INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

East Park
Community Development District

October 26, 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, October 26, 2026, at 5:30 p.m.

The Regular Meeting of the **East Park Community Development District** will be held on Monday, October 26, 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:

THE REGULAR MEETING OF BOARD OF SUPERVISORS

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

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **STAFF REPORTS**

   A. District Accountant

   i. Review of Cash Flow Report *(September)* ..... P. 4

   ii. Review of Expenditure Report *(September)* ..... P. 5

   iii. Review of Financials *(September)* ..... P. 19

   B. CrossCreek Report

   i. Review of CrossCreek Report for August 2026 ..... P. 34

   ii. Review of Cross Creek Report for October 2026 ..... P. 41

   iii. Consideration of Crosscreek Environmental, Inc. Pond 9 Fountain Control Panel Replacement ..... P. 43

   C. District Engineer

   i. Update Regarding Washout Beneath Wall and Sidewalk

   D. United Land Services

   i. Consideration of United Land Services Proposal for Podocarpus Installation at the Main Entrance ..... P. 44

   ii. Consideration of United Land Services Proposal for Installation of Eight Irrigation Spray Heads for Podocarpus at the Main Entrance ..... P. 49

   iii. Consideration of United Land Services Proposal for Palm Tree Trimming ..... P. 50

   iv. Presentation of East Park CDD Irrigation System Maps ..... P. 53

v. Consideration of United Land Services Irrigation Repair Proposals .....P. 65

vi. Consideration of United Land Services Proposal for Removal of Dead Plant Material Due to Cold Weather .....P. 82

E. Inframark Field Services

i. Review of Field Inspection Report .....P. 87

ii. Update Regarding Fountain Electrical Issues and Electrical Inspection

F. District Counsel

G. District Manager

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held September 28, 2026 .....P. 106

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

East Park CDD

Cash Flow Projection
10/15/2026

	Balances	Interest Rate
Operating Account - Bank United acct. *2379	229,515.36	0.00%
MM Account - Bank United acct. *9406	763,695.53	3.32%
Less: Current Outstanding AP	(13,316.66)	
Estimated Cash Available Today	979,894.23	
Outstanding FY26 Tax Roll		
Estimated Total Cash Available with Tax Roll	979,894.23	
Projections:		
Monthly Average Spend (12 Months October'25 - September'26)	48,157.33	
Total Monthly Average Spend	48,157.33	
Average Spend to YE	-	
Expected Cash Flow at YE (9/30/26)	**979,894.23**	
Average Spend 1st QTR FY27 (2 mos avg spend)	96,314.67	
Expected Need through 1st QTR FY27	**883,579.56**	

**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 Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: P/R-Board of Supervisors						
12/19/25	511001-51301-5000	ADP00024	JE		ADP Wages - 12/15/25 BOS Mtg	800.00
01/29/26	511001-51301-5000	ADP00025	JE		BOS ADP P/R - 1/26/25 Mtg	800.00
02/28/26	511001-51301-5000	JE001918	JE		Corr Org Unit Code re: Oct'25 BOS ADP PR	800.00
02/28/26	511001-51301-5000	JE001919	JE		Corr Org Unit Code re: Feb'26 BOS ADP PR	1,000.00
03/31/26	511001-51301-5000	JE001925	JE		RECL BOS ADP P/R - 3/23/25 Mtg	1,000.00
04/29/26	511001-51301-5000	JE001927	JE		RECL BOS ADP P/R - 4/27/25 Mtg to Correct Org Unit Code	800.00
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-Dissemination Agent						
09/23/26	531012-51301-5000	189624	VENDOR	INFRAMARK LLC	August 2026 Dissemination and postage	1,000.00
					YTD Total	1,000.00
					Annual Budget	$1,000.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
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
09/23/26	531013-51301-5000	228766	VENDOR	PEGASUS ENGINEERING LLC	July 2026 District engineer services	1,624.90
					YTD Total	13,520.62
					Annual Budget	$35,000.00

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Amount Remaining / (Budget overage)	*$21,479.38*
					% of Budget	*38.6%*
Account Name: ProfServ-Legal Services						
10/31/25	531023-51301-5000	13585	VENDOR	KILINSKI VAN WYK, PLLC	October 2025 District counsel services	1,117.50
12/17/25	531023-51301-5000	13815	VENDOR	KILINSKI VAN WYK, PLLC	November 2025 District Counsel services	773.50
01/13/26	531023-51301-5000	99813	VENDOR	ROPER, TOWNSEND & SUTPHEN ,P.A	December 2025 Litigation counsel, Crosby, final bill	147.00
01/17/26	531023-51301-5000	14028	VENDOR	KILINSKI VAN WYK, PLLC	December 2025 District Counsel Services	2,124.50
02/01/26	531023-51301-5000	JE001917	JE		AJE to account for bank error on Ck #100143 (w/d less than written for)	(5.00)
02/20/26	531023-51301-5000	14175	VENDOR	KILINSKI VAN WYK, PLLC	January 2026 District Counsel Services	2,958.59
03/19/26	531023-51301-5000	14500	VENDOR	KILINSKI VAN WYK, PLLC	February 2026 District counsel services	1,249.50
03/31/26	531023-51301-5000	14745	VENDOR	KILINSKI VAN WYK, PLLC	March 2026 District Counsel Services	3,878.49
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
09/14/26	531023-51301-5000	15962	VENDOR	KILINSKI VAN WYK, PLLC	August 2026 District counsel services, Board Meeting	1,064.50
					YTD Total	23,705.43
					Annual Budget	$35,000.00
					Amount Remaining / (Budget overage)	*$11,294.57*
					% of Budget	*67.7%*
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

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09/01/26	531027-51301-5000	188527	VENDOR	INFRAMARK LLC	September 2026 District Management Services	5,350.00
					YTD Total	64,200.00
					Annual Budget	$64,200.00
					Amount Remaining / (Budget overage)	*$0.00*
					% of Budget	*100.0%*
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%*
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
09/23/26	541006-51301-5000	189624	VENDOR	INFRAMARK LLC	August 2026 Dissemination and postage	0.78
					YTD Total	141.76
					Annual Budget	$1,300.00
					Amount Remaining / (Budget overage)	*$1,158.24*
					% of Budget	*10.9%*
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%*

East Park Community Development District

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For the Period(s) from Oct 01, 2025 to Sep 30, 2026
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
09/02/26	546350-51301-5000	INV-SN-1593	VENDOR	INNERSYNC, STUDIO'S LTD	9/1/2026 Website compliance	399.77
09/04/26	546350-51301-5000	INV-SN-1665	VENDOR	INNERSYNC, STUDIO'S LTD	9/1/2026 Website compliance	388.13
					YTD Total	1,952.29
					Annual Budget	$1,553.00
					Amount Remaining / (Budget overage)	*($399.29)*
					% of Budget	*125.7%*
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
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

East Park Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					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
					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:	**$139,664.96**
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

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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
09/01/26	531016-53901-5000	188527	VENDOR	INFRAMARK LLC	September 2026 District Management Services	2,408.33
					YTD Total	28,899.96
					Annual Budget	$28,900.00
					Amount Remaining / (Budget overage)	*$0.04*
					% of Budget	*100.0%*
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
09/16/26	534049-53901-5000	27954	VENDOR	CROSSCREEK ENVIROMENTAL, INC	September 2026 Monthly pond services	1,750.00
					YTD Total	21,575.00
					Annual Budget	$22,740.00
					Amount Remaining / (Budget overage)	*$1,165.00*
					% of Budget	*94.9%*
Account Name: Contracts-Landscape						

East Park Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
09/09/26	534050-53901-5000	224391	VENDOR	United Land Services	September 2026 Monthly Landscape Services	10,499.53
					YTD Total	125,994.68
					Annual Budget	$127,885.00
					Amount Remaining / (Budget overage)	*$1,890.32*
					% of Budget	*98.5%*

Account Name: Electricity - General

10/21/25	543006-53901-5000	100125 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 09/02-10/01/2025	9,955.68
11/24/25	543006-53901-5000	110325 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 10/01-11/03/2025	10,311.41
12/22/25	543006-53901-5000	120125-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 11/03-12/01/25	10,021.60
12/22/25	543006-53901-5000	JE001911	JE		REC Rounding Adjustment re: OUC 120125-ACH	0.02
01/22/26	543006-53901-5000	010626 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 12/01/25-01/02/26	10,260.87
01/23/26	543006-53901-5000	010626- ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 12/01/25-01/02/26	10,260.87
01/30/26	543006-53901-5000	010626 ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	Credit Memo 000167	(10,260.87)
02/23/26	543006-53901-5000	020226- ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 01/02-02/02/26	10,164.04
03/23/26	543006-53901-5000	030226-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 02/02-03/02/26	10,033.28
04/01/26	543006-53901-5000	040326-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 03/02/26-04/01/26	10,193.82
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
09/18/26	543006-53901-5000	090126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 08/03-09/01/26	(16.12)
09/18/26	543006-53901-5000	090126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 08/03-09/01/26	9,388.41
09/18/26	543006-53901-5000	090126-001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 08/03-09/01/26	833.67
					YTD Total	122,288.95
					Annual Budget	$145,000.00
					Amount Remaining / (Budget overage)	*$22,711.05*
					% of Budget	*84.3%*

East Park Community Development District

Expenditure Report - General Fund
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
09/18/26	543018-53901-5000	090126-0001-ACH	VENDOR	ORLANDO UTILITIES COMMISSION - ACH	SVC PRD 08/03-09/01/26	678.05
					YTD Total	10,814.76
					Annual Budget	$9,000.00
					Amount Remaining / (Budget overage)	*($1,814.76)*
					% of Budget	*120.2%*
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
09/01/26	546001-53901-5000	83232	VENDOR	TROM II CORPORATION	SEP 2026 JANITORIAL SVCS	200.00
					YTD Total	2,200.00
					Annual Budget	$3,400.00
					Amount Remaining / (Budget overage)	*$1,200.00*
					% of Budget	*64.7%*
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

East Park Community Development District

Expenditure Report - General Fund
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
09/18/26	546016-53901-5000	090426-0670	VENDOR	HOME DEPOT CREDIT SERVICES	9/4/2026 Home Depot Supplies	187.85
					YTD Total	50,928.33
					Annual Budget	$45,000.00
					Amount Remaining / (Budget overage)	*($5,928.33)*
					% of Budget	*113.2%*
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

East Park Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
09/16/26	546629-53901-5000	27955	VENDOR	CROSSCREEK ENVIROMENTAL, INC	9/14/2026 Outfall ditch maintenance	625.00
					YTD Total	3,750.00
					Annual Budget	$10,000.00
					Amount Remaining / (Budget overage)	*$6,250.00*
					% of Budget	*37.5%*
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:	**$435,787.36**

East Park Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 575,452.32**

East Park Community Development District

Expenditure Report - Series 2013 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Sep 30, 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 Sep 30, 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 Sep 30, 2026
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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

September 30, 2026

CLEAR PARTNERSHIPS



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East Park
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 246,515	$ -	$ 246,515
Accounts Receivable	819	-	819
Investments:			
Money Market Account	763,696	-	763,696
Prepayment Fund (A-2)	-	1,167	1,167
Redemption Fund (A-2)	-	104,104	104,104
Reserve Fund (A-1)	-	118,463	118,463
Reserve Fund (A-2)	-	27,438	27,438
Revenue Fund	-	46,615	46,615
Prepaid Items	10,000	-	10,000
Prepaid Insurance	12,957	-	12,957
TOTAL ASSETS	**$ 1,033,987**	**$ 297,787**	**$ 1,331,774**
LIABILITIES			
Accounts Payable	$ -	$ -	$ -
Accrued Expenses	11,000	-	11,000
TOTAL LIABILITIES	**11,000**	**-**	**11,000**
FUND BALANCES			
Nonspendable:			
Prepaid Items	10,000	-	10,000
Prepaid Insurance	12,957	-	12,957
Restricted for:			
Debt Service	-	297,787	297,787
Assigned to:			
Operating Reserves	142,386	-	142,386
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	817,728	-	817,728
TOTAL FUND BALANCES	**$ 1,022,987**	**$ 297,787**	**$ 1,320,774**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,033,987**	**$ 297,787**	**$ 1,331,774**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 5,000	$ 5,000	$ 33,425	$ 28,425
Special Assmnts- Tax Collector	671,056	671,056	670,743	(313)
Special Assmnts- Discounts	(26,842)	(26,842)	(23,622)	3,220
Physical Environment	9,785	9,785	9,008	(777)
Other Miscellaneous Revenues	32,500	32,500	32,500	-
TOTAL REVENUES	**691,499**	**691,499**	**722,054**	**30,555**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	12,000	6,600	5,400
FICA Taxes	918	918	122	796
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Engineering	35,000	35,000	13,521	21,479
ProfServ-Legal Services	35,000	35,000	23,705	11,295
ProfServ-Legal Litigation	28,250	28,250	31	28,219
ProfServ-Mgmt Consulting Serv	64,200	64,200	64,200	-
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	1,300	142	1,158
Insurance - General Liability	14,137	14,137	12,628	1,509
R&M-ADA Compliance	1,553	1,553	1,952	(399)
Printing and Binding	800	800	-	800
Legal Advertising	2,700	2,700	1,602	1,098
Miscellaneous Services	2,500	2,500	4,584	(2,084)
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	224,054	139,665	84,389

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Field				
ProfServ-Field Management	28,900	28,900	28,900	-
Contracts-Fountain	2,500	2,500	2,329	171
Contracts-Wetland Mitigation	22,740	22,740	21,575	1,165
Contracts-Landscape	127,885	127,885	125,995	1,890
Electricity - General	145,000	145,000	122,289	22,711
Utility - Water	9,000	9,000	10,815	(1,815)
R&M-General	3,400	3,400	2,200	1,200
R&M-Common Area	45,000	45,000	50,928	(5,928)
R&M-Drainage	2,000	2,000	27,850	(25,850)
R&M-Fountain	2,000	2,000	19,825	(17,825)
R&M-Landscape Renovations	4,020	4,020	11,980	(7,960)
R&M-Pressure Washing	15,000	15,000	6,950	8,050
R&M-Spreader Swale Restoration	10,000	10,000	3,750	6,250
Misc-Contingency	25,000	25,000	402	24,598
Reserve - Drainage	25,000	25,000	-	25,000
Total Field	467,445	467,445	435,788	31,657
TOTAL EXPENDITURES	**691,499**	**691,499**	**575,453**	**116,046**
Excess (deficiency) of revenues Over (under) expenditures	-	-	146,601	146,601
Net change in fund balance	$ -	$ -	$ 146,601	$ 146,601
FUND BALANCE, BEGINNING (OCT 1, 2025)	**876,386**	**876,386**	**876,386**	
FUND BALANCE, ENDING	**$ 876,386**	**$ 876,386**	**$ 1,022,987**	

Notes to the Financial Statements
09/30/2026

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 (August 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**

Prepaid Insurance: $12,957

FY 2027 Egis Insurance Policy #1001251422 Renewal Premium	$	12,957
Total Prepaid Items:	**$**	**12,957**

► **Liabilities**

Accounts Payable $0

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

Orlando Utilities Electric and Water Services-September 2026	$	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.

EAST PARK
Community Development District

Series 2013 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ -	$ -	$ 10,485	$ 10,485
Special Assmnts- Tax Collector	371,143	371,143	394,174	23,031
Special Assmnts- Prepayment	-	-	3,798	3,798
Special Assmnts- Discounts	(14,846)	(14,846)	(13,882)	964
TOTAL REVENUES	**356,297**	**356,297**	**394,575**	**38,278**
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	(79,285)	(109,201)
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	$ (79,285)	$ (109,201)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**377,072**	**377,072**	**377,072**	
FUND BALANCE, ENDING	**$ 406,988**	**$ 406,988**	**$ 297,787**	

Notes to the Financial Statements
09/30/2026

Financial Highlights

- 100% of FY26 Assessments have been collected compared to 100% 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 83.22% 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	$ 35,000	$ 23,705	68%	Klinski Van Wyk, PLLC - General counsel and Crosby Settlement fees through May 2026
ProServ-Mgmt Consulting	$ 64,200	$ 64,200	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	$ 2,500	$ 4,584	183%	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	$ 28,900	$ 28,900	100%	Inframark Field Mgmt $2,408/mo.
Contracts-Fountain	$ 2,500	$ 2,329	93%	Crosscreek Enviromental, Inc. - $575/qtrly.
Contracts-Wetland Mitigation	$ 22,740	$ 21,575	95%	Crosscreek Environmental Inc New 12/mo contract at $1,750/mo.
Contracts - Landscape	$ 127,885	$ 125,995	99%	United Land Svcs - $10,500/mo effective 4/1/25
R&M-General	$ 3,400	$ 2,200	65%	Anago (Trom) janitorial services $200/mo and supplies.
R&M-Common Area	$ 45,000	$ 50,928	113%	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	$ 4,020	$ 11,980	298%	Eastpark Woods Drive repairs & Bamboo removal services
R&M-Pressure Washing	$ 15,000	$ 6,950	46%	Aqua Blast - Annual pressure washing expense.
Reserve - Drainage	$ 25,000	$ -	0%	Element Environmental maintenance

East Park
Community Development District

Supporting Schedules

September 30, 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
09/15/26	$ 996.28	$ -		$ 996.28	$ 627.51	$ 368.77
TOTAL	**$ 1,026,698.20**	**$ 37,504.54**	**$ 713.94**	**$ 1,064,916.68**	**$ 670,742.82**	**$ 394,173.86**
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				**$ 361**	**$ 227**	**$ 134**

Cash and Investment Report
September 30, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	$ 246,515
Public Funds Money Market	BankUnited	MMA - #9406	n/a	3.32%	763,696
			Subtotal-General Fund		$ 1,010,211
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	1,167
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	104,104
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	118,333
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	27,438
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	3.28%	46,745
			Subtotal-Debt Service Fund		$ 297,787
			Total - All Funds		$ 1,307,998

Bank Account Statement

East Park CDD

Bank Account No.	2379
Statement No.	09-26
Statement Date	09/30/2026

G/L Account No. 101002 Balance	246,514.81	**Statement Balance**	262,349.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	262,349.06
Subtotal	246,514.81	**Outstanding Checks**	-15,834.25
Negative Adjustments	0.00	**Ending Balance**	246,514.81
Ending G/L Balance	246,514.81		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
09/18/2026	Payment	100219	KILINSKI VAN WYK, PLLC	Inv: 15962			-1,064.50
09/22/2026	Payment	100222	HOME DEPOT CREDIT SERVICES	Inv: 090426-0670			-187.85
09/29/2026	Payment	100223	EGIS INSURANCE ADVISORS	Inv: 34314			-12,957.00
09/29/2026	Payment	100224	PEGASUS ENGINEERING LLC	Inv: 228766			-1,624.90
Total Outstanding Checks							-15,834.25
Outstanding Deposits							
Total Outstanding Deposits							

East Park
Community Development District

Check Register

September 1, 2026 thru September 30, 2026

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100215	09/01/26	TROM II CORPORATION	83232	SEP 2026 JANITORIAL SVCS	R&M-General	546001-53901	$200.00
001	100216	09/03/26	INFRAMARK LLC	188527	September 2026 District Management Services	ProfServ-Mgmt Consulting Serv	531027-51301	$5,350.00
001	100216	09/03/26	INFRAMARK LLC	188527	September 2026 District Management Services	ProfServ-Field Management	531016-53901	$2,408.33
001	100217	09/03/26	United Land Services	222963	8/31/2026 Irrigation repair, 2 valves	R&M-Common Area	546016-53901	$1,348.20
001	100218	09/18/26	INNERSYNC, STUDIO'S LTD	INV-SN-1593	9/1/2026 Website compliance	R&M-ADA Compliance	546350-51301	$399.77
001	100218	09/18/26	INNERSYNC, STUDIO'S LTD	INV-SN-1665	9/1/2026 Website compliance	R&M-ADA Compliance	546350-51301	$388.13
001	100219	09/18/26	KILINSKI VAN WYK, PLLC	15962	August 2026 District counsel services, Board Meeting	ProfServ-Legal Services	531023-51301	$1,064.50
001	100220	09/18/26	United Land Services	224391	September 2026 Monthly Landscape Services	Contracts-Landscape	534050-53901	$10,499.53
001	100221	09/22/26	CROSSCREEK ENVIROMENTAL, INC	27954	September 2026 Monthly pond services	Contracts-Wetland Mitigation	534049-53901	$1,750.00
001	100221	09/22/26	CROSSCREEK ENVIROMENTAL, INC	27955	9/14/2026 Outfall ditch maintenance	R&M-Spreader Swale Restoration	546629-53901	$625.00
001	100222	09/22/26	HOME DEPOT CREDIT SERVICES	090426-0670	9/4/2026 Home Depot Supplies	R&M-Common Area	546016-53901	$187.85
001	100223	09/29/26	EGIS INSURANCE ADVISORS	34314	FY2027 Insurance policy	Prepaid Insurance	155100-51301	$12,957.00
001	100224	09/29/26	PEGASUS ENGINEERING LLC	228766	July 2026 District engineer services	ProfServ-Engineering	531013-51301	$1,624.90
001	100225	09/29/26	INFRAMARK LLC	189624	August 2026 Dissemination and postage	Postage and Freight	541006-51301	$0.78
001	100225	09/29/26	INFRAMARK LLC	189624	August 2026 Dissemination and postage	ProfServ-Dissemination Agent	531012-51301	$1,000.00
001	300027	09/18/26	ORLANDO UTILITIES COMMISSION - ACH	090126-0001-ACH	SVC PRD 08/03-09/01/26	Electricity - General	543006-53901	$9,388.41
001	300027	09/18/26	ORLANDO UTILITIES COMMISSION - ACH	090126-0001-ACH	SVC PRD 08/03-09/01/26	Utility - Water	543018-53901	$678.05
001	300027	09/18/26	ORLANDO UTILITIES COMMISSION - ACH	090126-0001-ACH	SVC PRD 08/03-09/01/26	Electricity - General	543006-53901	($16.12)
001	300028	09/18/26	ORLANDO UTILITIES COMMISSION - ACH	090126-001-ACH	SVC PRD 08/03-09/01/26	Electricity - General	543006-53901	$833.67
							Fund Total	**$50,688.00**
SERIES 2013 DEBT SERVICE FUND - 203								
203	884	09/15/26	EAST PARK C/O US BANK N.A.	091526-SER 2013.15	FY26 DS DIST 25-15	Cash in Transit	103200	$368.77
							Fund Total	**$368.77**
							Total Checks Paid	**$51,056.77**

LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark

Job: 481 - East Park CDD

Date: 2026-08-31

Time: 08:21

Technician: ScottB

Lakes & Treatments

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

Additional Comments

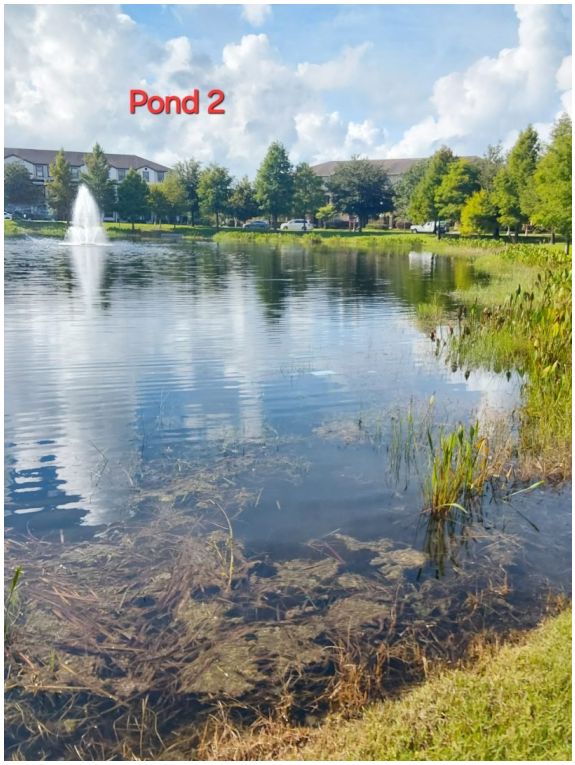
Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 6,7,8,9,10 and 11 for filamentous algae and submerged weeds.

