



East Park Community Development District

June 22, 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 Chairperson
Kelly Johnson, Assistant Secretary
Robert Tuttle, Assistant Secretary
Graciela Von Blon, Assistant Secretary

District Staff

Michael Perez, District Manager
Grace Rinaldi, District Counsel
David Hamstra, District Engineer
Justin Fisher, Field Service Manager
Stephen Rudd, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Monday, June 22, 2026, at 5:30 p.m.

The Regular Meeting of the **East Park Community Development District** will be held on Monday, June 22, 2026, at 5:30 p.m. at Sun Blaze Elementary, 9101 Randal Park, Orlando, FL 32832. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 259 940 837 582 8 **Passcode:** JL2gF7Jm

Dial-in by Phone: +16468381601 **Pin:** 900155168#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Accountant

- i. Review of Cash Flow ReportP. 4
- ii. Review of Expenditure Report.....P. 5
- iii. Review of Financials.....P. 16

B. CrossCreek ReportP. 31

C. District Engineer

- i. Presentation of Pond 1 Outfall Ditch Existing Conditions Exhibit.....P. 46
- ii. Review of Pond 1 Outfall Ditch Site Inspection PhotographsP. 47
- iii. Consideration of Reserve Geospatial Topographic Survey Services Proposal.....P. 59

D. United Land ServicesP. 61

- i. Consideration of Irrigation Repairs Identified During the
March 2026 Irrigation Inspection Report.....P. 71
- ii. Consideration of Irrigation Repairs Identified in the April
2026 Irrigation Inspection ReportP. 73

- iii. Consideration of Landscape Enhancement at the Ravinia Monument ProposalP. 81
- E. Inframark Field Services
 - i. Review of Field Inspection ReportP. 83
 - ii. Consideration of Inframark Installation of an Access Gate ProposalP. 101
- F. District Counsel
- G. District Manager
 - i. District Manager Report
- 5. BUSINESS ITEMS**
 - A. Consideration of PIP Printing Pole Banners ProposalP. 104
 - B. Ratification of Inframark Reinstallation of a "No Parking" Sign ProposalP. 105
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes from the Meeting held April 27, 2026.....P. 107
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

East Park CDD
Investment Analysis - General Fund
(updated 05/20/2026)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Bank United x2379			\$367,578	Current Balance as of 05/20/26
Bank United x9406		3.35%	\$753,095	Current Balance as of 05/20/26
Total Account Balances			\$1,120,673	

Cash Flow Analysis

<u>Operating Accounts (Checking)</u>	<u>05/20/2026</u>
Beginning Bank Balance as of 05/20/26	\$1,120,673
o/s AP as of 04/30/2026	(52,505)
Loan Payment	
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	(38,686)
Ending Balance (1)	<u>1,029,482</u>

East Park Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Apr 30, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: P/R-Board of Supervisors						
12/19/25	511001-51301-5000	ADP00024	JE		ADP Wages - 12/15/25 BOS Mtg	800.00
01/29/26	511001-51301-5000	ADP00025	JE		BOS ADP P/R - 1/26/25 Mtg	800.00
02/28/26	511001-51301-5000	JE001918	JE		Corr Org Unit Code re: Oct'25 BOS ADP PR	800.00
02/28/26	511001-51301-5000	JE001919	JE		Corr Org Unit Code re: Feb'26 BOS ADP PR	1,000.00
03/31/26	511001-51301-5000	JE001925	JE		RECL BOS ADP P/R - 3/23/25 Mtg	1,000.00
04/29/26	511001-51301-5000	JE001927	JE		RECL BOS ADP P/R - 4/27/25 Mtg to Correct Org Unit Code	800.00
YTD Total						5,200.00
Annual Budget						\$12,000.00
<i>Amount Remaining / (Budget overage)</i>						\$6,800.00
<i>% of Budget</i>						43.3%
Account Name: FICA Taxes						
12/19/25	521001-51301-5000	ADP00024	JE		ER FICA	61.20
02/28/26	521001-51301-5000	JE001920	JE		Corr Org Unit Code re: Oct'25 BOS ADP PR	61.20
YTD Total						122.40
Annual Budget						\$918.00
<i>Amount Remaining / (Budget overage)</i>						\$795.60
<i>% of Budget</i>						13.3%
Account Name: ProfServ-Engineering						
12/24/25	531013-51301-5000	228197	VENDOR	PEGASUS ENGINEERING LLC	October 2025 District Engineer services	1,833.39
03/16/26	531013-51301-5000	228303	VENDOR	PEGASUS ENGINEERING LLC	11/2/25 - 1/24/26 District Engineering Svcs	687.00
03/31/26	531013-51301-5000	228375	VENDOR	PEGASUS ENGINEERING LLC	February 2026 District engineering services	1,043.65
YTD Total						3,564.04
Annual Budget						\$35,000.00
<i>Amount Remaining / (Budget overage)</i>						\$31,435.96
<i>% of Budget</i>						10.2%
Account Name: ProfServ-Legal Services						
10/31/25	531023-51301-5000	13585	VENDOR	KILINSKI VAN WYK, PLLC	October 2025 District counsel services	1,117.50
12/17/25	531023-51301-5000	13815	VENDOR	KILINSKI VAN WYK, PLLC	November 2025 District Counsel services	773.50
01/13/26	531023-51301-5000	99813	VENDOR	ROPER, TOWNSEND & SUTPHEN ,P.A	December 2025 Litigation counsel, Crosby, final bill	147.00
01/17/26	531023-51301-5000	14028	VENDOR	KILINSKI VAN WYK, PLLC	December 2025 District Counsel Services	2,124.50
02/01/26	531023-51301-5000	JE001917	JE		AJE to account for bank error on Ck #100143 (w/d less than written for)	(5.00)
02/20/26	531023-51301-5000	14175	VENDOR	KILINSKI VAN WYK, PLLC	January 2026 District Counsel Services	2,958.59
03/19/26	531023-51301-5000	14500	VENDOR	KILINSKI VAN WYK, PLLC	February 2026 District counsel services	1,249.50
03/31/26	531023-51301-5000	14745	VENDOR	KILINSKI VAN WYK, PLLC	March 2026 District Counsel Services	3,878.49
YTD Total						12,244.08

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount	
						Annual Budget	\$35,000.00
						<i>Amount Remaining / (Budget overage)</i>	\$22,755.92
						<i>% of Budget</i>	35.0%
Account Name: ProfServ-Legal Litigation							
01/17/26	531024-51301-5000	14029	VENDOR	KILINSKI VAN WYK, PLLC	December 2025 District Counsel Services, litigation Crosby	31.00	
						YTD Total	31.00
						Annual Budget	\$28,250.00
						<i>Amount Remaining / (Budget overage)</i>	\$28,219.00
						<i>% of Budget</i>	0.1%
Account Name: ProfServ-Mgmt Consulting Serv							
11/11/25	531027-51301-5000	163471	VENDOR	INFRAMARK LLC	November 2025 District management services	5,350.00	
12/01/25	531027-51301-5000	165597	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	5,350.00	
01/02/26	531027-51301-5000	167852	VENDOR	INFRAMARK LLC	January 2026 District Management Services	5,350.00	
02/01/26	531027-51301-5000	170569	VENDOR	INFRAMARK LLC	February 2026 Monthly District Management Services	5,350.00	
02/28/26	531027-51301-5000	JE001921	JE		Corr Org Unit Code re: Oct'25 Monthly Mgmt Svcs	5,350.00	
03/01/26	531027-51301-5000	172967	VENDOR	INFRAMARK LLC	March 2026 District Management Services	5,350.00	
04/01/26	531027-51301-5000	175365	VENDOR	INFRAMARK LLC	April 2026 District management services	5,350.00	
						YTD Total	37,450.00
						Annual Budget	\$64,200.00
						<i>Amount Remaining / (Budget overage)</i>	\$26,750.00
						<i>% of Budget</i>	58.3%
Account Name: ProfServ-Trustee Fees							
12/29/25	531045-51301-5000	8017536	VENDOR	US BANK	TRUSTEE FEES 12/01/25 - 11/30/26	5,141.00	
						YTD Total	5,141.00
						Annual Budget	\$6,500.00
						<i>Amount Remaining / (Budget overage)</i>	\$1,359.00
						<i>% of Budget</i>	79.1%
Account Name: Auditing Services							
01/05/26	532002-51301-5000	28420	VENDOR	GRAU & ASSOCIATES	FY'2025 Audit services	3,500.00	
						YTD Total	3,500.00
						Annual Budget	\$4,000.00
						<i>Amount Remaining / (Budget overage)</i>	\$500.00
						<i>% of Budget</i>	87.5%
Account Name: Postage and Freight							
11/25/25	541006-51301-5000	164533	VENDOR	INFRAMARK LLC	October 2025 Postage, rental room	2.22	
12/22/25	541006-51301-5000	166679	VENDOR	INFRAMARK LLC	November 2025 Postage and room rental	0.74	
01/20/26	541006-51301-5000	169021	VENDOR	INFRAMARK LLC	Dec'25 Postage and meeting room Nov'25 reservation	2.96	

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/17/26	541006-51301-5000	171447	VENDOR	INFRAMARK LLC	January 2026 Postage and GoDaddy renewal	5.18
03/13/26	541006-51301-5000	173912	VENDOR	INFRAMARK LLC	February 2026 Postage and GexPro	1.48
04/15/26	541006-51301-5000	9-245-83601	VENDOR	FED EX	4/7/2026 FedEx	125.40
04/20/26	541006-51301-5000	177126	VENDOR	INFRAMARK LLC	March 2026 Postage, trail cameras, and Home Depot	1.48
YTD Total						139.46
Annual Budget						\$1,300.00
<i>Amount Remaining / (Budget overage)</i>						\$1,160.54
<i>% of Budget</i>						10.7%
Account Name: Insurance - General Liability						
10/01/25	545002-51301-5000	JE001897	JE		RECOG Egis Insurance Policy FY'26 Renewal	12,628.00
YTD Total						12,628.00
Annual Budget						\$14,137.00
<i>Amount Remaining / (Budget overage)</i>						\$1,509.00
<i>% of Budget</i>						89.3%
Account Name: R&M-ADA Compliance						
12/05/25	546350-51301-5000	INV-SN-1144	VENDOR	INNERSYNC, STUDIO'S LTD	12/1/2025 ADA Qtrly Website Compliance	388.13
03/03/26	546350-51301-5000	INV-SN-1292	VENDOR	INNERSYNC, STUDIO'S LTD	ADA 2nd FY'26 Qtrly Website & PDF Compliance Svcs	388.13
YTD Total						776.26
Annual Budget						\$1,553.00
<i>Amount Remaining / (Budget overage)</i>						\$776.74
<i>% of Budget</i>						50.0%
Account Name: Legal Advertising						
02/06/26	548002-51301-5000	132229814000	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	January 2026 Legal Advertising, public hearing	279.43
YTD Total						279.43
Annual Budget						\$2,700.00
<i>Amount Remaining / (Budget overage)</i>						\$2,420.57
<i>% of Budget</i>						10.3%
Account Name: Miscellaneous Services						
10/06/25	549001-51301-5000	JE001895	JE		ADP Payroll Fees	33.00
11/03/25	549001-51301-5000	JE001902	JE		ADP Payroll Fees	30.40
11/20/25	549001-51301-5000	110525-0670	VENDOR	HOME DEPOT CREDIT SERVICES	HOME DEPOT STATEMENT	523.03
11/25/25	549001-51301-5000	164533	VENDOR	INFRAMARK LLC	October 2025 Postage, rental room	271.24
12/01/25	549001-51301-5000	JE001904	JE		ADP Payroll Fees	(30.80)
12/01/25	549001-51301-5000	JE001904	JE		ADP Payroll Fees	30.80
12/01/25	549001-51301-5000	JE001905	JE		ADP Payroll Fees	30.80
12/15/25	549001-51301-5000	122025-5954	VENDOR	ORANGE COUNTY TAX COLLECTOR	Orange County - ORLANDO STORMWATER UTILITY Assmnt	105.19
12/16/25	549001-51301-5000	030625-5954	VENDOR	ORANGE COUNTY TAX COLLECTOR	Credit Memo 000166	(84.22)
12/22/25	549001-51301-5000	166679	VENDOR	INFRAMARK LLC	November 2025 Postage and room rental	806.68

