report

May 31, 2025



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**East Park
Community Development District**

Financial Statements

(Unaudited)

May 31, 2025

EAST PARK

Community Development District

Governmental Funds**Balance Sheet**
May 31, 2025

ACCOUNT DESCRIPTION	GENERAL 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>			
Accounts Payable	\$ 18,597	\$ -	\$ 18,597
Accrued Expenses	15,463	-	15,463
TOTAL LIABILITIES	34,060	-	34,060
<u>FUND BALANCES</u>			
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

EAST PARK

Community Development District

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

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)

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	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)

EAST PARK

Community Development District

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

For the Period Ending May 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
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	-	-	-
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)
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)
FUND BALANCE, BEGINNING (OCT 1, 2024)	874,184	874,184	874,184	
FUND BALANCE, ENDING	\$ 789,459	\$ 1,000,343	\$ 970,268	

EAST PARK

Community Development District

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

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	\$ -	\$ -	\$ 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

► **Assets**

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 Maintenance Agmt	\$	32,500
Due from Ravina at East Park HOA Streetlight Cost Sharing (Feb thru May 2025)	\$	3,276
Total Accounts Receivable:	\$	<u>35,776</u>

► **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:	\$	<u>15,463</u>

► **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

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
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. 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	\$ 33,333	\$ 3,250	10%	Element Environmental - Swale access gate install.

**East Park
Community Development District**

Supporting Schedules

May 31, 2025

EAST PARK

Community Development District

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied				\$ 920,827	\$ 526,150	\$ 394,677
Allocation %				100%	57%	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
TOTAL	\$ 750,728	\$ 30,242	\$ 662	\$ 781,633	\$ 445,804	\$ 335,829
% COLLECTED					85%	85%
TOTAL OUTSTANDING					\$ 139,195	\$ 80,346
					\$ 58,848	

EAST PARK

All Funds

Community Development District

Cash and Investment Report*May 31, 2025*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	\$ 166,018
Public Funds Money Market	BankUnited	MMA - #9406	n/a	4.06%	802,534
Subtotal-General Fund					<u>\$ 968,552</u>
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 Service Fund					<u>\$ 313,141</u>
Total - All Funds					<u><u>\$ 1,281,692</u></u>

**East Park
Community Development District**

Financial Report

June 30, 2025



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**East Park
Community Development District**

Financial Statements

(Unaudited)

June 30, 2025

EAST PARK

Community Development District

Governmental Funds**Balance Sheet**

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE 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
<u>LIABILITIES</u>			
Accounts Payable	\$ 3,201	\$ -	\$ 3,201
Accrued Expenses	15,910	-	15,910
TOTAL LIABILITIES	19,111	-	19,111
<u>FUND BALANCES</u>			
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

EAST PARK

Community Development District

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

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)

EAST PARK

Community Development District

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

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
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)
<u>OTHER FINANCING SOURCES (USES)</u>				
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	

EAST PARK

Community Development District

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

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)
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	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

► **Assets**

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 Maintenance Agmt	\$	32,500
Due from Ravina at East Park HOA Streetlight Cost Sharing (Feb thru Jun 2025)	\$	4,095
Total Accounts Receivable:	\$	<u>36,595</u>

► **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 - June 2025	\$	11,000
Accrue June'25 General Counsel Svcs	\$	3,015
Accrue June'25 Aquatic Maintenance	\$	1,895
Total Accrued Expenses:	\$	<u>15,910</u>

► **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.

**East Park
Community Development District**

Supporting Schedules

June 30, 2025

EAST PARK

Community Development District

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied				\$ 920,827	\$ 526,150	\$ 394,677
Allocation %				100%	57%	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

% COLLECTED 86% 87% 86%

TOTAL OUTSTANDING	\$ 130,482	\$ 75,380	\$ 55,101
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EAST PARK

All Funds

Community Development District

Cash and Investment Report
June 30, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	\$ 124,024
Public Funds Money Market	BankUnited	MMA - #9406	n/a	4.06%	805,172
Subtotal-General Fund					<u>\$ 929,196</u>
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 Service Fund					<u>\$ 317,717</u>
Total - All Funds					<u><u>\$ 1,246,912</u></u>

Total Outstanding Deposits

**East Park
Community Development District**

Check Register

May 1, 2025 thru May 31, 2025

Fund Total	<u>\$54,068.28</u>
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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
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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							<u>\$43,682.96</u>
Fund Total							<u>\$43,682.96</u>

Total Checks Paid	\$97,751.24
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**East Park
Community Development District**

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
<u>GENERAL FUND - 001</u>							
CHECK # 100058							
001	06/02/25	INFRAMARK LLC	149018	management invoice	ADMIN MGMNT SVCS	531027-51201	\$5,094.83
001	06/02/25	INFRAMARK LLC	149018	management invoice	OP SVCS	531016-53901	\$2,188.75
Check Total							\$7,283.58
CHECK # 100059							
001	06/03/25	SITEX AQUATICS LLC	9898-B	April'25 Aquatic Maintenance	pond maintenance	534049-53901	\$1,895.00
Check Total							\$1,895.00
CHECK # 100060							
001	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
CHECK # 100061							
001	06/06/25	United Land Services	153222	June'25 Svcs	LANDSCAPING	534050-53901	\$10,499.58
Check Total							\$10,499.58
CHECK # 100062							
001	06/12/25	SITEX AQUATICS LLC	9903-B	Qtrly Fountain Maintenece	FOUNTAIN CLEANINGS	534049-53901	\$625.00
Check Total							\$625.00
CHECK # 100063							
001	06/12/25	ABBEY PRESS INC.	157639	pole banners	pole banner	549001-53901	\$632.27
Check Total							\$632.27
CHECK # 100064							
001	06/12/25	CROSSCREEK ENVIROMENTAL, INC	21262	Pond Maintenance - May 2025	pond maintenance	534049-53901	\$1,750.00
Check Total							\$1,750.00
CHECK # 100065							
001	06/12/25	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 Total							\$7,283.58
CHECK # 100066							
001	06/12/25	United Land Services	154882	Removed Stump from Shore Line/Backfill with Dirt 6/4/25	Contracts-Landscape	534050-53901	\$1,296.60
Check Total							\$1,296.60
CHECK # 100067							
001	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
CHECK # 100068							
001	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
CHECK # 100069							Check Total <u>\$4,462.72</u>
001	06/24/25	ROPER, TOWNSEND & SUTPHEN ,P.A	95097	Apr'25 Legal Svcs	legal services	531024-51301	\$3,475.50
CHECK # 100070							Check Total <u>\$3,475.50</u>
001	06/26/25	KILINSKI VAN WYK, PLLC	12475	May'25 Litigation Svcs re: Crosby	ProfServ-Legal Litigation	531024-51401	\$419.50
CHECK # 100071							Check Total <u>\$419.50</u>
001	06/26/25	TROM II CORPORATION	78946	JULY 2025 JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
CHECK # 855							Check Total <u>\$200.00</u>
001	06/04/25	PIP Printing	156739	2 SIGNS CATCH & RELEASE	R&M Common Area (Field)	546016-53901	\$221.43
							Check Total <u>\$221.43</u>
Fund Total							\$44,162.38

SERIES 2013 DEBT SERVICE FUND - 203

CHECK # 856							
203	06/12/25	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 <u>\$3,670.87</u>
Fund Total							\$3,670.87

Total Checks Paid	\$47,833.25
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