



East Park Community Development District

February 23, 2026

Agenda Package

313 CAMPUS ST
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
 Stephen Rudd, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda Monday, February 23, 2026 – 5:30 p.m.

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- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments – Three (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. District Accountant
 - i. Acceptance of Check Register P. 3
 - ii. Review of Fiscal Year 2025 Audit Report..... P. 5
 - B. CrossCreek Report P. 36
 - C. United Land Services
 - i. Review of Irrigation Report..... P. 37
 - ii. Consideration of Irrigation Proposal P. 48
 - D. Inframark Field Services
 - i. Review of Field Inspection Report P. 50
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 - i. Consideration of Homeworks Building Proposal P. 57
 - 5. Business Items**
 - A. Consideration of Resolution 2026-03, Removing and Designating New Treasurer..... P. 58
 - B. Consideration of Resolution 2026-04, Authorizing Bank Account Signatories P. 59
 - C. Consideration of Resolution 2026-05, Designating Officers of the District P. 60
 - 6. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held January 26, 2026 P. 61
 - 7. Supervisor Requests and Audience Comments**
 - 8. Adjournment**

The next meeting is scheduled for Monday, March 23, 2026, 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
Orlando, FL 32832

EAST PARK COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100146							
001	01/29/26	CROSSCREEK ENVIROMENTAL, INC	24431	January 2026 Monthly pond services	Contracts-Wetland Mitigation	534049-53901	\$1,750.00
001	01/29/26	CROSSCREEK ENVIROMENTAL, INC	24470	January 2026 Quarterly fountain services	Contracts-Fountain	534023-53901	\$604.00
001	01/29/26	CROSSCREEK ENVIROMENTAL, INC	24489	January 2026 Outfall ditch maintenance	R&M-Spreader Swale Restoration	546629-53901	\$625.00
001	01/29/26	CROSSCREEK ENVIROMENTAL, INC	24528	January 2026 Quarterly pond services, revised amount	Contracts-Wetland Mitigation	534049-53901	\$575.00
Check Total							\$3,554.00
CHECK # 300015							
001	01/23/26	ORLANDO UTILITIES COMMISSION - ACH	010626- ACH	SVC PRD 12/01/25-01/02/26	Electricity - General	543006-53901	\$10,260.87
001	01/23/26	ORLANDO UTILITIES COMMISSION - ACH	010626- ACH	SVC PRD 12/01/25-01/02/26	Utility - Water	543018-53901	\$1,058.25
Check Total							\$11,319.12
CHECK # 875							
001	01/13/26	US BANK	8017536	TRUSTEE FEES 12/01/25 - 11/30/26	ProfServ-Trustee Fees	531045-51301	\$5,141.00
Check Total							\$5,141.00
Fund Total							\$50,121.37

SERIES 2013 DEBT SERVICE FUND - 203**CHECK # 876**

203	01/20/26	EAST PARK C/O US BANK N.A.	011526-SER 2013	TFR FY26 ASSESSMENT - DIST #25-7	Due From Other Funds	131000	\$55,956.07
Check Total							\$55,956.07
Fund Total							\$55,956.07

Total Checks Paid	\$106,077.44
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**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
 East Park Community Development District
 City of Orlando, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of East Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 23, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 23, 2026

MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of East Park Community Development District, City of Orlando, Florida’s (“District”) financial performance provides an overview of the District’s financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,977,123.
- The change in the District’s total net position in comparison with the prior fiscal year was \$100,221, an increase. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of \$1,253,458, an increase of \$73,819 in comparison with the prior fiscal year. The fund balance is nonspendable for prepaid items, restricted for debt service, assigned for reserves, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