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3

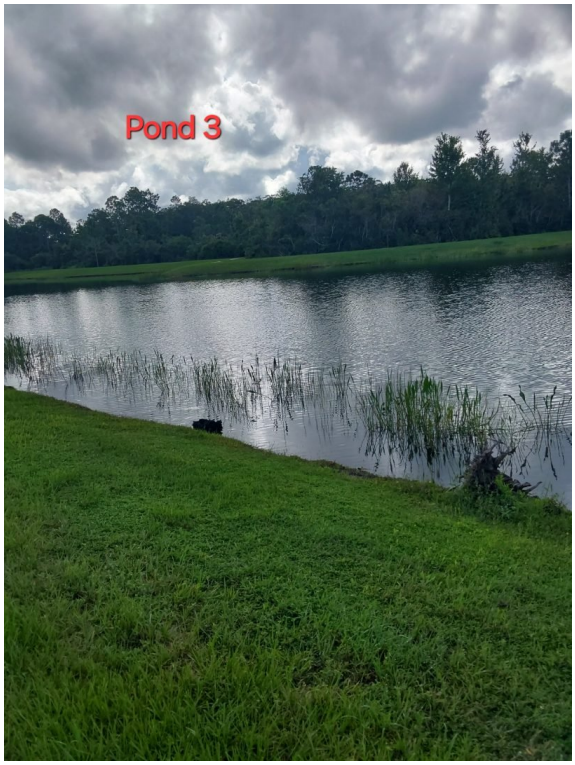
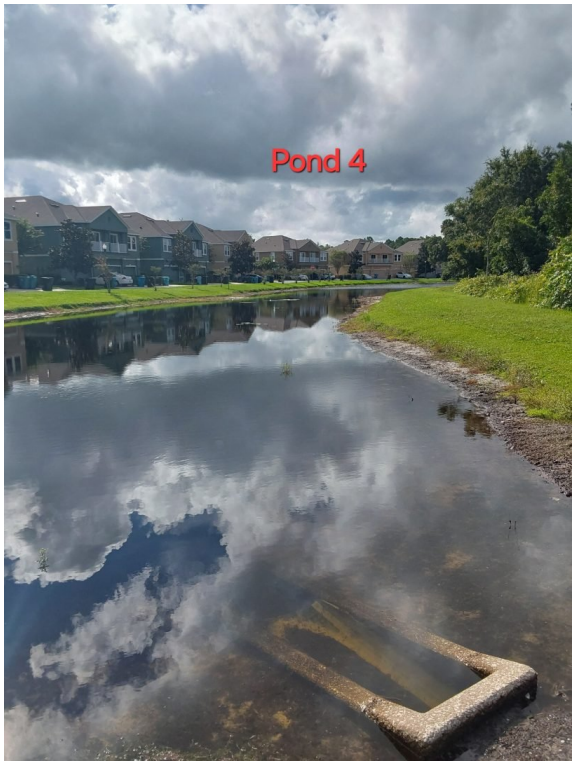


Photo 4

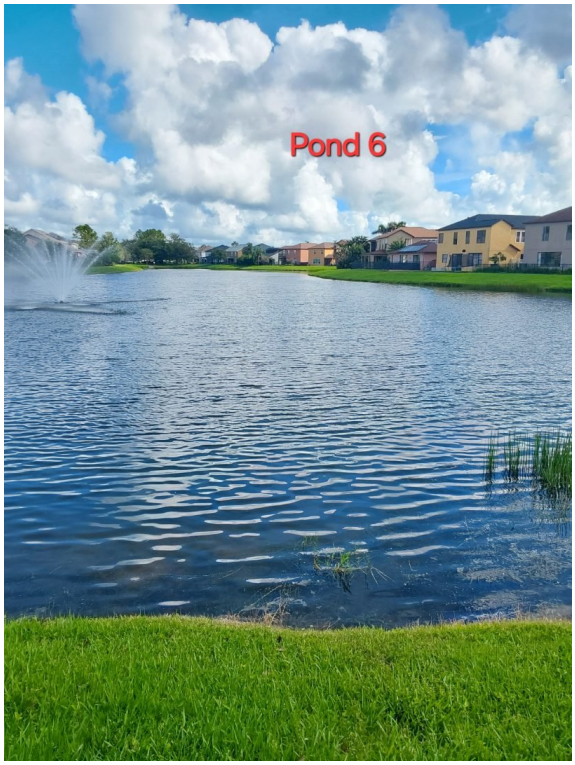


Project Photos

Photo 5



Photo 6



Project Photos

Photo 7

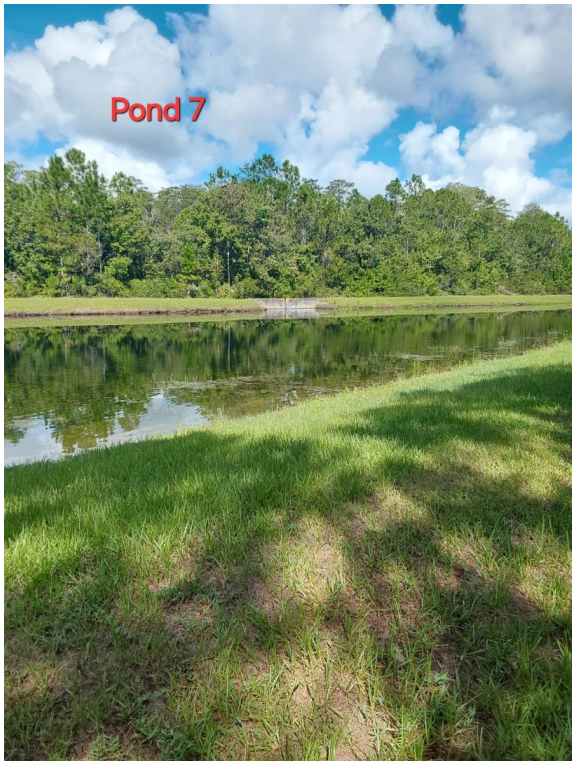


Photo 8

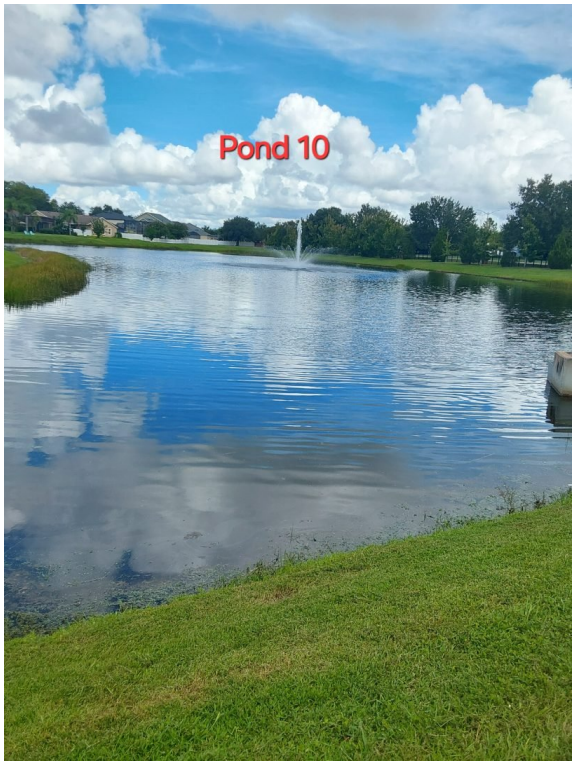


Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark

Job: 481 - East Park CDD

Date: 2026-10-06

Time: 07:51

Technician: MichaelP

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X							
Ditch			X							

Additional Comments

Treated pond one and ditchline for torpedo grass

Project Photos

Photo 1



Photo 2



Estimate

Crosscreek Environmental, Inc.
111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Date	Estimate #
10/12/2026	16255

Name / Address
East Park CDD c/o Inframark 313 Campus Street Celebration, FL 34747

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Vertex Fountain Control Panel Supply and Installation at East Park CDD Pond 9			
Supply and installation of one (1) Vertex 5hp fountain control panel with 40 amp breaker. Cost includes the supply and installation of one (1) Grundfos 5hp motor control box.	1	2,580.00	2,580.00T
Fountain Control Panel Installation Labor	1	360.00	360.00
Optional - Supply and installation of one (1) 8 foot composite post to mount control panel. Existing post will be removed.	1	270.00	270.00T
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Sales Tax		0.00%	0.00

Please sign and return if accepted:

Total $3,210.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over $10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

UNITED Land Services

Proposal #255299

Date: 10/16/2026

PO #

Ricardo Mena

Customer:
East Park CDD

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

Installing Podocarpus where the Bamboos were removed

Installing Podocarpus where the Bamboos were removed to have this job done, we need the approval on the Proposal #255975 to have irrigation on these areas.

Site Prep — $325.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				**$325.00**
Demo / Debris Removal / Site Prep	5.00	Hr	$65.00	$325.00

Plant & Sod Install — $1,800.00

Items	Quantity	Unit	Price/Unit	Price
Landscape Install				**$1,800.00**
15g Podocarpus	12.00	7g	$150.00	$1,800.00

Mulch & Soil — $120.00

Items	Quantity	Unit	Price/Unit	Price
Mulch Install				**$120.00**
Brown Mulch	15.00	ea	$8.00	$120.00

PROJECT TOTAL: $2,245.00

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.

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	10/16/2026	**Date**	_____
	United Land Services		**East Park CDD**

UNITED Land Services

Proposal #255975

Date: 10/14/2026

PO #

Stephen Lasenna

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

Add 8 sprays to Podocarpus

Add 4 spray heads to both ends of the hedge row to cover new Podocarpus shrubs. Total of 8 sprays.

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

Repairs Proposed **$767.40**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$767.40**
6" Spray	8.00	ea	$47.39	$379.09
Nozzle - MPR	8.00	ea	$5.26	$42.11
PVC fittings and pipe	1.00	ea	$151.20	$151.20
Labor - Orlando N Irrigation	3.00	Hr	$65.00	$195.00
			PROJECT TOTAL:	**$767.40**

Terms & Conditions

By _____
Stephen Lasenna

Date 10/14/2026
United Land Services

By _____

Date _____
East Park CDD

UNITED Land Services

Proposal #232043

Date: 5/19/2026

PO #

Ricardo Mena

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

Palm Trimming Throughout Property

Trim all palms throughout property

Remove all debris created from cutbacks

10028 Pickleball court

10124 Tennis court

Picnic Grounds

Eclipse Lily way behind the townhomes by the tall, long hedges.

Default Group **$3,905.00**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				**$3,905.00**
Palm Trimming	71.00	ea	$55.00	$3,905.00
			PROJECT TOTAL:	**$3,905.00**

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.

3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker´s Compensation Insurance, and

any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

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

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

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

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

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

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

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

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

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

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

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

By	_____	**By**	_____
	Ricardo Mena		
Date	5/19/2026	**Date**	_____
	United Land Services		**East Park CDD**

East Park Palm Trees

North Entrances: 6 Washingtonian

10028 Pickleball: 13 Sabal palms

10124 Tennis: 12 Sabal palms

Picnic Grounds: 24 Sabal palms

Eclipse Lily way: 16 Sabal palms

Playhouse Park between the houses: 8 sabal palms

Total =73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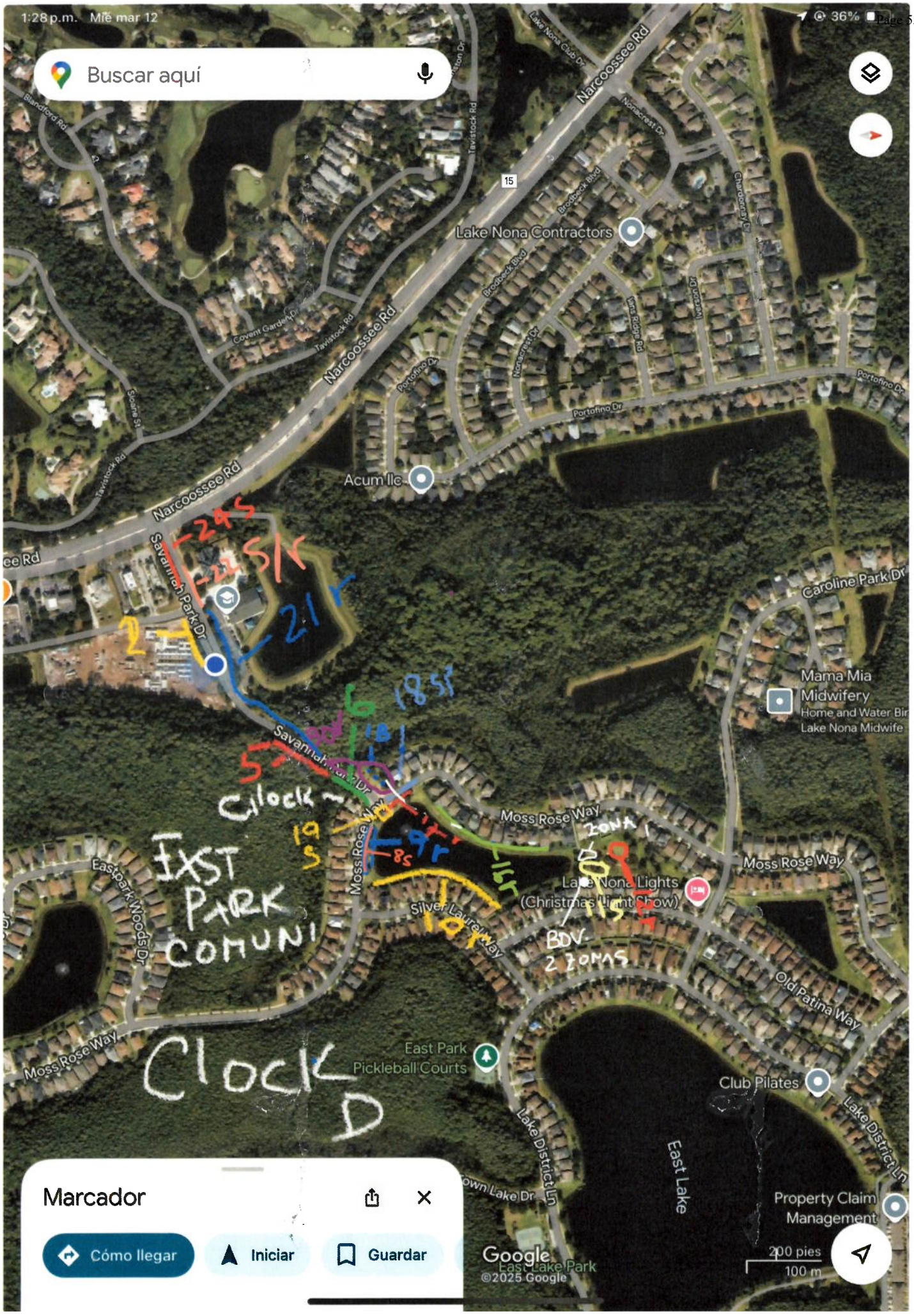