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/20/26	549001-51301-5000	169021	VENDOR	INFRAMARK LLC	Dec'25 Postage and meeting room Nov'25 reservation	1,486.98
02/02/26	549001-51301-5000	JE001914	JE		ADP Payroll Svc Fees	30.80
02/17/26	549001-51301-5000	171447	VENDOR	INFRAMARK LLC	January 2026 Postage and GoDaddy renewal	468.51
03/02/26	549001-51301-5000	JE001915	JE		ADP Payroll Svc Fees	30.80
03/02/26	549001-51301-5000	JE001916	JE		RECL FYTD'26 ADP Payroll Fees	(155.80)
YTD Total						3,577.41
Annual Budget						\$2,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$1,077.41)</i>
<i>% of Budget</i>						143.1%
Account Name: Misc-District Filing Fees						
10/24/25	549007-51301-5000	92729	VENDOR	FLORIDA COMMERCE	FY'26 SPECIAL DISTRICT STATE FEES	175.00
YTD Total						175.00
Annual Budget						\$175.00
<i>Amount Remaining / (Budget overage)</i>						\$0.00
<i>% of Budget</i>						100.0%
Account Name: Misc-Assessment Collection Cost						
11/19/25	549070-51301-5000	DIST 25-2	JE		ORANGE: CTY TC: FY26 Dist 25-2 (10/26/25 - 11/1/25)	449.68
YTD Total						449.68
Annual Budget						\$13,421.00
<i>Amount Remaining / (Budget overage)</i>						\$12,971.32
<i>% of Budget</i>						3.4%
Account Name: Payroll Services						
03/02/26	549405-51301-5000	JE001916	JE		RECL FYTD'26 ADP Payroll Fees	155.80
03/20/26	549405-51301-5000	JE001923	JE		REC ADP Payroll Fees	30.00
04/06/26	549405-51301-5000	JE001924	JE		REC ADP Payroll Fees	33.50
YTD Total						219.30
Annual Budget						\$0.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$219.30)</i>
<i>% of Budget</i>						n/a
Financial And Administrative Department Total:						\$85,497.06

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

East Park Community Development District
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 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/08/25	531016-53901-5000	160660	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	2,408.33
11/11/25	531016-53901-5000	163471	VENDOR	INFRAMARK LLC	November 2025 District management services	2,408.33
12/01/25	531016-53901-5000	165597	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	2,408.33
01/02/26	531016-53901-5000	167721	VENDOR	INFRAMARK LLC	January 2026 Field Services	2,408.33
02/01/26	531016-53901-5000	170569	VENDOR	INFRAMARK LLC	February 2026 Monthly District Management Services	2,408.33
03/01/26	531016-53901-5000	172967	VENDOR	INFRAMARK LLC	March 2026 District Management Services	2,408.33
04/01/26	531016-53901-5000	175365	VENDOR	INFRAMARK LLC	April 2026 District management services	2,408.33

YTD Total	16,858.31
Annual Budget	\$28,900.00
<i>Amount Remaining / (Budget overage)</i>	\$12,041.69
<i>% of Budget</i>	58.3%

Account Name: Contracts-Fountain

10/13/25	534023-53901-5000	23198	VENDOR	CROSSCREEK ENVIROMENTAL, INC	OCT - DEC 2025 Qtrly Fountain Maintenance	575.00
01/16/26	534023-53901-5000	24470	VENDOR	CROSSCREEK ENVIROMENTAL, INC	January 2026 Quarterly fountain services	604.00
04/14/26	534023-53901-5000	25654	VENDOR	CROSSCREEK ENVIROMENTAL, INC	April 2026 Quarterly Fountain Services	575.00

YTD Total	1,754.00
Annual Budget	\$2,500.00
<i>Amount Remaining / (Budget overage)</i>	\$746.00
<i>% of Budget</i>	70.2%

Account Name: Contracts-Wetland Mitigation

10/13/25	534049-53901-5000	23197	VENDOR	CROSSCREEK ENVIROMENTAL, INC	October 2025 Monthly pond maintenance	1,750.00
11/14/25	534049-53901-5000	23590	VENDOR	CROSSCREEK ENVIROMENTAL, INC	November 2025 Monthly pond maintenance	1,750.00
12/12/25	534049-53901-5000	24000	VENDOR	CROSSCREEK ENVIROMENTAL, INC	December 2025 Monthly pond maintenance services	1,750.00
01/16/26	534049-53901-5000	24431	VENDOR	CROSSCREEK ENVIROMENTAL, INC	January 2026 Monthly pond services	1,750.00
01/21/26	534049-53901-5000	24528	VENDOR	CROSSCREEK ENVIROMENTAL, INC	January 2026 Quarterly pond services, revised amount	575.00
02/12/26	534049-53901-5000	24647	VENDOR	CROSSCREEK ENVIROMENTAL, INC	February 2026 Monthly pond services	1,750.00
03/13/26	534049-53901-5000	25123	VENDOR	CROSSCREEK ENVIROMENTAL, INC	March 2026 Monthly pond services	1,750.00
04/14/26	534049-53901-5000	25639	VENDOR	CROSSCREEK ENVIROMENTAL, INC	April 2026 Monthyl Pond Services	1,750.00

YTD Total	12,825.00
Annual Budget	\$22,740.00
<i>Amount Remaining / (Budget overage)</i>	\$9,915.00
<i>% of Budget</i>	56.4%

Account Name: Contracts-Landscape

10/01/25	534050-53901-5000	173003	VENDOR	United Land Services	October 2025 Monthly landscaping services	10,499.58
11/01/25	534050-53901-5000	17709	VENDOR	United Land Services	November 2025 Monthly landscaping services	10,499.58
12/01/25	534050-53901-5000	181535	VENDOR	United Land Services	December 2025 Monthly landscaping services	10,499.58
01/01/26	534050-53901-5000	185347	VENDOR	United Land Services	January 2026 Monthly Landscaping Services	10,499.59
02/02/26	534050-53901-5000	189735	VENDOR	United Land Services	February 2026 Monthly landscaping services	10,499.58
03/04/26	534050-53901-5000	193828	VENDOR	United Land Services	March 2026 Monthly landscaping services	10,499.59

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04/01/26	534050-53901-5000	198323	VENDOR	United Land Services	April 2026 Monthly landscaping service	10,499.53
YTD Total						73,497.03
Annual Budget						\$127,885.00
<i>Amount Remaining / (Budget overage)</i>						\$54,387.97
<i>% of Budget</i>						57.5%
Account Name: Electricity - General						
10/21/25	543006-53901-5000	100125 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 09/02-10/01/2025	9,955.68
11/24/25	543006-53901-5000	110325 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 10/01-11/03/2025	10,311.41
12/22/25	543006-53901-5000	120125-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 11/03-12/01/25	10,021.60
12/22/25	543006-53901-5000	JE001911	JE		REC Rounding Adjustment re: OUC 120125-ACH	0.02
01/22/26	543006-53901-5000	010626 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 12/01/25-01/02/26	10,260.87
01/23/26	543006-53901-5000	010626- ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 12/01/25-01/02/26	10,260.87
01/30/26	543006-53901-5000	010626 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	Credit Memo 000167	(10,260.87)
02/23/26	543006-53901-5000	020226- ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 01/02-02/02/26	10,164.04
03/23/26	543006-53901-5000	030226-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 02/02-03/02/26	10,033.28
04/01/26	543006-53901-5000	040326-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 03/02/26-04/01/26	10,193.82
YTD Total						70,940.72
Annual Budget						\$145,000.00
<i>Amount Remaining / (Budget overage)</i>						\$74,059.28
<i>% of Budget</i>						48.9%
Account Name: Utility - Water						
10/21/25	543018-53901-5000	100125 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 09/02-10/01/2025	911.69
11/24/25	543018-53901-5000	110325 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 10/01-11/03/2025	938.59
12/22/25	543018-53901-5000	120125-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 11/03-12/01/25	817.08
01/22/26	543018-53901-5000	010626 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 12/01/25-01/02/26	699.15
01/23/26	543018-53901-5000	010626- ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 12/01/25-01/02/26	1,058.25
01/30/26	543018-53901-5000	010626 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	Credit Memo 000167	(699.15)
02/23/26	543018-53901-5000	020226- ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 01/02-02/02/26	990.97
03/23/26	543018-53901-5000	030226-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 02/02-03/02/26	907.46
04/01/26	543018-53901-5000	040326-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 03/02/26-04/01/26	886.52
YTD Total						6,510.56
Annual Budget						\$9,000.00
<i>Amount Remaining / (Budget overage)</i>						\$2,489.44
<i>% of Budget</i>						72.3%
Account Name: R&M-General						
10/22/25	546001-53901-5000	80224	VENDOR	TROM II CORPORATION	NOV 2025 JANITORIAL SVCS	200.00
12/01/25	546001-53901-5000	80515	VENDOR	TROM II CORPORATION	DEC 2025 JANITORIAL SVC	200.00
01/01/26	546001-53901-5000	80809	VENDOR	TROM II CORPORATION	JAN 26 JANITORIAL SVCS	200.00
02/01/26	546001-53901-5000	80952	VENDOR	TROM II CORPORATION	FEB 2026 JANITORIAL SVCS	200.00

East Park Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Apr 30, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
03/01/26	546001-53901-5000	81385	VENDOR	TROM II CORPORATION	MARCH 2026 JANITORIAL SVCS	200.00
03/25/26	546001-53901-5000	79885	VENDOR	TROM II CORPORATION	OCT 25 JANITORIAL SVCS	200.00
04/01/26	546001-53901-5000	81673	VENDOR	TROM II CORPORATION	APRIL 26 JANITORIAL SVCS	200.00
YTD Total						1,400.00
Annual Budget						\$3,400.00
<i>Amount Remaining / (Budget overage)</i>						\$2,000.00
<i>% of Budget</i>						41.2%
Account Name: R&M-Common Area						
10/01/25	546016-53901-5000	JE001899	JE		RECOG Flock Safety LPR Bundle Svcs (Oct'25 - Feb'26)	8,333.33
10/01/25	546016-53901-5000	JE001900	JE		RECOG Flock Safety FY'26 Camera Monitoring Sys (YR 2 of 2)	2,350.00
10/09/25	546016-53901-5000	23020	VENDOR	CROSSCREEK ENVIROMENTAL, INC	10/9/2025 Outfall ditch initial treatment	2,550.00
10/30/25	546016-53901-5000	2535	VENDOR	EVERGREEN HOLIDAY LIGHTING LLC	FY2026 Holiday lights, Savannah Park	5,395.55
10/30/25	546016-53901-5000	2536	VENDOR	EVERGREEN HOLIDAY LIGHTING LLC	FY2026 Holiday lights, East Park 6 & 7	1,399.44
10/30/25	546016-53901-5000	2537	VENDOR	EVERGREEN HOLIDAY LIGHTING LLC	FY2026 Holiday lights, The Lakes at East Park	2,055.90
10/31/25	546016-53901-5000	1163356	VENDOR	INFRAMARK LLC	10/31/2025 Halogen light replacements	5,053.07
12/16/25	546016-53901-5000	156739	VENDOR	PIP Printing	Credit Memo 000165	(221.43)
02/28/26	546016-53901-5000	1442	VENDOR	HOMEWORKS BUILDING GROUP LLC	2/28/2026 Repair median from car accident	750.00
02/28/26	546016-53901-5000	193423	VENDOR	United Land Services	January 2026 Irrigation repairs	2,255.89
04/15/26	546016-53901-5000	INV-89999	VENDOR	FLOCK GROUP INC	12-month Renewal for Sparrow Bundle	10,000.00
04/30/26	546016-53901-5000	203758	VENDOR	United Land Services	March 2026 Irrigation repairs	1,984.71
YTD Total						41,906.46
Annual Budget						\$45,000.00
<i>Amount Remaining / (Budget overage)</i>						\$3,093.54
<i>% of Budget</i>						93.1%
Account Name: R&M-Drainage						
02/27/26	546019-53901-5000	24971	VENDOR	CROSSCREEK ENVIROMENTAL, INC	2/27/2026 30% deposit for Outfall Ditch Mechanical Mulching	8,355.00
YTD Total						8,355.00
Annual Budget						\$2,000.00
<i>Amount Remaining / (Budget overage)</i>						(\$6,355.00)
<i>% of Budget</i>						417.8%
Account Name: R&M-Fountain						
01/30/26	546032-53901-5000	24568	VENDOR	CROSSCREEK ENVIROMENTAL, INC	1/30/2026 Fountain light replacement, 50% deposit	4,914.00
02/27/26	546032-53901-5000	24985	VENDOR	CROSSCREEK ENVIROMENTAL, INC	2/27/2026 30% down, Fountain light replacement	795.00
03/13/26	546032-53901-5000	25161	VENDOR	CROSSCREEK ENVIROMENTAL, INC	Fountain Replacement Balance Due	11,466.00
YTD Total						17,175.00
Annual Budget						\$2,000.00
<i>Amount Remaining / (Budget overage)</i>						(\$15,175.00)
<i>% of Budget</i>						858.8%

East Park Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Apr 30, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: R&M-Landscape Renovations						
02/27/26	546051-53901-5000	193156	VENDOR	United Land Services	2/27/2026 Bamboo removal near monument	7,700.00
04/17/26	546051-53901-5000	201445	VENDOR	United Land Services	4/17/2026 Lift irrigation boxes to make level	643.15
YTD Total						8,343.15
Annual Budget						\$4,020.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$4,323.15)</i>
<i>% of Budget</i>						<i>207.5%</i>
Account Name: R&M-Pressure Washing						
10/01/25	546171-53901-5000	JE001898	JE		RECOG Aquablast FY'26 Annual Pressure Washing Project Deposit	2,000.00
10/03/25	546171-53901-5000	11090	VENDOR	AQUABLAST	10/3/2025 FY26 Pressure washing	4,300.00
YTD Total						6,300.00
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$8,700.00</i>
<i>% of Budget</i>						<i>42.0%</i>
Account Name: R&M-Spreader Swale Restoration						
11/14/25	546629-53901-5000	23683	VENDOR	CROSSCREEK ENVIROMENTAL, INC	November 2025 Bi-monthly outfall ditch maintenance	625.00
01/16/26	546629-53901-5000	24489	VENDOR	CROSSCREEK ENVIROMENTAL, INC	January 2026 Outfall ditch maintenance	625.00
03/13/26	546629-53901-5000	25122	VENDOR	CROSSCREEK ENVIROMENTAL, INC	March 2026 Outfall ditch maintenance	625.00
YTD Total						1,875.00
Annual Budget						\$10,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$8,125.00</i>
<i>% of Budget</i>						<i>18.8%</i>
Account Name: Misc-Contingency						
03/12/26	549900-53901-5000	5371731	VENDOR	HOME DEPOT CREDIT SERVICES	February 2026 - Ant killer & Electrical Supplies	63.80
03/13/26	549900-53901-5000	173912	VENDOR	INFRAMARK LLC	February 2026 Postage and GexPro	96.96
04/20/26	549900-53901-5000	177126	VENDOR	INFRAMARK LLC	March 2026 Postage, trail cameras, and Home Depot	240.91
YTD Total						401.67
Annual Budget						\$25,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$24,598.33</i>
<i>% of Budget</i>						<i>1.6%</i>
Field Department Total:						\$268,141.90

East Park Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Apr 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 353,638.96
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East Park Community Development District
 Expenditure Report - Series 2013 Debt Service Fund
 For the Period(s) from Oct 01, 2025 to Apr 30, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Misc-Assessment Collection Cost

11/19/25	549070-51301-5000	DIST 25-2		ORANGE: CTY TC: FY26 Dist 25-2 (10/26/25 - 11/1/25)		264.26	
						YTD Total	264.26
						Annual Budget	\$7,423.00
						<i>Amount Remaining / (Budget overage)</i>	\$7,158.74
						<i>% of Budget</i>	3.6%

Financial And Administrative Department Total:	\$264.26
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DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Prepayments Series A-2

11/03/25	571031-51701-5000	NOV '25 SPCL CALL	JE	SER 2013A-2	SPECIAL CALL-NOV 2025 DS (Rdmption/Ppymt Acct)	155,000.00	
						YTD Total	155,000.00
						Annual Budget	\$0.00
						<i>Amount Remaining / (Budget overage)</i>	(\$155,000.00)
						<i>% of Budget</i>	n/a

Account Name: Interest Expense Series A-1

11/03/25	572010-51701-5000	NOV 24 DEBT SVC	JE	NOV 2025 Interest Expense Series 2013A-1		40,566.25	
						YTD Total	40,566.25
						Annual Budget	\$81,133.00
						<i>Amount Remaining / (Budget overage)</i>	\$40,566.75
						<i>% of Budget</i>	50.0%

East Park Community Development District
 Expenditure Report - Series 2013 Debt Service Fund
 For the Period(s) from Oct 01, 2025 to Apr 30, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Interest Expense Series A-2						
11/03/25	572011-51701-5000	NOV 24 DEBT SVC	JE		NOV 2025 Interest Expense Series 2013A-2	16,250.00
YTD Total						16,250.00
Annual Budget						\$32,825.00
<i>Amount Remaining / (Budget overage)</i>						\$16,575.00
<i>% of Budget</i>						49.5%

Debt Service Payments Department Total:	\$211,816.25
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 212,080.51
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*East Park
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds Page 1

Statement of Revenues, Expenditures and Changes in Fund Balances

 General Fund Page 2 - 3

 Debt Service Fund Page 4

Notes to the Financial Statements Page 5 - 6

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments Page 7

Cash and Investment Report Page 8

Bank Reconciliation Page 9

**East Park
Community Development District**

Financial Statements

(Unaudited)

April 30, 2026

EAST PARK

Community Development District

Governmental Funds**Balance Sheet**

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 371,137	\$ -	\$ 371,137
Accounts Receivable	4,095	-	4,095
Investments:			
Money Market Account	753,095	-	753,095
Prepayment Fund (A-2)	-	17,416	17,416
Redemption Fund (A-2)	-	1,154	1,154
Reserve Fund (A-1)	-	118,463	118,463
Reserve Fund (A-2)	-	28,394	28,394
Revenue Fund	-	331,455	331,455
Prepaid Items	10,000	-	10,000
TOTAL ASSETS	\$ 1,138,327	\$ 496,882	\$ 1,635,209
<u>LIABILITIES</u>			
Accounts Payable	\$ 1,985	\$ -	\$ 1,985
Accrued Expenses	11,000	-	11,000
TOTAL LIABILITIES	12,985	-	12,985
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	10,000	-	10,000
Restricted for:			
Debt Service	-	496,882	496,882
Assigned to:			
Operating Reserves	142,386	-	142,386
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	933,040	-	933,040
TOTAL FUND BALANCES	\$ 1,125,342	\$ 496,882	\$ 1,622,224
TOTAL LIABILITIES & FUND BALANCES	\$ 1,138,327	\$ 496,882	\$ 1,635,209

EAST PARK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 5,000	\$ 2,917	\$ 17,718	\$ 14,801
Special Assmnts- Tax Collector	671,056	671,056	570,246	(100,810)
Special Assmnts- Discounts	(26,842)	(26,842)	(22,785)	4,057
Physical Environment	9,785	5,708	4,914	(794)
Other Miscellaneous Revenues	32,500	18,958	32,500	13,542
TOTAL REVENUES	691,499	671,797	602,593	(69,204)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	7,636	5,200	2,436
FICA Taxes	918	584	122	462
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	583	-	583
ProfServ-Engineering	35,000	20,417	3,564	16,853
ProfServ-Legal Services	35,000	20,417	12,244	8,173
ProfServ-Legal Litigation	28,250	16,479	31	16,448
ProfServ-Mgmt Consulting Serv	64,200	37,450	37,450	-
ProfServ-Trustee Fees	6,500	6,500	5,141	1,359
Auditing Services	4,000	4,000	3,500	500
Postage and Freight	1,300	758	139	619
Insurance - General Liability	14,137	14,137	12,628	1,509
R&M-ADA Compliance	1,553	1,164	776	388
Printing and Binding	800	467	-	467
Legal Advertising	2,700	1,718	279	1,439
Miscellaneous Services	2,500	1,458	3,577	(2,119)
Misc-District Filing Fees	175	175	175	-
Misc-Assessment Collection Cost	13,421	13,421	450	12,971
Payroll Services	-	-	219	(219)
Total Administration	224,054	147,964	85,495	62,469

EAST PARK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
ProfServ-Field Management	28,900	16,858	16,858	-
Contracts-Fountain	2,500	1,250	1,754	(504)
Contracts-Wetland Mitigation	22,740	13,265	12,825	440
Contracts-Landscape	127,885	74,600	73,497	1,103
Electricity - General	145,000	84,583	70,941	13,642
Utility - Water	9,000	5,250	6,511	(1,261)
R&M-General	3,400	1,983	1,400	583
R&M-Common Area	45,000	26,250	41,906	(15,656)
R&M-Drainage	2,000	1,167	8,355	(7,188)
R&M-Fountain	2,000	1,167	17,175	(16,008)
R&M-Landscape Renovations	4,020	2,345	8,343	(5,998)
R&M-Pressure Washing	15,000	15,000	6,300	8,700
R&M-Spreader Swale Restoration	10,000	5,833	1,875	3,958
Misc-Contingency	25,000	14,583	402	14,181
Reserve - Drainage	25,000	14,583	-	14,583
Total Field	467,445	278,717	268,142	10,575
TOTAL EXPENDITURES	691,499	426,681	353,637	73,044
Excess (deficiency) of revenues				
Over (under) expenditures	-	245,116	248,956	3,840
Net change in fund balance	\$ -	\$ 245,116	\$ 248,956	\$ 3,840
FUND BALANCE, BEGINNING (OCT 1, 2025)	876,386	876,386	876,386	
FUND BALANCE, ENDING	\$ 876,386	\$ 1,121,502	\$ 1,125,342	

EAST PARK

Community Development District

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

For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 6,367	\$ 6,367
Special Assmnts- Tax Collector	371,143	371,143	335,115	(36,028)
Special Assmnts- Prepayment	-	-	3,798	3,798
Special Assmnts- Discounts	(14,846)	(14,846)	(13,390)	1,456
TOTAL REVENUES	356,297	356,297	331,890	(24,407)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,423	7,423	264	7,159
Total Administration	7,423	7,423	264	7,159
Debt Service				
Principal Debt Retirement A-1	155,000	77,500	-	77,500
Principal Debt Retirement A-2	50,000	25,000	-	25,000
Prepayments Series A-2	-	-	155,000	(155,000)
Interest Expense Series A-1	81,133	40,567	40,566	1
Interest Expense Series A-2	32,825	16,413	16,250	163
Total Debt Service	318,958	159,480	211,816	(52,336)
TOTAL EXPENDITURES	326,381	166,903	212,080	(45,177)
Excess (deficiency) of revenues Over (under) expenditures	29,916	189,394	119,810	(69,584)
Net change in fund balance	\$ 29,916	\$ 189,394	\$ 119,810	\$ (69,584)
FUND BALANCE, BEGINNING (OCT 1, 2025)	377,072	377,072	377,072	
FUND BALANCE, ENDING	\$ 406,988	\$ 566,466	\$ 496,882	

Notes to the Financial Statements
04/30/2026

General Fund

▶ **Assets**

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

Accounts Receivable: \$4,095

Due from Ravina at East Park HOA Streetlight Cost Sharing (Dec thru Apr 2026 Invoices)	\$	4,095
		<u>\$ 4,095</u>

Prepaid Items: \$10,000.00

Flock Safety LPR Bundle Svcs (FY 2027)	\$	10,000
		<u>\$ 10,000</u>

▶ **Liabilities**

Accounts Payable \$5,122 - Posted invoices to be paid in May 2026.

Accrued Expenses \$11,000 - Expenses accrued pending receipt of vendor invoices:

Orlando Utilities Electric and Water Services-April 2025	\$	11,000
		<u>\$ 11,000</u>

▶ **Fund Balance**

Operating Reserves are adjusted to reflect the FY26 budgeted amount.
Reserves-Renewal & Replacement - to be used for future capital projects.

EAST PARK

Community Development District

Revenues and Expenditures
General Fund**Notes to the Financial Statements**
04/30/2026**Financial Highlights**

- ▶ 85% of FY26 Assessments have been collected compared to 85% last year at the same time.
- ▶ Physical Environment revenue represents billings to Ravina at East Park HOA for their prorated share of streetlight cost-sharing.
- ▶ Total general fund expenditures are approximately 51.14% of the Annual Adopted Budget. Variances below are based upon YTD Budget.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProServ-Legal Services	\$ 20,417	\$ 12,244	60%	Klinski Van Wyk, PLLC - General counsel and Crosby Settlement fees through Mar 2026.
ProServ-Mgmt Consulting	\$ 37,450	\$ 37,450	100%	Inframark Mgmt Fees \$5,350/mo
ProServ-Trustee Fees	\$ 6,500	\$ 5,141	79%	US Bank
Auditing Services	\$ 4,000	\$ 3,500	88%	FY25 Audit - Grau and Associates
Insurance - General	\$ 14,137	\$ 12,628	89%	FY26 Policy Renewal Reviewed & verified. Paid in full.
Miscellaneous Services	\$ 1,458	\$ 3,577	245%	ADP payroll fees, BOS Mtg Room Rental & Orlando Stormwater Assmnt
Misc - Assmnt Collection Costs	\$ 13,421	\$ 450	3%	Tax Collector deducts from proceeds the cost to collect assessments. Budget is calculated at 2% but Orange County uses actual costs.
<u>Field</u>				
ProfServ-Field Management	\$ 16,858	\$ 16,858	100%	Inframark Field Mgmt \$2,408/mo.
Contracts-Fountain	\$ 1,250	\$ 1,754	140%	Crosscreek Enviromental, Inc. - \$575/qtrly.
Contracts-Wetland Mitigation	\$ 13,265	\$ 12,825	97%	Crosscreek Environmental Inc New 12/mo contract at \$1,750/mo.
Contracts - Landscape	\$ 74,600	\$ 73,497	99%	United Land Svcs - \$10,500/mo effective 4/1/25
R&M-General	\$ 1,983	\$ 1,400	71%	Anago (Trom) janitorial services \$200/mo and supplies.
R&M-Common Area	\$ 26,250	\$ 41,906	160%	Evergreen Holiday Lighting, LLC \$8,851.; Flock Safety FY'26 Camaera Monitoring Sys \$2,350 & \$8,333 security bundle Svcs thru Feb'26 ; Halagen Street light replacements \$5,037.; Crosscreek outfall ditch intial
R&M-Landscape Renovations	\$ 2,345	\$ 8,343	356%	Eastpark Woods Drive repairs & Bamboo removal services
R&M-Pressure Washing	\$ 15,000	\$ 6,300	42%	Aqua Blast - Annual pressure washing expense.
Reserve - Drainage	\$ 14,583	-	0%	Element Environmental maintenance

**East Park
Community Development District**

Supporting Schedules

April 30, 2026

EAST PARK

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied				\$ 1,065,278	\$ 670,970	\$ 394,307
Allocation %				100%	62.99%	37.01%
11/10/25	\$ 3,903.96	\$ 216.31		\$ 4,120.27	\$ 2,595.17	\$ 1,525.10
11/19/25	\$ 6,088.02	\$ 283.42	\$ 713.94	\$ 7,085.38	\$ 4,462.76	\$ 2,622.62
11/25/25	\$ 44,688.77	\$ 1,862.05		\$ 46,550.82	\$ 29,320.25	\$ 17,230.57
12/05/25	\$ 61,040.17	\$ 2,543.33		\$ 63,583.50	\$ 40,048.37	\$ 23,535.13
12/15/25	\$ 39,864.46	\$ 1,661.01		\$ 41,525.47	\$ 26,155.01	\$ 15,370.46
12/22/25	\$ 28,131.93	\$ 1,172.17		\$ 29,304.10	\$ 18,457.33	\$ 10,846.77
01/15/26	\$ 151,173.28	\$ 6,298.89		\$ 157,472.17	\$ 99,184.59	\$ 58,287.58
02/13/26	\$ 458,030.70	\$ 19,084.41		\$ 477,115.11	\$ 300,513.21	\$ 176,601.90
03/13/26	\$ 29,588.51	\$ 1,232.87		\$ 30,821.38	\$ 19,412.99	\$ 11,408.39
04/15/26	\$ 45,962.11	\$ 1,820.30		\$ 47,782.41	\$ 30,095.98	\$ 17,686.43
TOTAL	\$ 868,471.91	\$ 36,174.76	\$ 713.94	\$ 905,360.61	\$ 570,245.67	\$ 335,114.94
% COLLECTED				85%	85%	85%
TOTAL OUTSTANDING				\$ 159,917	\$ 100,724	\$ 59,192

Cash and Investment Report
April 30, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	\$ 371,137
Public Funds Money Market	BankUnited	MMA - #9406	n/a	3.40%	753,095
Subtotal-General Fund					<u>\$ 1,124,232</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.30%	\$ 17,416
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.30%	1,154
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	3.30%	118,463
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.30%	28,394
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	3.30%	331,455
Subtotal-Debt Service Fund					<u>\$ 496,881</u>
Total - All Funds					<u><u>\$ 1,621,112</u></u>

Bank Account Statement

East Park CDD

Bank Account No. 2379

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	371,137.08	Statement Balance	375,015.57
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	375,015.57
Subtotal	371,137.08	Outstanding Checks	-3,878.49
Negative Adjustments	0.00	Ending Balance	371,137.08
Ending G/L Balance	371,137.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
04/20/2026	Payment	100172	KILINSKI VAN WYK, PLLC	Inv: 14745			-3,878.49
Total Outstanding Checks							-3,878.49
Outstanding Deposits							
Total Outstanding Deposits							

**East Park
Community Development District**

Check Register

April 1, 2026 thru April 30, 2026

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100168	04/02/26	TROM II CORPORATION	81673	APRIL 26 JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	100169	04/08/26	United Land Services	198323	April 2026 Monthly landscaping service	Contracts-Landscape	534050-53901	\$10,499.53
001	100170	04/15/26	INFRAMARK LLC	175365	April 2026 District management services	ProfServ-Mgmt Consulting Serv	531027-51301	\$5,350.00
001	100170	04/15/26	INFRAMARK LLC	175365	April 2026 District management services	ProfServ-Field Management	531016-53901	\$2,408.33
001	100171	04/15/26	TROM II CORPORATION	79885	OCT 25 JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	100172	04/20/26	KILINSKI VAN WYK, PLLC	14745	March 2026 District Counsel Services	ProfServ-Legal Services	531023-51301	\$3,878.49
001	100173	04/20/26	PEGASUS ENGINEERING LLC	228375	February 2026 District engineering services	ProfServ-Engineering	531013-51301	\$1,043.65
001	100174	04/21/26	FLOCK GROUP INC	INV-89999	12-month Renewal for Sparrow Bundle	R&M-Common Area	546016-53901	\$10,000.00
001	100174	04/21/26	FLOCK GROUP INC	INV-89999	12-month Renewal for Sparrow Bundle	Prepaid Items	155000	\$10,000.00
001	100175	04/21/26	FED EX	9-245-83601	4/7/2026 FedEx	Postage and Freight	541006-51301	\$125.40
001	100176	04/21/26	CROSSCREEK ENVIROMENTAL, INC	25654	April 2026 Quarterly Fountain Services	Contracts-Fountain	534023-53901	\$575.00
001	100176	04/21/26	CROSSCREEK ENVIROMENTAL, INC	25639	April 2026 Monthly Pond Services	Contracts-Wetland Mitigation	534049-53901	\$1,750.00
001	100177	04/21/26	INFRAMARK LLC	177126	March 2026 Postage, trail cameras, and Home Depot	Postage and Freight	541006-51301	\$1.48
001	100177	04/21/26	INFRAMARK LLC	177126	March 2026 Postage, trail cameras, and Home Depot	Misc-Contingency	549900-53901	\$240.91
001	100178	04/21/26	United Land Services	201445	4/17/2026 Lift irrigation boxes to make level	R&M-Landscape Renovations	546051-53901	\$643.15
001	300018	04/23/26	ORLANDO UTILITIES COMMISSION - ACH	040326-ACH	SVC PRD 03/02/26-04/01/26	Electricity - General	543006-53901	\$10,193.82
001	300018	04/23/26	ORLANDO UTILITIES COMMISSION - ACH	040326-ACH	SVC PRD 03/02/26-04/01/26	Utility - Water	543018-53901	\$886.52
Fund Total								\$57,996.28

SERIES 2013 DEBT SERVICE FUND - 203

203	879	04/16/26	EAST PARK C/O US BANK N.A.	041526-SER 2013.10	SERIES 2013 FY26 TAX DIST ID 25-10	Due From Other Funds	131000	\$17,012.66
Fund Total								\$17,012.66

Total Checks Paid **\$75,008.94**

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5

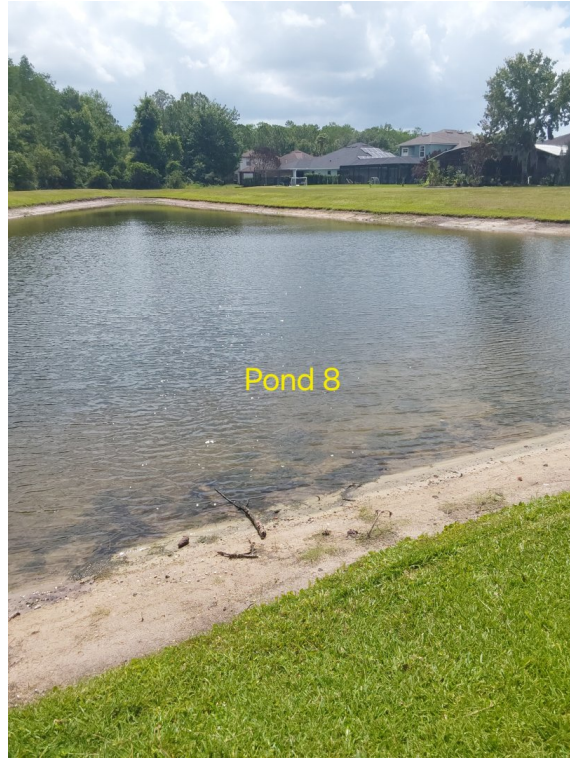


Photo 6

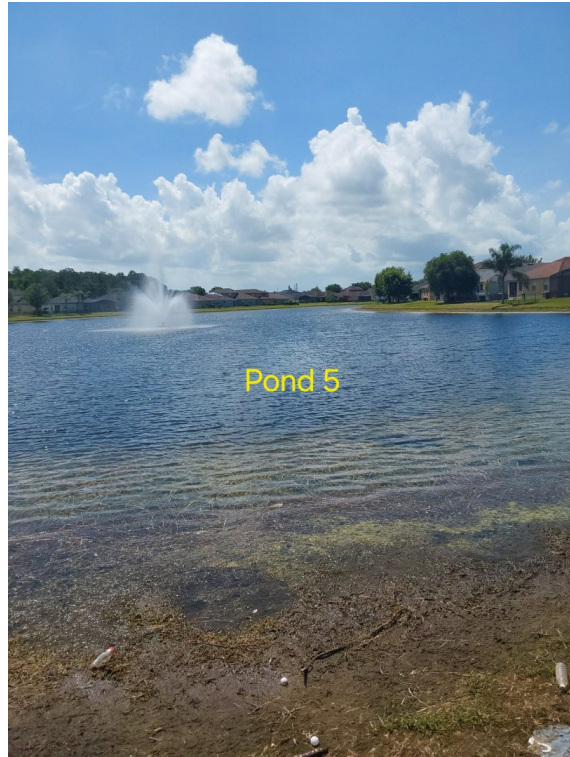


Project Photos

Photo 7



Photo 8



Project Photos

Photo 9



Photo 10

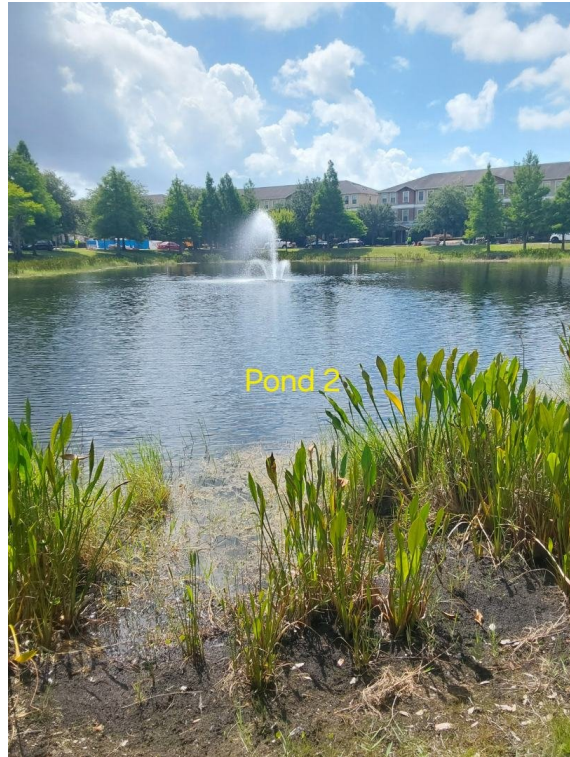


Project Photos

Photo 11



Photo 12



Project Photos

Photo 13





LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 481 - East Park CDD
Date: 2026-04-29 **Time:** 11:42
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	X					X	Normal	
3	X	X	X					X	Low	
4	X	X	X	X				X	Low	
5	X	X	X					X	Normal	
6	X	X	X					X	Normal	
7			X					X	Normal	
8			X					X	Low	
9			X					X	Low	
10			X					X	Normal	
11			X					X	Normal	
Ditch			X					X	Low	

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 2,3,4,5 and 6 for filamentous algae, planktonic algae, eel grasses, duckweed and submerged weeds (hydrilla)

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5

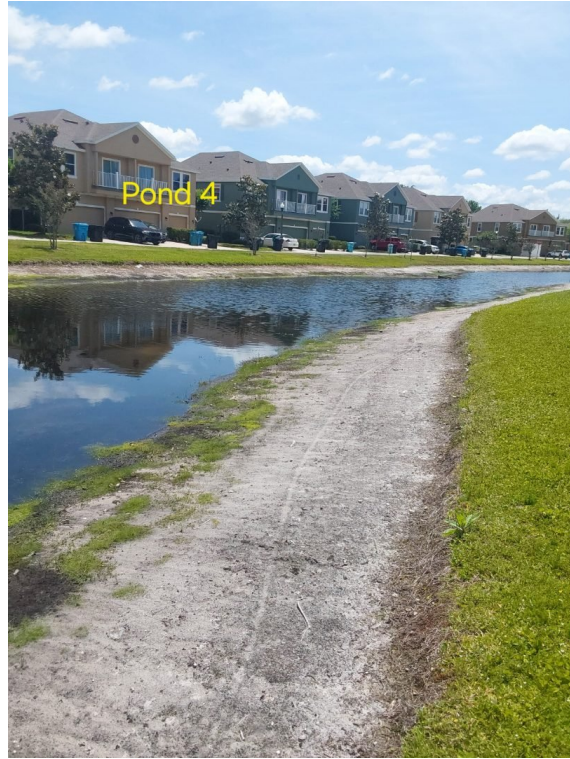


Photo 6



Project Photos

Photo 7

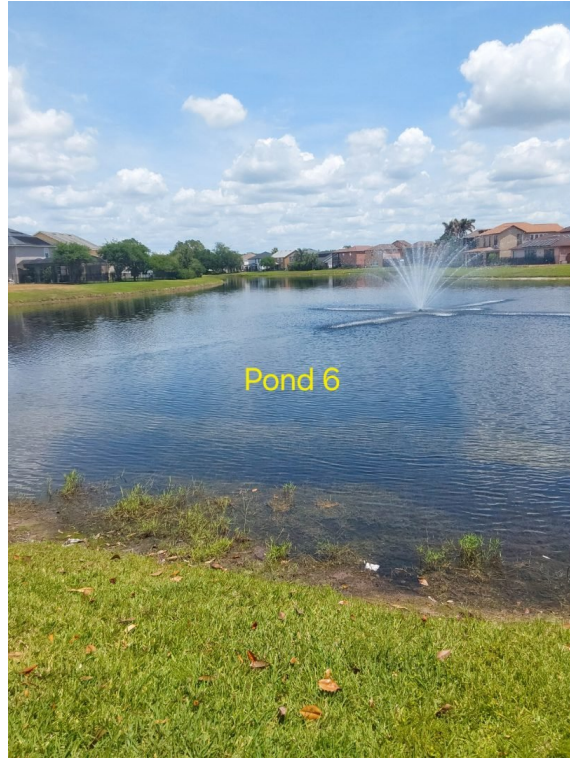


Photo 8



Project Photos

Photo 9



Photo 10



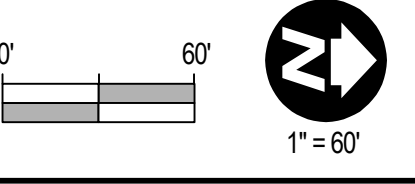
Project Photos

Photo 11



Photo 12





LEGEND

- Stormwater Infrastructure**
- Control Structure
 - Curb Inlet
 - Ditch Bottom Inlet w/ Weir
 - Ditch Bottom Inlet
 - Flared End
 - Grate Top Inlet
 - Headwall
 - Manhole
 - Mitered End Section
 - Other Device
 - Pipe End
 - Pipe Junction
 - Plug
 - Culverts
 - Open Channel
 - Pond

All elevations are based on North American Vertical Datum 1988 (ft., NAVD88).

SOURCE: AERIALS: ORANGE COUNTY PA (2025)
PARCELS: ORANGE COUNTY PA (2022)
STORMWATER: CITY OF ORLANDO INVENTORY

EAST PARK LAKE (POND 1) OUTFALL DITCH
EAST PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA

East Park
 COMMUNITY DEVELOPMENT DISTRICT

Pegasus
 ENGINEERING

Pegasus Engineering, LLC
 301 West SR 434, Suite 309
 Winter Springs, Florida 32708

Office 407-992-9160
 Fax 407-358-5155

State of Florida Board of Professional Engineers
Certificate of Authorization No. 27770

JOB NO.: MSC-22054
 DRAWN BY: DCG
 APPROVED BY: DWH
 DATE: 5/27/2026

EXHIBIT

1



Document Path: L:\Projects_Drainage\CD\MS-C-20054_East Park_District_Engineer\04 - Figures and Exhibits\East Park (East Park Lake Outfall Ditch) 2x60.mxd

PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
1
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:
Existing control structure for Pond 1.



Photograph No.
2
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing west
Comments:
Existing control structure for Pond 1.



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
3
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing east
Comments:



Photograph No.
4
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing west
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
5
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing east
Comments:



Photograph No.
6
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing south
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
7
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing north
Comments:



Photograph No.
8
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
9
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
10
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
11
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
12
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
13
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
14
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
15
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
16
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
17
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
18
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
19
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
20
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
21
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:



Photograph No.
22
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	East Park Lake Outfall Ditch
Subject:	Site Inspection between Pond 1 and State Road 417
Inspection Date:	May 24, 2026

Photograph No.
23
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing southeast
Comments:
Existing 19-inch x 30-inch ERCP culverts under the SR 417 Off-Ramp.



Photograph No.
24
Photographer Location:
Refer to Exhibit for Location
Direction Photo was taken:
Facing northwest
Comments:





CLIENT INFORMATION:

May 27, 2026

David W. Hamstra, P.E., CFM
Stormwater Department Manager
Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, FL 32708
407-992-9160, ext 309
david@pegasusengineering.net

PROJECT INFORMATION:

East Park Community Development District Outfall Ditch – Topographic Survey
10199 Lake District Ln, Orlando, FL 32832
Sections 5 & 8, Township 24 South, Range 31 East, Orange County, Florida

SCOPE OF WORK:

Provide surveying service to meet the Standards of Practice as outlined by the Florida Board of Professional Land Surveyors in Chapter 5J-17 FAC, Section 472.027 of the Florida Statutes, to include the following:

Topographic Survey

1. Establish horizontal and vertical control.
 - Horizontal control will be based on North American Datum of 1983 (NAD83), State Plane Coordinate System, Florida East Zone.
 - Establish a minimum of two benchmarks relative to North American Vertical Datum of 1988, (NAVD88).
2. Locate and detail control structure at Pond 1 (top of grate, weir openings, and the eight circular openings).
3. Locate and survey the downstream invert elevations of the double outfall pipes.
4. Locate approximate centerline elevations of the Outfall Canal at approximate 250 foot intervals.
5. Locate and survey the upstream invert elevations of the triple culverts under the SR 417 off-ramp.
6. Locate above ground fixed improvements in the area of the headwalls.

DELIVERABLES:

Provide digitally signed and sealed survey.

TIMELINE:

Anticipated delivery will be two (2) weeks after notice to proceed authorization and return of signed scope letter.

COMPENSATION:

Our fee for the above-referenced work will be as follows:

Topographic Survey	\$2,500.00
---------------------------	-------------------

PAYMENT:

Payment is due thirty (30) days from the date of the invoice.

We appreciate the opportunity to provide these surveying services to you.



Ryan Johnson, PSM

AUTHORIZATION:

If you agree with the terms outlined in this Scope of Work, please have an authorized person sign below and send to rjohnson@reservegeo.com to serve as official notice to proceed.

I have read and accept the Scope of Work as outlined hereon.

Signature

Date

Printed Name

Title (if any)

Job Name: East Park
 Controller: A
 Location: _____
 Date: 3/24/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	9:30 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	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															
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			3	2	1	1	2	1	1						

BILLABLE REPAIR

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

NEEDED UPGRADES

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

Comments: _____

Tech Name: _____

Job Name: East Park
 Controller: B
 Location: _____
 Date: 3/21/26



Page: _____ of _____

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

Controller Make: R/B Controller Model: ESP
 Controller Status: Working Two Wire Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8
Spray - Rotor - Drip - Bubbler - MP		S	S	S	S	S	S	S	S
Turf - Shrub - Annuals									
Run Time (Program A)		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: _____

Tech Name: _____

Job Name: East Park
 Controller: C
 #/Location: _____



Page: _____ of _____

Date: 3/21/26

Program	Start Time	Seasonal Adjust %	Run Days
A	<u>2:00 AM</u>		<u>M T W TH F S S</u>
B			<u>M T W TH F S S</u>
C			<u>M T W TH F S S</u>
D			<u>M T W TH F S S</u>
E			<u>M T W TH F S S</u>
F			<u>M T W TH F S S</u>

Controller Make: _____
 Controller Model: 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		<u>R</u>	<u>R</u>	<u>R</u>													
Turf - Shrub - Annuals																	
Run Time (Program A)		<u>30</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			<u>2</u>	<u>1</u>													

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

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

Comments: _____

Tech Name: _____

Job Name: East Park
 Controller: _____
 #/Location: 6



Page: _____ of _____

Date: 3/11/24

Program	Start Time	Seasonal Adjust %	Run Days
A	10:00pm		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: Hunter Controller Model: PRO-C
 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
Spray - Rotor - Drip - Bubbler - MP		5	5	5	5
Turf - Shrub - Annuals					
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	
Partially Clogged Nozzle	
Cut Drip Line	
Head Straightened / Adjusted	

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

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

Comments: _____

Tech Name: _____

Job Name: East Park
 Controller: _____
 #/Location: H
 Date: 3/21/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	10:15 AM		M T W TH <u>6</u> 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: FSP
 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		5	5	5	5
Turf - Shrub - Annuals					
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	
Partially Clogged Nozzle	
Cut Drip Line	
Head Straightened / Adjusted	<u>2/1/0</u>

BILLABLE REPAIR	
Head Broken 6" Spray	1 1
Head Broken 12" Spray	
Head Broken 4" Rotor	
Head Broken 6" Rotor	
Broken Riser	
Nozzle Fixed	2 1
Nozzle MP Rotator	
Lateral Line Clogged	
Drip Line Clogged	
Drip Line Repair	
Lateral Line Break .5-1"	
Lateral Line 1.5"+	
Main Line Repair	
Valve Repair / Replacement	
Broken Valve Box	
Decoder	
Solenoid	
Valve Inoperable	

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

Comments: _____

Tech Name: _____

Job Name: East Park
 Controller: _____
 Location: I
 Date: 3/21/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	<u>2:00 AM</u>		M T W <u>TH</u> 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: E/B Controller Model: LSP
 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 - Bubblers - MP	<u>S</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>
Turf - Shrub - Annuals									
Run Time (Program A)	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
Run Time (Program B)									
Battery Pack - Add a Zone - Doubler									
Zone Fault or Alarm									

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9
Maintenance Repairs									
Partially Clogged Nozzle									
Cut Drip Line									
Head Straightened / Adjusted				<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>		

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9
Head Broken 6" Spray				<u>1</u>					
Head Broken 12" Spray									
Head Broken 4" Rotor									
Head Broken 6" Rotor									
Broken Riser					<u>1</u>	<u>1</u>			
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	1	2	3	4	5	6	7	8	9
Spray Head 4 to 6"									
Spray Head 6 to 12"									
Rotor 4 to 6"									
Raise / Lower Head Turf									
Raise / Lower Head Shrub									
Relocate Head or Lateral									

Comments: _____

Tech Name: _____

Job Name: East Darke
 Controller: T
 Location: _____
 Date: 3/24/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	4:00 AM		M T W TH 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/13 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		1	2	3
Spray - Rotor - Drip - Bubbler - MP		<u>2</u>	<u>3</u>	<u>3</u>
Turf - Shrub - Annuals				
Run Time (Program A)		<u>20</u>	<u>10</u>	<u>10</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	<u>1</u> <u>10</u>

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

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

Comments: _____

Tech Name: _____

Job Name: East Park
 Controller: K
 Location: _____
 Date: 3/21/26



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 p.m.		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: FSP
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	S	S	S	S	S	S	S	S	S
Turf - Shrub - Annuals													
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	1	2	3	4	5	6	7	8	9	10	11	12	13
Maintenance Repairs													
Partially Clogged Nozzle													
Cut Drip Line													
Head Straightened / Adjusted													

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13
Head Broken 6" Spray			1					1	1			1	
Head Broken 12" Spray													
Head Broken 4" Rotor													
Head Broken 6" Rotor													
Broken Riser													
Nozzle Fixed			2	1			1	1		2	1		
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	1	2	3	4	5	6	7	8	9	10	11	12	13
Spray Head 4 to 6"													
Spray Head 6 to 12"													
Rotor 4 to 6"													
Raise / Lower Head Turf													
Raise / Lower Head Shrub													
Relocate Head or Lateral													

Comments: _____

Tech Name: _____

Job Name: East Park
 Controller: L
 #/Location: _____



Page: _____ of _____

Date: 3/21/26

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

Controller Make: R/B Controller Model: ESP
 Controller Status: Working ~~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											
Spray - Rotor - Drip - Bubbler - MP	<u>2</u>	<u>5</u>	<u>2</u>	<u>2</u>											
Turf - Shrub - Annuals															
Run Time (Program A)	<u>30</u>	<u>25</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: _____

Job Name: East Park
 Controller: _____
 #/Location: M



Page: _____ of _____

Date: 3/1/26

Program	Start Time	Seasonal Adjust %	Run Days
A	<u>12:00 AM</u>		<u>M T W TH F S S</u>
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: RLB Controller Model: ESP
 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	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
Turf - Shrub - Annuals									
Run Time (Program A)	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
Run Time (Program B)									
Battery Pack - Add a Zone - Doubler									
Zone Fault or Alarm									

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9
Maintenance Repairs									
Partially Clogged Nozzle									
Cut Drip Line									
Head Straightened / Adjusted									

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9
Head Broken 6" Spray					<u>1</u>				
Head Broken 12" Spray									
Head Broken 4" Rotor									
Head Broken 6" Rotor									
Broken Riser									
Nozzle Fixed	<u>1</u>					<u>2</u>	<u>1</u>		
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	1	2	3	4	5	6	7	8	9
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: _____



Proposal #224553

Date: 4/27/2026

PO #

Alex Martinez

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

March MII Repairs

Clock A

2 - Rotors stock

Clock B

2 Spray Head Broke and 4 Nozzles

Clock C

2 - Rotors (1 stock, 1 broke)

Clock H

2 - Spray head and 3 nozzles broke

Clock I

1 - Spray head and 2 rotors stock

Clock K

4 - Spray head Leaking from the seal and 8 Nozzle clogged

2 - Mainline break size 2"

Clock M

1 - Spray head and 4 nozzles

Repairs Proposed \$1,984.71

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$1,984.71
6" Spray Head	10.00	ea	\$42.30	\$423.00
6" Rotor	6.00	ea	\$73.13	\$438.78

Nozzle - MPR	19.00	ea	\$7.60	\$144.40
2 - 2" mainline break	1.00	ea	\$978.53	\$978.53

PROJECT TOTAL: \$1,984.71

Terms & Conditions

By _____

Alex Martinez

Date 4/27/2026

United Land Services

By _____

Date _____

East Park CDD

Job Name: East PARK
 Controller: _____
 Location: E
 Date: _____



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T <u>W</u> TH F <u>S</u> S
B			M T W TH F S S
C	<u>11:00 pm</u>		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: SEP
 Controller Status: Working Two Wire Conventional
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Reclaim Potable Well Lake
 Well & Pump Type: Pump Start Pressurized Centrifugal Submersible

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

CONTRACT/MAINT. REPAIRS

Maintenance Repairs									
Partially Clogged Nozzle									
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: D

 Date: _____



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M O W T H S S
B			M T W T H F S S
C	8:00		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: CP
 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
Spray - Rotor - Drip - Bubbler - MP	S	S	B	S	S	B	S
Turf - Shrub - Annuals	T	T	Sh	T	T	Sh	T
Run Time (Program A)	20	20	20	20	20	20	20
Run Time (Program B)							
Battery Pack - Add a Zone - Doubler							
Zone Fault or Alarm							

CONTRACT/MAINT. REPAIRS

Maintenance Repairs							
Partially Clogged Nozzle							
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: Change 3 spargers

Tech Name: leon

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			M T W TH F S S
C	3.15		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: Hunter Controller Model: _____
 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		S	R	R	R										
Turf - Shrub - Annuals		T	T	T	T										
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															
Partially Clogged Nozzle															
Cut Drip Line															
Head Straigtened / 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 Rotor															
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 Creek
 Controller: _____
 Location: B

Page: _____ of _____



Date: _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C	9.00pm		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: 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	1	2	3	4	5	6	7	8	9	10	11
Spray - Rotor - Drip - Bubbler - MP	S	R	S	S	S	R	R	S	R	R	R
Turf - Shrub - Annuals	S	T	T	S	T	T	T	T	T	T	T
Run Time (Program A)	30	30	30	30	30	30	30	30	40	40	40
Run Time (Program B)											
Battery Pack - Add a Zone - Doubler											
Zone Fault or Alarm											

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11
Maintenance Repairs											
Partially Clogged Nozzle											
Cut Drip Line											
Head Straightened / Adjusted											

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11
Head Broken 6" Spray	1	1		1	1		2				
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	1	2	3	4	5	6	7	8	9	10	11
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: change 2 Rotor And 4 SPRAY?

Tech Name: leon

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



Page: _____ of _____

Date: _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH S S
B			M T W TH F S S
C	4:00		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: ESJ
 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
Spray - Rotor - Drip - Bubbler - MP		R	R	S	S	R	R	S
Turf - Shrub - Annuals		T	T	T	T	T	T	T
Run Time (Program A)		30	30	20	30	5	30	20
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: Leo

Job Name: East Park
 Controller: K
 #/Location: _____
 Date: _____



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M <u>0</u> W <u>0</u> F <u>0</u> S
B			M T W T H F S S
C	10:00		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: SR
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		R	R	S	S	R	R	S	S	R	R	S	R	S	S	R	S
Turf - Shrub - Annuals		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Run Time (Program A)		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straigtened / 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: 3 Main line Break And 4 Valves
Need change next to Fire Station

Tech Name: Leon

Job Name: EAST PARK
 Controller _____
 #/Location: 5

 Date: _____



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A			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-D Controller Model: SFD
 Two Wire Conventional
 Controller Status: Working Not Working
 Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		S	R	R	R												
Turf - Shrub - Annuals		T	T	T	T												
Run Time (Program A)		30	20	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: Change 4 Valves 1"
To Rotors

Tech Name: Leon

Job Name: East PARK
 Controller: F
 #/Location: _____
 Date: _____



Program	Start Time	Seasonal Adjust %	Run Days
A			M <u>W</u> TH <u>F</u> S S
B			M T W TH F S S
C			M T W TH F S S
D	10:00		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: 88P
 Two Wire
 Controller Status: Working 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	12	13	14	15	16
Spray - Rotor - Drip - Bubblers - MP		S	R	R	S	S	S	S	S								
Turf - Shrub - Annuals		S	S	S	S	S	S	S	S								
Run Time (Program A)		S	S	S	S	S	S	S	S								

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



Program	Start Time	Seasonal Adjust %	Run Days
A			M <u>W</u> TH <u>F</u> S S
B			M T W TH F S S
C			M T W TH F S S
D	4:00 AM		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: Hunter Controller Model: _____
 Two Wire
 Controller Status: Working 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	12	13	14	15	16
Spray - Rotor - Drip - Bubblers - MP		S	S	S	S												
Turf - Shrub - Annuals		S	S	S	S												
Run Time (Program A)		30	30	30	30												

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



Program	Start Time	Seasonal Adjust %	Run Days
A			M <u>W</u> TH <u>F</u> S S
B			M T W TH F S S
C			M T W TH F S S
D	4:00 AM		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: 88P
 Two Wire
 Controller Status: Working 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	12	13	14	15	16
Spray - Rotor - Drip - Bubblers - MP		R	R	S	S	R	S										
Turf - Shrub - Annuals		S	S	S	S	S	S										
Run Time (Program A)		30	30	30	30	30	30										

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



Program	Start Time	Seasonal Adjust %	Run Days
A			M <u>W</u> TH <u>F</u> S S
B			M T W TH F S S
C			M T W TH F S S
D	12:00		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: _____
 Two Wire
 Controller Status: Working 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	12	13	14	15	16
Spray - Rotor - Drip - Bubblers - MP		S	S	S	S	S	S	S	S								
Turf - Shrub - Annuals		S	S	S	S	S	S	S	S								
Run Time (Program A)		15	15	15	15	15	15	15	15								

Tech Name: _____



Proposal #233858

Date: 6/1/2026

PO #

Ricardo Mena

Customer:
East Park CDD

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

Installing an Azalea at the Ravinia monument

Installing an Azalea at the Ravinia monument

Default Group				\$200.00
Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$200.00
Demo / Debris Removal / Site Prep	1.00	Hr	\$65.00	\$65.00
Formosa azalea	1.00	7 gal	\$55.00	\$55.00
Brown Mulch	10.00	ea	\$8.00	\$80.00
PROJECT TOTAL:				\$200.00

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.

9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.

11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Ricardo Mena

Date 6/1/2026
United Land Services

By _____

Date _____
East Park CDD



East Park CDD May 2026 Field Inspection

Tuesday, May 12, 2026

Prepared For Board of Supervisors

19 Items Identified

Justin Fisher

Inframark

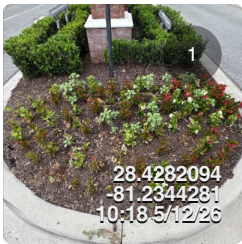
Item 1 - Freeze Damage/Cutbacks

Assigned To: United Land Services

ULS continues to monitor the new growth on the Schefflera. New growth is limited.

Location:

Dowden & Lake District Entrance



Item 2 - Detailing

Assigned To: United Land Services

ULS to detail the beds, removing unwanted weeds from the annuals. The annuals seem to be struggling. Soil refresh and irrigation coverage should be checked.

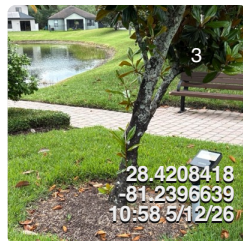
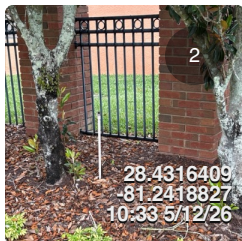
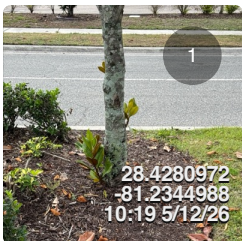
Location:

Dowden & Lake District Entrance

Item 3 - Sucker Growth

Assigned To: United Land Services

Property-wide, continue to manage the sucker growth on all trees.





Item 4 - Diagnose Irrigation Issue

Assigned To: United Land Services

In the entrance ROW, diagnose and repair the irrigation line.

Location:

Dowden & Lake District Entrance

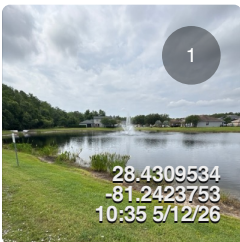
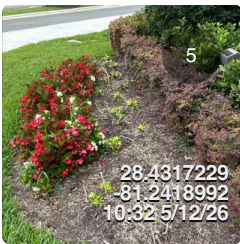
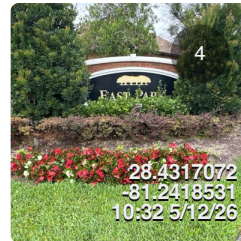
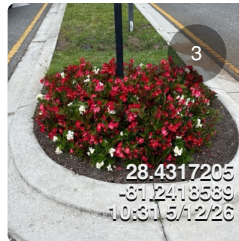
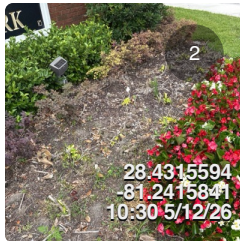
Item 5 - Cutbacks/Annuals

Assigned To: United Land Services

The Schefflera are showing new growth. The annuals are thriving at this entrance. The monument on the entrance side needs to be detailed and vegetation trimmed to reveal the monument.

Location:

Dowden & Easterfield Entrance



Item 6 - Fountain

Assigned To: Crosscreek Environmental

Pond 9 is maintained to the waters edge. Fountain is in working order.

Location:

Kristen Park

Item 7 - Pond 6

Assigned To: Crosscreek Environmental

Pond 6 has an algae bloom and submerged weeds to be addressed during routine maintenance.

Location:

Pond 6 near Passive Park



Item 8 - Palm Pruning

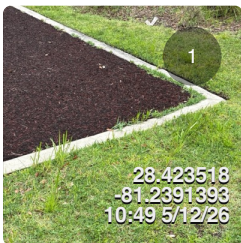
Assigned To: United Land Services

Property-wide, Palm pruning event to be scheduled. Palms should be pruned to the scope of contract or proposal to be provided.

Item 9 - Joint Crack Weeds

Assigned To: United Land Services

Property-wide, joint crack weeds should be addressed during routine maintenance.



Item 10 - Proposal for Turf Replacement

Assigned To: United Land Services

ULS to provide proposal to replace/seed turf.

Location:

Savannah Park

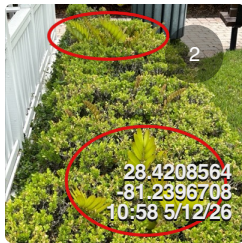
Item 11 - Detailing

Assigned To: United Land Services

Remove the volunteer palms from the Boxwood.

Location:

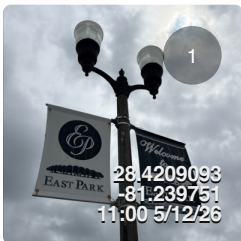
Savannah Park Gazebo



Item 12 - Sign Audit

Assigned To: Board Update

There are numerous signs in the property that are damaged or fading. Audit will be conducted and proposal submitted.



Item 13 - Banner Audit

Assigned To: Board Update

An inventory of the banners was taken. A total of 10 banners need immediate replacement.

5 white

5 blue

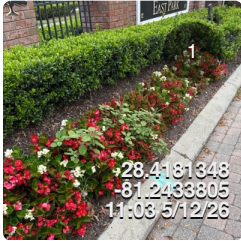
Item 14 - Detailing/Missed Mowing

Assigned To: United Land Services

The annual beds need to be detailed. The front bullnose was missed during the last date of service.

Location:

Savannah Park Entrance



Item 15 - Freeze Damage/Cutbacks

Assigned To: United Land Services

The Schefflera are performing better than most in this area.

Location:

Savannah Park Entrance



Item 16 - Proposal For Install

Assigned To: United Land Services

ULS to provide proposal to install 2 7G Azaleas for symmetry at this monument.

Item 17 - Bush-hogging

Assigned To: Board Update

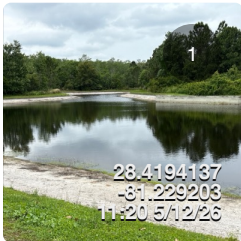
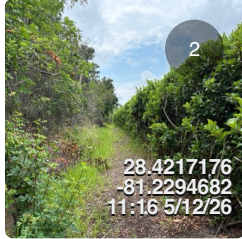
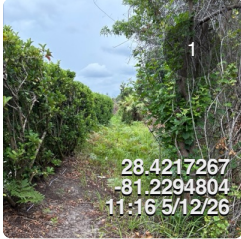
Bush-hogging of the swale was performed.



Item 18 - Gate Proposal/Easement Maintenance

Assigned To: Inframark/United Land Services

Gate Install to deter illegal dumping. The gate must be wide enough to accommodate a 52 inch mower. It looks as if the easement was not mowed during the most recent service.



Item 19 - Water Levels

Assigned To: Crosscreek Environmental

Pond 4 and throughout the property, water levels are terribly low.



East Park CDD June 2026 Field Inspection

Monday, June 1, 2026

Prepared For Board of Supervisors

30 Items Identified

Justin Fisher

Inframark

Item 1 - Freeze Damage/Cutbacks

Assigned To: Board Update

Cutbacks are not performing well in this area.

Location:

Lake District and Dowden



Item 2 - Annuals

Assigned To: United Land Services

The annuals will be rotated out in a few weeks. The soil should be replaced at that time as well.

Location:

Lake District and Dowden

Item 3 - Detailing

Assigned To: United Land Services

Additional detailing is needed throughout the median beds.

Location:

Lake District and Dowden





Item 4 - REPEAT ... Irrigation Issue

Assigned To: United Land Services

Diagnose and repair potential irrigation issue. Entrance ROW stays saturated in this area.

Location:

Lake District and Dowden

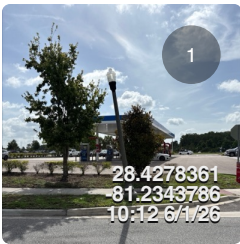
Item 5 - Trash

Assigned To: United Land Services

Property-wide, continue to pick up trash in the tree line.

Location:

Lake District and Dowden



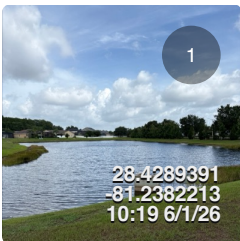
Item 6 - Leaning Light Pole

Assigned To: Inframark/Orlando Utilities Commission

Inframark to file a complaint with OUC.

Location:

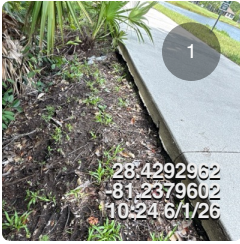
Lake District and Dowden



Item 7 - Fountain Inoperable

Assigned To: Inframark/Orlando Utilities Commission

The fountain is still inoperable. Need to circle back with OUC regarding power surges.

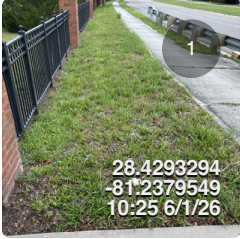


Item 8 - Erosion

Assigned To: District Engineer

At the walking path near Pond 10, there is erosion on the side of the path.

This should be addressed before it collapses.



Item 9 - Missed Mowing

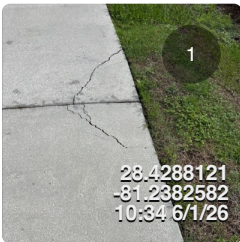
Assigned To: United Land Services

Area beyond the fence was missed. Need to confirm ownership of this area via property appraisers website. Area is near Pond 10.

Item 10 - Cement Repair

Assigned To: District Engineer

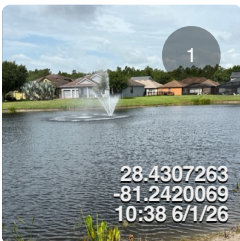
The walkway path is cracked in numerous areas.



Item 11 - Fountain/Infrastructure

Assigned To: Crosscreek Environmental

Fountain was operational and the infrastructure was clear of debris.



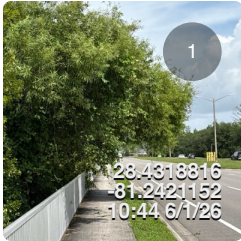
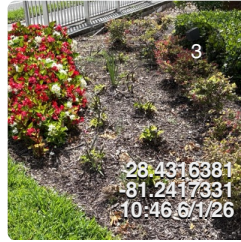
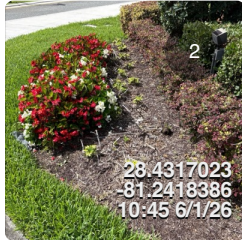
Item 12 - Cutbacks/Detailing

Assigned To: Board Update

The monument was manicured. The cutbacks continue to grow at a very slow rate.

Location:

Easterfield and Dowden



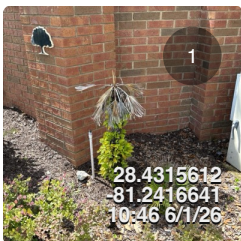
Item 13 - Lift Trees

Assigned To: United Land Services

Property-wide, continue to lift trees to FDOT standards. Cut back limbs encroaching on sidewalk and street.

Location:

West of Easterfield and Dowden entrance.



Item 14 - Removal of Palm

Assigned To: United Land Services

Proposal to remove remainder of dead Fan Palm.

Location:

Easterfield and Dowden

Item 15 - Illegal Dumping

Assigned To: Board Update

Unknown person has been dumping dead plant material in this area.

Location:

Near 10306 Caroline Park Dr



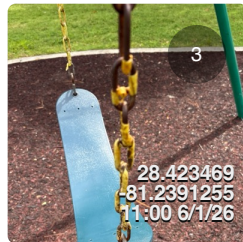
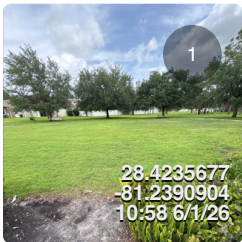
Item 16 - Replace Chains On Swings

Assigned To: Inframark

Need to replace the chains on the swings. The park itself looked well maintained. Joint cracked crack weeds were addressed from last report.

Location:

Passive Park



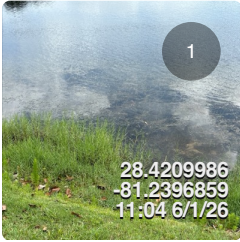
Item 17 - Submerged Weeds

Assigned To: Crosscreek Environmental

Submerge weeds and algae were noted in this area.

Location:

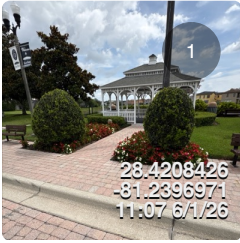
Pond 6



Item 18 - New Flag

Assigned To: Inframark

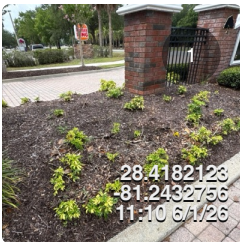
The American flag is tattered. We need to order a new one. The area looked well maintained.

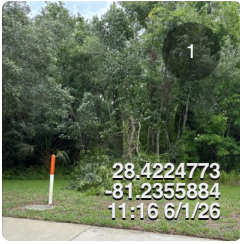


Item 19 - Cutbacks/Weeds

Assigned To: United Land Services

The cutbacks are performing better in this area. However, it will take a long time for them to fully recover. There was also some detailing and joint crack weed to address.





Item 20 - Remove Downed Tree Limb

Assigned To: United Land Services

Remove downed limb.

Location:

West of the pickleball courts.



Item 21 - Azalea Install

Assigned To: United Land Services

Proposal was submitted should be in the agenda for review.

Item 22 - Bush Hogging

Assigned To: Board Update

Vendor did a great job clearing this entire stretch of the swale.



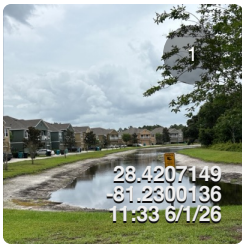
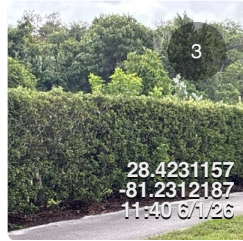
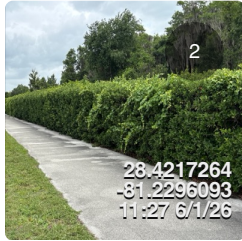
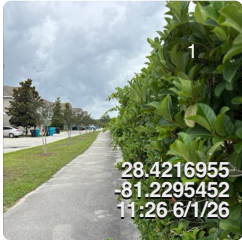
Item 23 - Viburnum Hedge

Assigned To: United Land Services

The viburnum hedge needs to be manicured and the vines removed.

Location:

Behind Dawson Lily Way



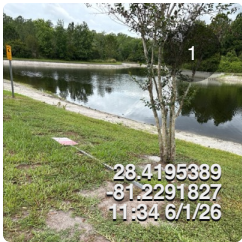
Item 24 - Water Level

Assigned To: Crosscreek Environmental

Water level is extremely low.

Location:

Pond 4



Item 25 - Sign Remains Down

Assigned To: Inframark

A proposal was submitted to reinstall this sign.

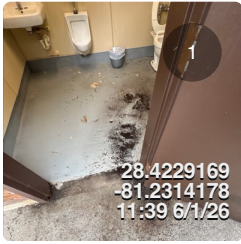
Location:

10399 Winding Marsh Trail

Item 26 - Men's Room East Lake

Assigned To: Inframark/City of Orlando

Following heavy rains sediment washes under the door and into the bathroom.



Item 27 - Dog Stations

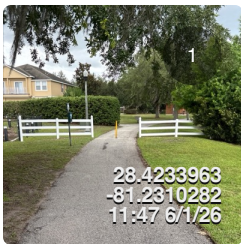
Assigned To: United Land Services

Dog stations were empty throughout the property. ULS to supply bags.

Item 28 - Trash Pickup

Assigned To: United Land Services

ULS seems to be keeping up with trash pick up. This area of concern was in great shape following the weekend.



Item 29 - Pressure Washing

Assigned To: Board Update

May 22, Aqua Blast completed pressure washing of CDD properties/fence.



Item 30 - Palm Pruning

Assigned To: United Land Services

Property-wide, a proposal for Palm pruning was provided and should be in the agenda.



GATE INSTALLATION PROPOSAL

Unauthorized Access Prevention & Landscape Maintenance Access



Property	East Park HOA
-----------------	---------------

Location	11363 Dawson Lily Way, Orlando, FL 32832
Prepared By	Inframark

Project Overview

The existing hedge opening is currently being used by landscape crews to access the rear swale area for routine mowing and maintenance. However, the opening has also become an unauthorized dumping location for dead vegetation and landscape debris.

This proposal is to install a secure chain-link access gate that will continue to allow authorized maintenance access while helping prevent illegal dumping and unauthorized entry into the rear maintenance area.

The proposed gate opening will be sized appropriately to allow access for a 42-inch stand-behind mower and other standard landscape maintenance equipment.

Scope of Work

- Install one adjustable chain-link access gate
- Install two new galvanized steel support posts
- Set posts in concrete footers for long-term stability
- Install all required hinges, latches, and mounting hardware
- Align and adjust gate for proper operation and secure closure
- Ensure opening accommodates a 42-inch stand-behind mower
- Clean and remove all installation debris from work area

Materials Included

- Two galvanized fence posts
- Concrete for post footers
- Gate mounting hardware
- Hinges and latch hardware
- Fasteners and installation materials

Customer Provided Material

The adjustable chain-link gate will be supplied at a discounted rate from existing inventory. Estimated customer savings: approximately \$70.00 compared to new material pricing.

Optional Security Recommendation

If unauthorized dumping continues after installation, a security camera may be installed on the existing light pole across the alley for additional monitoring and deterrence. At this time, the gate installation alone is expected to significantly reduce unauthorized access.

Safety & Liability Notes

- Installation area will be secured during construction activities
- All posts will be properly anchored to minimize future movement or sagging
- Gate installation will avoid interference with pedestrian or vehicle traffic
- Any unforeseen underground obstructions may require additional labor or material costs

Pricing Summary

Description	Amount
Labor & Installation	\$425.00
Materials & Hardware	\$185.00
Discounted Gate Material	\$50.00
TOTAL PROPOSAL AMOUNT	\$660.00

Estimated Completion: One working day, weather permitting.

Warranty: All labor and installation workmanship provided under this proposal is warranted for a period of ninety (90) days from the date of completion against defects in workmanship and installation.



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SOLD TO

Justin Fisher
 EAST PARK CDD c/o Inframark
 313 Campus St.
 KISSIMMEE FL 34747
 Phone: 407-566-1935

Customer Contacted _____

Location _____

Estimate

59768

No.

5/13/26

Date

Customer P.O. No.

Quantity	Description	Amount
10	East Park CDD Pole Banners 24x36 - banners only (5 Navy & 5 Gray) Double Sided / 2 Windslits Material 18oz. Blockout Vinyl Banner Pole Pocket 2" - Top and Bottom Grommet - 4 Corner Only	\$ 444.79
Deliver To: Sales Rep: _____ Wanted: Mon 5/18/26 Account Type: Charge		SUBTOTAL \$ 444.79 TAX \$ 29.83 SHIPPING \$ 0.00 TOTAL \$ 474.62
CHARGE CUSTOMERS ARE NET 30 DAYS		

BALANCE PAID: RECEIVED BY (INITIAL) _____
 CASH: \$ _____ CHECK #: _____ \$ _____
 CREDIT CARD: \$ _____

RECEIVED BY _____ DATE _____

Our Commitment:
100%
 Satisfaction
 Guaranteed

At PIP, we want every customer to be completely satisfied with our product and service. That's why we're making this guarantee. If you are not completely satisfied with the job we do for you, we will do it over again to your satisfaction. At PIP, your satisfaction with every order is the goal of our professional staff. This guarantee is a measure of the level of confidence we have in our staff and our work.

WHEN IT COMES TO THE ART OF SIGN MAKING, WE'VE GOT IT COVERED

- BANNERS
- DISPLAYS
- VEHICLES
- COROPLAST
- ALUMINUM
- WINDOWS
- TRADESHOW
- REAL ESTATE
- RETAIL

ALL PRINTING FILES WILL BE STORED FOR A PERIOD OF 2 YEARS FROM PRINT OR REORDER DATE. PIP PRINTING HAS NO LIABILITY FOR ARTWORK, GRAPHICS, FILES, FILM, ETC. OVER 2 YEARS OLD.

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1082
Date: 4/30/2026
Valid until: 5/31/2026



East Park CDD
2005 Pan Am Cir 300
Tampa, FL 33607

East Park CDD

Location: Near Pond 4 ... Near Intersection of Winding Marsh Trail and Crimson Lily Trail

Description: A "No Parking" sign needs to be reinstalled with concrete base. The sign is laying in the grass next to the pond.

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$125.00	\$125.00
		Subtotal:	\$125.00
		Total:	\$125.00

Customer signature

Date

Images



Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

Provide Access to Premises

Any Permit Modification, if Applicable

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

**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, April 27, 2026, at 5:31 p.m., at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:

Todd Oneal	Vice Chairperson
Kelly Johnson	Assistant Secretary
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
David Hamstra	District Engineer, Pegasus Engineering, LLC
Justin Fisher	Field Inspection Coordinator, 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 5:31 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. Oneal, seconded by Mr. Johnson, with all in favor, the agenda was approved. (4-0)
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THIRD ORDER OF BUSINESS Audience Comments

There being no audience comments, the next order of business followed.

FOURTH ORDER OF BUSINESS Staff Reports

- A. District Accountant**
- i. Cash Flow Report**
 - ii. Expenditure Report**
 - iii. Financials**

Mr. Oneal asked questions regarding specific items included in the financial statements and check register. Discussion ensued regarding the transition to ADP.

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On MOTION by Mr. Johnson, seconded by Mr. Oneal, with all in favor, the Cash Flow Report, Expenditure Report, and Financials were accepted. (4-0)

B. CrossCreek Report

Mr. Greene reported that the fountains and lights throughout the District were currently operational.

Mr. Johnson commented that some lights remained inoperable and expressed concerns regarding delays in service. Mr. Johnson requested reimbursement for the lack of services and requested that the outstanding items be resolved within 30 days or he would propose seeking a new vendor.

Mr. Greene also informed the Board that ditch clearing would begin on Monday.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-07, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing

Mr. Perez presented the Fiscal Year 2027 Proposed Budget and Resolution 2026-07, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing for July 27, 2026.

The Board discussed the United Land Services contract during its review of the budget line items.

On MOTION by Mr. Johnson, seconded by Ms. Von Blon, with all in favor, the Board approved the renewal of the United Land Services contract at the current rate and authorized a \$5,000 enhancement credit for Mr. Phillips to determine outside of a meeting. (4-0)

On MOTION by Mr. Johnson, seconded by Mr. Tuttle, with all in favor, Resolution 2026-07, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing for July 27, 2026, was adopted. (4-0)

FOURTH ORDER OF BUSINESS Staff Reports

C. District Engineer

Mr. Perez provided the Board with information received from Mr. Hamstra. Mr. Perez stated that Mr. Hamstra would inspect the ditch upon completion of the clearing work and would coordinate with District Counsel regarding the fence located on District property.

79 Ms. Rinaldi provided an update regarding the status of the fence matter.

80 **D. United Land Services**

81 Mr. Mena provided an update regarding items throughout the District and discussed
82 damaged irrigation components.

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On MOTION by Mr. Johnson, seconded by Mr. Oneal, with all in favor, proposal No. 224553 for irrigation repairs in the amount of \$1,984.71 was approved. (4-0)

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SIXTH ORDER OF BUSINESS Business Administration

89

A. Consideration of Minutes from the Meeting held March 23, 2026

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On MOTION by Mr. Johnson, seconded by Ms. Von Blon, with all in favor, the Minutes of the March 23, 2026, meeting were approved. (4-0)

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F. District Counsel

96

Ms. Rinaldi reminded the Board of the election timeline.

97

Mr. Johnson stated that he did not plan to seek reelection.

98

E. Inframark Field Services

99

Mr. Oneal discussed AquaBlast handling certain pressure washing items identified in the
100 Field Inspection Report.

101

G. District Manager

102

Mr. Perez informed the Board of the date and time of the next meeting and announced the
103 number of qualified registered voters in the District.

104

Mr. Perez also provided updates regarding previously discussed items that remained
105 outstanding.

106

SEVENTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

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108

Mr. Tuttle inquired about OUC and the District lights.

109

Mr. Perez provided the Board with information he had received regarding the matter.

110

EIGHTH ORDER OF BUSINESS Adjournment

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The meeting was adjourned at 6:32 p.m. due to a loss of quorum.

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Secretary/Assistant Secretary

Chair/Vice Chair