1) Government-Wide Financial Statements

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

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

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

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

2) Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

3) Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,			
	2025	2024	
Current and other assets	\$ 1,282,182	\$ 1,202,820	
Capital assets, net of depreciation	5,776,282	5,951,218	
Total assets	7,058,464	7,154,038	
Deferred outflows of resources	17,034	19,410	
Current liabilities	76,206	74,773	
Long-term liabilities	2,022,169	2,221,773	
Total liabilities	2,098,375	2,296,546	
Net position			
Net investment in capital assets	3,771,147	3,748,855	
Restricted	329,591	253,864	
Unrestricted	876,385	874,183	
Total net position	\$ 4,977,123	\$ 4,876,902	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,			
	2025	2024	
Revenues:			
Program revenues	\$ 904,519	\$ 906,876	
General revenues	85,594	318,857	
Total revenues	990,113	1,225,733	
Expenses:			
General government	219,223	176,139	
Maintenance and operations	548,349	740,434	
Interest	122,320	132,592	
Total expenses	889,892	1,049,165	
Change in net position	100,221	176,568	
Net position - beginning	4,876,902	4,700,334	
Net position - ending	\$ 4,977,123	\$ 4,876,902	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$889,892. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is interlocal amounts, reimbursement from HOA, and interest revenue. In total, expenses decreased from the prior year primarily as a result of a decrease in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$8,650,788 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,874,506 has been taken, which resulted in a net book value of \$5,776,282. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had \$2,025,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the East Park Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 875,021
Accounts receivable	4,777
Restricted assets:	
Investments	377,073
Prepaid Items	25,311
Capital assets:	
Nondepreciable	3,402,726
Depreciable, net	<u>2,373,556</u>
Total assets	<u>7,058,464</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>17,034</u>
Total deferred outflows of resources	<u>17,034</u>
 LIABILITIES	
Accounts payable and accrued expenses	28,724
Accrued interest payable	47,482
Non-current liabilities:	
Due within one year	205,000
Due in more than one year	<u>1,817,169</u>
Total liabilities	<u>2,098,375</u>
 NET POSITION	
Net investment in capital assets	3,771,147
Restricted for debt service	329,591
Unrestricted	<u>876,385</u>
Total net position	<u>\$ 4,977,123</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 219,223	\$ 219,223	\$ -	\$ -
Maintenance and operations	548,349	289,737	-	(258,612)
Interest on long-term debt	122,320	382,658	12,901	273,239
Total governmental activities	889,892	891,618	12,901	14,627
General revenues:				
Interest income				42,451
Interlocal agreement revenues				43,143
Total general revenues				85,594
Change in net position				100,221
Net position - beginning				4,876,902
Net position - ending				\$ 4,977,123

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 875,021	\$ -	\$ 875,021
Investments	-	377,073	377,073
Accounts receivable	4,777	-	4,777
Prepaid items	25,311	-	25,311
Total assets	<u>\$ 905,109</u>	<u>\$ 377,073</u>	<u>\$ 1,282,182</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 28,724	\$ -	\$ 28,724
Total liabilities	<u>28,724</u>	<u>-</u>	<u>28,724</u>
Fund balances:			
Nonspendable for prepaid items	25,311	-	25,311
Restricted for:			
Debt service	-	377,073	377,073
Assigned to:			
Operating reserves	142,386	-	142,386
Renewal and replacement reserves	39,916	-	39,916
Unassigned	668,772	-	668,772
Total fund balances	<u>876,385</u>	<u>377,073</u>	<u>1,253,458</u>
Total liabilities and fund balances	<u>\$ 905,109</u>	<u>\$ 377,073</u>	<u>\$ 1,282,182</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,253,458

Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	8,650,788	
Accumulated depreciation	<u>(2,874,506)</u>	5,776,282

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

Deferred amount on refunding	45,150	
Accumulated amortization	<u>(28,116)</u>	17,034

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

Accrued interest payable	(47,482)	
Bonds payable	<u>(2,022,169)</u>	<u>(2,069,651)</u>
Net position of governmental activities		<u><u>\$ 4,977,123</u></u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 508,960	\$ 382,658	\$ 891,618
Interlocal agreement revenues	43,143	-	43,143
Interest	42,451	12,901	55,352
Total revenues	594,554	395,559	990,113
EXPENDITURES			
Current:			
General government	218,939	284	219,223
Maintenance and operations	373,413	-	373,413
Debt service:			
Principal	-	200,000	200,000
Interest	-	123,658	123,658
Total expenditures	592,352	323,942	916,294
Excess (deficiency) of revenues over (under) expenditures	2,202	71,617	73,819
Fund balances - beginning	874,183	305,456	1,179,639
Fund balances - ending	\$ 876,385	\$ 377,073	\$ 1,253,458

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 73,819
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(174,936)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(396)
Amortization of deferred amount on refunding	(2,376)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	200,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	4,110
Change in net position of governmental activities	<u>\$ 100,221</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