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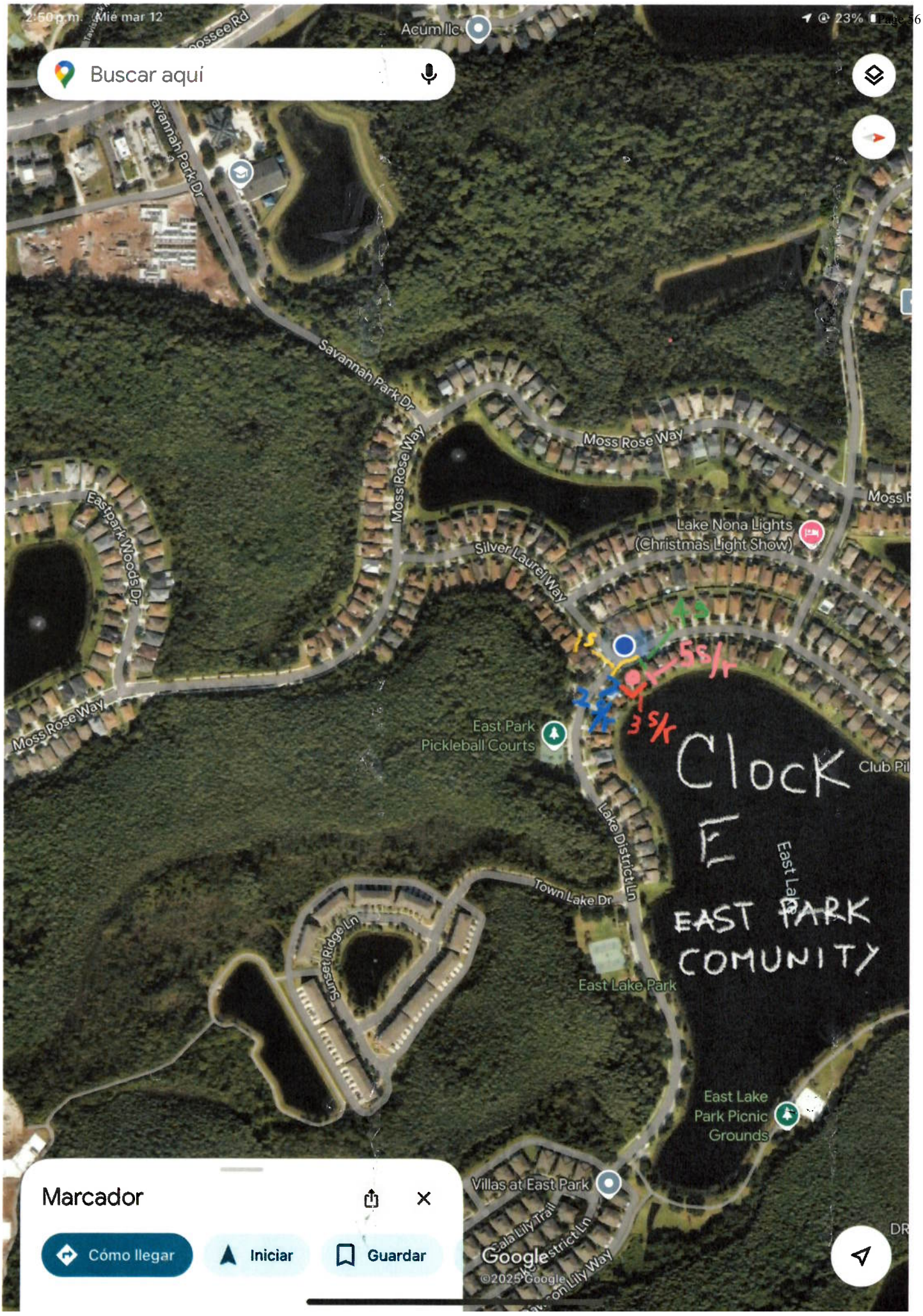
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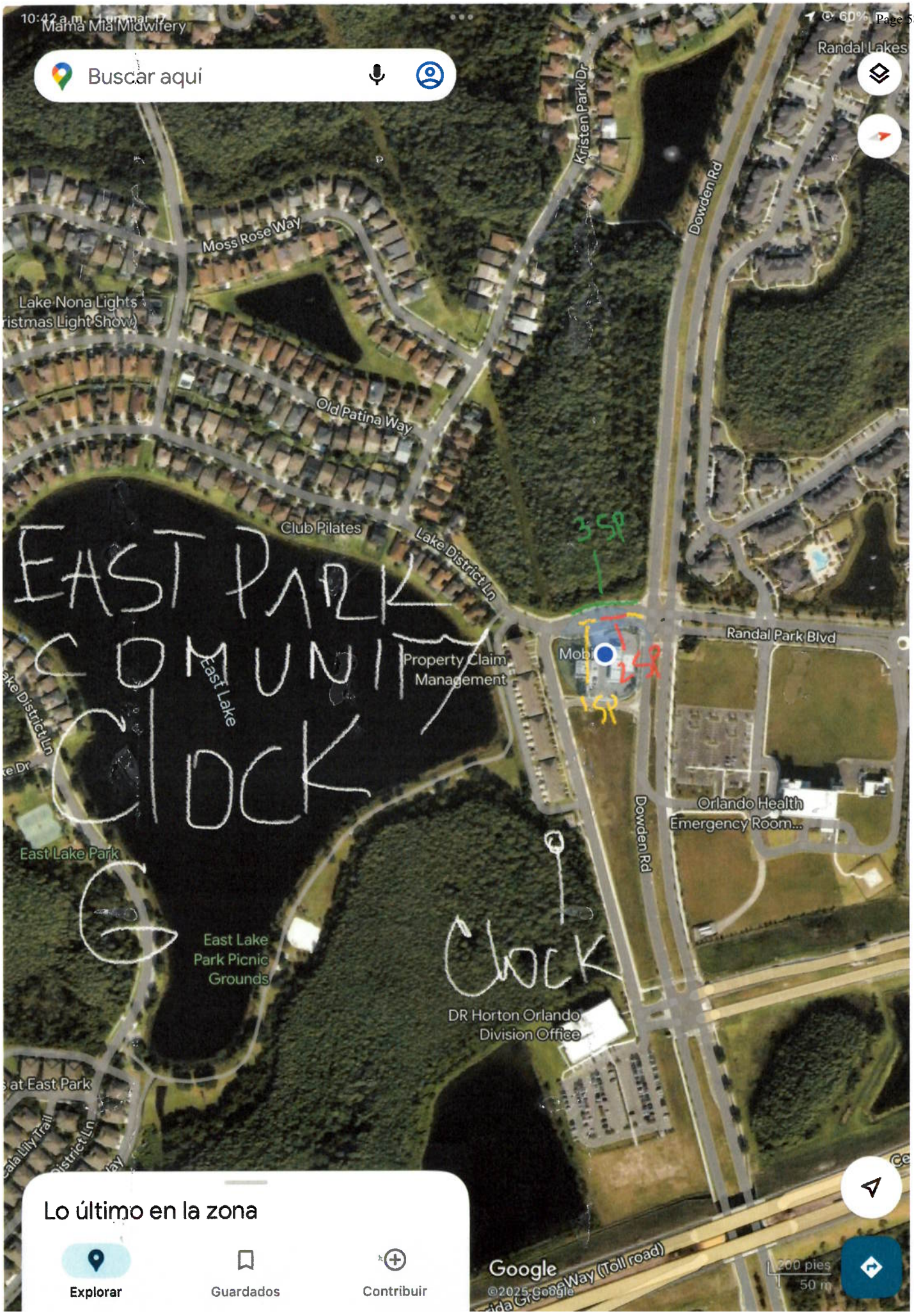
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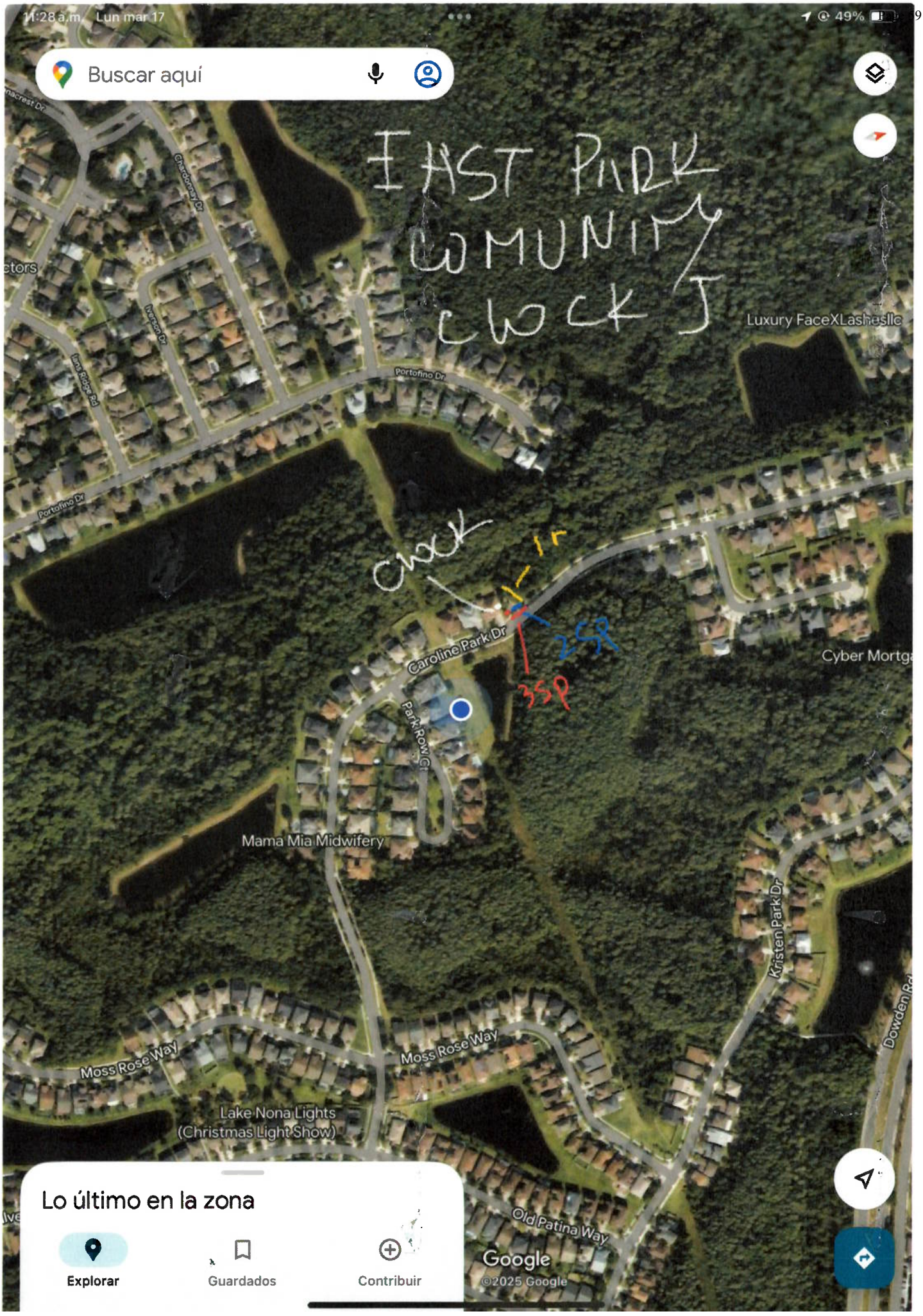
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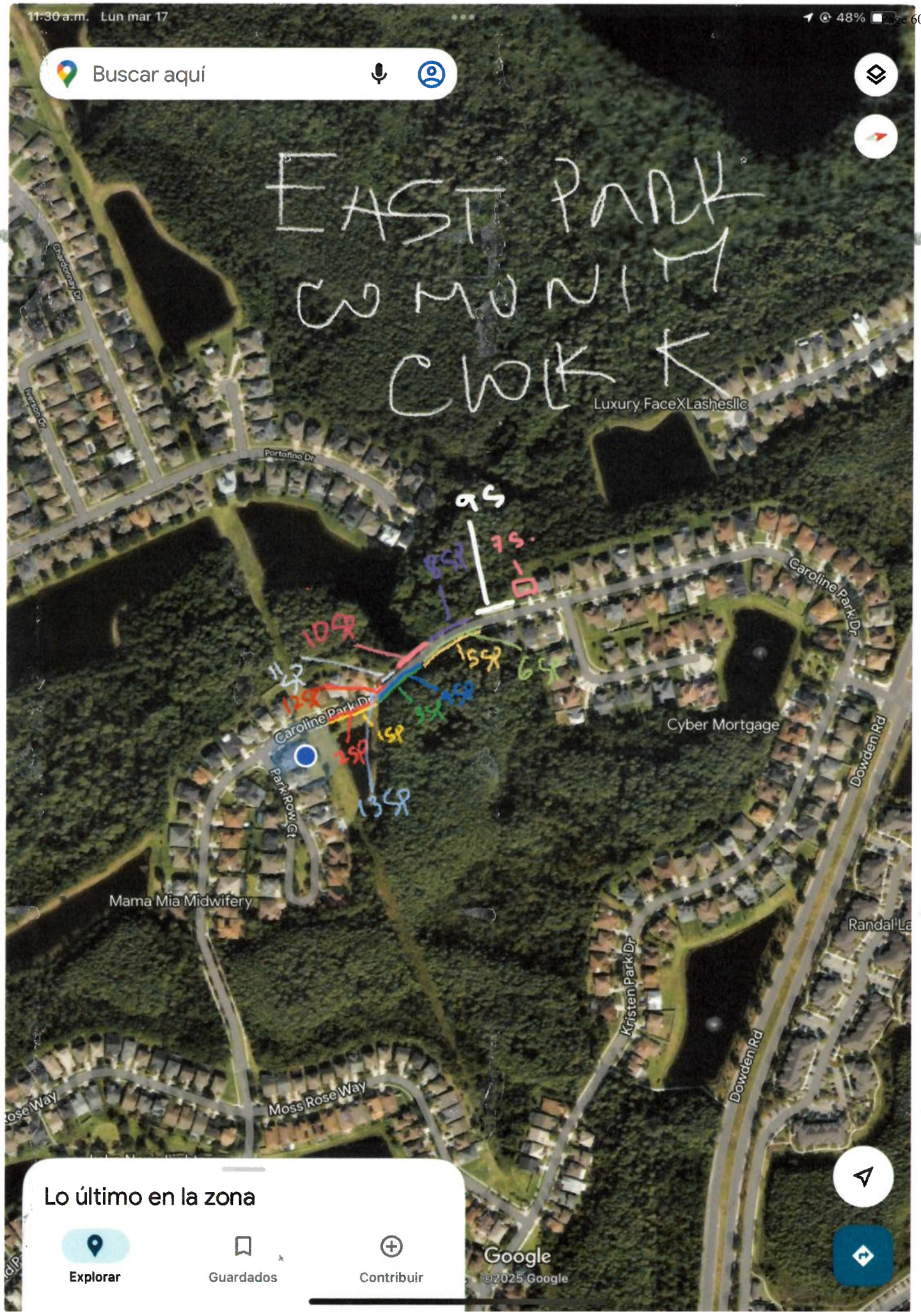
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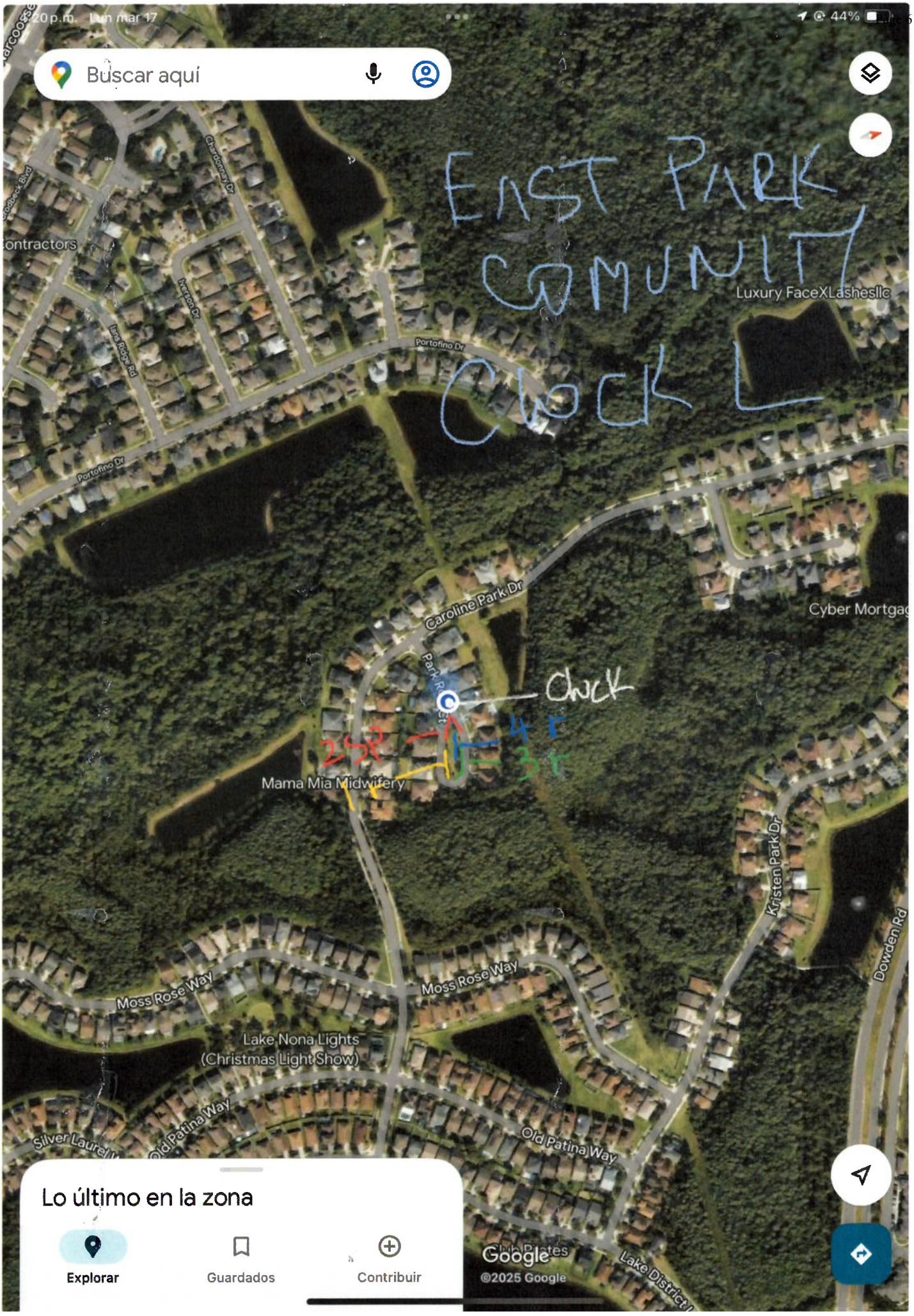
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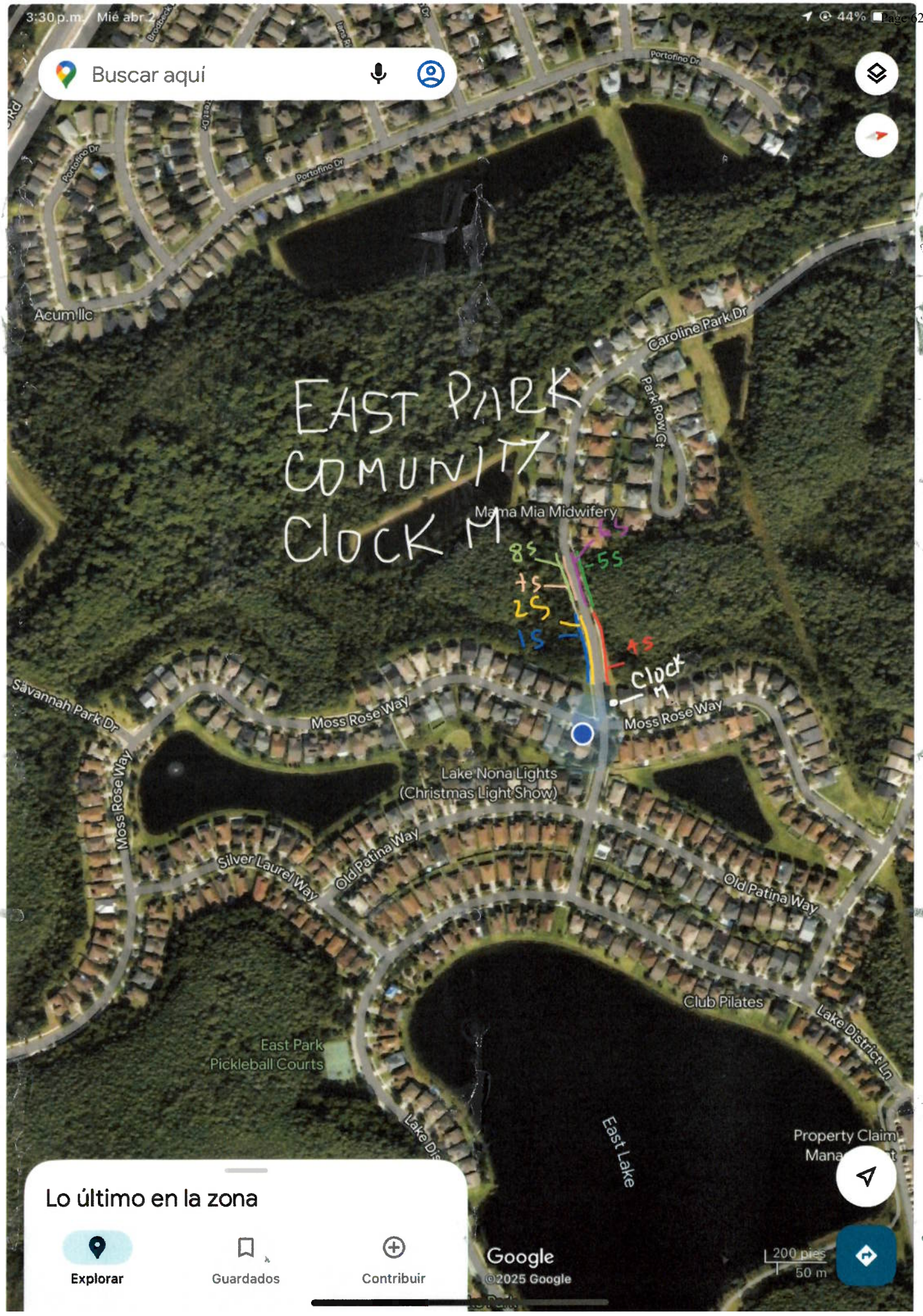
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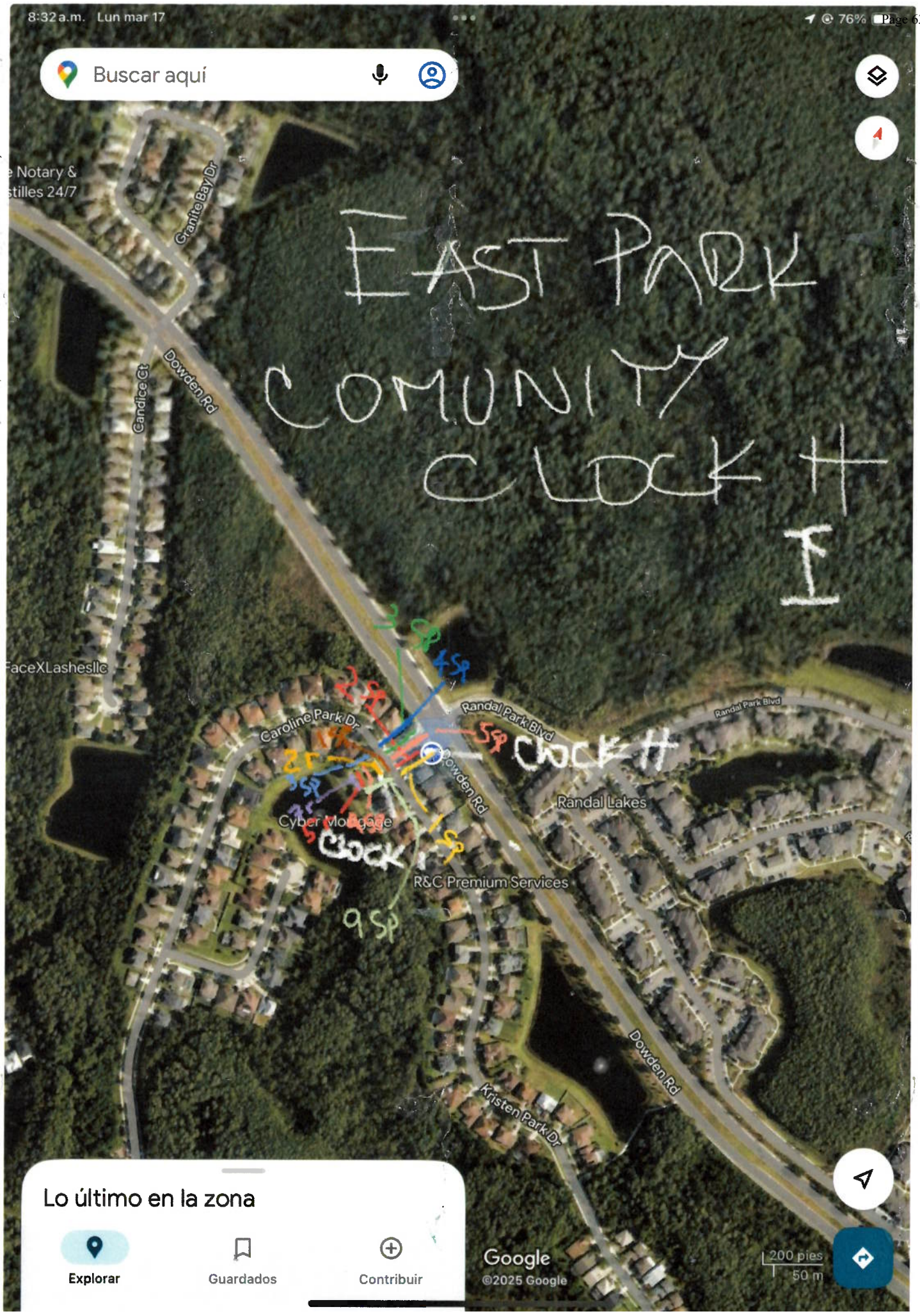
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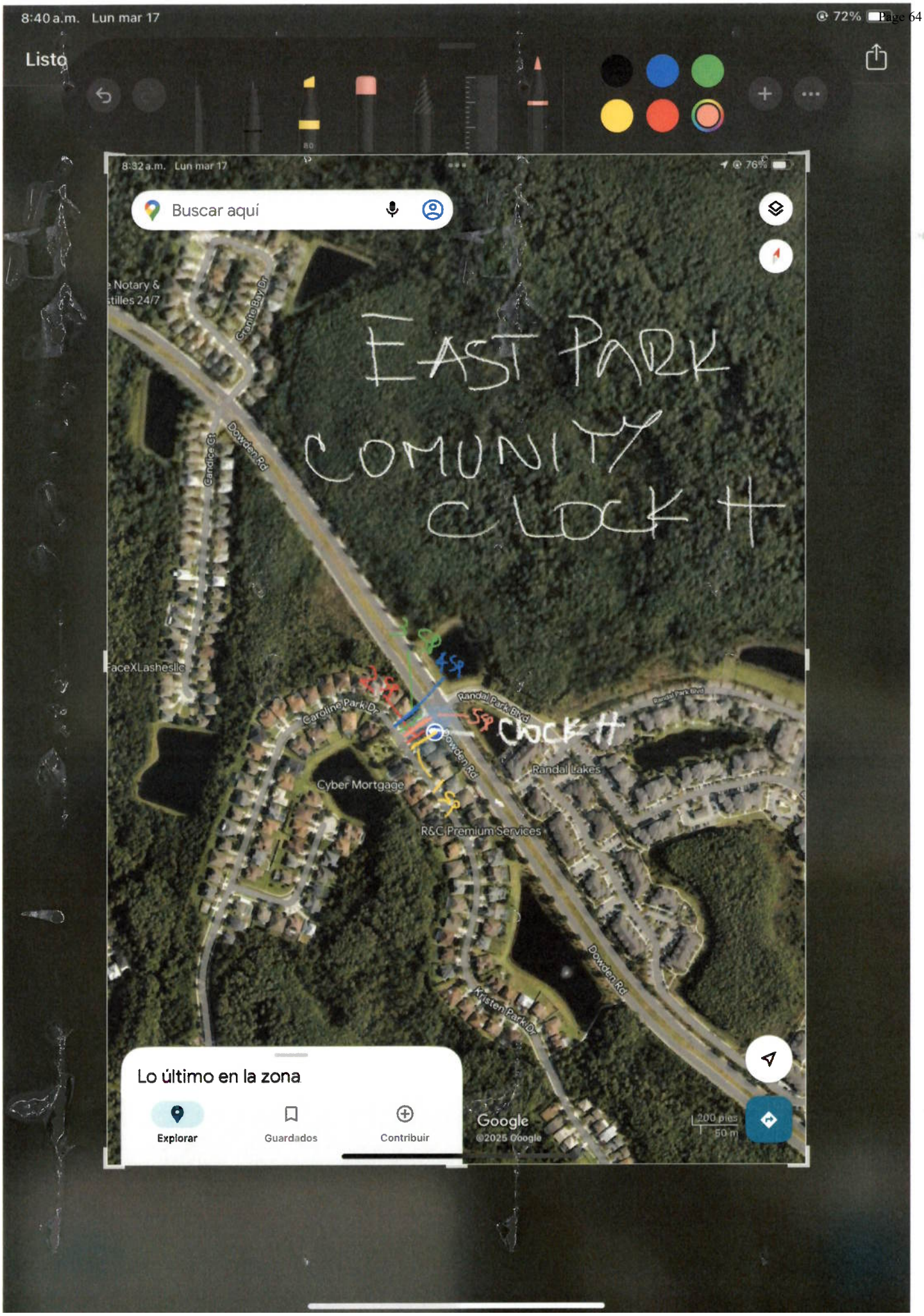

8:40 a.m. Lun mar 17
72%
Listo
8:32 a.m. Lun mar 17
76%
Buscar aquí
EAST PARK
COMUNITY
CLOCK
Granite Bay Dr
Dowden Rd
Candice Ct
FaceXLasheslic
Caroline Park Dr
Randal Park Blvd
Cyber Mortgage
Randal Lakes
R&C Premium Services
Kristen Park Dr
Lo último en la zona
Explorar
Guardados
Contribuir
Google
©2025 Google
200 pies
50 m

UNITED Land Services

Proposal #251923

Date: 9/18/2026

PO #

Stephen Lasenna

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

Clock F MI repairs needed

Zone 17 4 rotors

Zone 18 3 sprays

Zone 19 3 sprays

Zone 20 4 rotors

Zone 21 4 rotors

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

Repairs Proposed **$904.14**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$904.14**
4" Rotors	12.00	ea	$51.65	$619.82
6" Spray	6.00	ea	$47.39	$284.32
			PROJECT TOTAL:	**$904.14**

Terms & Conditions

By	_____	**By**	_____
	Stephen Lasenna		
Date	9/18/2026	**Date**	_____
	United Land Services		**East Park CDD**

UNITED Land Services

Proposal #251928

Date: 9/18/2026

PO #

Stephen Lasenna

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

Clock E MI repairs needed

Zone 1 3 sprays

Zone 2 3 sprays

Zone 3 3 rotors

Zone 4 2 sprays

Zone 5 3 rotors

Zone 6 3 rotors

Zone 9 2 sprays

Zone 10 3 rotors

Zone 13 3 rotors

Zone 15 2 sprays

Zone 16 2 sprays

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

Repairs Proposed **$1,438.16**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$1,438.16**
6" Spray	14.00	ea	$47.39	$663.41
4" Rotors	15.00	ea	$51.65	$774.75
			PROJECT TOTAL:	**$1,438.16**

Terms & Conditions

By	_____	**By**	_____
	Stephen Lasenna		
Date	9/18/2026	**Date**	_____
	United Land Services		**East Park CDD**

UNITED Land Services

Proposal #251940

Date: 9/18/2026

PO #

Stephen Lasenna

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

Savannah Park Dr MI repairs needed

Zone 2 2 spray heads

Zone 3 2 Spray heads

Zone 5 3 rotors

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

Repairs Proposed **$398.15**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$398.15**
6" Spray	4.00	ea	$47.39	$189.55
6" Rotors	3.00	ea	$69.53	$208.60
			PROJECT TOTAL:	**$398.15**

Terms & Conditions

By _____ **By** _____

Stephen Lasenna

Date 9/18/2026 **Date** _____

United Land Services **East Park CDD**

Job Name: East Park

Controller #/Location: Savannah Park Dr

Date: 22/8/26

UNITED Land Services

Page: 1 of 2

Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R.B

Controller Model: CSP

Two Wire ~~Conventional~~

Controller Status: Working Not Working

Weather / Rain Sensor: Working Not Working

Point of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifigual Pump Start Submersible

ZONE INFORMATION	1	2	3	4	15	6	7	8	9	10	11	12	14	14	15	16
Spray - Rotor - Drip - Bubbler - MP	B	S	S	S	R	S	R	S	R	R	R	R	R	S	S	R
Turf - Shrub - Anuals	TR	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Run Time (Program A)	20	20	20	5	20	20	40	20	40	35	35	20	-	20	20	20
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

BILLABLE REPAIR																
Head Broken 6" Spray		2	2													
Head Broken 12" Spray																
Head Broken 4" Rotor					3											
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

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

Comments:

Tech Name: Leon

Job Name: East park
Controller #/Location: Savannah park OR
Date: 27/8/26

Page: 2 of 2

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	8:00pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R.B Controller Model: PSP

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

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27					
Spray - Rotor - Drip - Bubbler - MP	R	R	S	R	R	S	R									
Turf - Shrub - Anuals	T	T	T	T	T	T	T									
Run Time (Program A)	30	30	20	—	40	20	30									
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

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

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

Comments:

Tech Name: Leon

Job Name: East Park
Controller #/Location: K
Date: 7/8/26

Page: ____ of ____

UNITED Land Services

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

Controller Make: R.D Controller Model: ____

Two Wire ~~Conventional~~
Controller Status: Working Not Working
Weather / Rain Sensor: ~~Working~~ Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

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

CONTRACT/MAINT. REPAIRS

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

BILLABLE REPAIR

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

NEEDED UPGRADES

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

Comments: ____

Tech Name: Leon

Job Name: East Park

Controller #/Location: J

Date: 27/8/26

Page: ____ **of** ____

UNITED Land Services

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

Controller Make: R.B **Controller Model:** ____

Controller Status: Two Wire / Conventional / Working / Not Working

Weather / Rain Sensor: ~~Working~~ / Not Working

Point of Connection Type: Potable / Reclaim / Well / Lake

Well & Pump Type: Pressurized / Centrifigual / Pump Start / Submersible

ZONE INFORMATION	1	2	3													
Spray - Rotor - Drip - Bubbler - MP	S	S	R													
Turf - Shrub - Anuals	T	T	T													
Run Time (Program A)	70	10	10													
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

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

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

Comments: ____

Tech Name: Leon

Job Name: EAST PARK

Controller #/Location: I

Date: 12/8/26

Page: ____ of ____

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 pm	0	M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R-3 Controller Model: esp

Two Wire Conventional

Controller Status: Working Not Working

Weather / Rain Sensor: Working Not Working

Point of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifugal

Pump Start Submersible

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

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

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

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

Comments: ____

Tech Name: Leon

Job Name: EAST PARK

Controller #/Location: h

Date: 27/8/24

Page: ____ of ____

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B	12.00AM		M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: PRO

Two Wire Conventional

Controller Status: Working Not Working

Weather / Rain Sensor: Working Not Working

Point of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifugal

Pump Start Submersible

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

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

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

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

Comments: ____

Tech Name: Leon

Job Name: East Park

Controller #/Location: G

Date: 27/8/24

UNITED Land Services

Page: ____ of ____

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

Controller Make: R.B

Controller Model: esp

Controller Status: Two Wire / Conventional / Working / Not Working

Weather / Rain Sensor: Working / Not Working

Point of Connection Type: Potable / Reclaim / Well / Lake

Well & Pump Type: Pressurized / Centrifigual / Pump Start / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8								
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	S	S	S	S								
Turf - Shrub - Anuals	T	T	T	T	T	T	T	T								
Run Time (Program A)	15	15	15	15	15	15	15	15								
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

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

BILLABLE REPAIR

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

NEEDED UPGRADES

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

Comments:

Tech Name: Leon

Job Name: East park

Controller #/Location: F

Date: 27/8/26

Page: 2 of 2

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	9.00 pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R.B

Controller Model: esp

Controller Status: Two Wire / Conventional / Working / Not Working

Weather / Rain Sensor: Working / Not Working

Point of Connection Type: Potable / Reclaim / Well / Lake

Well & Pump Type: Pressurized / Centrifigual / Pump Start / Submersible

ZONE INFORMATION	17	18	19	20	21
Spray - Rotor - Drip - Bubbler - MP	R	S	S	R	R
Turf - Shrub - Anuals	T	T	T	T	T
Run Time (Program A)	30	30	30	30	30
Run Time (Program B)					
Battery Pack - Add a Zone - Doubler					
Zone Fault or Alarm					
CONTRACT/MAINT. REPAIRS					
Maintenance Repairs					
Partially Clogged Nozzle					
Cut Drip Line					
Head Straigtened / Adjusted					
BILLABLE REPAIR					
Head Broken 6" Spray		3	3		
Head Broken 12" Spray					
Head Broken 4" Rotor	4			4	4
Head Broken 6" Rotor					
Broken Riser					
Nozzle Fixed					
Nozzle MP Rotator					
Lateral Line Clogged					
Drip Line Clogged					
Drip Line Repair					
Lateral Line Break .5-1"					
Lateral Line 1.5"+					
Main Line Repair					
Valve Repair / Replacement					
Broken Valve Box					
Decoder					
Solenoid					
Valve Inoperable					
NEEDED UPGRADES					
Spray Head 4 to 6"					
Spray Head 6 to 12"					
Rotor 4 to 6"					
Raise / Lower Head Turf					
Raise / Lower Head Shrub					
Relocate Head or Lateral					

Comments:

Tech Name: Leon

Job Name: East 42nd
Controller #/Location: E
Date: 7/9/14

Page: 1 of 2

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	9:00 PM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: R.B Controller Model: esp

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	R	S	R	R	S	S	S	R	S	S	R	R	S	S
Turf - Shrub - Anuals	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Run Time (Program A)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

BILLABLE REPAIR																
Head Broken 6" Spray	3	3		2					2						2	2
Head Broken 12" Spray																
Head Broken 4" Rotor			3		3	3				3			3			
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

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

Comments:

Tech Name: Leon

Job Name: East park
Controller #/Location: C
Date: 22/8/26

Page: ____ of ____

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 pm		M (T) W TH (F) S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: PRO

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

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

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

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

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

Comments: ____

Tech Name: Leon

Job Name: EAST PARK
Controller #/Location: 3
Date: 12/8/26

Page: ____ of ____

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	6:00 AM		M T (W) TH (F) S (S)
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ____

Two Wire Conventional

Controller Status: Working Not Working

Weather / Rain Sensor: Working Not Working

Point of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifugal Pump Start Submersible

ZONE INFORMATION	1	2	3	4
Spray - Rotor - Drip - Bubbler - MP	S	R	R	R
Turf - Shrub - Anuals	T	T	T	T
Run Time (Program A)	40	40	40	40
Run Time (Program B)				
Battery Pack - Add a Zone - Doubler				
Zone Fault or Alarm				

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

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

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

Comments: ____

Tech Name: Leon

Job Name: East park

Controller #/Location: A

Date: 22/8/26

Page: ____ **of** ____

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	10.00 pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter **Controller Model:** PRO

	Two Wire	Conventional
Controller Status:	~~Working~~	Not Working
Weather / Rain Sensor:	Working	Not Working
Point of Connection Type:	Potable Reclaim Well Lake	
Well & Pump Type:	Pressurized	Centrifigual
	Pump Start	Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	S	S	S	S	S	S	R	R	R					
Turf - Shrub - Anuals	Sh	T	T	T	T	T	T	T	T	T	T					
Run Time (Program A)	5	30	30	30	30	30	30	30	40	40	40					
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																
CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments:

Tech Name: Leon

UNITED Land Services

Proposal #246056

Date:

PO #

Ricardo Mena

Customer:
East Park CDD

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

Removing Dead plants

Removing dead plants that got kill by the cold weather.

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
			PROJECT TOTAL:	**$2,700.00**

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.

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 _____	**Date** _____
United Land Services	**East Park CDD**



East Park CDD October 2026 Field Inspection

Monday, October 5, 2026

Prepared For Board of Supervisors

34 Items Identified

Justin Fisher

Inframark

General Updates

Pond Maintenance:

The ponds in general are well maintained. There were 2 ponds (Pond 1 & 7) with significant algae or weeds. There are 2 fountains (Pond 2 & 9) that are currently inoperable.

Dog Stations:

The Board approved replacement of 4 dog stations at the last meeting.

