INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

East Park
Community Development District

September 28, 2026

Agenda Package

313 CAMPUS ST
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



East Park
Community Development District

Board of Supervisors
Scott Phillips, Chairman
Todd Oneal, Vice Chairperson
Vacant, 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, September 28, 2026, at 5:30 p.m.

The Regular Meeting of the **East Park Community Development District** will be held on Monday, September 28, 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 PUBLIC HEARING & 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 Report *(July & August)* ..... P. 4
     - **ii.** Review of Expenditure Report *(July & August)* ..... P. 6
     - **iii.** Review of Financials *(July & August)* ..... P. 32
   - **B.** CrossCreek Report ..... P. 62
   - **C.** District Engineer
   - **D.** United Land Services
     - **i.** Consideration of United Land Services Dead Plant Removal and Mulch Installation Proposal ..... P. 69
     - **ii.** Consideration of United Land Services Proposal for Dead Tree Removal and Stump Grinding ..... P. 74
     - **iii.** Consideration of United Land Services Proposal for Arboricola Shrub Replacement ..... P. 79

iv. Consideration of United Land Services Proposal for Dead Plant Removal and Mulch Installation ..... P. 85

E. Inframark Field Services

i. Review of Field Inspection Reports ..... P. 90

ii. Consideration of AquaBlast by Steve Schween, LLC Proposal for Pressure Cleaning Services ..... P. 199

iii. Consideration of Inframark Proposal for Replacement of Three Dog Waste Stations ..... P. 122

F. District Counsel

G. District Manager

i. District Manager Report

5. BUSINESS ITEMS

A. Consideration of Resolution 2026-12, Setting Fiscal Year 2027 Meeting Schedule ..... P. 123

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held June 22, 2026 ..... P. 125

B. Consideration of Minutes from the Meeting held July 27, 2026 ..... P. 128

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

East Park CDD

Cash Flow Projection

8/17/2026

	Balances	Interest Rate
Operating Account - Bank United acct. *2379	336,921.27	0.00%
MM Account - Bank United acct. *9406	759,428.06	3.37%
Less: Current Outstanding AP	(26,889.56)	
Estimated Cash Available Today	1,069,459.77	
Outstanding FY26 Tax Roll		
Estimated Total Cash Available with Tax Roll	1,069,459.77	
Projections:		
Monthly Average Spend (10 Months October'25 - July'26)	49,973.30	
Total Monthly Average Spend	49,973.30	
Average Spend to YE (2 months August - September'26)	99,946.60	
Expected Cash Flow at YE (9/30/26)	**969,513.17**	
Average Spend 1st QTR FY27 (2 mos avg spend)	99,946.60	
Expected Need through 1st QTR FY27	**869,566.57**	

**tax roll revenue for the new FY is received in December*

East Park CDD

Cash Flow Projection
9/11/2026

	Balances	Interest Rate
Operating Account - Bank United acct. *2379	285,344.90	0.00%
MM Account - Bank United acct. *9406	761,568.15	3.37%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	1,046,913.05	
Outstanding FY26 Tax Roll		
Estimated Total Cash Available with Tax Roll	1,046,913.05	
Projections:		
Monthly Average Spend (11 Months October'25 - August'26)	49,006.36	
Total Monthly Average Spend	49,006.36	
Average Spend to YE (1 month - September'26)	49,006.36	
Expected Cash Flow at YE (9/30/26)	**997,906.69**	
Average Spend 1st QTR FY27 (2 mos avg spend)	98,012.73	
Expected Need through 1st QTR FY27	**899,893.96**	

**tax roll revenue for the new FY is received in December*

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 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
06/26/26	511001-51301-5000	JE001939	JE		BOS ADP P/R - 6/22/26 Mtg	600.00
					YTD Total	5,800.00
					Annual Budget	$12,000.00
					Amount Remaining / (Budget overage)	*$6,200.00*
					% of Budget	*48.3%*
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
					Amount Remaining / (Budget overage)	*$795.60*
					% of Budget	*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
05/11/26	531013-51301-5000	228391	VENDOR	PEGASUS ENGINEERING LLC	02/22 - 04/04/26 District Engineer Svcs	1,189.38
05/31/26	531013-51301-5000	228469	VENDOR	PEGASUS ENGINEERING LLC	April 2026 District Engineer Services	720.50
07/03/26	531013-51301-5000	JE001944	JE		RECL May 2026 District Engineering Services to Corr Org Unit Code	4,374.30
07/31/26	531013-51301-5000	228640	VENDOR	PEGASUS ENGINEERING LLC	June 2026 District engineering services	2,047.50
					YTD Total	11,895.72
					Annual Budget	$35,000.00
					Amount Remaining / (Budget overage)	*$23,104.28*
					% of Budget	*34.0%*
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)

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
05/16/26	531023-51301-5000	14896	VENDOR	KILINSKI VAN WYK, PLLC	April 2026 District counsel services	4,400.47
06/18/26	531023-51301-5000	15140	VENDOR	KILINSKI VAN WYK, PLLC	May 2026 District counsel services	804.50
07/17/26	531023-51301-5000	JE001943	JE		RECL June 2026 District Counsel Services to Corr Org Unit Code	2,600.21
					YTD Total	20,049.26
					Annual Budget	$35,000.00
					Amount Remaining / (Budget overage)	*$14,950.74*
					% of Budget	*57.3%*
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
					Amount Remaining / (Budget overage)	*$28,219.00*
					% of Budget	*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
05/01/26	531027-51301-5000	JE001938	JE		Corr Org Unit Code re: May'26 Monthly Mgmt Svcs	5,350.00
06/01/26	531027-51301-5000	JE001937	JE		Corr Org Unit Code re: May'26 Monthly Mgmt Svcs	5,350.00
06/01/26	531027-51301-5000	JE001937	JE		Corr Org Unit Code re: May'26 Monthly Mgmt Svcs	(5,350.00)
06/03/26	531027-51301-5000	180915	VENDOR	INFRAMARK LLC	June 2026 Management Services	5,350.00
07/06/26	531027-51301-5000	183674	VENDOR	INFRAMARK LLC	July 2026 District management services	5,350.00
					YTD Total	53,500.00
					Annual Budget	$64,200.00
					Amount Remaining / (Budget overage)	*$10,700.00*
					% of Budget	*83.3%*
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
					Amount Remaining / (Budget overage)	*$1,359.00*
					% of Budget	*79.1%*

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
					Amount Remaining / (Budget overage)	*$500.00*
					% of Budget	*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
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
05/14/26	541006-51301-5000	179184	VENDOR	INFRAMARK LLC	April 2026 Postage and Signs	0.74
					YTD Total	140.20
					Annual Budget	$1,300.00
					Amount Remaining / (Budget overage)	*$1,159.80*
					% of Budget	*10.8%*
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
					Amount Remaining / (Budget overage)	*$1,509.00*
					% of Budget	*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
06/01/26	546350-51301-5000	INV-SN-1430	VENDOR	INNERSYNC, STUDIO'S LTD	6/1/2026 ADA Compliance	388.13
					YTD Total	1,164.39
					Annual Budget	$1,553.00
					Amount Remaining / (Budget overage)	*$388.61*
					% of Budget	*75.0%*
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
05/07/26	548002-51301-5000	OSA22297	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	2/23/2026 Legal advertising	529.21
05/07/26	548002-51301-5000	OSA19594	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	2/16/2026 Legal advertising	269.96
05/26/26	548002-51301-5000	OSA66512	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	5/19/2026 Legal Advertising	199.98

East Park Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
05/31/26	548002-51301-5000	OSA71591	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	5/31/2026 Legal Advertising	323.56
					YTD Total	1,602.14
					Annual Budget	$2,700.00
					Amount Remaining / (Budget overage)	*$1,097.86*
					% of Budget	*59.3%*
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
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)
06/22/26	549001-51301-5000	182426	VENDOR	INFRAMARK LLC	May 2026 GoDaddy renewal	26.67
					YTD Total	3,604.08
					Annual Budget	$2,500.00
					Amount Remaining / (Budget overage)	*($1,104.08)*
					% of Budget	*144.2%*
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
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*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
					Amount Remaining / (Budget overage)	*$12,971.32*
					% of Budget	*3.4%*
Account Name: Payroll Services						

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
05/04/26	549405-51301-5000	JE001926	JE		ADP Payroll Svc Fees	33.50
06/01/26	549405-51301-5000	JE001928	JE		ADP Payroll Svc Fees	30.80
					YTD Total	283.60
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($283.60)*
					% of Budget	*n/a*
					Financial And Administrative Department Total:	**$120,086.47**

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

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
05/01/26	531016-53901-5000	178406	VENDOR	INFRAMARK LLC	May 2026 District Management Services	2,408.33
06/03/26	531016-53901-5000	180915	VENDOR	INFRAMARK LLC	June 2026 Management Services	2,408.33
07/06/26	531016-53901-5000	183674	VENDOR	INFRAMARK LLC	July 2026 District management services	2,408.33
					YTD Total	24,083.30
					Annual Budget	$28,900.00
					Amount Remaining / (Budget overage)	*$4,816.70*
					% of Budget	*83.3%*

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
07/22/26	534023-53901-5000	27190	VENDOR	CROSSCREEK ENVIROMENTAL, INC	7/20/2026 Quarterly fountain maintenance	575.00
					YTD Total	2,329.00
					Annual Budget	$2,500.00
					Amount Remaining / (Budget overage)	*$171.00*

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					% of Budget	*93.2%*
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
05/18/26	534049-53901-5000	26317	VENDOR	CROSSCREEK ENVIROMENTAL, INC	May 2026 Monthly Pond Services	1,750.00
06/16/26	534049-53901-5000	26651	VENDOR	CROSSCREEK ENVIROMENTAL, INC	June 2026 Monthly pond services	1,750.00
07/17/26	534049-53901-5000	27089	VENDOR	CROSSCREEK ENVIROMENTAL, INC	July 2026 Pond maintenance services	1,750.00
					YTD Total	18,075.00
					Annual Budget	$22,740.00
					Amount Remaining / (Budget overage)	*$4,665.00*
					% of Budget	*79.5%*
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
04/01/26	534050-53901-5000	198323	VENDOR	United Land Services	April 2026 Monthly landscaping service	10,499.53
05/01/26	534050-53901-5000	203160	VENDOR	United Land Services	May 2026 Monthly landscape services	10,499.53
06/03/26	534050-53901-5000	209023	VENDOR	United Land Services	June 2026 Monthly Landscape Services	10,499.53
07/01/26	534050-53901-5000	213111	VENDOR	United Land Services	July 2026 Monthly landscaping services	10,499.53
					YTD Total	104,995.62
					Annual Budget	$127,885.00
					Amount Remaining / (Budget overage)	*$22,889.38*
					% of Budget	*82.1%*
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)

East Park Community Development District

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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
05/21/26	543006-53901-5000	050126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 04/01-05/01/26	9,401.70
05/21/26	543006-53901-5000	050126-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 04/01-05/01/26	833.67
06/22/26	543006-53901-5000	060226-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 05/01-06/02/26	833.67
06/22/26	543006-53901-5000	060226-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 05/01-06/02/26	9,446.03
07/21/26	543006-53901-5000	070126-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 06/02-07/01/26	833.67
07/21/26	543006-53901-5000	070126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 06/02-07/01/26	9,398.84
					YTD Total	101,688.30
					Annual Budget	$145,000.00
					Amount Remaining / (Budget overage)	*$43,311.70*
					% of Budget	*70.1%*

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
05/21/26	543018-53901-5000	050126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 04/01-05/01/26	863.75
06/22/26	543018-53901-5000	060226-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 05/01-06/02/26	1,074.02
07/21/26	543018-53901-5000	070126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 06/02-07/01/26	1,053.61
					YTD Total	9,501.94
					Annual Budget	$9,000.00
					Amount Remaining / (Budget overage)	*($501.94)*
					% of Budget	*105.6%*

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
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
05/01/26	546001-53901-5000	81782	VENDOR	TROM II CORPORATION	MAY 26 JANITORIAL SVCS	200.00
07/01/26	546001-53901-5000	82714	VENDOR	TROM II CORPORATION	JULY 2026 JANITORIAL SVCS	200.00

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					YTD Total	1,800.00
					Annual Budget	$3,400.00
					Amount Remaining / (Budget overage)	*$1,600.00*
					% of Budget	*52.9%*
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
05/14/26	546016-53901-5000	179184	VENDOR	INFRAMARK LLC	April 2026 Postage and Signs	301.62
07/27/26	546016-53901-5000	217227	VENDOR	United Land Services	7/27/2026 Irrigation repair, leaking valves	2,777.29
07/31/26	546016-53901-5000	218753	VENDOR	United Land Services	7/28/2026 Mainline repair	669.50
07/31/26	546016-53901-5000	218749	VENDOR	United Land Services	7/31/2026 Irrigation repair, Moss Park Rd	1,387.41
					YTD Total	47,042.28
					Annual Budget	$45,000.00
					Amount Remaining / (Budget overage)	*($2,042.28)*
					% of Budget	*104.5%*
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
05/07/26	546019-53901-5000	26138	VENDOR	CROSSCREEK ENVIROMENTAL, INC	5/7/2026 Ditch clearing, mechanical mulching	19,495.00
					YTD Total	27,850.00
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*($25,850.00)*
					% of Budget	*1392.5%*
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
05/29/26	546032-53901-5000	26514	VENDOR	CROSSCREEK ENVIROMENTAL, INC	5/29/2026 Fountain light installation	2,650.00
					YTD Total	19,825.00
					Annual Budget	$2,000.00

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					Amount Remaining / (Budget overage)	*($17,825.00)*
					% of Budget	*991.3%*
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
05/31/26	546051-53901-5000	208841	VENDOR	United Land Services	April 2026 Irrigation repairs	1,814.68
05/31/26	546051-53901-5000	208862	VENDOR	United Land Services	5/31/2026 Irrigation Repair, mainline and valve	1,616.18
07/24/26	546051-53901-5000	217030	VENDOR	United Land Services	7/24/2026 Landscape enhancements, azalea at Ravinia monument	206.00
					YTD Total	11,980.01
					Annual Budget	$4,020.00
					Amount Remaining / (Budget overage)	*($7,960.01)*
					% of Budget	*298.0%*
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
05/28/26	546171-53901-5000	11811	VENDOR	AQUABLAST	5/22/2026 Pressure washing fence	650.00
					YTD Total	6,950.00
					Annual Budget	$15,000.00
					Amount Remaining / (Budget overage)	*$8,050.00*
					% of Budget	*46.3%*
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
05/18/26	546629-53901-5000	26318	VENDOR	CROSSCREEK ENVIROMENTAL, INC	May 2026 Bi-monthly ditch maintenance	625.00
07/22/26	546629-53901-5000	27201	VENDOR	CROSSCREEK ENVIROMENTAL, INC	7/20/2026 Outfall ditch maintenance	625.00
					YTD Total	3,125.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$6,875.00*
					% of Budget	*31.3%*
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
					Amount Remaining / (Budget overage)	*$24,598.33*
					% of Budget	*1.6%*

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Field Department Total:	**$379,647.12**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 499,733.59**

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Expenditure Report - Series 2013 Debt Service Fund
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
					Amount Remaining / (Budget overage)	*$7,158.74*
					% of Budget	*3.6%*
					Financial And Administrative Department Total:	**$264.26**
DEPARTMENT NAME: DEBT SERVICE PAYMENTS						
Account Name: Principal Debt Retirement A-1						
05/01/26	571020-51701-5000	JE001932	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	155,000.00
05/01/26	571020-51701-5000	JE001933	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	5,000.00
05/01/26	571020-51701-5000	JE001934	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	15,000.00
					YTD Total	175,000.00
					Annual Budget	$155,000.00
					Amount Remaining / (Budget overage)	*($20,000.00)*
					% of Budget	*112.9%*
Account Name: Principal Debt Retirement A-2						
05/01/26	571021-51701-5000	JE001935	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	35,000.00
					YTD Total	35,000.00
					Annual Budget	$50,000.00
					Amount Remaining / (Budget overage)	*$15,000.00*

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					% of Budget	*70.0%*
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
					Amount Remaining / (Budget overage)	*($155,000.00)*
					% of Budget	*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
05/01/26	572010-51701-5000	JE001931	JE		RECL MAY 2026 Interest Expense Series 2013A-1	40,566.25
					YTD Total	81,132.50
					Annual Budget	$81,133.00
					Amount Remaining / (Budget overage)	*$0.50*
					% of Budget	*100.0%*
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
05/01/26	572011-51701-5000	JE001936	JE		RECL INTEREST PYMT TO FY26 BUDGETED ACCT.	11,212.50
					YTD Total	27,462.50
					Annual Budget	$32,825.00
					Amount Remaining / (Budget overage)	*$5,362.50*
					% of Budget	*83.7%*
					Debt Service Payments Department Total:	**$473,595.00**

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					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 473,859.26**

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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
06/26/26	511001-51301-5000	JE001939	JE		BOS ADP P/R - 6/22/26 Mtg	600.00
08/06/26	511001-51301-5000	ADP00029	JE		BOS ADP P/R - 7/27/26 Mtg	800.00
					YTD Total	6,600.00
					Annual Budget	$12,000.00
					Amount Remaining / (Budget overage)	*$5,400.00*
					% of Budget	*55.0%*
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
					Amount Remaining / (Budget overage)	*$795.60*
					% of Budget	*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
05/11/26	531013-51301-5000	228391	VENDOR	PEGASUS ENGINEERING LLC	02/22 - 04/04/26 District Engineer Svcs	1,189.38
05/31/26	531013-51301-5000	228469	VENDOR	PEGASUS ENGINEERING LLC	April 2026 District Engineer Services	720.50
07/03/26	531013-51301-5000	JE001944	JE		RECL May 2026 District Engineering Services to Corr Org Unit Code	4,374.30
07/31/26	531013-51301-5000	228640	VENDOR	PEGASUS ENGINEERING LLC	June 2026 District engineering services	2,047.50
					YTD Total	11,895.72
					Annual Budget	$35,000.00
					Amount Remaining / (Budget overage)	*$23,104.28*
					% of Budget	*34.0%*
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

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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
05/16/26	531023-51301-5000	14896	VENDOR	KILINSKI VAN WYK, PLLC	April 2026 District counsel services	4,400.47
06/18/26	531023-51301-5000	15140	VENDOR	KILINSKI VAN WYK, PLLC	May 2026 District counsel services	804.50
07/17/26	531023-51301-5000	JE001943	JE		RECL June 2026 District Counsel Services to Corr Org Unit Code	2,600.21
08/18/26	531023-51301-5000	15725	VENDOR	KILINSKI VAN WYK, PLLC	July 2026 Legal services	2,591.67
					YTD Total	22,640.93
					Annual Budget	$35,000.00
					Amount Remaining / (Budget overage)	*$12,359.07*
					% of Budget	*64.7%*
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
					Amount Remaining / (Budget overage)	*$28,219.00*
					% of Budget	*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
05/01/26	531027-51301-5000	JE001938	JE		Corr Org Unit Code re: May'26 Monthly Mgmt Svcs	5,350.00
06/01/26	531027-51301-5000	JE001937	JE		Corr Org Unit Code re: May'26 Monthly Mgmt Svcs	5,350.00
06/01/26	531027-51301-5000	JE001937	JE		Corr Org Unit Code re: May'26 Monthly Mgmt Svcs	(5,350.00)
06/03/26	531027-51301-5000	180915	VENDOR	INFRAMARK LLC	June 2026 Management Services	5,350.00
07/06/26	531027-51301-5000	183674	VENDOR	INFRAMARK LLC	July 2026 District management services	5,350.00
08/06/26	531027-51301-5000	186023	VENDOR	INFRAMARK LLC	August 2026 District management services	5,350.00
					YTD Total	58,850.00
					Annual Budget	$64,200.00
					Amount Remaining / (Budget overage)	*$5,350.00*
					% of Budget	*91.7%*
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

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					Annual Budget	$6,500.00
					Amount Remaining / (Budget overage)	*$1,359.00*
					% of Budget	*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
					Amount Remaining / (Budget overage)	*$500.00*
					% of Budget	*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
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
05/14/26	541006-51301-5000	179184	VENDOR	INFRAMARK LLC	April 2026 Postage and Signs	0.74
08/03/26	541006-51301-5000	184673	VENDOR	INFRAMARK LLC	JUNE 26 MGMNT SVCS	0.78
					YTD Total	140.98
					Annual Budget	$1,300.00
					Amount Remaining / (Budget overage)	*$1,159.02*
					% of Budget	*10.8%*
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
					Amount Remaining / (Budget overage)	*$1,509.00*
					% of Budget	*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
06/01/26	546350-51301-5000	INV-SN-1430	VENDOR	INNERSYNC, STUDIO'S LTD	6/1/2026 ADA Compliance	388.13
					YTD Total	1,164.39
					Annual Budget	$1,553.00
					Amount Remaining / (Budget overage)	*$388.61*
					% of Budget	*75.0%*
Account Name: Legal Advertising						

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02/06/26	548002-51301-5000	132229814000	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	January 2026 Legal Advertising, public hearing	279.43
05/07/26	548002-51301-5000	OSA22297	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	2/23/2026 Legal advertising	529.21
05/07/26	548002-51301-5000	OSA19594	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	2/16/2026 Legal advertising	269.96
05/26/26	548002-51301-5000	OSA66512	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	5/19/2026 Legal Advertising	199.98
05/31/26	548002-51301-5000	OSA71591	VENDOR	ORLANDO SENTINEL COMMUNICATIONS COMPANY LLC	5/31/2026 Legal Advertising	323.56
					YTD Total	1,602.14
					Annual Budget	$2,700.00
					Amount Remaining / (Budget overage)	*$1,097.86*
					% of Budget	*59.3%*
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
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)
06/22/26	549001-51301-5000	182426	VENDOR	INFRAMARK LLC	May 2026 GoDaddy renewal	26.67
08/03/26	549001-51301-5000	184673	VENDOR	INFRAMARK LLC	JUNE 26 MGMNT SVCS	979.87
					YTD Total	4,583.95
					Annual Budget	$2,500.00
					Amount Remaining / (Budget overage)	*($2,083.95)*
					% of Budget	*183.4%*
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
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*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

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					YTD Total	449.68
					Annual Budget	$13,421.00
					Amount Remaining / (Budget overage)	*$12,971.32*
					% of Budget	*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
05/04/26	549405-51301-5000	JE001926	JE		ADP Payroll Svc Fees	33.50
06/01/26	549405-51301-5000	JE001928	JE		ADP Payroll Svc Fees	30.80
08/03/26	549405-51301-5000	ADP00030	JE		ADP Payroll Svc Fees	28.10
08/31/26	549405-51301-5000	JE001945	JE		RECL VOIDED CHECK FOR AUTOPAY	(0.01)
					YTD Total	311.69
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($311.69)*
					% of Budget	*n/a*
					Financial And Administrative Department Total:	**$129,836.88**
DEPARTMENT NAME: FIELD						
Account Name: ProfServ-Field Management						
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
05/01/26	531016-53901-5000	178406	VENDOR	INFRAMARK LLC	May 2026 District Management Services	2,408.33
06/03/26	531016-53901-5000	180915	VENDOR	INFRAMARK LLC	June 2026 Management Services	2,408.33
07/06/26	531016-53901-5000	183674	VENDOR	INFRAMARK LLC	July 2026 District management services	2,408.33
08/06/26	531016-53901-5000	186023	VENDOR	INFRAMARK LLC	August 2026 District management services	2,408.33
					YTD Total	26,491.63
					Annual Budget	$28,900.00
					Amount Remaining / (Budget overage)	*$2,408.37*
					% of Budget	*91.7%*

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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
07/22/26	534023-53901-5000	27190	VENDOR	CROSSCREEK ENVIROMENTAL, INC	7/20/2026 Quarterly fountain maintenance	575.00
					YTD Total	2,329.00
					Annual Budget	$2,500.00
					Amount Remaining / (Budget overage)	*$171.00*
					% of Budget	*93.2%*
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
05/18/26	534049-53901-5000	26317	VENDOR	CROSSCREEK ENVIROMENTAL, INC	May 2026 Monthly Pond Services	1,750.00
06/16/26	534049-53901-5000	26651	VENDOR	CROSSCREEK ENVIROMENTAL, INC	June 2026 Monthly pond services	1,750.00
07/17/26	534049-53901-5000	27089	VENDOR	CROSSCREEK ENVIROMENTAL, INC	July 2026 Pond maintenance services	1,750.00
08/11/26	534049-53901-5000	27516	VENDOR	CROSSCREEK ENVIROMENTAL, INC	August 2026 Monthly pond service	1,750.00
					YTD Total	19,825.00
					Annual Budget	$22,740.00
					Amount Remaining / (Budget overage)	*$2,915.00*
					% of Budget	*87.2%*
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
04/01/26	534050-53901-5000	198323	VENDOR	United Land Services	April 2026 Monthly landscaping service	10,499.53
05/01/26	534050-53901-5000	203160	VENDOR	United Land Services	May 2026 Monthly landscape services	10,499.53
06/03/26	534050-53901-5000	209023	VENDOR	United Land Services	June 2026 Monthly Landscape Services	10,499.53
07/01/26	534050-53901-5000	213111	VENDOR	United Land Services	July 2026 Monthly landscaping services	10,499.53
08/01/26	534050-53901-5000	218286	VENDOR	United Land Services	August 2026 Monthly landscape services	10,499.53
					YTD Total	115,495.15
					Annual Budget	$127,885.00

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					Amount Remaining / (Budget overage)	*$12,389.85*
					% of Budget	*90.3%*
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
05/21/26	543006-53901-5000	050126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 04/01-05/01/26	9,401.70
05/21/26	543006-53901-5000	050126-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 04/01-05/01/26	833.67
06/22/26	543006-53901-5000	060226-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 05/01-06/02/26	833.67
06/22/26	543006-53901-5000	060226-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 05/01-06/02/26	9,446.03
07/21/26	543006-53901-5000	070126-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 06/02-07/01/26	833.67
07/21/26	543006-53901-5000	070126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 06/02-07/01/26	9,398.84
08/24/26	543006-53901-5000	080326-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 07/01-08/03/26	833.67
08/27/26	543006-53901-5000	080726-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 07/01-08/03/26	9,561.02
					YTD Total	112,082.99
					Annual Budget	$145,000.00
					Amount Remaining / (Budget overage)	*$32,917.01*
					% of Budget	*77.3%*
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
05/21/26	543018-53901-5000	050126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 04/01-05/01/26	863.75
06/22/26	543018-53901-5000	060226-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 05/01-06/02/26	1,074.02
07/21/26	543018-53901-5000	070126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 06/02-07/01/26	1,053.61
08/27/26	543018-53901-5000	080726-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 07/01-08/03/26	634.77
					YTD Total	10,136.71
					Annual Budget	$9,000.00

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Aug 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Amount Remaining / (Budget overage)	*($1,136.71)*
					% of Budget	*112.6%*
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
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
05/01/26	546001-53901-5000	81782	VENDOR	TROM II CORPORATION	MAY 26 JANITORIAL SVCS	200.00
07/01/26	546001-53901-5000	82714	VENDOR	TROM II CORPORATION	JULY 2026 JANITORIAL SVCS	200.00
08/23/26	546001-53901-5000	82790	VENDOR	TROM II CORPORATION	AUG 2026 JANITORIAL SVCS	200.00
					YTD Total	2,000.00
					Annual Budget	$3,400.00
					Amount Remaining / (Budget overage)	*$1,400.00*
					% of Budget	*58.8%*
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
05/14/26	546016-53901-5000	179184	VENDOR	INFRAMARK LLC	April 2026 Postage and Signs	301.62
07/27/26	546016-53901-5000	217227	VENDOR	United Land Services	7/27/2026 Irrigation repair, leaking valves	2,777.29
07/31/26	546016-53901-5000	218753	VENDOR	United Land Services	7/28/2026 Mainline repair	669.50
07/31/26	546016-53901-5000	218749	VENDOR	United Land Services	7/31/2026 Irrigation repair, Moss Park Rd	1,387.41
08/16/26	546016-53901-5000	INV-101980	VENDOR	FLOCK GROUP INC	2026 - 2027 Flock renewal	2,350.00
08/31/26	546016-53901-5000	222963	VENDOR	United Land Services	8/31/2026 Irrigation repair, 2 valves	1,348.20
					YTD Total	50,740.48
					Annual Budget	$45,000.00
					Amount Remaining / (Budget overage)	*($5,740.48)*
					% of Budget	*112.8%*

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Aug 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
05/07/26	546019-53901-5000	26138	VENDOR	CROSSCREEK ENVIROMENTAL, INC	5/7/2026 Ditch clearing, mechanical mulching	19,495.00
					YTD Total	27,850.00
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*($25,850.00)*
					% of Budget	*1392.5%*
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
05/29/26	546032-53901-5000	26514	VENDOR	CROSSCREEK ENVIROMENTAL, INC	5/29/2026 Fountain light installation	2,650.00
					YTD Total	19,825.00
					Annual Budget	$2,000.00
					Amount Remaining / (Budget overage)	*($17,825.00)*
					% of Budget	*991.3%*
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
05/31/26	546051-53901-5000	208841	VENDOR	United Land Services	April 2026 Irrigation repairs	1,814.68
05/31/26	546051-53901-5000	208862	VENDOR	United Land Services	5/31/2026 Irrigation Repair, mainline and valve	1,616.18
07/24/26	546051-53901-5000	217030	VENDOR	United Land Services	7/24/2026 Landscape enhancements, azalea at Ravinia monument	206.00
					YTD Total	11,980.01
					Annual Budget	$4,020.00
					Amount Remaining / (Budget overage)	*($7,960.01)*
					% of Budget	*298.0%*
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
05/28/26	546171-53901-5000	11811	VENDOR	AQUABLAST	5/22/2026 Pressure washing fence	650.00
					YTD Total	6,950.00
					Annual Budget	$15,000.00
					Amount Remaining / (Budget overage)	*$8,050.00*
					% of Budget	*46.3%*
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

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Aug 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
05/18/26	546629-53901-5000	26318	VENDOR	CROSSCREEK ENVIROMENTAL, INC	May 2026 Bi-monthly ditch maintenance	625.00
07/22/26	546629-53901-5000	27201	VENDOR	CROSSCREEK ENVIROMENTAL, INC	7/20/2026 Outfall ditch maintenance	625.00
					YTD Total	3,125.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$6,875.00*
					% of Budget	*31.3%*
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
					Amount Remaining / (Budget overage)	*$24,598.33*
					% of Budget	*1.6%*
					Field Department Total:	**$409,232.64**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 539,069.52**

East Park Community Development District

Expenditure Report - Series 2013 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Aug 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
					Amount Remaining / (Budget overage)	*$7,158.74*
					% of Budget	*3.6%*
					Financial And Administrative Department Total:	**$264.26**
DEPARTMENT NAME: DEBT SERVICE PAYMENTS						
Account Name: Principal Debt Retirement A-1						
05/01/26	571020-51701-5000	JE001932	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	155,000.00
05/01/26	571020-51701-5000	JE001933	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	5,000.00
05/01/26	571020-51701-5000	JE001934	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	15,000.00
					YTD Total	175,000.00
					Annual Budget	$155,000.00
					Amount Remaining / (Budget overage)	*($20,000.00)*
					% of Budget	*112.9%*
Account Name: Principal Debt Retirement A-2						
05/01/26	571021-51701-5000	JE001935	JE		RECL PRINCIPAL PYMT TO FY26 BUDGETED ACCT.	35,000.00
					YTD Total	35,000.00
					Annual Budget	$50,000.00
					Amount Remaining / (Budget overage)	*$15,000.00*

East Park Community Development District

Expenditure Report - Series 2013 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Aug 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					% of Budget	*70.0%*
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
					Amount Remaining / (Budget overage)	*($155,000.00)*
					% of Budget	*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
05/01/26	572010-51701-5000	JE001931	JE		RECL MAY 2026 Interest Expense Series 2013A-1	40,566.25
					YTD Total	81,132.50
					Annual Budget	$81,133.00
					Amount Remaining / (Budget overage)	*$0.50*
					% of Budget	*100.0%*
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
05/01/26	572011-51701-5000	JE001936	JE		RECL INTEREST PYMT TO FY26 BUDGETED ACCT.	11,212.50
					YTD Total	27,462.50
					Annual Budget	$32,825.00
					Amount Remaining / (Budget overage)	*$5,362.50*
					% of Budget	*83.7%*
					Debt Service Payments Department Total:	**$473,595.00**

East Park Community Development District

Expenditure Report - Series 2013 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Aug 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 473,859.26**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

East Park Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



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East Park
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

EAST PARK
Community Development District

Governmental Funds

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 304,005	$ -	$ 304,005
Accounts Receivable	819	-	819
Investments:			
Money Market Account	759,428	-	759,428
Prepayment Fund (A-2)	-	80	80
Redemption Fund (A-2)	-	3	3
Reserve Fund (A-1)	-	118,463	118,463
Reserve Fund (A-2)	-	28,394	28,394
Revenue Fund	-	128,693	128,693
Prepaid Items	10,000	-	10,000
TOTAL ASSETS	**$ 1,074,252**	**$ 275,633**	**$ 1,349,885**
LIABILITIES			
Accounts Payable	$ 6,882	$ -	$ 6,882
Accrued Expenses	11,000	-	11,000
TOTAL LIABILITIES	**17,882**	**-**	**17,882**
FUND BALANCES			
Nonspendable:			
Prepaid Items	10,000	-	10,000
Restricted for:			
Debt Service	-	275,633	275,633
Assigned to:			
Operating Reserves	142,386	-	142,386
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	864,068	-	864,068
TOTAL FUND BALANCES	**$ 1,056,370**	**$ 275,633**	**$ 1,332,003**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,074,252**	**$ 275,633**	**$ 1,349,885**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 5,000	$ 4,167	$ 27,885	$ 23,718
Special Assmnts- Tax Collector	671,056	671,056	635,577	(35,479)
Special Assmnts- Discounts	(26,842)	(26,842)	(23,616)	3,226
Physical Environment	9,785	8,154	7,371	(783)
Other Miscellaneous Revenues	32,500	27,083	32,500	5,417
TOTAL REVENUES	**691,499**	**683,618**	**679,717**	**(3,901)**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	9,818	5,800	4,018
FICA Taxes	918	751	122	629
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	833	-	833
ProfServ-Engineering	35,000	29,167	11,896	17,271
ProfServ-Legal Services	35,000	29,167	20,049	9,118
ProfServ-Legal Litigation	28,250	23,542	31	23,511
ProfServ-Mgmt Consulting Serv	64,200	53,500	53,500	-
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	1,083	140	943
Insurance - General Liability	14,137	14,137	12,628	1,509
R&M-ADA Compliance	1,553	1,553	1,164	389
Printing and Binding	800	667	-	667
Legal Advertising	2,700	2,209	1,602	607
Miscellaneous Services	2,500	2,083	3,604	(1,521)
Misc-District Filing Fees	175	175	175	-
Misc-Assessment Collection Cost	13,421	13,421	450	12,971
Payroll Services	-	-	284	(284)
Total Administration	224,054	193,206	120,086	73,120

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Field				
ProfServ-Field Management	28,900	24,083	24,083	-
Contracts-Fountain	2,500	1,875	2,329	(454)
Contracts-Wetland Mitigation	22,740	18,950	18,075	875
Contracts-Landscape	127,885	106,571	104,996	1,575
Electricity - General	145,000	120,833	101,688	19,145
Utility - Water	9,000	7,500	9,502	(2,002)
R&M-General	3,400	2,833	1,800	1,033
R&M-Common Area	45,000	37,500	47,042	(9,542)
R&M-Drainage	2,000	1,667	27,850	(26,183)
R&M-Fountain	2,000	1,667	19,825	(18,158)
R&M-Landscape Renovations	4,020	3,350	11,980	(8,630)
R&M-Pressure Washing	15,000	15,000	6,950	8,050
R&M-Spreader Swale Restoration	10,000	8,333	3,125	5,208
Misc-Contingency	25,000	20,833	402	20,431
Reserve - Drainage	25,000	20,833	-	20,833
Total Field	467,445	391,828	379,647	12,181
TOTAL EXPENDITURES	**691,499**	**585,034**	**499,733**	**85,301**
Excess (deficiency) of revenues Over (under) expenditures	-	98,584	179,984	81,400
Net change in fund balance	$ -	$ 98,584	$ 179,984	$ 81,400
FUND BALANCE, BEGINNING (OCT 1, 2025)	**876,386**	**876,386**	**876,386**	
FUND BALANCE, ENDING	**$ 876,386**	**$ 974,970**	**$ 1,056,370**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 8,993	$ 8,993
Special Assmnts- Tax Collector	371,143	371,143	373,508	2,365
Special Assmnts- Prepayment	-	-	3,798	3,798
Special Assmnts- Discounts	(14,846)	(14,846)	(13,878)	968
TOTAL REVENUES	**356,297**	**356,297**	**372,421**	**16,124**
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	155,000	175,000	(20,000)
Principal Debt Retirement A-2	50,000	50,000	35,000	15,000
Prepayments Series A-2	-	-	155,000	(155,000)
Interest Expense Series A-1	81,133	81,133	81,133	-
Interest Expense Series A-2	32,825	32,825	27,463	5,362
Total Debt Service	318,958	318,958	473,596	(154,638)
TOTAL EXPENDITURES	**326,381**	**326,381**	**473,860**	**(147,479)**
Excess (deficiency) of revenues Over (under) expenditures	29,916	29,916	(101,439)	(131,355)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	29,916	-	-	-
TOTAL FINANCING SOURCES (USES)	**29,916**	**-**	**-**	**-**
Net change in fund balance	$ 29,916	$ 29,916	$ (101,439)	$ (131,355)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**377,072**	**377,072**	**377,072**	
FUND BALANCE, ENDING	**$ 406,988**	**$ 406,988**	**$ 275,633**	

Notes to the Financial Statements
07/31/2026

General Fund

► **Assets**

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

Accounts Receivable: $5,733

Due from Ravina at East Park HOA Streetlight Cost Sharing (July 2026 Invoice)	$	819
Total Accounts Receivable:	**$**	**819**

Prepaid Items: $10,000

Flock Safety LPR Bundle Svcs (FY 2027)	$	10,000
Total Prepaid Items:	**$**	**10,000**

► **Liabilities**

Accounts Payable $0

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

Orlando Utilities Electric and Water Services-June 2025	$	11,000
Total Accrued Expenses:	**$**	**11,000**

► **Fund Balance**

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

Notes to the Financial Statements
07/31/2026

Financial Highlights

- ► 95% of FY26 Assessments have been collected compared to 91% 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 72.27% of the Annual Adopted Budget. Variances below are based upon YTD Budget.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
ProServ-Legal Services	$ 29,167	$ 20,049	69%	Klinski Van Wyk, PLLC - General counsel and Crosby Settlement fees through May 2026
ProServ-Mgmt Consulting	$ 53,500	$ 53,500	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	$ 2,083	$ 3,604	173%	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.
Field				
ProfServ-Field Management	$ 24,083	$ 24,083	100%	Inframark Field Mgmt $2,408/mo.
Contracts-Fountain	$ 1,875	$ 2,329	124%	Crosscreek Enviromental, Inc. - $575/qtrly.
Contracts-Wetland Mitigation	$ 18,950	$ 18,075	95%	Crosscreek Environmental Inc New 12/mo contract at $1,750/mo.
Contracts - Landscape	$ 106,571	$ 104,996	99%	United Land Svcs - $10,500/mo effective 4/1/25
R&M-General	$ 2,833	$ 1,800	64%	Anago (Trom) janitorial services $200/mo and supplies.
R&M-Common Area	$ 37,500	$ 47,042	125%	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	$ 3,350	$ 11,980	358%	Eastpark Woods Drive repairs & Bamboo removal services
R&M-Pressure Washing	$ 15,000	$ 6,950	46%	Aqua Blast - Annual pressure washing expense.
Reserve - Drainage	$ 20,833	$ -	0%	Element Environmental maintenance

East Park
Community Development District

Supporting Schedules

July 31, 2026

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

					ALLOCATION BY FUND	
Date Received	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**	**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
05/15/26	$ 26,858.62	$ 921.88		$ 27,780.50	$ 17,497.68	$ 10,282.82
06/15/26	$ 22,140.64	$ 397.94		$ 22,538.58	$ 14,196.03	$ 8,342.55
07/15/26	$ 53,405.89	$ -		$ 53,405.89	$ 33,637.95	$ 19,767.94
TOTAL	**$ 970,877.06**	**$ 37,494.58**	**$ 713.94**	**$ 1,009,085.58**	**$ 635,577.34**	**$ 373,508.24**
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				**$ 56,192**	**$ 35,393**	**$ 20,799**

Cash and Investment Report
July 31, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	$ 304,005
Public Funds Money Market	BankUnited	MMA - #9406	n/a	3.32%	759,428
			Subtotal-General Fund		$ 1,063,434
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.25%	$ 80
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.25%	3
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	3.25%	118,463
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.25%	28,394
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	3.25%	128,693
			Subtotal-Debt Service Fund		$ 275,632
			Total - All Funds		$ 1,339,065

Bank Account Statement

East Park CDD

Bank Account No.	2379		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	304,005.48	**Statement Balance**	313,929.99
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	313,929.99
Subtotal	304,005.48	**Outstanding Checks**	-9,924.51
Negative Adjustments	0.00	**Ending Balance**	304,005.48
Ending G/L Balance	304,005.48		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
07/23/2026	Payment	100202	PEGASUS ENGINEERING LLC	Inv: 228597			-4,374.30
07/27/2026	Payment	100203	KILINSKI VAN WYK, PLLC	Inv: 15375			-2,600.21
07/27/2026	Payment	100204	CROSSCREEK ENVIROMENTAL, INC	Inv: 27089			-1,750.00
07/29/2026	Payment	100205	CROSSCREEK ENVIROMENTAL, INC	Inv: 27190, Inv: 27201			-1,200.00
Total Outstanding Checks							-9,924.51
Outstanding Deposits							
Total Outstanding Deposits							

East Park
Community Development District

Check Register

July 1, 2026 thru July 30, 2026

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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	100199	07/06/26	TROM II CORPORATION	82714	JULY 2026 JANITORIAL SVCS	R&M-General	546001-53901	$200.00
001	100200	07/06/26	United Land Services	213111	July 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	$10,499.53
001	100201	07/23/26	INFRAMARK LLC	183674	July 2026 District management services	ProfServ-Mgmt Consulting Serv	531027-51301	$5,350.00
001	100201	07/23/26	INFRAMARK LLC	183674	July 2026 District management services	ProfServ-Field Management	531016-53901	$2,408.33
001	100202	07/23/26	PEGASUS ENGINEERING LLC	228597	May 2026 District Engineering Services	ProfServ-Engineering	531013-51501	$4,374.30
001	100203	07/27/26	KILINSKI VAN WYK, PLLC	15375	June 2026 District Counsel Services	ProfServ-Legal Services	531023-51401	$2,600.21
001	100204	07/27/26	CROSSCREEK ENVIROMENTAL, INC	27089	July 2026 Pond maintenance services	Contracts-Wetland Mitigation	534049-53901	$1,750.00
001	100205	07/29/26	CROSSCREEK ENVIROMENTAL, INC	27190	7/20/2026 Quarterly fountain maintenance	Contracts-Fountain	534023-53901	$575.00
001	100205	07/29/26	CROSSCREEK ENVIROMENTAL, INC	27201	7/20/2026 Outfall ditch maintenance	R&M-Spreader Swale Restoration	546629-53901	$625.00
001	100206	07/29/26	United Land Services	217030	7/24/2026 Landscape enhancements, azalea at Ravinia monument	R&M-Landscape Renovations	546051-53901	$206.00
001	300023	07/21/26	ORLANDO UTILITIES COMMISSION - ACH	070126-0001-ACH	SVC PRD 06/02-07/01/26	Electricity - General	543006-53901	$9,398.84
001	300023	07/21/26	ORLANDO UTILITIES COMMISSION - ACH	070126-0001-ACH	SVC PRD 06/02-07/01/26	Utility - Water	543018-53901	$1,053.61
001	300024	07/21/26	ORLANDO UTILITIES COMMISSION - ACH	070126-001-ACH	SVC PRD 06/02-07/01/26	Electricity - General	543006-53901	$833.67
							Fund Total	**$39,874.49**
SERIES 2013 DEBT SERVICE FUND - 203								
203	882	07/15/26	EAST PARK C/O US BANK N.A.	061526-SER 2013.13	SERIES 2023 TFR TY26 DIST 25-13	Cash in Transit	103200	$19,767.94
							Fund Total	**$19,767.94**
							Total Checks Paid	**$59,642.43**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

East Park Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



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East Park
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 294,651	$ -	$ 294,651
Accounts Receivable	819	-	819
Investments:			
Money Market Account	761,568	-	761,568
Prepayment Fund (A-2)	-	81	81
Redemption Fund (A-2)	-	3	3
Reserve Fund (A-1)	-	118,463	118,463
Reserve Fund (A-2)	-	28,394	28,394
Revenue Fund	-	149,697	149,697
Prepaid Items	10,000	-	10,000
TOTAL ASSETS	**$ 1,067,038**	**$ 296,638**	**$ 1,363,676**
LIABILITIES			
Accounts Payable	$ 1,348	$ -	$ 1,348
Accrued Expenses	11,000	-	11,000
TOTAL LIABILITIES	**12,348**	**-**	**12,348**
FUND BALANCES			
Nonspendable:			
Prepaid Items	10,000	-	10,000
Restricted for:			
Debt Service	-	296,638	296,638
Assigned to:			
Operating Reserves	142,386	-	142,386
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	862,388	-	862,388
TOTAL FUND BALANCES	**$ 1,054,690**	**$ 296,638**	**$ 1,351,328**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,067,038**	**$ 296,638**	**$ 1,363,676**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 5,000	$ 4,583	$ 30,191	$ 25,608
Special Assmnts- Tax Collector	671,056	671,056	670,115	(941)
Special Assmnts- Discounts	(26,842)	(26,842)	(23,622)	3,220
Physical Environment	9,785	8,970	7,371	(1,599)
Other Miscellaneous Revenues	32,500	29,792	32,500	2,708
TOTAL REVENUES	**691,499**	**687,559**	**716,555**	**28,996**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	10,909	6,600	4,309
FICA Taxes	918	835	122	713
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	917	-	917
ProfServ-Engineering	35,000	32,083	11,896	20,187
ProfServ-Legal Services	35,000	32,083	22,641	9,442
ProfServ-Legal Litigation	28,250	25,896	31	25,865
ProfServ-Mgmt Consulting Serv	64,200	58,850	58,850	-
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	1,192	141	1,051
Insurance - General Liability	14,137	14,137	12,628	1,509
R&M-ADA Compliance	1,553	1,553	1,164	389
Printing and Binding	800	734	-	734
Legal Advertising	2,700	2,455	1,602	853
Miscellaneous Services	2,500	2,292	4,584	(2,292)
Misc-District Filing Fees	175	175	175	-
Misc-Assessment Collection Cost	13,421	13,421	450	12,971
Payroll Services	-	-	312	(312)
Total Administration	224,054	208,632	129,837	78,795

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Field				
ProfServ-Field Management	28,900	26,492	26,492	-
Contracts-Fountain	2,500	2,500	2,329	171
Contracts-Wetland Mitigation	22,740	20,845	19,825	1,020
Contracts-Landscape	127,885	117,228	115,495	1,733
Electricity - General	145,000	132,917	112,083	20,834
Utility - Water	9,000	8,250	10,137	(1,887)
R&M-General	3,400	3,117	2,000	1,117
R&M-Common Area	45,000	41,250	50,740	(9,490)
R&M-Drainage	2,000	1,833	27,850	(26,017)
R&M-Fountain	2,000	1,833	19,825	(17,992)
R&M-Landscape Renovations	4,020	3,685	11,980	(8,295)
R&M-Pressure Washing	15,000	15,000	6,950	8,050
R&M-Spreader Swale Restoration	10,000	9,167	3,125	6,042
Misc-Contingency	25,000	22,917	402	22,515
Reserve - Drainage	25,000	22,917	-	22,917
Total Field	467,445	429,951	409,233	20,718
TOTAL EXPENDITURES	**691,499**	**638,583**	**539,070**	**99,513**
Excess (deficiency) of revenues Over (under) expenditures	-	48,976	177,485	128,509
Net change in fund balance	$ -	$ 48,976	$ 177,485	$ 128,509
FUND BALANCE, BEGINNING (OCT 1, 2025)	**876,386**	**876,386**	**876,386**	
FUND BALANCE, ENDING	**$ 876,386**	**$ 925,362**	**$ 1,053,871**	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 9,705	$ 9,705
Special Assmnts- Tax Collector	371,143	371,143	393,805	22,662
Special Assmnts- Prepayment	-	-	3,798	3,798
Special Assmnts- Discounts	(14,846)	(14,846)	(13,882)	964
TOTAL REVENUES	**356,297**	**356,297**	**393,426**	**37,129**
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	155,000	175,000	(20,000)
Principal Debt Retirement A-2	50,000	50,000	35,000	15,000
Prepayments Series A-2	-	-	155,000	(155,000)
Interest Expense Series A-1	81,133	81,133	81,133	-
Interest Expense Series A-2	32,825	32,825	27,463	5,362
Total Debt Service	318,958	318,958	473,596	(154,638)
TOTAL EXPENDITURES	**326,381**	**326,381**	**473,860**	**(147,479)**
Excess (deficiency) of revenues Over (under) expenditures	29,916	29,916	(80,434)	(110,350)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	29,916	-	-	-
TOTAL FINANCING SOURCES (USES)	**29,916**	**-**	**-**	**-**
Net change in fund balance	$ 29,916	$ 29,916	$ (80,434)	$ (110,350)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**377,072**	**377,072**	**377,072**	
FUND BALANCE, ENDING	**$ 406,988**	**$ 406,988**	**$ 296,638**	

Notes to the Financial Statements
08/31/2026

General Fund

► **Assets**

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

Accounts Receivable: $0.00

Due from Ravina at East Park HOA Streetlight Cost Sharing (July 2026 Invoice)	$	819
Total Accounts Receivable:	**$**	**819**

Prepaid Items: $10,000

Flock Safety LPR Bundle Svcs (FY 2027)	$	10,000
Total Prepaid Items:	**$**	**10,000**

► **Liabilities**

Accounts Payable $0

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

Orlando Utilities Electric and Water Services-June 2025	$	11,000
Total Accrued Expenses:	**$**	**11,000**

► **Fund Balance**

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

Notes to the Financial Statements
08/31/2026

Financial Highlights

- 100% of FY26 Assessments have been collected compared to 99% 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 77.96% of the Annual Adopted Budget. Variances below are based upon YTD Budget.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
ProServ-Legal Services	$ 32,083	$ 22,641	71%	Klinski Van Wyk, PLLC - General counsel and Crosby Settlement fees through May 2026
ProServ-Mgmt Consulting	$ 58,850	$ 58,850	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	$ 2,292	$ 4,584	200%	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.
Field				
ProfServ-Field Management	$ 26,492	$ 26,492	100%	Inframark Field Mgmt $2,408/mo.
Contracts-Fountain	$ 2,500	$ 2,329	93%	Crosscreek Enviromental, Inc. - $575/qtrly.
Contracts-Wetland Mitigation	$ 20,845	$ 19,825	95%	Crosscreek Environmental Inc New 12/mo contract at $1,750/mo.
Contracts - Landscape	$ 117,228	$ 115,495	99%	United Land Svcs - $10,500/mo effective 4/1/25
R&M-General	$ 3,117	$ 2,000	64%	Anago (Trom) janitorial services $200/mo and supplies.
R&M-Common Area	$ 41,250	$ 50,740	123%	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	$ 3,685	$ 11,980	325%	Eastpark Woods Drive repairs & Bamboo removal services
R&M-Pressure Washing	$ 15,000	$ 6,950	46%	Aqua Blast - Annual pressure washing expense.
Reserve - Drainage	$ 22,917	$ -	0%	Element Environmental maintenance

East Park
Community Development District

Supporting Schedules

August 31, 2026

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

					ALLOCATION BY FUND	
Date Received	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**	**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
05/15/26	$ 26,858.62	$ 921.88		$ 27,780.50	$ 17,497.68	$ 10,282.82
06/15/26	$ 22,140.64	$ 397.94		$ 22,538.58	$ 14,196.03	$ 8,342.55
07/15/26	$ 53,405.89	$ -		$ 53,405.89	$ 33,637.95	$ 19,767.94
08/14/26	$ 54,824.86	$ 9.96		$ 54,834.82	$ 34,537.97	$ 20,296.85
TOTAL	**$ 1,025,701.92**	**$ 37,504.54**	**$ 713.94**	**$ 1,063,920.40**	**$ 670,115.31**	**$ 393,805.09**
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				**$ 1,357**	**$ 855**	**$ 502**

Cash and Investment Report
August 31, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	$ 294,651
Public Funds Money Market	BankUnited	MMA - #9406	n/a	3.32%	761,568
			Subtotal-General Fund		$ 1,056,219
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	81
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	3
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	118,463
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	28,394
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	149,697
			Subtotal-Debt Service Fund		$ 296,638
			Total - All Funds		$ 1,352,857

Bank Account Statement

East Park CDD

Bank Account No.	2379		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	294,651.43	**Statement Balance**	299,290.60
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	299,290.60
Subtotal	294,651.43	**Outstanding Checks**	-4,639.17
Negative Adjustments	0.00	**Ending Balance**	294,651.43
Ending G/L Balance	294,651.43		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
08/19/2026	Payment	100210	PEGASUS ENGINEERING LLC	Inv: 228640			-2,047.50
08/28/2026	Payment	100213	KILINSKI VAN WYK, PLLC	Inv: 15725			-2,591.67
Total Outstanding Checks							-4,639.17
Outstanding Deposits							
Total Outstanding Deposits							

East Park
Community Development District

Check Register

August 1, 2026 thru August 31, 2026

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	100207	08/07/26	INFRAMARK LLC	184673	JUNE 26 MGMNT SVCS	Postage and Freight	541006-51301	$0.78
001	100207	08/07/26	INFRAMARK LLC	184673	JUNE 26 MGMNT SVCS	Miscellaneous Services	549001-51301	$979.87
001	100208	08/19/26	INFRAMARK LLC	186023	August 2026 District management services	ProfServ-Mgmt Consulting Serv	531027-51301	$5,350.00
001	100208	08/19/26	INFRAMARK LLC	186023	August 2026 District management services	ProfServ-Field Management	531016-53901	$2,408.33
001	100209	08/19/26	United Land Services	218753	7/28/2026 Mainline repair	R&M-Common Area	546016-53901	$669.50
001	100209	08/19/26	United Land Services	217227	7/27/2026 Irrigation repair, leaking valves	R&M-Common Area	546016-53901	$2,777.29
001	100209	08/19/26	United Land Services	218286	August 2026 Monthly landscape services	Contracts-Landscape	534050-53901	$10,499.53
001	100209	08/19/26	United Land Services	218749	7/31/2026 Irrigation repair, Moss Park Rd	R&M-Common Area	546016-53901	$1,387.41
001	100210	08/19/26	PEGASUS ENGINEERING LLC	228640	June 2026 District engineering services	ProfServ-Engineering	531013-51301	$2,047.50
001	100211	08/19/26	CROSSCREEK ENVIROMENTAL, INC	27516	August 2026 Monthly pond service	Contracts-Wetland Mitigation	534049-53901	$1,750.00
001	100212	08/26/26	TROM II CORPORATION	82790	AUG 2026 JANITORIAL SVCS	R&M-General	546001-53901	$200.00
001	100213	08/28/26	KILINSKI VAN WYK, PLLC	15725	July 2026 Legal services	ProfServ-Legal Services	531023-51301	$2,591.67
001	100214	08/28/26	FLOCK GROUP INC	INV-101980	2026 - 2027 Flock renewal	R&M-Common Area	546016-53901	$2,350.00
001	300025	08/24/26	ORLANDO UTILITIES COMMISSION - ACH	080326-001-ACH	SVC PRD 07/01-08/03/26	Electricity - General	543006-53901	$833.67
001	300026	08/26/26	ORLANDO UTILITIES COMMISSION - ACH	080726-0001-ACH	SVC PRD 07/01-08/03/26	Electricity - General	543006-53901	$9,561.02
001	300026	08/26/26	ORLANDO UTILITIES COMMISSION - ACH	080726-0001-ACH	SVC PRD 07/01-08/03/26	Utility - Water	543018-53901	$634.77
							Fund Total	**$44,041.34**
SERIES 2013 DEBT SERVICE FUND - 203								
203	883	08/17/26	EAST PARK C/O US BANK N.A.	081726-SER 2013.14	SERIES 2013 DIST 25-14	Cash in Transit	103200	$20,293.16
							Fund Total	**$20,293.16**
							Total Checks Paid	**$64,334.50**

LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark

Job: 481 - East Park CDD

Date: 2026-07-29

Time: 08:46

Technician: ScottB

Lakes & Treatments

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

Additional Comments

Treated all above sites for terrestrial and emergent grasses as Treated ponds 6,7 and 11 for filamentous algae and submerged weeds.

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7

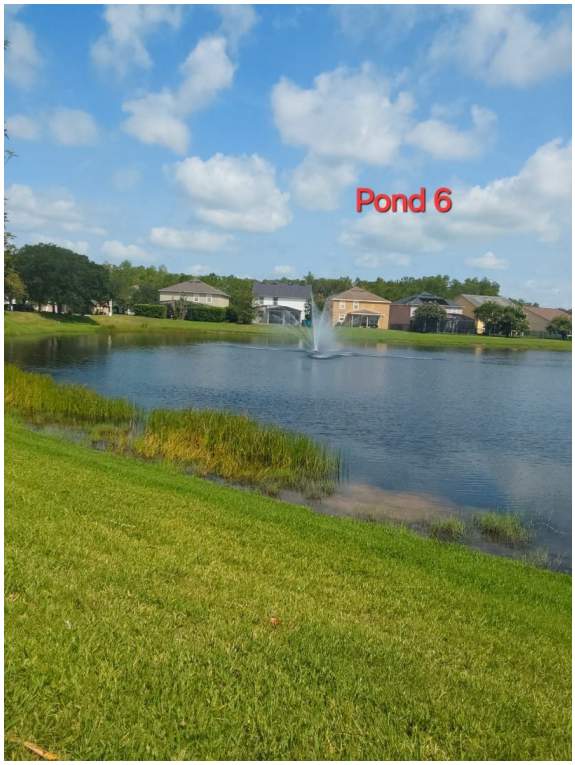


Photo 8

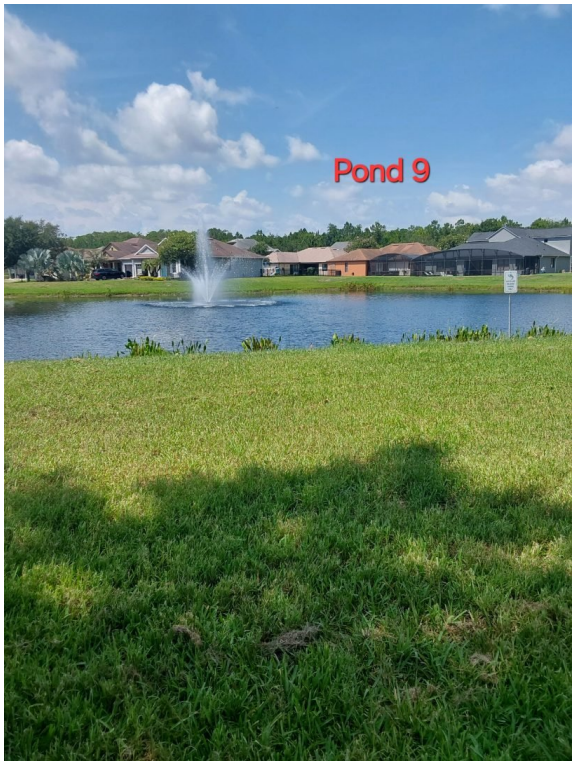


Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12



UNITED Land Services

Proposal #246056

Date: 8/14/2026

PO #

Ricardo Mena

Customer:
East Park CDD

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

Removing Dead plants and add mulch

Removing dead plant that got kill by the cold weather and install mulch in these areas

Site Prep — $2,700.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				**$2,700.00**
Demo / Debris Removal / Site Prep	40.00	Hr	$65.00	$2,600.00
Truck Debris Removal	1.00	ea	$100.00	$100.00

Mulch & Soil — $682.12

Items	Quantity	Unit	Price/Unit	Price
Mulch Install				**$682.12**
Mulch Installed	10.00	cuyd	$68.21	$682.12

PROJECT TOTAL: $3,382.12

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly

planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the

date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged

without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

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

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A

SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Ricardo Mena		
Date	8/14/2026	**Date**	_____
	United Land Services		**East Park CDD**

UNITED Land Services

Proposal #251111

Date: 9/14/2026

PO #

Dave Benson

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

Dead Tree Removal behind 10324 Moss Rose Way

Remove dead tree behind 10324 Moss Rose Way.

Access is limited, will need to have access to the back yard of 10324 Moss Rose Way.

We will remove all debris and stump grind.

Pricing includes all labor and materials to complete job.

Default Group — $1,825.00

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				**$1,825.00**
Dead Tree Removal	1.00	ea	$1,600.00	$1,600.00
Stump Grind	1.00	ea	$225.00	$225.00
			PROJECT TOTAL:	**$1,825.00**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the

homeowner’s responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers’ returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are

incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller’s resulting expenses and collection costs, including but not limited to attorney’s fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

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

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

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ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR

CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Dave Benson		
Date	9/14/2026	**Date**	_____
	United Land Services		**East Park CDD**

UNITED Land Services

Proposal #242734

Date: 7/27/2026

PO #

Ricardo Mena

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

Replacing dead Arboricolas Trought the property

Scope of Work: Replacement of Cold-Damaged Arboricola Shrubs

Replace dead Arboricola shrubs throughout the property that were damaged by the previous cold weather.

Locations and Quantities:

- **Entrance Winding Way & Moss Park:** 14 Arboricola shrubs (3-gallon)
- **Moss Park (along the wall):** 133 Arboricola shrubs (3-gallon)
- **Median Island at Winding Way (under the Magnolia trees):** 72 Arboricola shrubs (3-gallon)
- **Savanna Park Entrance:** 95 Arboricola shrubs (3-gallon)
- **Eastern Field Drive Entrance:** 45 Arboricola shrubs (3-gallon)
- **Lake District Entrance:** 46 Arboricola shrubs (3-

gallon)

Total Quantity: 405 Arboricola shrubs (3-gallon)

Site Prep				$2,700.00
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Site Prep				**$2,700.00**
Demo / Debris Removal / Site Prep	40.00	Hr	$65.00	$2,600.00
Truck Debris Removal	1.00	ea	$100.00	$100.00

Plant & Sod Install				$7,290.00
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Landscape Install				**$7,290.00**
3 Gal Plant Installed-ENH	405.00	ea	$18.00	$7,290.00

Mulch & Soil				$682.12
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Mulch Install				**$682.12**
Mulch Installed	10.00	cuyd	$68.21	$682.12

PROJECT TOTAL: $10,672.12

Terms & Conditions

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*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

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*United Land Services employees are fully covered by workman's compensation insurance.

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a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

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f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

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Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage,

lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

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United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

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9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

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12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller’s resulting expenses and collection costs, including but not limited to attorney’s fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

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20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

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By	_____	**By**	_____
	Ricardo Mena		
Date	7/27/2026	**Date**	_____
	United Land Services		**East Park CDD**

UNITED Land Services

Proposal #246056

Date: 8/14/2026

PO #

Ricardo Mena

Customer:
East Park CDD

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

Removing Dead plants and add mulch

Removing dead plant that got kill by the cold weather and install mulch in these areas

Site Prep — $2,700.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				**$2,700.00**
Demo / Debris Removal / Site Prep	40.00	Hr	$65.00	$2,600.00
Truck Debris Removal	1.00	ea	$100.00	$100.00

Mulch & Soil — $682.12

Items	Quantity	Unit	Price/Unit	Price
Mulch Install				**$682.12**
Mulch Installed	10.00	cuyd	$68.21	$682.12

PROJECT TOTAL: $3,382.12

Terms & Conditions

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By	_____	**By**	_____
	Ricardo Mena		
Date	8/14/2026	**Date**	_____
	United Land Services		**East Park CDD**



East Park CDD August 2026 Field Inspection

Tuesday, August 4, 2026

Prepared For Board of Supervisors

28 Items Identified

Justin Fisher

Inframark

General Concerns

FDOT cutbacks have not been performed along Dowden between Easterfield and Lake District Ln.

Irrigation coverage remains an issue where new plantings are present.

Interpretation of the Palm pruning in the contract remains unsettled.



Item 1 - Annuals

Assigned To: Board Update

The annuals were tip-pruned to stop vertical/leggy growth, forcing the plant to branch out into more of a bush. See desired results under item #25.

Location:
Dowden & Lake District

Item 2 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area continue to struggle. United Land Services has submitted a proposal to replace them throughout the community.

Location:
Dowden & Lake District







Item 3 - FDOT Cutbacks

Immediate

Assigned To: United Land Services

United Land Services has been notified of the need to clear all sidewalks and roadways for clear pedestrian and motor vehicle traffic per FDOT standards.

Location:
Dowden & Lake District

Item 4 - Pressure Washing

Assigned To: Board Update

AquaBlast has submitted a proposal to clean 316 lampposts throughout the community. They are also looking for approval to start the annual pressure washing. This will be on the August agenda.



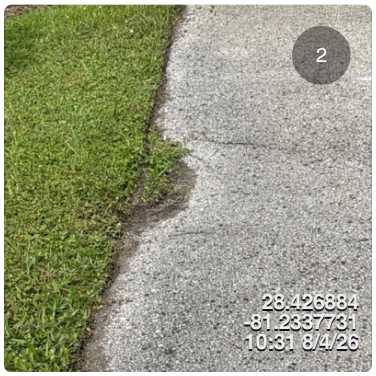


Item 5 - Edging/Seasonal Weeds

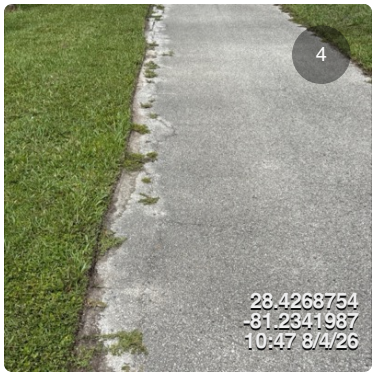
Assigned To: United Land Services

United Land Services has taken the time to edge the walkway. However, seasonal weeds continue to grow through the cracks. This makes the edge look unkempt. They should be addressed during routine maintenance.











Item 6 - Trimming

Assigned To: United Land Services

Property-wide, the irrigation/valve boxes should be trimmed around, allowing easy access for repairs and wet checks.



Item 7 - Missing Bollard

Assigned To: City of Orlando

It appears someone has kicked out another bollard on the East Park Lake overlook. The city will be notified.



Item 8 - Submerged Weeds

Assigned To: Crosscreek Environmental

Submerged weeds are thriving throughout the big lake.

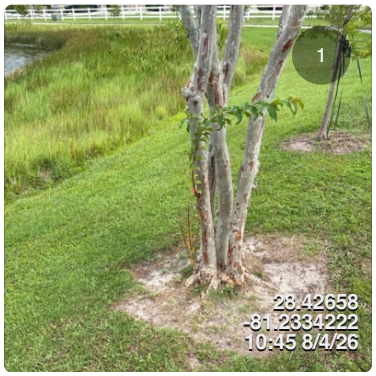
Location:

East Park Lake

Item 9 - Sucker Growth

Assigned To: United Land Services

Property-wide, continue to address the sucker growth on the Crepe Myrtle, Live Oak and Magnolia.





Item 10 - Illegal Dumping

Assigned To: Board Update

There are no new signs of illegal dumping along the swale.

Location:

Dawson Lily Way





Item 11 - Easement Maintenance

Assigned To: United Land Services

Vendor has been notified that they must continue to maintain the easement between the Viburnum hedge and the swale.

Location:

Dawson Lily Way





Item 12 - Edging/Seasonal Weeds

Assigned To: United Land Services

Edging was missed along the walkway in this area.

Location:

Dawson Lily Way





Item 13 - Cutback Foliage

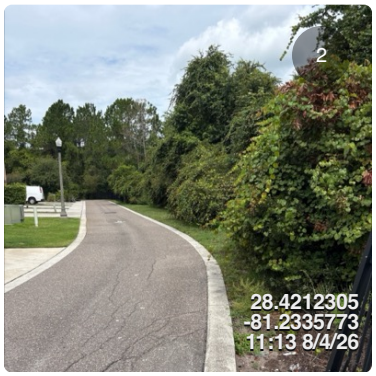
Assigned To: United Land Services

Cutback foliage encroaching on CDD fence.

Location:

Ravinia

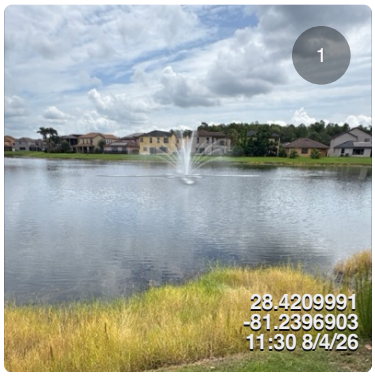




Item 14 - Torpedo Grass/Submerged Weeds

Assigned To: Crosscreek Environmental

The torpedo grass along the banks was treated. The submerged weeds could use another application.







Item 15 - Volunteer Palms

Assigned To: United Land Services

The volunteer palms should be removed from the vegetation in this area.

Location:

Savannah Park Commons







Item 16 - Pole Replacement

Assigned To: Board Update

An estimate was submitted to replace this pole. This should be on the August agenda.

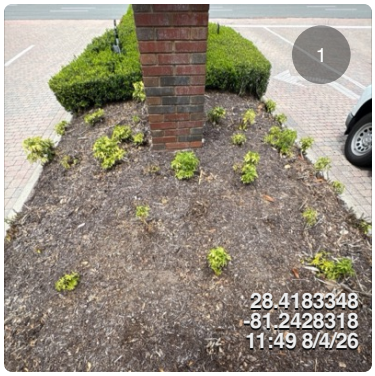
Item 17 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area are better than most throughout the community. However, it will take a few seasons to see significant growth.

Location:

Savannah Park & Narcoossee





Item 18 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area continue to struggle. United Land Services has submittedu a proposal to replace them throughout the community.

Location:

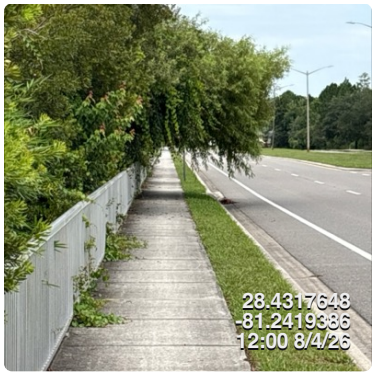
Dowden & Easterfield











Item 19 - FDOT Cutbacks

Immediate

Assigned To: United Land Services

United Land Services has been notified of the need to clear all sidewalks and roadways for clear pedestrian and motor vehicle traffic.

Location:

Dowden & Easterfield



Item 20 - Fountain/Torpedo Grass

Assigned To: Crosscreek Environmental

Torpedo grass was treated. The fountain was operational.

Location:

Pond 9

Item 21 - Annuals

Assigned To: Board Update

The annuals were tip-pruned to stop vertical/leggy growth, forcing the plant to branch out into more of a bush. See desired results under item #25.

Location:

Dowden & Easterfield





Item 22 - Erosion

Assigned To: Inframark Maintenance

A request to fill and repair this was submitted 7/26. I am awaiting a quote from Inframark Maintenance.





Item 23 - Fountain/Trash

Assigned To: Crosscreek Environmental

The fountain remains inoperable. There is also trash in the pond.

Location:

Pond 10





Item 24 - Concrete Repair/Replacement

Assigned To: City of Orlando

The City will be notified of the repairs needed in this area.

Location:

Walking path near Pond 10 between Kristen Park & Dowden.









Item 25 - Annuals

Assigned To: Board Update

The annuals were tip-pruned last week. Here we see the desired results. The plants have flushed out and are thriving.

Location:

Moss Park & Winding Way

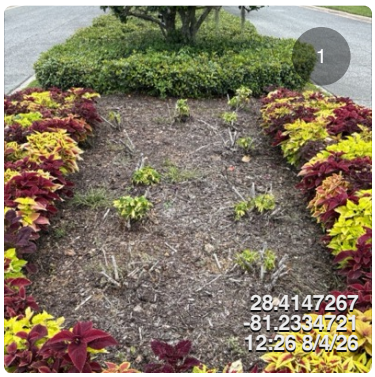
Item 26 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area continue to struggle. United Land Services has submittedu a proposal to replace them throughout the community.

Location:

Moss Park & Winding Way





Item 27 - Irrigation Coverage

Immediate

Assigned To: United Land Services

The official Grand Opening Ceremony of the new playground was held 8/4. The turf is stressed in spots. Some of the newly planted Tai units are also stressed. ULS has been notified and will make the necessary irrigation adjustments.







Item 28 - Irrigation Coverage

Immediate

Assigned To: United Land Services

The newly planted Azalea are wilting. Irrigation to be adjusted.



East Park CDD September 2026 Field Inspection

Wednesday, September 9, 2026

Prepared For Board of Supervisors

33 Items Identified

Justin Fisher

Inframark

General Info

The City of Orlando is making some enhancements to the park around East Park Lake. They will be removing/replacing all of the Crepe Myrtle surrounding the area. They are also repairing the walking path where it was lifting due to tree roots.

Palm pruning remains incomplete. There is some difference of opinion when it comes to interpretation of the contract.

The freeze damage proposal has been submitted to replace the Trinettes property-wide.



Item 1 - Annuals

Assigned To: United Land Services

Property-wide, annuals to be rotated.



Item 2 - FDOT Pruning

High

Assigned To: United Land Services

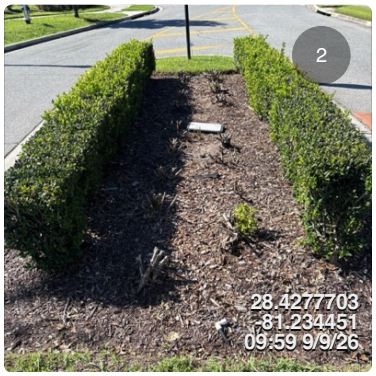
Pruning was completed at Dowden and Lake District. There are still a few low hanging branches between Easterfield and Lake District.

Item 3 - Freeze Damage

Assigned To: United Land Services

ULS has submitted a proposal to remove/replace the failing Trinettes property wide.







Item 4 - Irrigation Repair

Assigned To: Board Updates

Item Completed: Yes

Irrigation repair was completed near the new playground off of Lake District. Valve replacements were performed.

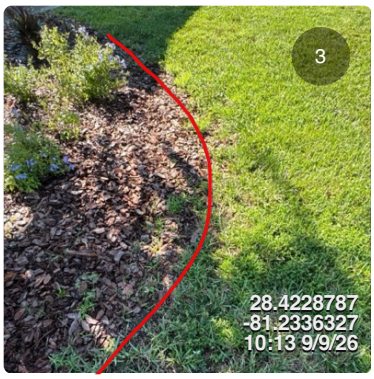
Item 5 - Detailing

Assigned To: United Land Services

New plant installation at the playground needs to be detailed. Keeping a clear defined edge to the beds.









Item 6 - Palm Pruning

Assigned To: United Land Services

Palms near the tennis courts need to be pruned.



Item 7 - Dead Plant Material

Assigned To: United Land Services

Property-wide, continue to prune out dead plant material.

Item 8 - Warranty Replacement

Assigned To: United Land Services

The recently installed Azalea has failed. ULS said they would replace it free of charge.







Item 9 - Walking Path Repairs

Assigned To: Board Updates

The City of Orlando is making repairs to the walking path around East Park Lake.



Item 10 - Enhancements

Assigned To: Board Updates

The City also plans to remove all Crepe Myrtle surrounding the lake and replacing them with another tree species. We can expect numerous irrigation repairs. I have asked ULS to make sure the irrigation is running in these areas, so we don't lose any newly installed trees.



Item 11 - Irrigation Repair

Assigned To: United Land Services

It was not known why these valve boxes have been flagged.

ULS to investigate and report back.

Item 12 - Significant Hydrilla

High

Assigned To: Crosscreek Environmental

Pond 1 - East Park Lake





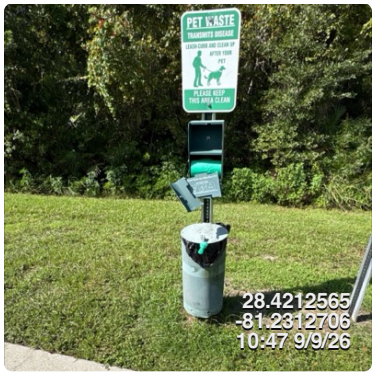


Item 13 - Dog Station Repair

Assigned To: Inframark Maintenance

This dog station near the bathrooms is missing a basket.

Proposal to replace will be submitted.



Item 14 - Dog Staion Repair/Replacement

Assigned To: Inframark Maintenance

Dispenser is broken in Townhomes.

Location:

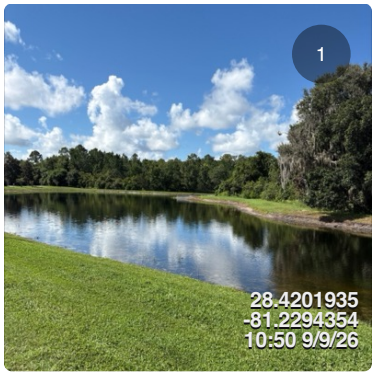
Star Gazer Lily and Yellow Tiger Lily

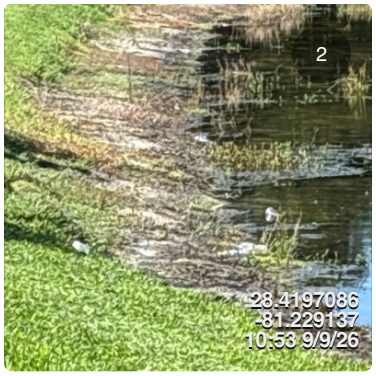
Item 15 - Minimal Algae/Trash

Low

Assigned To: Crosscreek Environmental

Pond 4







Item 16 - Dog Station Repair/Replacement

Assigned To: Inframark Maintenance

The dispenser is broken at this location.

Location:

Crimson Lily and Winding Marsh Trail.



Item 17 - Cutback Foliage

Assigned To: United Land Services

There are multiple spots in this area that need to be cut back

Location:

Behind 9989 Town Lake Dr

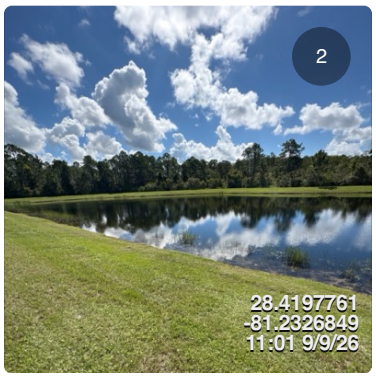
Item 18 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 3





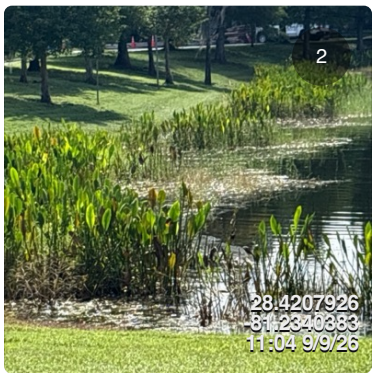
Item 19 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 2





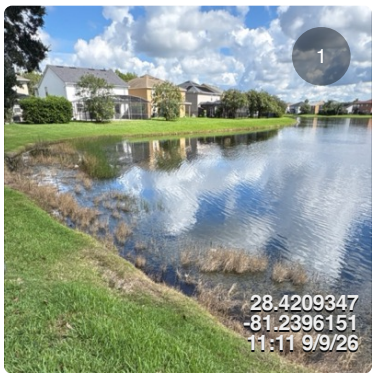
Item 20 - Minimal Algae

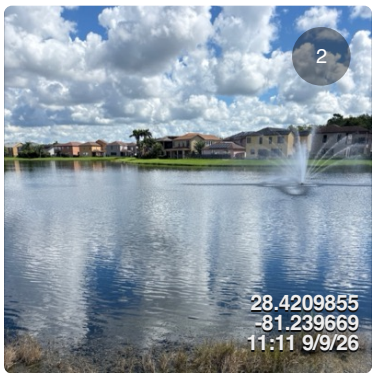
Low

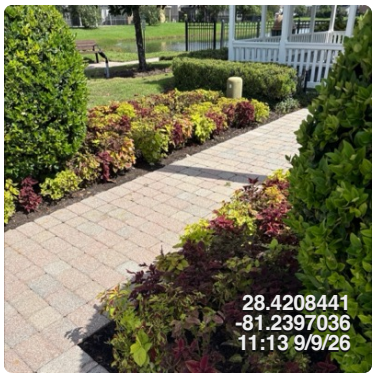
Assigned To: Crosscreek Environmental

Weeds have been sprayed and algae is minimal.

Pond 6







Item 21 - Annuals

Assigned To: United Land Services

Property-wide, annuals will be rotated mid September.



Item 22 - Freeze Damage Replacements

Assigned To: United Land Services

Property-wide, ULS has provided a proposal to remove/mulch or remove/replace the Trinettes that were affected by the frost earlier this year.



Item 23 - Sucker Growth

Assigned To: United Land Services

Property-wide, sucker growth to be addressed during routine maintenance.



Item 24 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 9

Item 25 - Enhancements

Assigned To: United Land Services

ULS will provide a proposal to install new plants where the Bamboo was removed. Species to be determined.

Location:

Dowden and Easterfield





Item 26 - Pest Removal

High

Assigned To: Board Updates

There is a Yellow-Jacket ground nest located on CDD property. The resident was attacked. Bee Serious has been contacted to come out and rectify the situation.

Location:

10173 Moss Rose Way









Item 27 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 11



Item 28 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 7



Item 29 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 8

Item 30 - Door Sweep Repairs

Assigned To: Inframark Maintenance

Both Men's Rooms require new door sweeps. When it rains water seeps under the door.





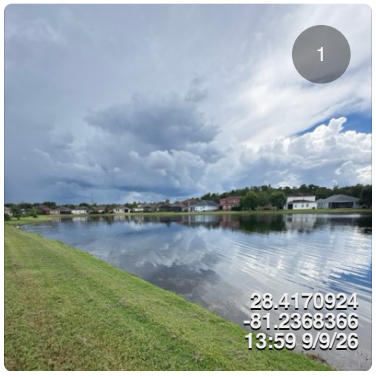
Item 31 - Submerged Weeds

Medium

Assigned To: Crosscreek Environmental

Significant amount of Hydrilla present.

Pond 5







Item 32 - Nuisance Tree

Assigned To: United Land Services

ULS to provide a proposal to flush cut this tree and remove debris.

Location:

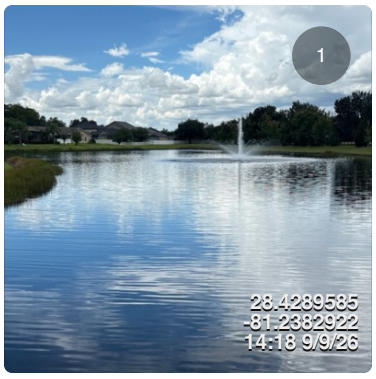
10324 Moss Rose Way

Item 33 - Minimal Algae/Trash

Low

Assigned To: Crosscreek Environmental

Pond 10





AquaBlast
by Steve Schween, LLC
P.O. Box 950187
Lake Mary, FL 32795
407-923-2129

July 20, 2026

To: Justin

From: Steve Schween

Re: East Park, Community Development District

Here is the proposal for the pressure cleaning. All areas are chemically washed and pressure cleaned. We use various cleaning techniques, different levels of pressure, and different strengths of an algaecide solution, to maximize the cleaning while protecting the various surfaces, plant life, and care of people. The procedures followed and solution used are the established guidelines set forth by The Painting and Decorators Contractors of America Association.

The sidewalks, curbs, and driveway aprons will be pressure washed and chemically cleaned to remove ground in dirt and mildew. The process is to pressure wash using 100% tanked water, rinsed, and then sprayed with an algeacide solution. The reason we spray with chemicals after pressure washing is to avoid any potential burning of grass from the chemicals during the pressure washing process.

Main CDD cleaning areas for 2024

1. CDD Areas located within the boundaries of EP 5 - $700.00.
    - Spots on Moss Rose Way
    - Caroline Park Drive entrance
    - Lake District Lane by Green Ivy Lane
    - Kristen Park Drive Entrance
    - This includes cleaning any pillars on bridges that need cleaning

2. CDD Areas – entrances and parks in EP 5 - $2,300.00.
   - Savannah Park Drive entrance, to begin at Narcoossee.
   - Moss Rose Way entrance
   - Lake District Lane entrances
   - Town Lake Drive entrance
   - Park areas on Lake District Lane
   - This includes cleaning any pillars on bridges that need cleaning

3. Additional CDD items to clean in EP 5 - $500.00.
   1. Clean 11 light poles on the walkway by the lake, on Lake District Lane.
   2. Clean the 10 trash cans on the walkway by the lake, on Lake District Lane.
   3. Clean the 6 wood benches on the walkway by the lake, on Lake District Lane.
   4. Clean the 10 picnic tables, 2 gazebos, and concrete pads in and around the gazebos by the walkway by the lake, on Lake District Lane.
   5. This includes cleaning any pillars on bridges that need cleaning

4. CDD Areas located within the boundaries of The Lakes at EP
   1. Park area at Winding Way Blvd clean sidewalks and adjacent curb in front of park, $200.00.
   2. This includes cleaning any pillars on bridges that need cleaning

5. CDD Areas located within the boundaries of EP 6&7.
   1. Areas on Caroline Park drive by the park and lake, $1,300.00.
   2. This includes cleaning any pillars on bridges that need cleaning

6. Other items to be cleaned
    1. Clean the white pvc fence on both sides near the corner of Colet Way and Lake District
    2. Clean the white PVC fence on both sides by the bathrooms on Lake District Lane.
    3. Clean the metal bridge and the metal divider behind 10794 Sunset Ridge Lane, in the Ravina.
    4. Clean the sidewalks around the lake by the bridge, in the Ravina, about 1700 lineal feet

The cost for this project is $1,900.00

The total amount for the project is $6,900.00. Please add up all the costs for clarity, the numbers are now bolded in red.

A deposit of $2,000.00 will be required prior to commencement of the CDD cleaning. Final payment of $4,900.00 is due upon completion of services.

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Michael Perez
East Park CDD
Coral Springs, Florida 33071

Estimate #557

Sent on	Sep 11, 2026
Total	**$1,050.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work – Dog Waste Station Replacement Remove and replace three (3) existing dog waste stations located at: Dog station near the restroom facilities Dog station at Star Gazer Lily Dog station at Crimson Lily / Winding Marsh Trail Cost Includes: Purchase and delivery of three (3) new dog waste stations Removal and disposal of existing dog waste stations Installation and secure anchoring of new stations Mobilization Labor Materials Site cleanup and debris disposal All work will be completed in a professional manner, and the new stations will be installed in the existing locations unless otherwise directed.	3	$350.00	$1,050.00

Total **$1,050.00**

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.

Signature: _____ **Date:** _____

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Park Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Orlando, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the District's Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED THIS 28TH DAY OF SEPTEMBER 2026.

ATTEST:

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A

EAST PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the East Park Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at **Sun Blaze Elementary School at 9101 Randal Park Boulevard, Orlando, Florida 32832, at 5:30 p.m.**, unless otherwise indicated, on the following dates:

October 26, 2026
November 23, 2026
December 28, 2026
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting Inframark, IMS by mail at 313 Campus Street, Celebration, Florida 34747, or by calling (407) 566-1935 ("**District Manager's Office**"), or may be obtained on the District's website at https://www.eastparkcdd.org/.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Manager's Office at (407) 566-1935 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

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, June 22, 2026, at 5:30 p.m., at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:

Todd Oneal	Vice Chairperson
Robert Tuttle	Assistant Secretary
Graciela Von Blon	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Megan Couture	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 5:30 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of the Agenda**

> On MOTION by Ms. Von Blon, seconded by Mr. Oneal, with all in favor, the motion to approve the June 22, 2026, agenda carried. (3-0)

THIRD ORDER OF BUSINESS **Public 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

> On MOTION by Mr. Oneal, seconded by Mr. Tuttle, with all in favor, the motion to accept the financials carried. (3-0)

B. CrossCreek Report

Mr. Greene discussed the fountain issues and reported that the lighting issues had been resolved at this time. Mr. Greene also discussed the condition of the ponds. Mr. Tuttle discussed changing the spray patterns at Pond 10 and centering the fountain.

> On MOTION by Mr. Oneal, seconded by Ms. Von Blon, with all in favor, the motion to authorize Mr. Tuttle to determine the spray pattern for Pond 10 carried. (3-0)

Mr. Greene stated that quarterly maintenance of the ditch was already in place.

C. District Engineer

Mr. Perez discussed the information provided by Mr. Hamstra. Mr. Hamstra discussed Mr. Greene clearing the area and the need for a survey. Mr. Hamstra also discussed the positive drainage flow through the outfalls.

D. United Land Services

i. Consideration of Irrigation Repairs Identified During March 2026 Irrigation Inspection Report

ii. Consideration of Irrigation Repairs Identified During April 2026 Irrigation Inspection Report

Mr. Mena presented Palm Pruning Proposal No. 232043 in the amount of $3,905. The Board discussed whether the palm pruning services were previously included in the contract. The proposal was tabled, and staff was directed to review the contract to determine whether the services were included. The Board also directed that mulch be installed during the last week of October.

iii. Consideration of Landscape Enhancement at the Ravinia Monument Proposal

> On MOTION by Ms. Von Blon, seconded by Mr. Oneal, with all in favor, the motion to approve Proposal No. 233858 in the amount of $200 carried. (3-0)

E. Inframark Field Services

ii. Consideration of Inframark Installation of an Access Gate Proposal

The Board directed staff to hold off on the access gate and determine whether it would be needed. Mr. Perez reported issues with the trail cameras and stated that he would work with Mr. Oneal outside of the meeting to assist with the setup.

F. District Counsel

Ms. Rinaldi discussed the new bills signed by the State. Ms. Rinaldi also discussed the General Election and the deadline for filing Form 1.

G. District Manager

Mr. Perez stated that most items had already been addressed. Mr. Perez discussed the next meeting date and noted that the meeting would include a Public Hearing. Mr. Tuttle raised the topic of holiday lighting for the current year.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of PIP Printing Pole Banners Proposal

No action was taken on this item.

B. Ratification of Inframark Reinstallation of a "No Parking" Sign Proposal

> On MOTION by Ms. Von Blon, seconded by Mr. Tuttle, with all in favor, Inframark's proposal for the reinstallation of a "No Parking" sign was ratified. (3-0)

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held April 27, 2026

> On MOTION by Mr. Tuttle, seconded by Ms. Von Blon, with all in favor, the motion to approve the minutes of the April 27, 2026, meeting carried. (3-0)

SEVENTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Mr. Tuttle asked about cleaning the light poles owned by OUC. The Board discussed obtaining a proposal from AquaBlast because OUC did not appear concerned with cleaning the poles. Mr. Perez provided the Board with information he had received regarding the matter.

EIGHTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Oneal, seconded by Mr. Tuttle, with all in favor, the motion to adjourn the meeting at 6:31 p.m. carried. (3-0)

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

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, July 27, 2026, at 5:30 p.m., at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:

Scott Phillips	Chairperson
Todd Oneal	Vice Chairperson
Robert Tuttle	Assistant Secretary
Graciela Von Blon	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Megan Couture	District Counsel, Kilinski Van Wyk
David Hamstra	District Engineer, Pegasus Engineering, LLC
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 5:30 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. Tuttle, with all in favor, the agenda was approved. (4-0)

THIRD ORDER OF BUSINESS **Public Comments**

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

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2027 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

> On MOTION by Ms. Von Blon, seconded by Mr. Phillips, with all in favor, the Public Hearing on adopting the Fiscal Year 2027 Final Budget was opened. (4-0)

B. Discussion on Fiscal Year 2027 Budget

There were no audience comments.

C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the Public Hearing on adopting the Fiscal Year 2027 Final Budget was closed. (4-0)

D. Consideration of Resolution 2026-08; Adopting the Fiscal Year 2027 Final Budget

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, Resolution 2026-08, adopting the Fiscal Year 2027 Final Budget, was adopted. (4-0)

E. Consideration of Resolution 2026-09; Levying O&M Assessments

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, Resolution 2026-09, levying O&M assessments, was adopted. (4-0)

FIFTH ORDER OF BUSINESS Staff Reports

A. District Accountant

i. Cash Flow Report

ii. Expenditure Report

iii. Financials

Mr. Perez reviewed the financials. There were no questions from the Board.

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the financials were accepted. (4-0)

B. CrossCreek Report

Mr. Greene discussed the pond report, which was not included in the agenda. Mr. Perez discussed the system migration, which resulted in missing agenda items, including the minutes. Mr. Greene discussed the hydrilla growth and fountain maintenance. Mr. Tuttle reviewed the sprayer options.

C. District Engineer

Mr. Hamstra discussed two locations near the sidewalks that had been washed out. The areas were under City maintenance, and Mr. Hamstra was directed to submit the matter to the City. The District may need to address the wall repair. Mr. Hamstra also discussed the survey level of the ditch.

D. United Land Services

i. Inframark Field Services

ii. Review of Field Inspection Report

Mr. Mena discussed the irrigation repairs and a recent mainline break. Discussion followed regarding palm tree trimming being included in the contract but not specifically noted. Staff will discuss the matter further.

A proposal to replace the landscaping was presented under separate cover. The proposal was tabled. Proposals for the replacement of the landscaping and for its removal and mulching will be presented at the next meeting.

Mr. Perez reviewed several items included in the Field Inspection Report. Mr. Hamstra will inspect the pavers noted under Item 16.

E. District Counsel

Ms. Rinaldi provided updates regarding e-bikes and recent legislation. Ms. Rinaldi stated that she would work with staff on the OUC contract for streetlight maintenance.

> On MOTION by Mr. Phillips, seconded by Mr. Tuttle, with all in favor, staff was authorized to work with the Chair outside of a meeting regarding streetlight maintenance. (4-0)

F. District Manager

Mr. Perez discussed Mr. Johnson's possible future resignation and the next steps in the process. Mr. Perez also discussed the cameras.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-10; Declaring Seat 3 Vacant

> On MOTION by Mr. Oneal, seconded by Mr. Phillips, with all in favor, Resolution 2026-10, declaring Seat 3 vacant, was adopted. (4-0)

B. Consideration of Resolution 2026-11; Adopting Goals and Objectives

> On MOTION by Ms. Von Blon, seconded by Mr. Oneal, with all in favor, Resolution 2026-11, adopting goals and objectives, was adopted. (4-0)

C. Consideration of Light Pole Cleaning

No discussion or action was taken on this item.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held June 22, 2026

The June 22, 2026, meeting minutes was deferred to the August agenda.

EIGHTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Mr. Tuttle asked about United Land Services lifting the trees. Discussion followed regarding whether the service was included in the contract.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Tuttle, seconded by Mr. Phillips, with all in favor, the meeting was adjourned at 6:17 p.m. (4-0)

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Secretary/Assistant Secretary Chair/Vice Chair