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

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund			Weighted average of the fund
CL Y	\$ 377,073	S&P AAAm	portfolio: 45 days
Total Investments	<u>\$ 377,073</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,402,726	\$ -	\$ -	\$ 3,402,726
Total capital assets, not being depreciated	3,402,726	-	-	3,402,726
Capital assets, being depreciated				
Infrastructure	2,415,471	-	-	2,415,471
Stormwater management facilities	1,683,933	-	-	1,683,933
Irrigation and landscaping	917,321	-	-	917,321
Roadways	231,337	-	-	231,337
Total capital assets, being depreciated	5,248,062	-	-	5,248,062
Less accumulated depreciation for:				
Infrastructure	1,507,429	80,516	-	1,587,945
Stormwater management facilities	613,951	56,131	-	670,082
Irrigation and landscaping	493,367	30,577	-	523,944
Roadways	84,823	7,712	-	92,535
Total accumulated depreciation	2,699,570	174,936	-	2,874,506
Total capital assets, being depreciated, net	2,548,492	(174,936)	-	2,373,556
Governmental activities capital assets, net	\$ 5,951,218	\$ (174,936)	\$ -	\$ 5,776,282

Depreciation expense was charged to maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

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

The Series 2013A Bonds are subject to redemption at the option of the District prior to maturity in whole or in part at any time on or after May 1, 2025. The Series 2013A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District used excess funds on hand to prepay \$5,000 of the Series 2013A-1 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013A-1	\$ 1,675,000	\$ -	\$ 155,000	\$ 1,520,000	\$ 155,000
Series 2013A-2	550,000	-	45,000	505,000	50,000
Less: Bond discount	3,227	-	396	2,831	-
Total	<u>\$ 2,221,773</u>	<u>\$ -</u>	<u>\$ 199,604</u>	<u>\$ 2,022,169</u>	<u>\$ 205,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 205,000	\$ 113,958	\$ 318,958
2027	220,000	83,423	303,423
2028	230,000	91,845	321,845
2029	245,000	79,345	324,345
2030	260,000	65,455	325,455
2031-2033	865,000	103,125	968,125
Total	<u>\$ 2,025,000</u>	<u>\$ 537,151</u>	<u>\$ 2,562,151</u>

NOTE 7 – INTERLOCAL AGREEMENTS

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

In 2005, the District entered into an Interlocal Agreement with the City of Orlando, Florida. In accordance with the agreement, the District will provide maintenance for certain parks owned by the City. The City agreed to provide funding to the District in the amount of \$45,000 annually, subject to annual review, for the park maintenance. During 2016, this amount was reduced to \$32,500. The District received \$32,500 from the City during the fiscal year ended September 30, 2025, for a portion of the cost of the related park maintenance, due to an annual review and adjustment by the City.

NOTE 8 – COST SHARE AGREEMENT

The District has an agreement with Ravinia at East Park Homeowners Association ("HOA") whereby District and the HOA are to share costs associated with street lighting so that each party pays its respective share of utility costs. Pursuant to the agreement, during the current fiscal year, the District incurred charges of \$38,166 of which the HOA's portion is \$10,643.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – LITIGATION AND CLAIMS

During a prior fiscal year, the District was named as defendant in a case in which the plaintiffs are seeking declaratory and injunctive relief against the District resulting from the construction and use of a parcel of land owned by the District as a playground area for residents. The claim has been forwarded to the District's insurance carrier and is being defended by Roper, Townsend & Sutphen, P.A. Counsel for the plaintiffs appealed the court's order granting the District's Motion for Final Summary Judgment and Entering Final Judgment in Favor of the District and against the Plaintiffs. However, on November 13, 2025, counsel for the plaintiffs filed a Notice of Voluntary Dismissal and the appellate court entered a Notice of Dismissal on November 19, 2025.

On November 18, 2025, the District's received a letter from Morgan & Morgan, P.A. alleging that in June 2025, an individual represented by the firm sustained damages related to a trip and fall accident on the sidewalk located within the boundaries of the District. The claim has been turned over to the District's insurance provider for defense.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$155,000 of the Series 2013A-1 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 505,104	\$ 508,960	\$ 3,856
Interlocal agreement revenues	42,285	43,143	858
Interest income	5,000	42,451	37,451
Total revenues	<u>552,389</u>	<u>594,554</u>	<u>42,165</u>
EXPENDITURES			
Current:			
General government	175,449	218,939	(43,490)
Maintenance and operations	461,665	373,413	88,252
Total expenditures	<u>637,114</u>	<u>592,352</u>	<u>44,762</u>
Excess (deficiency) of revenues over (under) expenditures	(84,725)	2,202	86,927
OTHER FINANCING SOURCES (USES)			
Use of fund balance	84,725	-	(84,725)
Total other financing sources (uses)	<u>84,725</u>	<u>-</u>	<u>(84,725)</u>
Net change in fund balance	<u>\$ -</u>	2,202	<u>\$ 2,202</u>
Fund balance - beginning		<u>874,183</u>	
Fund balance - ending		<u>\$ 876,385</u>	

See notes to required supplementary information

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0
Independent contractor compensation	\$192,396
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$0.27 - \$693.90 Debt service - \$0.20 - \$520.99
Special assessments collected	\$891,618
Outstanding Bonds:	
Series 2013A-1, due May 1, 2033	\$1,520,000
Series 2013A-2, due May 1, 2033	\$505,000



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

To the Board of Supervisors
 East Park Community Development District
 City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of East Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 23, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

January 23, 2026



Grau & Associates

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

To the Board of Supervisors
 East Park Community Development District
 City of Orlando, Florida

We have examined East Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

January 23, 2026



Grau & Associates

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

To the Board of Supervisors
 East Park Community Development District
 City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of East Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated January 23, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 23, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

January 23, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



FOUNTAINS

Customer		
East Park CDD		
Date:	Time:	Technician:
01/29/2026	01:33:09 PM	Doug Gibbons
Additional Comments		
<p>Pond #2- The fountain was off and had to reset the timer.</p> <p>Pond #9- I changed the breaker for the lights, and hopefully, that fixes the problem. If not, the wire will need to be replaced. All the lights work.</p> <p>Everything else looks good.</p>		
Email		
Michael.perez@inframark.com; melinda.gallo@inframark.com		
Office Email		
admin@crosscreekenv.com; matt@crosscreekenv.com; george@crosscreekenv.com; fernando@crosscreekenv.com; jeremy@crosscreekenv.com; gail@crosscreekenv.com; carleigh@crosscreekenv.com; steve@crosscreekenv.com		

Job Name East Park

Date _____

Controller All

Quantity	Item Description	Cost Per item	Ext. cost
18	6" Spray	\$42.30	761.40
	12" Spray	\$52.75	
	6" SAM-PRS-RD	\$55.00	
	12" SAM-PRS-RD	\$66.75	
3	6" Rotor	\$73.13	219.39
	12" Rotor	\$77.21	
	Straighten Head	\$6.00	
	Broken Riser	\$23.42	
	Raise Riser with existing head	\$26.20	
	Raise Riser and add 12" head	\$51.51	
	Upgrade 4" to 6" head	\$42.30	
	Upgrade 6" to 12" head	\$52.75	
	Nozzle - MPR	\$7.60	
	Nozzle - MP Rotator	\$20.00	
	Bubbler - ADJ	\$18.75	
	Drip line break	\$16.00	
1	Lateral line break (.5" - .75")	\$67.46	67.46
	Lateral line break (1" - 1.25")	\$146.32	
	Lateral line break (1.5" - 2")	\$234.71	
	Lateral line break (2.5")	\$350.00	
	Relocate head within 5'	\$50.25	
	Head raise/lower in turf	\$7.00	
	Head raise/lower in shrub	\$30.60	
	Valve Box 10" round	\$73.62	
	Valve Box standard 12" x 16"	\$110.19	
	Valve - In-operative/Replace (1" Residential)	\$121.50	
	Valve - In-operative/Replace (1" PEB)	\$282.60	
	Valve - In-operative/Replace (1" PESB)	\$432.81	
	Valve - In-operative/Replace (1.5" PEB)	\$527.88	
2	Valve - In-operative/Replace (1.5" PESB)	\$603.82	1,207.64
	Valve - In-operative/Replace (2" PEB)	\$598.52	
	Valve - In-operative/Replace (2" PESB)	\$673.18	
	Valve - In-operative/Replace (3" BPES)	\$1,498.76	
	Solenoid	\$55.00	
	DC Solenoid	\$66.70	
	DBR-Y6 (each)	\$10.34	
	Single Station Decoder	\$229.52	
	Two station Decoder	\$361.14	
	Station Node	\$272.50	
	9 volt Battery	\$10.00	
	Wireless Rain Sensor	\$261.23	
	4 Zone Controller	\$475.00	
Total:		\$	2,255.89

Job Name: EAST PARK
 Controller: A
 #/Location: A

Date: 2/1/26Page: of

Program	Start Time	Seasonal Adjust %	Run Days
A	9.30 pm		M T W TH F 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: SEP