Annual Rotation:

The annuals are set for rotation the week of 10/5.

Proposals:

Multiple proposals will be submitted by ULS for enhancements throughout the property.

Item 1 - Annuals

Assigned To: United Land Services

ULS reported the annuals will be rotated property-wide 10/6 - 10/7 weather permitting.





Item 2 - Revised Proposal

Assigned To: United Land Services

ULS sent the revised proposal to remove the freeze damaged Trinettes and mulch rather than replace.









Item 3 - Detailing

Assigned To: United Land Services

Property-wide, continue to remove unwanted weeds and sedge throughout the landscape beds.





Item 4 - FDOT Pruning

Assigned To: Board Updates

Item Completed: Yes

FDOT pruning was completed along Dowden making way for safe pedestrian passage.

Location:

Dowden between Lake District and Easterfield







Item 5 - Minimal Algae

N/A

Assigned To: Crosscreek Environmental

Fountain was up and running.

Pond 10



Item 6 - Missed Edging

Assigned To: United Land Services

Property-wide, continue to edge along all walkways and hardscapes.

Item 7 - Fountain Issues

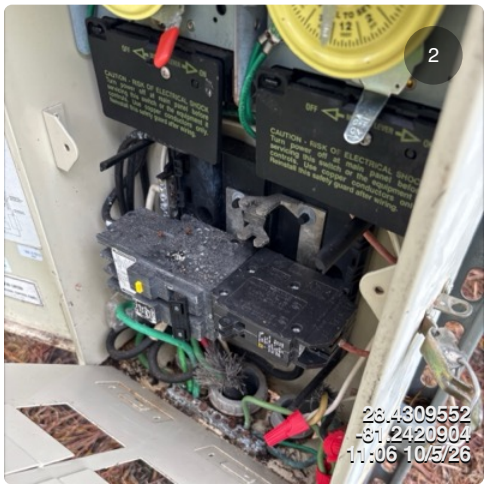
High

Assigned To: Crosscreek Environmental

Fountain is not working. Crosscreek is aware and notified the Board/DM. Rodents and water have infiltrated the electrical box/controller.

Pond 9





Item 8 - Proposal To Install Podocarpus

Assigned To: United Land Services

ULS will provide a proposal to install Podocarpus in the areas pictured. Possibly 12 7 gallon units.

Location:

Dowden & Easterfield





Item 9 - New Growth

Assigned To: Board Updates

Some of the Trinettes in this area are pushing new growth. These were scheduled to be removed. ULS will continue to monitor and make a decision on removal.

Location:

Easterfield entrance

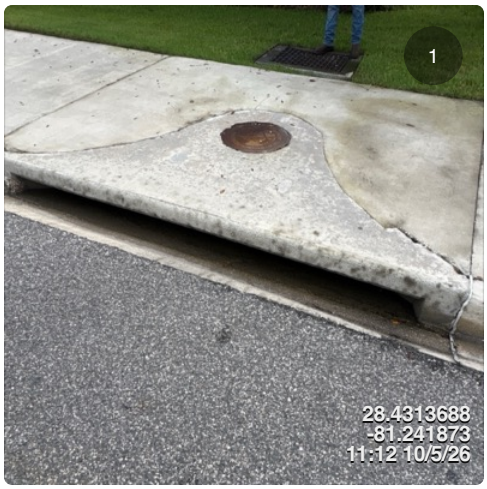




Item 10 - Storm Water Inlets

Assigned To: City of Orlando

City liaison was notified of standing water at these inlets along Easterfield and Dowden.





Item 11 - Minimal Algae/Trash

N/A

Assigned To: Crosscreek Environmental

Pond 8





Item 12 - Sidewalk Repair

Assigned To: City of Orlando

The sidewalk in this area has been repaired in the past. It looks as if the trip hazards could resurface if not addressed.

Location:

Caroline Park Dr between Park Row Ct and Moss Rose Way.







Item 13 - Illegal Dumping

Assigned To: Board Updates

Additional debris is noted in this area. Unknown if it is a resident or resident landscaper.

Location:

Caroline Park Dr between Park Row Ct and Moss Rose Way.

Item 14 - Trash

Medium

Assigned To: Crosscreek Environmental

There is an abundance of trash in the SW area of the pond. The fountain is working.

Pond 6





Item 15 - Palm Pruning Proposal

Assigned To: United Land Services

ULS has submitted a revised Palm pruning proposal.









Item 16 - Turf Replacement Proposal

Assigned To: United Land Services

The turf in this area is mostly weeds. ULS to provide a proposal to replace.

Location:

Savannah Park Gazebo



Item 17 - Broken Bench

Assigned To: Inframark Maintenance

There is a bench in disrepair at the rear of the park. I believe this park is CDD responsibility.

Location:

Savannah Park



Item 18 - Failing Ligustrum

Assigned To: United Land Services

This Ligustrum looks to be struggling. Diagnose and treat.

Location:

Savannah Park Dr.

Item 19 - Door Sweeps

Assigned To: City of Orlando

Water and debris continue to infiltrate the restroom following heavy rains.

Location:

Lake District near the walking path.







Item 20 - Significant Algae/Submerged Weeds

High

Assigned To: Crosscreek Environmental

Pond 1

Item 21 - Easement Maintenance

Assigned To: United Land Services

ULS needs to service this area. Trail cams are up. However, there are no signs of illegal dumping at this time.







Item 22 - Trail Cams

Assigned To: Board Updates

Trail cams were installed near the area of the illegal dumping along Dawson Lily Way.



Item 23 - Moderate Algae/Aquatic Weeds

Medium

Assigned To: Crosscreek Environmental

Submerged weeds and Lily Pads present.

Pond 4



Item 24 - Minimal Algae

N/A

Assigned To: Crosscreek Environmental

Pond 3



Item 25 - Fountain Inoperable/Significant Aquatic Weeds

High

Assigned To: Crosscreek Environmental

The fountain is not working on this pond. The aquatic weeds are significant in this area, we may want to schedule additional service here.

Pond 2



Item 26 - Minimal Algae

Low

Assigned To: Crosscreek Environmental

Pond 11



Item 27 - Significant Algae

High

Assigned To: Crosscreek Environmental

There is a significant amount of algae. It looks as if it has been treated and the pond has not yet flipped.

Pond 7



Item 28 - REPEAT ... Nuisance Tree

Assigned To: United Land Services

The Board did approve the removal of this nuisance tree. ULS said they may get to this toward the end of October or early November.

Location:

10312 Moss Rose Way



Item 29 - Minimal Algae/Fountain Operating

N/A

Assigned To: Crosscreek Environmental

Pond 5



Item 30 - Warranty Replacement

Assigned To: United Land Services

Failed Azalea needs to be replaced at the Ravinia monument.

Location:

Lake District & Town Lake

Item 31 - Ant Mounds

Assigned To: United Land Services

Property-wide, continue to treat active ant mounds, and rake out the dormant ones.







Item 32 - Storm Debris

Assigned To: United Land Services

Property-wide, continue to pick up all down/brown and storm debris.









Item 33 - Possible Irrigation Repair

Immediate

Assigned To: United Land Services

City of Orlando reported this possible leak. They roped it off and ULS has been notified.



Item 34 - Dog Station Replacement

Assigned To: Inframark Maintenance

The Board approved replacement of 4 dog stations at the last meeting.

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, September 28, 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
Kelly Johnson	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
Charles Greene	Lead Ecologist, CrossCreek
Justin Fisher	Field Inspection Coordinator, Inframark

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

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

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, 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.

Mr. Tuttle arrived at 5:32 p.m.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Cash Flow Report (July & August)

ii. Review of Expenditure Report (July & August)

iii. Review of Financials (July & August)

On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the financials were approved. (5-0)

B. CrossCreek Report

Mr. Greene discussed the missing August 31, 2026, report, which will be added to the next agenda. Mr. Greene also discussed the difficulties experienced over the past couple of months due to rain. The Board discussed the fountain and electrical issues that appear to be causing the system to trip. The Board requested that another electrician inspect the issue.

C. District Engineer

The Board inquired about the washout underneath the wall and sidewalk. The District Engineer will follow up on the matter.

D. United Land Services

i. Consideration of United Land Services Dead Plant Removal and Mulch Installation Proposal

Mr. Mena discussed the locations and process for the removal and mulching. The Board discussed completing the removal and mulching once the entire community is completed. The labor cost was $2,700.

On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, United Land Services Proposal #246056 in the amount of $2,700 was approved (5-0)

ii. Consideration of United Land Services Proposal for Dead Tree Removal and Stump Grinding

The Board did not discuss this item, and no action was taken.

iii. Consideration of United Land Services Proposal for Arboricola Shrub Replacement

The Board discussed Proposal #251111 in the amount of $1,825 and the location for accessing the area.

On MOTION by Mr. Phillips, seconded by Mr. Johnson, with all in favor, Proposal #251111 in the amount of $1,825 was approved. (5-0)

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

The Board did not discuss this item, and no action was taken.

v. Consideration of United Land Services Proposal for Irrigation Repairs Clock F #251923

The Board did not discuss this item, and no action was taken.

vi. Consideration of United Land Services Proposal for Irrigation Repairs Clock E #251928

The Board did not discuss this item, and no action was taken.

vii. Consideration of United Land Services Proposal for Irrigation Repairs Savannah Drive #251940

The Board did not discuss this item, and no action was taken.

E. Inframark Field Services

i. Review of Field Inspection Reports

Mr. Fisher discussed the items in the Field Inspection Reports. Mr. Perez provided an update on the light poles, noting that approval from OUC for pressure washing is pending. Mr. Tuttle inquired about the aluminum safety rail and pressure washing. Mr. Johnson discussed a broken irrigation line from two years ago and stated that he would send the information to Mr. Perez.

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

The Board discussed the proposal for pressure cleaning services, including the aluminum safety rail.

> On MOTION by Mr. Tuttle, seconded by Mr. Phillips, with all in favor, the AquaBlast by Steve Schween, LLC proposal for pressure cleaning services, including the aluminum safety rail, in an amount not to exceed $7,500 was approved. (5-0)

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

The Board discussed the proposal for the replacement of three dog waste stations and the addition of a fourth dog waste station.

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the Inframark proposal for dog waste stations, including the addition of a fourth station, in an amount not to exceed $1,400 was approved. (5-0)

Mr. Johnson inquired about repairing the HOA benches and whether Inframark could assist with the repairs.

FIFTH ORDER OF BUSINESS Business Items

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

> On MOTION by Mr. Phillips, seconded by Ms. Von Blon, with all in favor, Resolution 2026-12, Setting Fiscal Year 2027 Meeting Schedule, was approved. (5-0)

SIXTH ORDER OF BUSINESS Business Administration

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

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

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the minutes from the meetings held June 22, 2026, and July 27, 2026, were approved. (5-0)

FOURTH ORDER OF BUSINESS Staff Reports (Continued)

F. District Counsel

Ms. Rinaldi reminded the Board of the ethics training requirement.

Mr. Oneal left the meeting at 6:25 p.m.

G. District Manager

i. District Manager Report

Mr. Perez discussed the holiday lighting proposal in an amount not to exceed $9,200.

> On MOTION by Mr. Phillips, seconded by Mr. Johnson, with all in favor, the holiday lighting proposal in an amount not to exceed $9,200 was approved. (4-0)

The Board discussed the last meeting and notifying Supervisors differently in the event of a meeting cancellation. Mr. Perez also discussed Mr. Johnson's possible resignation in November and the need to provide written notice.

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

There were no Board of Supervisors requests or comments.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Phillips, seconded by Mr. Johnson, with all in favor, the meeting was adjourned at 6:37 p.m. (4-0)

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair