



# *East Park Community Development District*

**April 27, 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  
Justin Fisher, Field Inspection Coordinator  
Stephen Rudd, District Accountant  
Melinda Gallo, Administrative Assistant

**Meeting Agenda**

**Monday, April 27, 2026 – 5:30 p.m.**

- 
- 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
    - B. CrossCreek Report ..... P. 3
    - C. District Engineer
    - D. United Land Services
    - E. Inframark Field Services
      - i. Review of Field Inspection Report ..... P. 22
    - F. District Counsel
    - G. District Manager
      - i. Announcing the Number of Qualified Registered Voters in the District (1,721)..... P. 33
  - 5. Business Items**
    - A. Consideration of Resolution 2026-06, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing ..... P. 34
  - 6. Business Administration**
    - A. Consideration of Minutes from the Meeting held March 23, 2026 ..... P. 54
  - 7. Supervisor Requests and Audience Comments**
  - 8. Adjournment**

*The next meeting is scheduled for Monday, June 22, 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



# LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

## Customer & Service Details

**Customer:** Inframark **Job:** 481 - East Park CDD  
**Date:** 2026-02-11 **Time:** 12:39  
**Technician:** TylerK

## Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X				X		Normal	
2			X				X		Normal	
3			X				X		Low	
4			X				X		Low	
5			X				X		Low	
6			X				X		Normal	
7			X				X		Low	
8			X				X		Normal	
9			X				X		Normal	
10			X				X		Low	
11			X				X		Low	

## Additional Comments

Treated all sites for various stages of terrestrial and emergent grasses in addition to several bags of debris, we are experiencing some beneficial being defoliated due to the frost however all sites are continuing to look better.

# Project Photos

Photo 1



Photo 2



# Project Photos

Photo 3



Photo 4



# Project Photos

Photo 5



Photo 6



# Project Photos

Photo 7



Photo 8



## Project Photos

Photo 9



Photo 10



## Project Photos

Photo 11



Photo 12



# Project Photos

Photo 13



Photo 14



# Project Photos

Photo 15



Photo 16



# Project Photos

Photo 17





# LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

## Customer & Service Details

**Customer:** Inframark **Job:** 481 - East Park CDD  
**Date:** 2026-03-30 **Time:** 08:14  
**Technician:** ScottB

## Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X					X	Normal	
2			X					X	Normal	
3	X		X					X	Normal	
4	X	X	X	X				X	Low	
5	X	X	X					X	Normal	
6	X	X	X					X	Normal	
7	X	X	X					X	Normal	
8			X					X	Normal	
9			X					X	Low	
10			X					X	Normal	
11			X					X	Normal	

## Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 3,4,5,6,and 7 for filamentous algae,hydrilla and planktonic algae.

# Project Photos

Photo 1

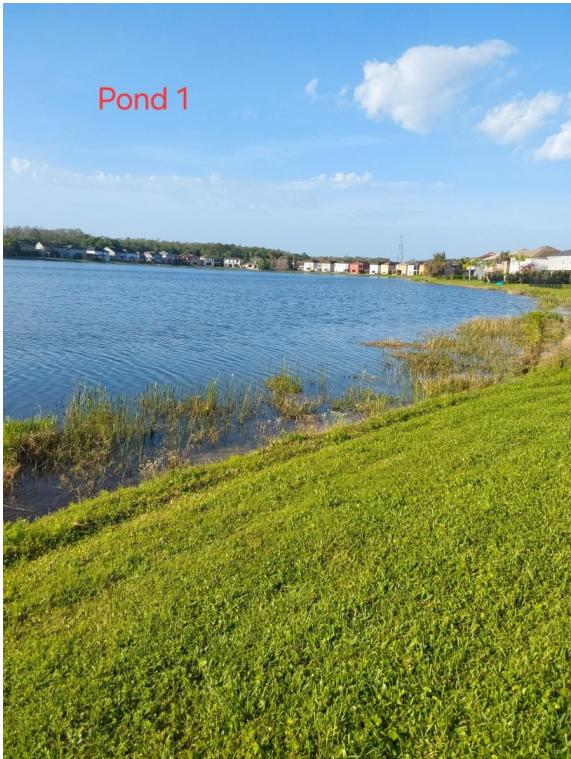
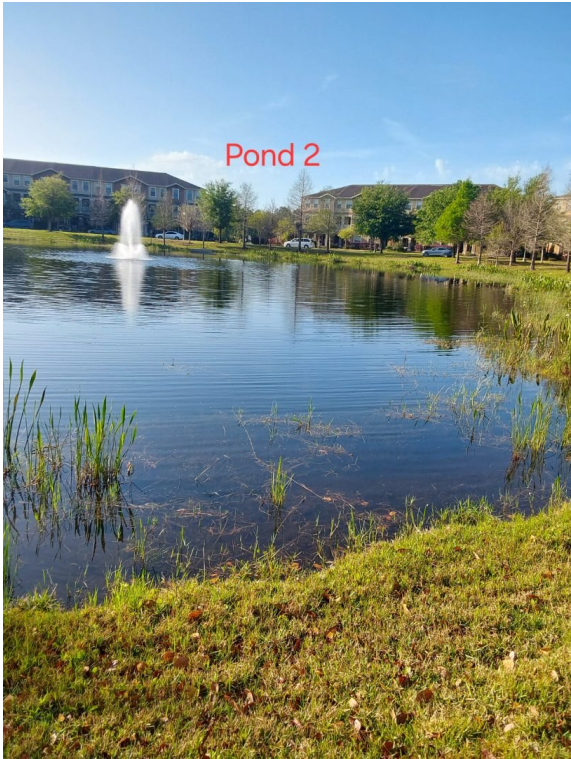


Photo 2



# Project Photos

Photo 3

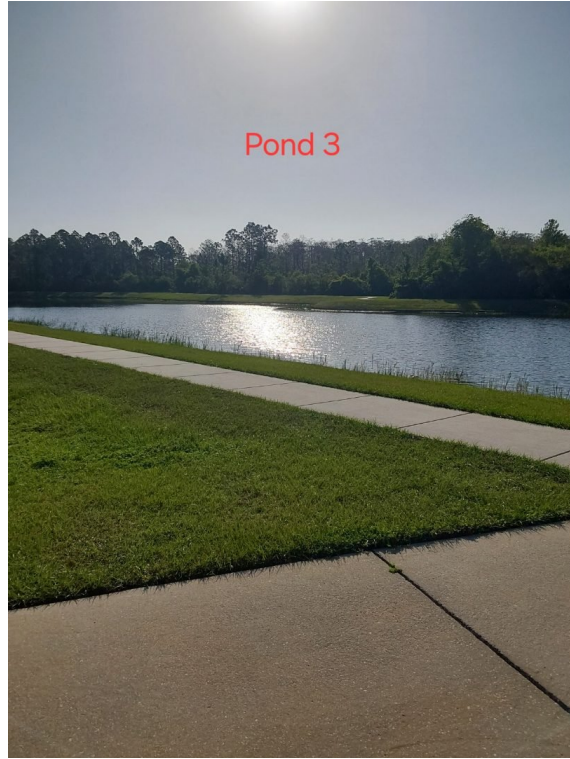


Photo 4

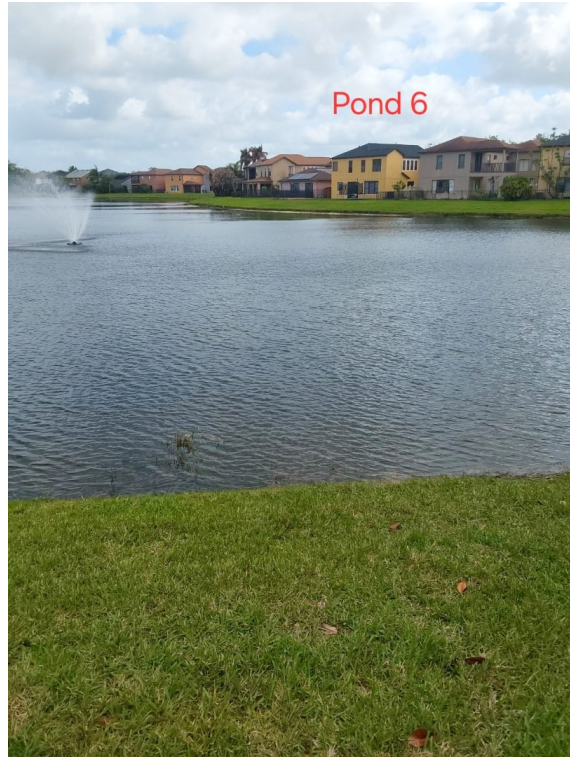


# Project Photos

Photo 5



Photo 6



# Project Photos

Photo 7

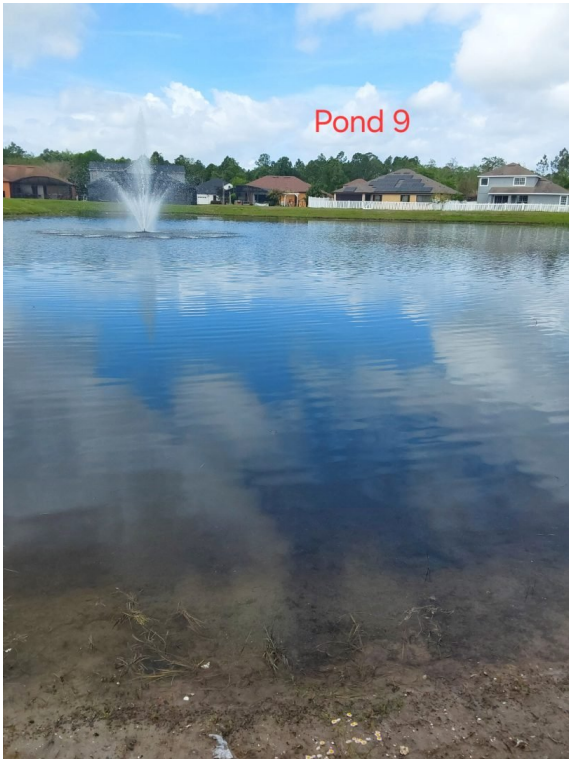


Photo 8



**Project Photos**

**Photo 9**



**Photo 10**



# Project Photos

Photo 11





# Project Photos

Photo 1





## East Park CDD April 2026 Field Inspection

Thursday, April 9, 2026

Prepared For Board of Supervisors

31 Items Identified

Justin Fisher

Inframark

### Item 1 - Pressure Washing/Fence Repair

Assigned To: Inframark

This fence is missing 14 post caps and could use some pressure washing. Inframark to draw up proposal.

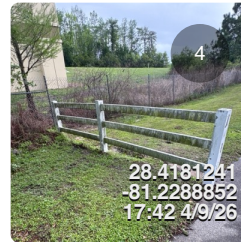
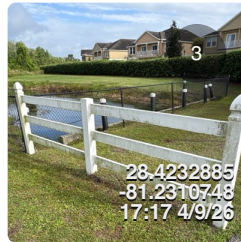
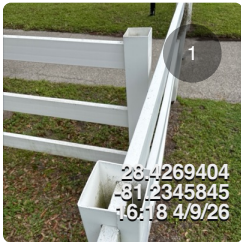
Location:

Near restrooms.

Near dog park.

East Park Pd N-3 (Tract G, Public-Privately Maintained)

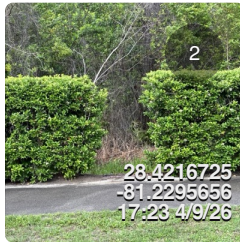
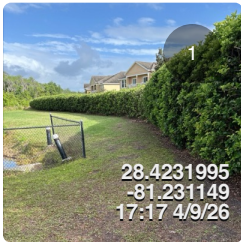
East Park Trail

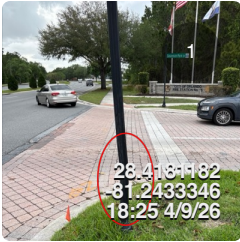


### Item 2 - Fence Install Proposal

Assigned To: Inframark

Inframark will provide a proposal to block off access to this area in an effort to stop illegal dumping.





### Item 3 - Pole Replacement Proposal

Assigned To: Inframark

Pole was bent during recent accident. Proposal to replace is needed.

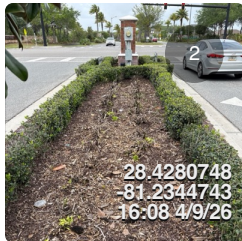
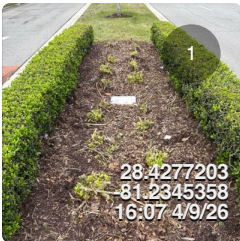
Location:

Savannah Park entrance

### Item 4 - Freeze Damage Cutbacks

Assigned To: Board Update

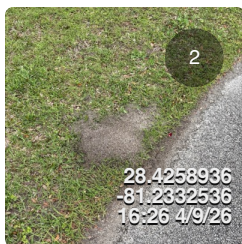
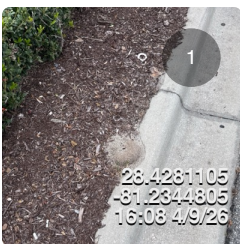
Cutbacks of the Arboricola were performed at the 7/11 entrance. We will monitor for new growth.



### Item 5 - Ant Mounds

Assigned To: United Land Services

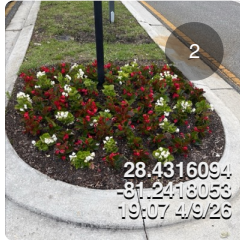
Continue to treat active ant mounds and rake out dormant ones.



### Item 6 - Annuals

Assigned To: United Land Services

Annuals were installed throughout the property. However, the weed barrier is visible (photo 1) at the 7/11 entrance. United was informed and they are going to correct this.



### Item 7 - Downed Branch

Assigned To: United Land Services

Remove downed branch in ROW

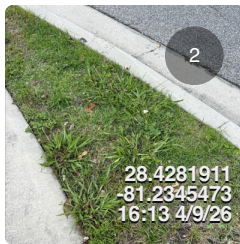
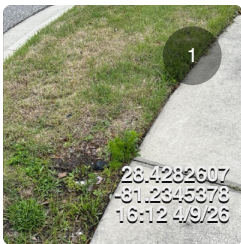
Location:

7/11 entrance

### Item 8 - Weeds

Assigned To: United Land Services

Property-wide, broadleaves to be addressed during routine maintenance.



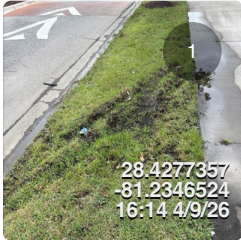
### Item 9 - Turf Damage

Assigned To: United Land Services

There is turf damage in the entrance ROW. Possible irrigation leak.

Location:

7/11 entrance



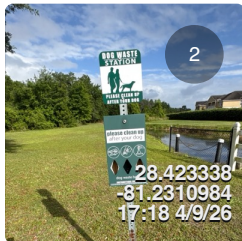
### Item 10 - Dog Stations

Assigned To: United Land Services

There were no bags at both stations. This seemed to be an issue throughout the property.

Location:

East Park Lake



### Item 11 - Edge Around Irrigation

Assigned To: United Land Services

Edge/clean up around the irrigation boxes.



### Item 12 - Bollards

Assigned To: Board Update

Bollards were replaced by the city at the look out.



### Item 13 - Irrigation Repair

Assigned To: United Land Services

Irrigation boxes have been raised to grade level. Fill dirt will be installed later this week.



### Item 14 - Volleyball Net

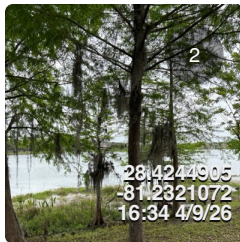
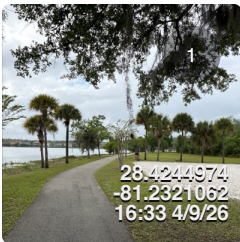
Assigned To: Board Update

Volleyball net was repaired. Tension was restored.

### Item 15 - Low Hanging Moss

Assigned To: United Land Services

Property-wide, continue to remove low, hanging moss.



### Item 16 - Submerged Weeds/Trash

Assigned To: Crosscreek Environmental

Weeds and trash will be addressed during routine maintenance.

Location:

Pond 4



### Item 17 - Reinstall Sign

Assigned To: Inframark

Location:

Pond 4 - Winding Marsh Way



### Item 18 - Playground

Assigned To: Board Update

There is still no timetable for the reopening of this playground.

### Item 19 - Construction at Ravina

Assigned To: Board Update

This cork board was placed on CDD property by the construction company to post their permits. They are performing work on the townhomes at Ravina.





**Item 20 - Missing Azaleas**

Assigned To: United Land Services

United to provide proposal to install 2 units to create symmetry at this monument.

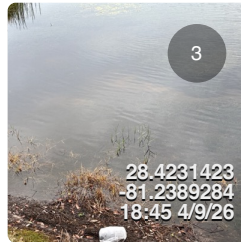
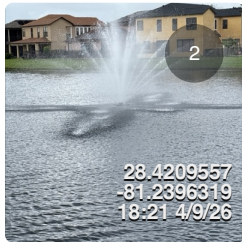
**Item 21 - Submerged Weeds/Trash**

Assigned To: Crosscreek Environmental

These issues will be addressed during routine maintenance.

Location:

Pond 6



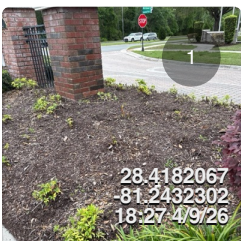
**Item 22 - Freeze Damage Cutbacks**

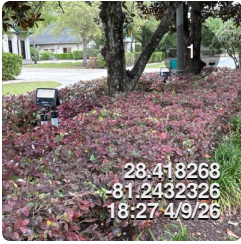
Assigned To: Board Update

Cutbacks were performed on the Arboricola. We will continue to monitor for new growth.

Location:

Savannah Park entrance





### Item 23 - Median Lighting

Assigned To: Board Update

Adjustments were made to the lights by Inframark electrician. If these do not suffice we will explore other options.

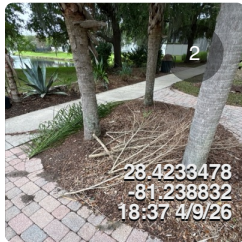
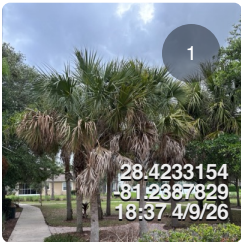
### Item 24 - Palm Pruning

Assigned To: United Land Services

Property-wide, Palm pruning event to be scheduled.

Location:

Passive Park



### Item 25 - Possible Irrigation Leak

Assigned To: Untied Land Services

United to investigate a possible irrigation leak. The area may also stay wet.

Location:

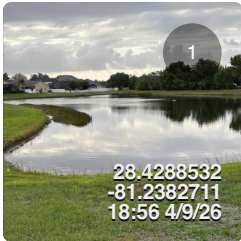
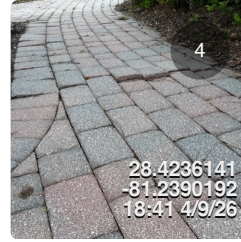
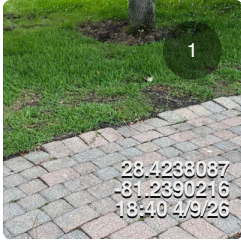
Passive Park



### Item 26 - Brick Pavers

Assigned To: Inframark

Brick pavers are lifting due to tree roots. Inframark to provide proposal for repairs



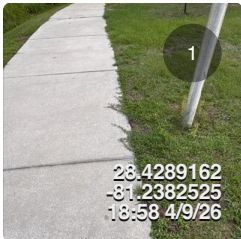
### Item 27 - Electrical Issues

Assigned To: Board Update

Fountain is still down. Something keeps tripping the load center. Further investigation necessary. Need to contact OUC for testing of incoming power/surging.

Location:

Pond 10



### Item 28 - Missed Edging

Assigned To: United Land Services

Continue to edge along common area walkways.



### Item 29 - Dog Station

Assigned To: United Land Services

Missing bags at dog stations.

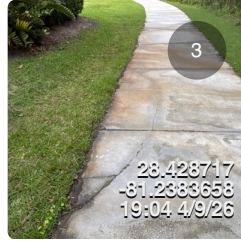
Location:

10371 Kristen Park Dr

### Item 30 - Sidewalk Repair

Assigned To: District Engineer

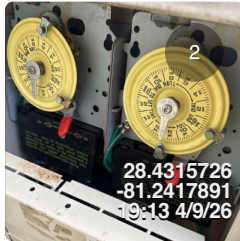
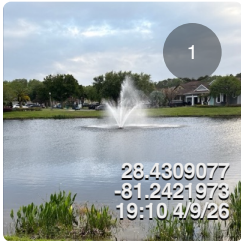
Erosion at sidewalk. Additional damage to be repaired.

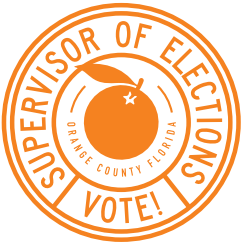


### Item 31 - Fountain

Assigned To: Crosscreek Environmental

Continue to monitor this fountain. The set screws inside the timer continue to dislodge, allowing the fountain to shutoff.





## Karen Castor Dentel Supervisor of Elections Orange County—Florida

### Mapping Department

[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)

April 15, 2026

Melinda Gallo, District Administrative Assistant II  
 East Park CDD  
 Inframark Management Services  
 313 Campus Street  
 Celebration, FL 34747

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **1,721 registered voter(s)** in the **East Park CDD**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department  
 Orange County Supervisor of Elections  
 Phone: 407-254-6554  
 119 W. Kaley Street  
 Orlando, FL 32806  
[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)



119 West Kaley Street, Orlando, Florida 32806

✉ P.O. Box 562001, Orlando, Florida 32856 ☎ 407.836.2070 📠 407.254.6598 🌐 [ocfelections.gov](http://ocfelections.gov)

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the East Park Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 24, 2026  
HOUR: 5:30 P.M.  
LOCATION: Sun Blaze Elementary  
9101 Randal Park Boulevard  
Orlando, Florida 32832

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 27TH DAY OF APRIL 2026.**

ATTEST:

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Proposed Budget for Fiscal Year 2027



*East Park*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**April 20, 2026**

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

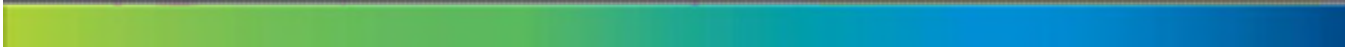
**East Park**  
**Community Development District**



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1 - 2
Exhibit A - Allocation of Fund Balances .....	3
Budget Narrative .....	4 - 7
 <b><u>DEBT SERVICE BUDGETS</u></b>	
Series 2013A1 & 2	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	8
Amortization Schedules .....	9 - 10
Budget Narrative .....	11
 <b><u>SUPPORTING BUDGET SCHEDULE</u></b>	
Comparison of Assessment Rates .....	12

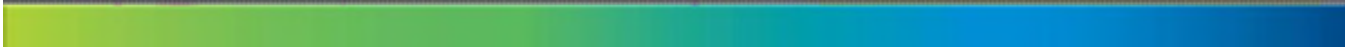




**East Park**  
Community Development District

**Budget Overview**  
FY 2027





**East Park**  
Community Development District

**Operating Budget**  
FY 2027



**East Park**  
Community Development District

*General Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

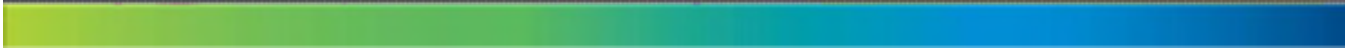
ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$5,000.00	\$11,453.00	\$0.00	\$11,453.00	129%	\$10,000.00
Special Assmnts- Tax Collector	\$671,056.00	\$520,737.00	\$150,319.00	\$671,056.00	0%	\$671,110.16
Special Assmnts- Other	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Delinquent	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Physical Environment	\$9,785.00	\$3,276.00	\$6,509.00	\$9,785.00	0%	\$9,785.00
Settlements	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Miscellaneous Revenues	\$32,500.00	\$32,500.00	\$0.00	\$32,500.00	0%	\$32,500.00
Special Assmnts- Discounts	-\$26,842.00	-\$20,862.00	\$0.00	-\$20,862.00	-22%	-\$26,844.41
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Revenues</b>	<b>\$691,499.00</b>	<b>\$547,104.00</b>	<b>\$156,828.00</b>	<b>\$703,932.00</b>	<b>2%</b>	<b>\$696,550.75</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$3,400.00	\$8,600.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$122.00	\$796.00	\$918.00	0%	\$918.00
ProfServ-Arbitrage Rebate	\$600.00	\$0.00	\$600.00	\$600.00	0%	\$600.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$35,000.00	\$1,833.00	\$33,167.00	\$35,000.00	0%	\$25,000.00
ProfServ-Legal Services	\$35,000.00	\$7,116.00	\$27,884.00	\$35,000.00	0%	\$25,000.00
ProfServ-Legal Litigation	\$28,250.00	\$31.00	\$28,219.00	\$28,250.00	0%	\$0.00
ProfServ-Mgmt Consulting Serv	\$64,200.00	\$26,750.00	\$37,450.00	\$64,200.00	0%	\$64,200.00
ProfServ-Trustee Fees	\$6,500.00	\$5,141.00	\$1,359.00	\$6,500.00	0%	\$6,500.00
Auditing Services	\$4,000.00	\$3,500.00	\$500.00	\$4,000.00	0%	\$4,000.00
Postage and Freight	\$1,300.00	\$11.00	\$1,289.00	\$1,300.00	0%	\$500.00
Insurance - General Liability	\$14,137.00	\$12,628.00	\$1,509.00	\$14,137.00	0%	\$13,539.00
R&M-ADA Compliance	\$1,553.00	\$388.00	\$1,165.00	\$1,553.00	0%	\$1,650.00
Printing and Binding	\$800.00	\$0.00	\$800.00	\$800.00	0%	\$500.00
Legal Advertising	\$2,700.00	\$279.00	\$2,421.00	\$2,700.00	0%	\$2,700.00
Miscellaneous Services	\$2,500.00	\$3,702.00	\$0.00	\$3,702.00	48%	\$5,000.00
Misc-District Filing Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$0.00
Misc-Assessment Collection Cost	\$13,421.00	\$450.00	\$12,971.00	\$13,421.00	0%	\$13,422.20
Misc-Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,700.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,750.00
<b>Total Administrative</b>	<b>\$224,054.00</b>	<b>\$65,526.00</b>	<b>\$159,730.00</b>	<b>\$225,256.00</b>	<b>1%</b>	<b>\$217,979.20</b>

**East Park**  
Community Development District

*General Fund*

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<i>Field</i>						
ProfServ-Field Management	\$28,900.00	\$12,042.00	\$16,858.00	\$28,900.00	0%	\$28,900.00
Contracts-Fountain	\$2,500.00	\$1,179.00	\$1,321.00	\$2,500.00	0%	\$2,300.00
Contracts-Wetland Mitigation	\$22,740.00	\$9,325.00	\$13,415.00	\$22,740.00	0%	\$21,000.00
Contracts-Landscape	\$127,885.00	\$52,498.00	\$75,387.00	\$127,885.00	0%	\$131,721.55
Contracts-Road Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,750.00
Utility - Cable TV Billing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Electricity - General	\$145,000.00	\$50,714.00	\$72,690.07	\$123,404.07	-15%	\$130,000.00
Utility - Water	\$9,000.00	\$4,717.00	\$6,761.03	\$11,478.03	28%	\$12,500.00
R&M-General	\$3,400.00	\$800.00	\$1,146.67	\$1,946.67	-43%	\$3,400.00
R&M-Common Area	\$45,000.00	\$29,922.00	\$42,888.20	\$72,810.20	62%	\$50,000.00
R&M-Drainage	\$2,000.00	\$8,355.00	\$11,975.50	\$20,330.50	917%	\$5,000.00
R&M-Fence	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
R&M-Fountain	\$2,000.00	\$5,709.00	\$8,182.90	\$13,891.90	595%	\$5,000.00
R&M-Landscape Renovations	\$4,020.00	\$7,700.00	\$11,036.67	\$18,736.67	366%	\$15,000.00
R&M-Pressure Washing	\$15,000.00	\$6,300.00	\$9,030.00	\$15,330.00	2%	\$15,000.00
R&M-Spreader Swale Restoration	\$10,000.00	\$1,250.00	\$1,791.67	\$3,041.67	-70%	\$5,000.00
Misc-Contingency	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Reserves - Drainage	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
<b>Total Field</b>	<b>\$467,445.00</b>	<b>\$190,511.00</b>	<b>\$322,483.70</b>	<b>\$512,994.70</b>	<b>10%</b>	<b>\$478,571.55</b>
<b>TOTAL EXPENDITURES</b>	<b>\$691,499.00</b>	<b>\$256,037.00</b>	<b>\$482,213.70</b>	<b>\$738,250.70</b>	<b>7%</b>	<b>\$696,550.75</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$291,067.00	-\$325,385.70	-\$34,318.70	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$291,067.00	-\$325,385.70	-\$34,318.70	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>-\$34,318.70</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$291,067.00</b>	<b>-\$325,385.70</b>	<b>-\$34,318.70</b>	<b>0%</b>	<b>-\$34,318.70</b>

**East Park**  
Community Development District



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

**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-\$34,318.70
<b>Estimated Funds Available - 9/30/2026</b>	<b>-\$34,318.70</b>

**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	-\$34,318.70
Less: First Quarter Operating Reserve (1)	-\$174,137.69
Operating Reserves	\$142,386.00
Reserves-Renewal & Replacement	\$39,916.00
Less: Designated Reserves for Capital Projects	-\$182,302.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>-\$390,758.39</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures



**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

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

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

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

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

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

**Financial and Administrative** (continued)

**Budget Narrative**  
Fiscal Year 2027**Financial and Administrative (continued)****Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Services**

All other costs not otherwise specified above.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Budget Narrative**  
Fiscal Year 2027**Field****Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

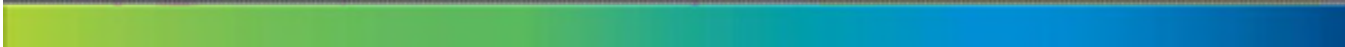
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.



**East Park**  
Community Development District

**Debt Service Budget**  
FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2013 A-1 & A-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$4,222.00	\$0.00	\$4,222.00	0%	\$0.00
Special Assmnts- Tax Collector	\$371,143.00	\$306,020.00	\$65,123.00	\$371,143.00	0%	\$371,196.48
Special Assmnts- Discounts	-\$14,846.00	-\$12,260.00	\$0.00	-\$12,260.00	-17%	-\$14,847.86
	\$0.00	\$3,798.00	\$0.00	\$3,798.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$356,297.00</b>	<b>\$301,780.00</b>	<b>\$65,123.00</b>	<b>\$366,903.00</b>	<b>3%</b>	<b>\$356,348.62</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$7,423.00	\$264.00	\$7,159.00	\$7,423.00	0%	\$7,423.93
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$7,423.00</b>	<b>\$264.00</b>	<b>\$7,159.00</b>	<b>\$7,423.00</b>	<b>0%</b>	<b>\$7,423.93</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	\$155,000.00	\$155,000.00	\$0.00	\$155,000.00	0%	\$165,000.00
Principal Debt Retirement A-2	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$55,000.00
Prepayments Series A-1	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Prepayments Series A-2	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense Series A-1	\$81,133.00	\$40,566.00	\$40,567.00	\$81,133.00	0%	\$73,847.50
Interest Expense Series A-2	\$32,825.00	\$16,250.00	\$16,575.00	\$32,825.00	0%	\$29,900.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$318,958.00</b>	<b>\$211,816.00</b>	<b>\$107,142.00</b>	<b>\$318,958.00</b>	<b>0%</b>	<b>\$323,747.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$326,381.00</b>	<b>\$212,080.00</b>	<b>\$114,301.00</b>	<b>\$326,381.00</b>		<b>\$331,171.43</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$29,916.00	\$89,700.00	-\$49,178.00	\$40,522.00	35%	\$25,177.20
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$89,700.00	-\$49,178.00	\$40,522.00	0%	\$25,177.20
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$40,522.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$29,916.00</b>	<b>\$89,700.00</b>	<b>-\$49,178.00</b>	<b>\$40,522.00</b>	<b>35%</b>	<b>\$65,699.20</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2013-1 Bonds	\$1,675,000.00	\$1,525,000.00	\$1,370,000.00	\$1,205,000.00
Series 2013-2 Bonds	\$555,000.00	\$510,000.00	\$460,000.00	\$405,000.00
<b>Total</b>	<b>\$2,230,000.00</b>	<b>\$2,035,000.00</b>	<b>\$1,830,000.00</b>	<b>\$1,610,000.00</b>

**EAST PARK**

Community Development District

*Series 2013-1 Debt Service Fund*

**Amortization Schedule**  
**SERIES 2013-1 Refunding Bonds**

Period Ending	Principal	Extraordinary Redemption	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
					\$3,060,000.00	
11/6/2013				\$0.00	\$3,060,000.00	
5/1/2014	\$100,000.00		\$59,362.76	\$159,362.76	\$2,960,000.00	\$159,362.76
11/1/2014			\$65,631.25	\$65,631.25	\$2,960,000.00	
5/1/2015	\$110,000.00		\$65,631.25	\$175,631.25	\$2,850,000.00	\$241,262.50
11/1/2015			\$64,641.25	\$64,641.25	\$2,850,000.00	
5/1/2016	\$110,000.00		\$64,641.25	\$174,641.25	\$2,740,000.00	\$239,282.50
11/1/2016			\$63,486.25	\$63,486.25	\$2,740,000.00	
5/1/2017	\$115,000.00		\$63,486.25	\$178,486.25	\$2,625,000.00	\$241,972.50
11/1/2017			\$62,048.75	\$62,048.75	\$2,625,000.00	
5/1/2018	\$115,000.00		\$62,048.75	\$177,048.75	\$2,510,000.00	\$239,097.50
11/1/2018			\$60,323.75	\$60,323.75	\$2,510,000.00	
5/1/2019	\$120,000.00		\$60,323.75	\$180,323.75	\$2,390,000.00	\$240,647.50
11/1/2019		\$ 25,000.00	\$58,313.75	\$58,313.75	\$2,365,000.00	
5/1/2020	\$125,000.00		\$58,552.50	\$183,552.50	\$2,240,000.00	\$241,866.25
11/1/2020			\$56,240.00	\$56,240.00	\$2,240,000.00	
5/1/2021	\$130,000.00		\$56,240.00	\$186,240.00	\$2,110,000.00	\$242,480.00
11/1/2021			\$53,607.50	\$53,607.50	\$2,110,000.00	
5/1/2022	\$135,000.00	\$ 5,000.00	\$53,607.50	\$188,607.50	\$1,970,000.00	\$242,215.00
11/1/2022		\$ 5,000.00	\$50,617.50	\$50,617.50	\$1,965,000.00	
5/1/2023	\$140,000.00	\$ 5,000.00	\$50,477.50	\$190,477.50	\$1,820,000.00	\$241,095.00
11/1/2023		\$ 5,000.00	\$47,297.50	\$47,297.50	\$1,820,000.00	
5/1/2024	\$145,000.00		\$47,297.50	\$192,297.50	\$1,675,000.00	\$239,595.00
11/1/2024			\$44,035.00	\$44,035.00	\$1,675,000.00	
5/1/2025	\$150,000.00		\$44,035.00	\$194,035.00	\$1,525,000.00	\$238,070.00
11/1/2025			\$40,566.25	\$40,566.25	\$1,525,000.00	
5/1/2026	\$155,000.00		\$40,566.25	\$195,566.25	\$1,370,000.00	\$236,132.50
11/1/2026			\$36,923.75	\$36,923.75	\$1,370,000.00	
5/1/2027	\$165,000.00		\$36,923.75	\$201,923.75	\$1,205,000.00	\$238,847.50
11/1/2027			\$32,922.50	\$32,922.50	\$1,205,000.00	
5/1/2028	\$175,000.00		\$32,922.50	\$207,922.50	\$1,030,000.00	\$240,845.00
11/1/2028			\$28,460.00	\$28,460.00	\$1,030,000.00	
5/1/2029	\$185,000.00		\$28,460.00	\$213,460.00	\$845,000.00	\$241,920.00
11/1/2029			\$23,465.00	\$23,465.00	\$845,000.00	
5/1/2030	\$195,000.00		\$23,465.00	\$218,465.00	\$650,000.00	\$241,930.00
11/1/2030			\$18,200.00	\$18,200.00	\$650,000.00	
5/1/2031	\$205,000.00		\$18,200.00	\$223,200.00	\$445,000.00	\$241,400.00
11/1/2031			\$12,460.00	\$12,460.00	\$445,000.00	
5/1/2032	\$215,000.00		\$12,460.00	\$227,460.00	\$230,000.00	\$239,920.00
11/1/2032			\$6,440.00	\$6,440.00	\$230,000.00	
5/1/2033	\$230,000.00		\$6,440.00	\$236,440.00	\$0.00	\$242,880.00
<b>Total</b>	<b>\$3,020,000.00</b>	<b>\$45,000.00</b>	<b>\$1,710,821.51</b>	<b>\$4,730,821.51</b>		<b>\$4,730,821.51</b>

**EAST PARK**

## Community Development District

*Series 2013-2 Debt Service*

**Amortization Schedule**  
**SERIES 2013-2 Refunding Bonds**

Period Ending	Principal	Extraordinary Redemption	Coupon Rate	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
						\$1,455,000.00	
11/6/2013					\$0.00	\$1,455,000.00	
5/1/2014	\$35,000.00		6.50%	\$41,770.63	\$76,770.63	\$1,420,000.00	\$76,770.63
11/1/2014			6.50%	\$46,150.00	\$46,150.00	\$1,420,000.00	
5/1/2015	\$40,000.00		6.50%	\$46,150.00	\$86,150.00	\$1,380,000.00	\$132,300.00
11/1/2015			6.50%	\$44,850.00	\$44,850.00	\$1,380,000.00	
5/1/2016	\$40,000.00		6.50%	\$44,850.00	\$84,850.00	\$1,340,000.00	\$129,700.00
11/1/2016		\$ 125,000.00	6.50%	\$43,550.00	\$43,550.00	\$1,215,000.00	
5/1/2017	\$40,000.00		6.50%	\$39,487.50	\$79,487.50	\$1,175,000.00	\$123,037.50
11/1/2017		\$ 10,000.00	6.50%	\$38,187.50	\$38,187.50	\$1,165,000.00	
5/1/2018	\$45,000.00	\$ 30,000.00	6.50%	\$37,862.50	\$82,862.50	\$1,090,000.00	\$121,050.00
11/1/2018			6.50%	\$35,425.00	\$35,425.00	\$1,090,000.00	
5/1/2019	\$45,000.00		6.50%	\$35,425.00	\$80,425.00	\$1,045,000.00	\$115,850.00
11/1/2019		\$ 60,000.00	6.50%	\$33,962.50	\$33,962.50	\$985,000.00	
5/1/2020	\$45,000.00	\$ 5,000.00	6.50%	\$32,012.50	\$77,012.50	\$935,000.00	\$110,975.00
11/1/2020		\$ 50,000.00	6.50%	\$30,387.50	\$30,387.50	\$885,000.00	
5/1/2021	\$45,000.00	\$ 5,000.00	6.50%	\$28,762.50	\$73,762.50	\$835,000.00	\$104,150.00
11/1/2021		\$ 40,000.00	6.50%	\$27,137.50	\$27,137.50	\$795,000.00	
5/1/2022	\$45,000.00	\$ 5,000.00	6.50%	\$25,837.50	\$70,837.50	\$745,000.00	\$97,975.00
11/1/2022		\$ 40,000.00	6.50%	\$24,212.50	\$24,212.50	\$705,000.00	
5/1/2023	\$45,000.00	\$ 5,000.00	6.50%	\$22,912.50	\$67,912.50	\$655,000.00	\$92,125.00
11/1/2023		\$ 55,000.00	6.50%	\$21,287.50	\$21,287.50	\$600,000.00	
5/1/2024	\$45,000.00		6.50%	\$19,500.00	\$64,500.00	\$555,000.00	\$85,787.50
11/1/2024			6.50%	\$18,037.50	\$18,037.50	\$555,000.00	
5/1/2025	\$45,000.00		6.50%	\$18,037.50	\$63,037.50	\$510,000.00	\$81,075.00
11/1/2025			6.50%	\$16,575.00	\$16,575.00	\$510,000.00	
5/1/2026	\$50,000.00		6.50%	\$16,575.00	\$66,575.00	\$460,000.00	\$83,150.00
11/1/2026			6.50%	\$14,950.00	\$14,950.00	\$460,000.00	
5/1/2027	\$55,000.00		6.50%	\$14,950.00	\$69,950.00	\$405,000.00	\$84,900.00
11/1/2027			6.50%	\$13,162.50	\$13,162.50	\$405,000.00	
5/1/2028	\$55,000.00		6.50%	\$13,162.50	\$68,162.50	\$350,000.00	\$81,325.00
11/1/2028			6.50%	\$11,375.00	\$11,375.00	\$350,000.00	
5/1/2029	\$60,000.00		6.50%	\$11,375.00	\$71,375.00	\$290,000.00	\$82,750.00
11/1/2029			6.50%	\$9,425.00	\$9,425.00	\$290,000.00	
5/1/2030	\$65,000.00		6.50%	\$9,425.00	\$74,425.00	\$225,000.00	\$83,850.00
11/1/2030			6.50%	\$7,312.50	\$7,312.50	\$225,000.00	
5/1/2031	\$70,000.00		6.50%	\$7,312.50	\$77,312.50	\$155,000.00	\$84,625.00
11/1/2031			6.50%	\$5,037.50	\$5,037.50	\$155,000.00	
5/1/2032	\$75,000.00		6.50%	\$5,037.50	\$80,037.50	\$80,000.00	\$85,075.00
11/1/2032			6.50%	\$2,600.00	\$2,600.00	\$80,000.00	
5/1/2033	\$75,000.00		6.50%	\$2,600.00	\$77,600.00	\$5,000.00	\$80,200.00
<b>Total</b>	<b>\$1,020,000.00</b>	<b>\$430,000.00</b>		<b>\$916,670.63</b>	<b>\$1,936,670.63</b>		<b>\$1,936,670.63</b>

**District Name**

Community Development District

*Debt Service Fund***Budget Narrative**  
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

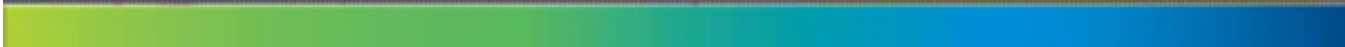
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**East Park**

Community Development District

**Supporting Budget Schedule**

FY 2027



**Fiscal Year 2027**

Neighborhood	Total Units	Product Type				FY 2027 Annual Maintenance Assessment	FY 2026 Annual Maintenance Assessment	Dollar Variance	FY 2027 Series 2013 Debt Assessment	FY 2026 Series 2013 Debt Assessment	Total Assessed Per Unit FY 2027	Total Assessed Per Unit FY 2026
			O&M EAU	Total EAUs	% of EAUs							
N-1	133	50' SF	1.000	133.000	12.43%	\$627.12	\$627.07	\$0.00	\$369.21	\$369.21	\$996.33	\$996.28
N-2	23	Lux Townhome	0.863	19.860	1.86%	\$541.51	\$541.47	\$0.00	\$318.81	\$318.81	\$860.32	\$860.28
N-2	55,500	Commercial	0.553	30.698	2.87%	\$0.35	\$0.35	\$0.00	\$0.20	\$0.20	\$0.55	\$0.55
N-3	186	Villa	0.749	139.396	13.03%	\$469.99	\$469.95	\$0.00	\$276.70	\$276.70	\$746.69	\$746.66
N-4	69	Lux Townhome	0.863	59.581	5.57%	\$541.51	\$541.47	\$0.00	\$318.81	\$318.81	\$860.32	\$860.28
N-5	295	50' SF	1.000	295.000	27.57%	\$627.12	\$627.07	\$0.00	\$369.21	\$369.21	\$996.33	\$996.28
N-6 & N-7	128	70' SF	1.411	180.621	16.88%	\$884.94	\$884.87	\$0.00	\$520.99	\$520.99	\$1,405.93	\$1,405.86
VCI	16,941.43	Commercial	0.553	9.370	0.88%	\$0.35	\$0.35	\$0.00	\$0.20	\$0.20	\$0.55	\$0.55
VCII	132,667	Commercial	0.553	73.380	6.86%	\$0.35	\$0.35	\$0.00	\$0.20	\$0.20	\$0.55	\$0.55
VCII	264	Apartments	0.420	110.880	10.36%	\$263.39	\$263.37	\$0.00	\$0.20	\$0.20	\$263.60	\$263.57
VCII	88,109	Passive Use	0.020	1.762	0.16%	\$0.01	\$0.01	\$0.00	\$0.20	\$0.20	\$0.22	\$0.22
VCIII	30,000	Commercial	0.553	16.593	1.55%	\$0.35	\$0.35	\$0.00	\$0.20	\$0.20	\$0.55	\$0.55

**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 on Monday, March 23, 2026, at 5:32 p.m. at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:  
Scott Phillips Chairperson  
Todd Oneal Vice Chairperson  
Robert Tuttle Assistant Secretary  
Graciela Von Blon Assistant Secretary

Also present, either in person or via communications media technology, were:  
Michael Perez District Manager, Inframark  
Grace Rinaldi District Counsel, Kilinski Van Wyk  
Kyle Goldberg Field Inspection Coordinator, Inframark  
Stephen Rudd District Accountant, Inframark  
Ricardo Mena Representative, United Land Services  
Charles Greene Lead Ecologist, CrossCreek

*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 5:32 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 Mr. Oneal, with all in favor, the agenda was approved. (4-0)

**THIRD ORDER OF BUSINESS Audience Comments**

Commissioner Keen addressed the Board and provided comments regarding matters related to the City of Orlando and District-related items.

**FOURTH ORDER OF BUSINESS Public Hearing**

**A. Consideration of Resolution 2026-06, Adopting Amended Rules of Procedure**

On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the public hearing was opened. (4-0)

No comments were received from the public at this time.

On MOTION by Mr. Phillips, seconded by Ms. Von Blon, with all in favor, the public hearing was closed. (4-0)

47 Ms. Rinaldi stated that there were no changes to the Rules of Procedure.

48

49 **On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all**  
50 **in favor, Resolution 2026-06, Adopting Amended Rules of**  
51 **Procedure was adopted. (4-0)**

52

53 **FIFTH ORDER OF BUSINESS** **Staff Reports**

54 **A. District Accountant**

55 Mr. Rudd presented the financial status of the District. Discussion ensued regarding  
56 expenses related to pond items.

57 Mr. Greene confirmed that the new fountain has been installed and that the lighting  
58 installation, which took longer than anticipated, has also been completed.

59 Mr. Perez confirmed that a partial payment has been made for these items and that the  
60 remaining balance will be reflected in the March financials.

61 **B. CrossCreek Report**

62 Mr. Greene stated that bush hogging of the area is scheduled to occur within the next two  
63 weeks. He also discussed pond growth, and the Board provided direction to cut back  
64 vegetation around the homes along the large lake.

65 **C. United Land Services**

66 **i. Review of Irrigation Report**

67 **ii. Consideration of Irrigation Valve Box Lifting Proposal**

68 Mr. Mena discussed the proposal to lift the irrigation box. The Board indicated a  
69 preference to install a second box on top to extend the height and fill around the area. Mr.  
70 Mena will provide the associated cost, which will be within the Chair’s approval limit.

71 Mr. Perez inquired about the cleanup of the bamboo area and items noted in the  
72 inspection report.

73 Regarding Item 19 from the inspection report, the Board provided direction to install a  
74 fence behind the bushes in the open area and to install bougainvillea in front. The Board also  
75 discussed the potential installation of a camera in that area, along with “under surveillance”  
76 signage.

77 Mr. Perez will reach out to the Orlando Utilities Commission regarding streetlights and  
78 associated maintenance.

79 **D. Inframark Field Services**

80 **i. Review of Field Inspection Report**

81 The Board discussed LED lights and the possibility of dimming or partially covering  
82 them.

East Park CDD  
March 23, 2026

83 Mr. Oneal inquired about obtaining a police report related to the accident and requested  
84 that the damaged pole be repaired, with costs charged back to the driver or their insurance.

85 **E. District Engineer**  
86 There is no report.

87 **F. District Counsel**  
88 Ms. Rinaldi provided an update on the upcoming legislative session and will keep the  
89 Board informed of any relevant developments.

90 **G. District Manager**  
91 Mr. Perez provided an update on the next meeting date and advised that the proposed  
92 budget will be presented at that time, as no meeting is scheduled for May. He also provided  
93 updates regarding the banner replacement, camera system, and outreach to the  
94 Commissioner’s office.

95 **SIXTH ORDER OF BUSINESS Business Administration**  
96 **A. Consideration of Minutes from the Meeting held February 23, 2026**

97  
98 On MOTION by Mr. Phillips, seconded by Ms. Von Blon, with all  
99 in favor, the minutes from the February 23, 2026 meeting were  
100 approved. (4-0)

101  
102 **SEVENTH ORDER OF BUSINESS Supervisor Requests and Audience**  
103 **Comments**

104 Ms. Von Blon noted that the “No Soliciting” sign near 7-11 is missing, although the pole  
105 remains in place.

106 Mr. Tuttle stated that the rails on Dowden Road still require cleaning by the City.

107  
108 **EIGHTH ORDER OF BUSINESS Adjournment**

109  
110 On MOTION by Mr. Tuttle, seconded by Mr. Phillips, with all  
111 in favor, the meeting was adjourned at 6:56 p.m.

112  
113  
114

115 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_   
Chair/Vice Chair