Controller Status: Working Two Wire Conventional
 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						
Spray - Rotor - Drip - Bubbler - MP	S	S	R	S	S	R	S	S	R	R	R						
Turf - Shrub - Annuals	T	T	T	T	T	T	T	T	T	T	T						
Run Time (Program A)	30	30	30	30	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																	
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: value need Changing WippingTech Name: Leon

Job Name: EAST PARK
 Controller: H
 #Location: _____

Page: _____ of _____



Date: 27/1/24

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B	10:15 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: R.B Controller Model: SSP
 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														
Spray - Rotor - Drip - Bubbler - MP	2	2	2	2															
Turf - Shrub - Annuals	7	7	7	7															
Run Time (Program A)	20	20	20	20															
Run Time (Program B)																			
Battery Pack - Add a Zone - Doubler																			
Zone Fault or Alarm																			

CONTRACT/MAINT. REPAIRS																			
Maintenance Repairs				1															
Partially Clogged Nozzle																			
Cut Drip Line																			
Head Straightened / Adjusted																			

BILLABLE REPAIR																			
Head Broken 6" Spray	1	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: Lyon

Job Name: EAST PARK
 Controller: _____
 #/Location: C
 Date: _____



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B	12:00 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: R.B Controller Model: SP
 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															
Spray - Rotor - Drip - Bubbler - MP		1	2	3															
Turf - Shrub - Annuals		1	2	3															
Run Time (Program A)		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																			
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: Leon

Job Name: EAST PARK
 Controller: M
 Location: _____



Page: _____ of _____

Date: 2/1/24

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH O S S
B	12:00AM		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: SP
 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								
Spray - Rotor - Drip - Bubbler - MP		8	8	8	8	8	8	8	8	8								
Turf - Shrub - Annuals		7	7	7	7	7	7	7	7	7								
Run Time (Program A)		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					1		11		1									
Partially Clogged Nozzle																		
Cut Drip Line																		
Head Straightened / Adjusted																		

BILLABLE REPAIR																		
Head Broken 6" Spray		M		M		1	1	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: Leon

Job Name: EAST PARK
 Controller: G
 #/Location: _____
 Date: _____



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			MTWTHFS
B	10:00		MTWTHFS
C			MTWTHFS
D			MTWTHFS
E			MTWTHFS
F			MTWTHFS

Controller Make: Hunter 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												
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4								
Turf - Shrub - Annuals	5	6	7	8								
Run Time (Program A)	30	30	30	30								
Run Time (Program B)												
Battery Pack - Add a Zone - Doubler												
Zone Fault or Alarm												

CONTRACT/MAINT. REPAIRS

Maintenance Repairs	1		11									
Partially Clogged Nozzle												
Cut Drip Line												
Head Straightened / Adjusted												

BILLABLE REPAIR

Head Broken 6" Spray		1	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: Louie

Job Name: East Park
 Controller: L
 #/Location: _____
 Date: 2/1/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W <u>TH</u> F S S
B	<u>6:00 AM</u>		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.B Controller Model: SSP
 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															
Spray - Rotor - Drip - Bubbler - MP	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>															
Turf - Shrub - Annuals	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>															
Run Time (Program A)	<u>30</u>	<u>75</u>	<u>30</u>	<u>30</u>															
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: Leon

Job Name: EAST PARK
 Controller: K
 #/Location: _____
 Date: 27/1/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 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.B Controller Model: ESP
 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	12	13
Turf - Shrub - Annuals	1	2	3	4	5	6	7	8	9	10	11	12	13
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													

CONTRACT/MAINT. REPAIRS

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

BILLABLE REPAIR

Head Broken 6" Spray		1	1			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: Leon

Job Name: EAST PARK
 Controller: 5
 #/Location: 5
 Date: 27/1/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M W TH F S S
B	4:00		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.O

Controller Model: SP

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					
Turf - Shrub - Annuals	1	1	1						
Run Time (Program A)	10	10	10						
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: Leon

Job Name: EAST PARK
 Controller: _____
 #/Location: _____
 Date: 2/7/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	2:00 pm		M T W T F S S
B			M T W T F S S
C			M T W T F S S
D			M T W T F S S
E			M T W T F S S
F			M T W T F S S

Controller Make: R.B. Controller Model: SP
 Controller Status: Working Conventional 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
Turf - Shrub - Annuals	T	T	T	T	T	T	T	T	T
Run Time (Program A)	9	9	9	9	9	9	9	9	11
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	1								
Head Broken 12" Spray									
Head Broken 4" Rotor				1	1	1			
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"							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: Levy



Proposal #213996

Date: 2/4/2026

PO #

Alex Martinez

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

January 26 MI repairs

January 26 MI repairs. All labor and material included.

(18) 6" spray

(3) 6" Rotor

(1) .5" lateral line break

(2) 1.5" Valve

Repairs Proposed				\$2,255.89
Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$2,255.89
6" spray head	18.00	ea	\$42.30	\$761.40
6" Rotors	3.00	ea	\$73.13	\$219.39
Lateral Line break (.5"-1.75")	1.00	ea	\$67.46	\$67.46
Valve- In operative/Replace (1.5" PESB)	2.00	ea	\$603.82	\$1,207.64
PROJECT TOTAL:				\$2,255.89

Terms & Conditions

By _____

Alex Martinez

Date 2/4/2026

United Land Services

By _____

Date _____

East Park CDD



East Park CDD February Field Inspection

Monday, February 9, 2026

17 Items Identified

17 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Annuals

[Assigned To: United Land Services](#)

Due to the freeze, annuals aren't doing too well. United Land Services will provide a proposal to replace affected plants.



Item 2 - Dog Stations

[Assigned To: Board Update](#)

Dog stations have been replaced around East Park Lake 1.



Item 3 - Irrigation Box

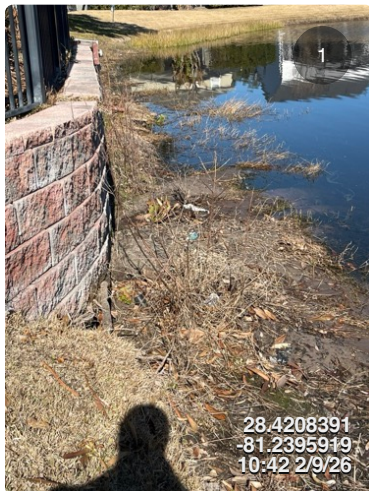
[Assigned To: United Land Services](#)

After talking to a representative for the city, it appears this irrigation box is property of the CDD. A proposal will be provided to make the necessary repairs.

Item 4 - Vandalism Update

Assigned To: Board Update

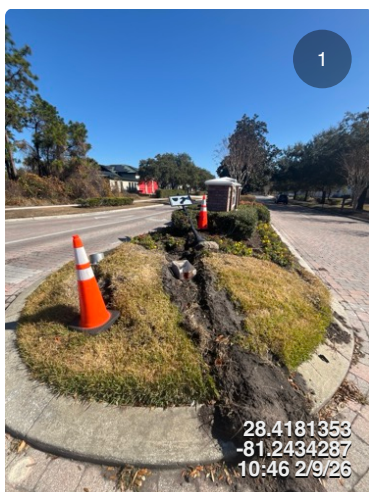
A city representative has met field services on site and vandalism has been reported and repairs to be scheduled.



Item 5 - Dried Aquatic Vegetation

Assigned To: United Land Services

With the water level being low, dried aquatic vegetation can be knocked down.



Item 6 - Accident Update

Assigned To: Board Update

An update to the accident on Savannah Park Dr.



Item 7 - Plant Install

Assigned To: [United Land Services](#)

A proposal will be provided to install new plants at the Passive Park.



Item 8 - Anthills

Assigned To: [United Land Services](#)

Anthills should be baited and knocked down during routine maintenance. Location: Passive Park



Item 9 - Pavers

Assigned To: [Inframark](#)

A few pavers are raised at Passive Park. The roots should be removed and pavers reset.



Item 10 - Irrigation Repair

Assigned To: [United Land Services](#)

There's a weeping valve in need of repair at the Passive Park.



Item 11 - Irrigation Repair

Assigned To: [United Land Services](#)

There's irrigation in need of repair on Winding Way Blvd.



Item 12 - Playground Update

Assigned To: [Board Update](#)

After talking to a city representative, it appears that the playground manufacturer does not make the playground equipment any longer and they're looking to replace the whole structure.



Item 13 - Irrigation Repair

[Assigned To: United Land Services](#)

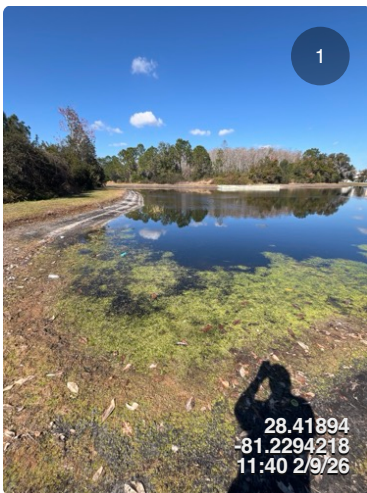
There appears to be irrigation in need of repair on Town Lake Dr.



Item 14 - Green Hue Update

[Assigned To: Board Update](#)

The pond that had the green hue on top of it has cleared up.

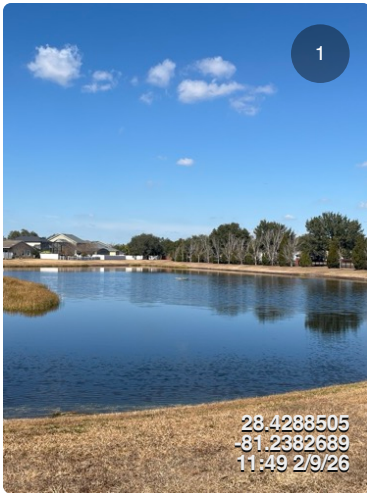


Item 15 - Pond Growth

[Assigned To: Crosscreek](#)

This pond appears to have some algae on the surface.

Location: 10347–10399 Winding Marsh Trail



Item 16 - Pond 10 Fountain

Assigned To: [Board Update](#)

Pond 10 fountain was off during day of inspection.



Item 17 - Bamboo

Assigned To: [Board Update](#)

Bamboo trimming and removal to be scheduled.

HOMEWORKS BUILDING GROUP LLC

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

Estimate

ADDRESS
EAST PARK CDD

ESTIMATE
DATE

1343
02/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	General Maintenance	ACCIDENT AT ENTRANCE SIGN SAVANNAH PARK. CLEAN UP AREA, REINSTALL SIGN, REPAIR BROKEN SPRINKLERS, REPLACE SOD, FLOWERS AND MULCH WHERE NEEDED,. HAUL OFF DEBRIS	1	1,500.00	1,500.00

I accept credit cards. A 3% convenience fee will be added to your invoice for this service.

TOTAL

\$1,500.00

Accepted By

Accepted Date

RESOLUTION 2026-03

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE EAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the East Park Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 23rd day of February 2026

Chairman/Vice Chair

Assistant Secretary

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the East Park Community Development District (hereinafter the "District") is a local unit of special-purpose government created by, and established and existing pursuant to, Chapter 190, Florida Statutes, being situated entirely within Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280, Florida Statutes, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s) of the District.

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

Section 1. The Chairman, Vice Chairman, Treasurer, and Assistant Treasurer are hereby designated as authorized signatories for the operating bank account(s) of the East Park Community Development District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of February 2026.

ATTEST:

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman

RESOLUTION 2026-05**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF EAST PARK
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, East Park Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the officers of the District pursuant Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Scott Phillips</u>	Chair
<u>Todd Oneal</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Michael Perez</u>	Assistant Secretary
<u>Graciela Von-Blon</u>	Assistant Secretary
<u>Robert Tuttle</u>	Assistant Secretary
<u>Kelly Johnson</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of February, 2026.

ATTEST:

**EAST PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

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

The regular meeting of the Board of Supervisors of the East Park Community Development District was held Monday, January 26, 2026, at 5:30 p.m. at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:

Scott Phillips	Chairperson
Robert Tuttle	Assistant Secretary
Kelly Johnson	Assistant Secretary
Graciela Von-Blon	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Grace Rinaldi	District Counsel, Kilinski Van Wyk
David Hamstra	District Engineer, Pegasus Engineering, LLC
Mikey Morrison	Representative, CrossCreek Environmental
Kyle Goldberg	Field Inspection Coordinator, Inframark
Stephen Rudd	District Accountant, Inframark
Tyler Bridges	Account Manager, United Land Services,
Representatives	United Landscaping

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Perez called the meeting to order at 5:30 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. Phillips, seconded by Ms. Von-Blon, with all in favor, the agenda was approved. (3-0)

THIRD ORDER OF BUSINESS Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Accountant

Mr. Phillips asked about the amount collected from assessments. Mr. Perez explained that the figure reflected a previous month and was not accurate for the current reporting period. Mr. Rudd responded by advising the Board of the amount currently collected and

further informed the Board that the District received a clean audit and that the District is currently trending on track for the FY 2026 budget.

Mr. Tuttle arrived at the meeting at 5:33 p.m.

B. CrossCreek Report

Mr. Morrison spoke on the CrossCreek Environmental report. Discussion was held regarding the light being out on Pond 9. Mr. Perez explained that the electrician inspected the issue and confirmed that there was nothing wrong with the breaker.

On MOTION by Mr. Phillips seconded by Mr. Kelly, with all in favor, repair or replacement of the light with a not-to-exceed amount of \$3,700 was approved. (4-0)

i. Consideration of Fountain Supply and Installation for Pond 10 Proposal

Discussion was held regarding the proposal and the cost of the lighting, including whether the price would differ if the lighting was limited to white only. Mr. Morrison contacted Mr. Greene to confirm that the \$3,700 lighting cost included any available package options and was not limited to a color change only.

On MOTION by Mr. Phillips seconded by Mr. Johnson, with all in favor, Fountain Supply and Installation for Pond 10 Proposal, in the amount of \$16,380, was approved. (4-0)

C. United Land Services

i. Consideration of Bamboo Removal Near Monument Proposal

ii. Consideration of Bamboo Trimming Proposal

iii. Consideration of Entire Bamboo Removal Proposal

Mr. Bridges spoke on behalf of United Land Services regarding the relocation of properties and discussed the three bamboo proposals.

On MOTION by Mr. Phillips seconded by Mr. Oneal, with all in favor, the Bamboo Removal Near Monument Proposal, in the amount of, \$7,700, was approved. (4-0)

Mr. Bridges and Mr. Goldberg also discussed newly identified damage to the median near Burger King.

D. Field Services

i. Review of Field Inspection Report (January)

Mr. Goldberg reviewed his report with the Board.

E. District Engineer

Mr. Hamstra confirmed that a meeting with Mr. Greene is scheduled for Thursday regarding the outflow ditch. Mr. Hamstra further stated that he would follow up with the City of Orlando concerning the sidewalks.

F. District Counsel

Ms. Rinaldi discussed the Crosby case being filed for dismissal. Ms. Rinaldi also spoke on the Resolution 2026-01, Setting Public Hearing on Amended Rules of Procedure and explained why the matter was being presented, as well as the associated process.

<p>On MOTION by Mr. Phillips, seconded by Ms. Von-Blon, with all in favor, Resolution 2026-01, Setting Public Hearing on Amended Rules of Procedure, was adopted. (4-0)</p>

Ms. Rinaldi also introduced Ms. Megan, who is accompanying her to several meetings.

Mr. Johnson spoke regarding an incident in which a resident was struck by a vehicle. Mr. Perez and Ms. Rinaldi discussed the protocol associated with Flock Safety system and the process for obtaining any available footage.

G. District Manager

Mr. Perez informed the Board of the date of the next meeting and reviewed the District's financial position, noting that the financial outlook remained favorable following approval of the proposals considered at the meeting. Mr. Johnson referenced a handyman who painted trash cans within the HOA and expressed interest in pursuing a similar approach for the CDD, at which time Mr. Phillips requested that Mr. Perez provide the relevant contact information. Mr. Johnson also raised concerns regarding a water fountain that was not dispensing cold water, and Mr. Goldberg advised that he had not received any information from the City regarding repairs to the fountain.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-02, General Election

On MOTION by Mr. Phillips, seconded by Mr. Johnson, with all in favor, Resolution 2026-02, General Election, was adopted. (4-0)

B. Ratification of Motion to Fund Balance

On MOTION by Mr. Johnson, seconded by Ms. Von-Blon, with all in favor, the Motion to Fund Balance was ratified. (4-0)

SIXTH ORDER OF BUSINESS Business Administration Items
A. Consideration of Minutes from the Meeting held December 15, 2025

On MOTION by Mr. Phillips, seconded by Mr. Tuttle, with all in favor, the Minutes from the Meeting held December 15, 2025, were approved. (4-0)

SEVENTH ORDER OF BUSINESS Supervisor Requests and Audience
Comments

There were no Supervisor requests or an audience at this time.

EIGHTH ORDER OF BUSINESS Shade Session

Mr. Perez initiated the Shade Session at 6:13 p.m. and returned from the Shade Session at 6:21 p.m.

On MOTION by Mr. Phillips, seconded by Mr. Tuttle, with all in favor, the purchase and set up discussed during the Shade Session was approved. (4-0)

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Phillips, seconded by Mr. Tuttle, with all in favor, the meeting adjourned at 6:21 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair