

**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

MEETING AGENDA

March 25, 2024



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

East Park Community Development District

Board of Supervisors

Scott Phillips, Chairman
Todd Oneal, Vice Chairman
Kelly Johnson, Assistant Secretary
Angel Colon, Assistant Secretary
Graciela Von Blon, Assistant Secretary

Staff:

Jeanie Johnson, District Manager
Ron Van Wyk, District Counsel
Meredith Hammock, District Counsel
David Hamstra, District Engineer
Kerry Satterwhite, Director of Field Operations

Meeting Agenda

Monday, March 25, 2024 – 5:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Public Comments on Agenda Items**
 - 3. Staff Reports**
 - A. Field Services
 - 1. Review of the Field Inspection Report for March 2024 P.3
 - B. District Counsel
 - C. District Engineer
 - 1. Engineer Report
 - i. Revisions to Landscape Map
(Under Separate Cover)
 - D. District Manager
 - 1. Consideration of the Meeting Minutes from January 22, 2024, P.33
 - 2. Review of the Financial Statements..... P.37
 - 3. Consideration of the Check Register P.55
 - 4. Audit Report..... P.60
 - 4. Business Items**
 - A. Consideration of Resolution 2024-02, General Election Notice P.91
 - B. Consideration of Benchmark Proposal #84383 P.94
 - C. Consideration of Benchmark Proposal #84626 P.95
 - D. Consideration of Benchmark Proposal #84964 P.97
 - E. Consideration of Paint Corps Proposal #406-1..... P.98
 - F. Consideration of Paint Corps Proposal #406-2..... P.108
 - G. Consideration of Paint Corps Proposal #406-4..... P.117
 - H. Consideration of Paint Corps Proposal #406-5..... P.128
 - I. Ratification of Benchmark Proposal #80336 P.134
 - J. Ratification of Benchmark Proposal #86300 P.135
 - 5. Supervisor Requests and Audience Comments**
 - 6. Adjournment**

The next meeting is scheduled for Monday, May 20, 2024, at 5:00 p.m.

District Office:
Inframark
313 Campus Street
Celebration, FL 34747
407-566-1935

Meeting Location:
Valencia College
Lake Nona Campus
12350 Narcoossee Road, Room 148
Orlando, FL 32832

PROJECT 3/5/24, 10:12 AM

East Park CDD

Tuesday, March 5, 2024

Prepared For Board Supervisors

38 Issues Identified



Issue 1 - East Lake Park (Playground)

Assigned To Benchmark
Benchmark will be submitting a new plant proposal.





Issue 2 - East Lake Park (Playground)

Assigned To Benchmark
The ant nests throughout the property were treated by Benchmark.

Summary of Comments on East Park CDD Final March

Page: 2

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:05:20 PM
Proposal was sent in by David Rodriguez

 Number: 2 Author: bench Subject: Sticky Note Date: 3/8/2024 2:05:36 PM
Treated ant mound



Issue 3 - East Lake Park (Playground)


Assigned To Benchmark
Missing plants. Benchmark will be submitting a new plant proposal.



Issue 4 - East Lake Park (Playground)

Assigned To Inframark
The pavers along the playground, need pressure washing.

Recommendation: A proposal will be submitted.

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:05:53 PM
Proposal sent on 3/6/24



Issue 5 - East Lake Park (Playground)

Assigned To Inframark

The bench needs new piece of wood.


Recommendation: Replace the piece of wood damaged.



Issue 6 - East Lake Park (Playground)

Assigned To Benchmark

Need more defined edge on bed

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:06:51 PM
Bed edging in completed every other week. Will be completed with mowing cycle week of 3/11



Issue 7 - East Lake Park (Playground)

Assigned To Inframark

The playground needs pressure washing new parts, new paint.

Recommendation: A proposal from us and a vendor, will be submitted.



Issue 8 - East Lake Park (Tennis Court)

Assigned To Inframark

The bicycle parking rack needs new paint.

Recommendation: A proposal from us and a vendor, will be submitted.



Issue 9 - East Lake Park (Tennis Court)

Assigned To Benchmark


The weeds need to be treated.




Issue 10 - East Lake Park (Playground)

Assigned To Benchmark The bushes need to be trimmed.

Page: 6

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:07:56 PM
Weed treatment request was put in with our Fert/Chem team

 Number: 2 Author: bench Subject: Sticky Note Date: 3/8/2024 2:08:26 PM
Awabuki hedge is trimmed monthly, set to be completed last week of March



Issue 11 - East Park CDD

Assigned To Benchmark
Benchmark are been pruning trees throughout the property.



Issue 12 - East Park Woods Dr. (Pond)

Assigned To Pond Vendor
The weeds need to be treated and trash must be picked up.



**Issue 13 - East Park Woods Dr.
(Playground)**

Assigned To Benchmark

Benchmark will be submitting a new wood chips installation.



Issue 14 - East Park Woods Dr.

Assigned To Inframark

The CDD property easement is blocked by a homeowner. The District Manager and attorney are addressing issue.



Issue 15 - East Park Woods Dr.

Assigned To Inframark

The CDD property easement is blocked by homeowner.



Issue 16 - East Park Woods Dr. (Playground)

Assigned To Inframark

The playground sign needs to be replaced.




Issue 17 - Moss Rose Way (Easement)


Assigned To Benchmark
The tree branches need to be pruned.



Issue 18 - Winding Way Blvd (Entrance)

Assigned To Benchmark
The annuals were installed. The weeds in the median needs to be treated.

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:12:36 PM
Completed the week of 3/4

 Number: 2 Author: bench Subject: Sticky Note Date: 3/8/2024 2:12:44 PM
Completed the week of 3/4



Issue 19 - Moss Park Rd.

Assigned To Benchmark


The branches need to be trimmed.




Issue 20 - Moss Park Rd.

Assigned To Benchmark

The weeds need to be treated.

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:12:59 PM
Completed the week of 3/4

 Number: 2 Author: bench Subject: Sticky Note Date: 3/8/2024 2:13:17 PM
Weed request has been put in with our Fert/Chem department




Issue 21 - Savannah Park Dr.
Assigned To Benchmark
The weeds need to be trimmed.



Issue 22 - Savannah Park Dr.
Assigned To Inframark
The bicycle parking rack needs paint.

Recommendation: A proposal from us and a vendor will be submitted.

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:13:55 PM
Weed treatment request was put in with our Fert/Chem department



Issue 23 - Savannah Park Dr.

Assigned To Inframark

The damaged pieces of wood need to be replaced.

A proposal will be submitted for approval:

* (7) Benches

* (49) pieces of woods



Issue 24 - Savannah Park Rd. (Pond)

Assigned To Pond Vendor

The weeds need to be treated, and trash must be picked up.



Issue 25 - Savannah Park Dr.

Assigned To Inframark

The Gazebo needs new paint.

Recommendation: A proposal from us and a vendor will be submitted.



Issue 26 -Savannah Park Dr.

Assigned To Benchmark The

bushes need to be trimmed.



Issue 27 - Savannah Park Dr.

Assigned To Inframark

A piece of fence needs to be installed in both side for insurance recommendation.


Recommendation: A proposal was requested.



Issue 28 - Kristen Park Dr.

Assigned To Benchmark

trim the trees and mow the tall weeds in the easement.

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:15:55 PM

Need access to easements in order to complete the mow and cut backs. Easements that are accessible will be addressed by the end of March



Issue 29 - Dowden Rd. (Pond)

Assigned To Pond Vendor


The weeds need to be treated, and trash must be picked up.



Issue 30 - Dowden Rd (Pond Area)

Assigned To Benchmark

the Spanish moss needs to be removed on the small trees along the pond.

 Number: 1 Author: bench Subject: Sticky Note Date: 3/8/2024 2:16:25 PM
Will be completed the week of 3/11



Issue 31 - Cobalt Park Rd.

Assigned To Pond Vendor

The weeds need to be treated, and trash must be picked up.



Issue 32 - East Park CDD

Assigned To Benchmark

Benchmark has been pruning throughout the property.



Issue 33 - Caroline Park Dr.

Assigned To Pond Vendor

The weeds need to be treated, and trash must be picked up.



Issue 34 - Caroline Park Dr.

Assigned To Pond Vendor

The weeds need to be treated, and trash must be picked up.



Issue 35 - East Lake Park

Assigned To Pond Vendor

The weeds need to be treated, and trash must be picked up.



Issue 36 - East Lake Park (Playground)

Assigned To Inframark

The panels have trip hazards
Recommend replacing and grinding.



Issue 37 - East Lake Park (Tennis Court)

Assigned To Inframark

The banner needs to be fixed.



Issue 38 - Savannah Park Dr. (Entrance)

Assigned To Inframark

A new banner needs to be installed.

1 **MINUTES OF MEETING**
2 **EAST PARK COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of the East Park Community Development
5 District was held Monday, January 22, 2024, at 5:00 p.m. at Valencia College, Lake Nona
6 Campus, 12350 Narcoossee Road, Room 148, Orlando, FL 32832.

7
8 Present and constituting a quorum were:
9

10 Angel Colon	Chair
11 Scott Phillips	Vice Chair
12 Todd Oneal	Assistant Secretary
13 Kelly Johnson	Assistant Secretary
14 Graciela Von Blon	Assistant Secretary

15
16
17 Also participating were:

18	
19 Angel Montagna	VP of District Services, Inframark(<i>Via Phone</i>)
20 Jennifer Goldyn	Regional Director, Inframark
21 Gabriel Mena	District Manager, Inframark
22 Jeanie Johnson	District Manager, Inframark
23 Grace Kobitter	District Counsel, Kilinski Van Wyk
24 David Hamstra	District Engineer, Pegasus Engineering
25 Kerry Satterwhite	Director of Field Services, Inframark
26 Brett Perez	Benchmark, COO
27 David Rodriguez	Benchmark, Account Manager
28	
29	

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

31 Mr. Mena called the meeting to order at 5:00 p.m.

32 Mr. Mena called the roll and indicated a quorum was present for the meeting.

33
34 **SECOND ORDER OF BUSINESS** **Audience Comments**

35 There were no audience comments.

36
37 **THIRD ORDER OF BUSINESS** **Staff Reports**

38 **A. Field Services**
39

40 The Field Inspection Report was discussed, with Mr. Phillips raising a query about an
41 irrigation leak and Mr. Perez offering advice. Additionally, the Landscape Maintenance
42 Map & Ownership Map were reviewed, with Mr. Hamstra distributing a printout
43 highlighting parcel ownership within the CDD, revealing 11 different owners. This map is
44 intended to aid communication with Benchmark regarding contract amendments. Mr. Perez
45 also mentioned discussing these maps with Inframark, emphasizing Benchmark's
46 commitment to finding a solution beneficial to the Board, whether through minor updates
47 to the maintenance map or a comprehensive addendum encompassing all necessary areas.
48

49 **B. District Engineer**

50

51 In a separate report, several matters were addressed. Firstly, concerning 10415 Kristen
52 Park Dr, where a resident had been filling their lot with additional dirt possibly encroaching
53 into conservation, it was clarified by Mr. Hamstra that the resident is entitled to fill up to
54 their property line, with the conservation area likely behind it. Mr. Hamstra will send an
55 email to Management to forward to the resident. Secondly, regarding the Conservation
56 Easement Maintenance Project, Mr. Hamstra presented two bids, recommending
57 proceeding with the \$9000 proposal from Aquatic Weed Management, which was
58 unanimously accepted by the Board.

59

60

On MOTION by Mr. Colon, seconded by Ms. Von-Blon,
with all in favor, approval was given to accept the Aquatic
Weed Management proposal in the amount of \$9,000.

61

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64 Lastly, an update on irrigation at East Park Woods Playground was provided. Plans
65 were submitted to Kerry Satterwhite, who highlighted the need to expose lines for OUC
66 installation. Concerns were raised about potential watering issues at a neighboring
67 property, suggesting the possibility of installing fake sod to mitigate both irrigation needs
68 and repair costs. Discussion on expanding this project was postponed due to ongoing
69 litigation, with OUC instructed to complete the necessary connections regardless.

70

71 **C. District Counsel**

72

73 Ms. Kobitter asked for questions regarding the ethics training email sent previously by
74 Ms. Hammock. Several Supervisors stated that they did not receive this email and
75 requested that Ms. Hammock resend it.

76

77 Motion for staff to schedule a Workshop for Monday, Feb 5, approving costs to
78 advertise, authorizing the Chairman to approve the change of location if unable to book
79 Valencia College including approval of that rental.

80

81

On MOTION by Mr. Colon, seconded by Ms. Von-Blon,
with all in favor, approval was given to the Chairman to
approve the change of location if unable to book Valencia
College including approval of that rental.

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86 Mr. Johnson voiced frustrations about landscaping tasks not being completed promptly
87 or at all. Mr. Perez acknowledged these concerns and mentioned efforts to address
88 outstanding issues, including a change in account managers from Kalvin Sorensen to David
89 Rodriguez. Additionally, Mr. Perez noted that Benchmark missed an annual rotation and
90 will be crediting East Park for one annual rotation as a remedy.

91

92 Mr. Oneal inquired about two emails he had sent to management. Mr. Mena informed
93 him that there was a proposal from Benchmark regarding one of the emails, while Mr.
94 Perez committed to addressing the other email with the mowing crew during the week.
95 Subsequently, a motion was made to approve Benchmark proposal #66283 for \$2250.

96

97 On MOTION by Mr. Colon, seconded by Mr. Johnson, with
98 all in favor, approval was given to approve Benchmark
99 proposal #66283 in the amount of \$2250.

100
101 Mr. Mena informed the group that Sitex has recently been unresponsive to emails
102 regarding fountain issues. He indicated that he would follow up to address the matter.

103
104 **D. District Manager**

105
106 Firstly, a review of the Fourth-Quarter Website Compliance Audit was conducted.
107 Secondly, the meeting minutes from November 13, 2023, were considered, with
108 corrections made to “supervisor positions”.

109
110 On MOTION by Mr. Colon, seconded by Mr. Johnson, with
111 all in favor, approval was given to approve the meeting
112 minutes from November 13, 2023, as amended.

113
114 Thirdly, the financial statements were reviewed, with Mr. Mena noting that the legal
115 litigation line is expected to be underutilized for the year, providing a cushion.
116 Additionally, Mr. Mena informed the Board of a \$1150 credit from Inframark for an
117 overpayment to a vendor in 2020, which will appear on their next Inframark invoice.
118 Lastly, the check register was reviewed and unanimously approved.

119
120 On MOTION by Mr. Colon, seconded by Ms. Von-Blon,
121 with all in favor, approval was given to approve the check
122 register.

123
124 **FOURTH ORDER OF BUSINESS** **Business Items**

125
126 During the camera discussion, it was noted that Flock is willing to maintain the price
127 of \$19,000 annually for the purchase of 6-8 cameras, pending confirmation with the HOAs.
128 Mr. Phillips mentioned his HOA's intention to retain their cameras, while HOA 6&7
129 expressed willingness to transfer theirs to the CDD. A motion was made to approve a
130 maximum expenditure of \$19,000 for up to 8 cameras, authorize the District Counsel to
131 negotiate an agreement with Flock Security, and authorize the Chairman to sign.

132
133 On MOTION by Mr. Colon, seconded by Mr. Johnson, with
134 all in favor, approval was given to approve a maximum
135 expenditure of \$19,000 for up to 8 cameras, authorize the
136 District Counsel to negotiate an agreement with Flock
137 Security, and authorize the Chairman to sign.

138
139 Resolution 2024-01 Designating Officers and Treasurer was considered. Mr. Mena
140 announced his impending departure, with Ms. Johnson set to replace him as District
141 Manager. Ms. Goldyn presented forthcoming changes from Inframark, including new job
142 boards and DM reports for future agendas. Ms. Montagna suggested designating Ms.
143 Goldyn as Secretary and Ms. Johnson as Assistant Secretary. A motion was made to adopt
144 Resolution 2024-01, amending it to designate Ms. Johnson as Assistant Secretary.

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On MOTION by Mr. Colon, seconded by Mr. Oneal, with all in favor, approval was given to adopt Resolution 2024-01, amending it to designate Ms. Johnson as Assistant Secretary.

Additionally, the engagement letter with Grau was ratified unanimously.

On MOTION by Mr. Oneal, seconded by Mr. Johnson, with all in favor, approval was given to ratify the Grau Engagement Letter.

Mr. Mena informed the group that Valencia College may not be available for the full year of meetings due to potential class scheduling conflicts, with Inframark to confirm availability after the March meeting, which is the last currently booked meeting.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

There were none at this time.

Adjournment

On MOTION by Mr. Colon, seconded by Mr. Oneal, with all in favor, approval was given to adjourn the meeting at 6:27 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

**East Park
Community Development District**

Financial Report

February 29, 2024



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**East Park
Community Development District**

Financial Statements

(Unaudited)

February 29, 2024

Balance Sheet
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 130,502	\$ -	\$ 130,502
Accounts Receivable	4,082	-	4,082
Investments:			
Money Market Account	870,531	-	870,531
Prepayment Fund (A-2)	-	990	990
Redemption Fund (A-2)	-	3,103	3,103
Reserve Fund (A-1)	-	118,463	118,463
Reserve Fund (A-2)	-	45,744	45,744
Revenue Fund	-	255,246	255,246
Sinking Fund (A-1)	-	53	53
Sinking Fund (A-2)	-	17	17
TOTAL ASSETS	\$ 1,005,115	\$ 423,616	\$ 1,428,731
LIABILITIES			
Accounts Payable	\$ 29,116	\$ -	\$ 29,116
Accrued Expenses	17,435	-	17,435
TOTAL LIABILITIES	46,551	-	46,551
FUND BALANCES			
Restricted for:			
Debt Service	-	423,616	423,616
Assigned to:			
Operating Reserves	142,386	-	142,386
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	776,262	-	776,262
TOTAL FUND BALANCES	\$ 958,564	\$ 423,616	\$ 1,382,180
TOTAL LIABILITIES & FUND BALANCES	\$ 1,005,115	\$ 423,616	\$ 1,428,731

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 5,000	\$ 2,084	\$ 14,698	\$ 12,614
Special Assmnts- Tax Collector	526,150	378,830	343,653	(35,177)
Special Assmnts- Discounts	(21,046)	(21,046)	(13,733)	7,313
Physical Environment	9,785	4,077	4,082	5
Settlements	-	-	112,500	112,500
Other Miscellaneous Revenues	32,500	-	-	-
TOTAL REVENUES	552,389	363,945	461,200	97,255
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	2,000	3,000	(1,000)
FICA Taxes	459	153	230	(77)
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	25,000	10,416	12,410	(1,994)
ProfServ-Legal Services	35,000	15,000	12,606	2,394
ProfServ-Legal Litigation	30,825	15,412	80	15,332
ProfServ-Mgmt Consulting	59,357	24,732	24,732	-
ProfServ-Trustee Fees	5,000	5,000	4,741	259
Auditing Services	3,600	-	-	-
Postage and Freight	1,300	542	94	448
Insurance - General Liability	11,214	11,214	11,547	(333)
R&M-ADA Compliance	1,553	776	776	-
Printing and Binding	800	334	-	334
Legal Advertising	2,000	500	261	239
Miscellaneous Services	2,500	1,983	1,092	891
Misc-District Filing Fees	175	175	175	-
Misc-Assessment Collection Cost	10,523	10,523	384	10,139
Office Supplies	400	166	-	166
Total Administration	197,306	99,526	72,728	26,798
<u>Field</u>				
ProfServ-Field Management	25,500	10,625	10,625	-
Contracts-Fountain	2,500	1,250	1,250	-
Contracts-Wetland Mitigation	22,740	9,475	9,475	-
Contracts-Landscape	116,500	48,542	48,542	-
Electricity - General	143,000	59,750	54,539	5,211

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Water	9,000	3,750	3,528	222
R&M-General	3,000	1,250	1,000	250
R&M-Common Area	40,000	16,666	30,611	(13,945)
R&M-Drainage	2,000	1,000	-	1,000
R&M-Fountain	2,000	834	-	834
R&M-Landscape Renovations	3,000	3,000	2,250	750
R&M-Pressure Washing	3,000	3,000	6,950	(3,950)
Total Field	372,240	159,142	168,770	(9,628)
<hr/>				
TOTAL EXPENDITURES	569,546	258,668	241,498	17,170
<hr/>				
Excess (deficiency) of revenues Over (under) expenditures	(17,157)	105,277	219,702	114,425
<hr/>				
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(17,157)	-	-	-
TOTAL FINANCING SOURCES (USES)	(17,157)	-	-	-
<hr/>				
Net change in fund balance	\$ (17,157)	\$ 105,277	\$ 219,702	\$ 114,425
FUND BALANCE, BEGINNING (OCT 1, 2023)	738,862	738,862	738,862	
FUND BALANCE, ENDING	\$ 721,705	\$ 844,139	\$ 958,564	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 4,582	\$ 4,582
Special Assmnts- Tax Collector	394,677	284,167	257,782	(26,385)
Special Assmnts- Discounts	(15,786)	(15,786)	(10,301)	5,485
TOTAL REVENUES	378,891	268,381	252,063	(16,318)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,894	7,894	288	7,606
Total Administration	7,894	7,894	288	7,606
Debt Service				
Principal Debt Retirement A-1	145,000	-	-	-
Principal Debt Retirement A-2	50,000	-	-	-
Prepayments Series A-1	-	-	55,000	(55,000)
Interest Expense Series A-1	94,830	47,415	47,298	117
Interest Expense Series A-2	42,576	21,288	21,288	-
Total Debt Service	332,406	68,703	123,586	(54,883)
TOTAL EXPENDITURES	340,300	76,597	123,874	(47,277)
Excess (deficiency) of revenues Over (under) expenditures	38,591	191,784	128,189	(63,595)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	38,591	-	-	-
TOTAL FINANCING SOURCES (USES)	38,591	-	-	-
Net change in fund balance	\$ 38,591	\$ 191,784	\$ 128,189	\$ (63,595)
FUND BALANCE, BEGINNING (OCT 1, 2023)	295,427	295,427	295,427	
FUND BALANCE, ENDING	\$ 334,018	\$ 487,211	\$ 423,616	

Notes to the Financial Statements
February 29, 2024

General Fund

▶ **Assets**

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

Accounts Receivable - Funds due to the District are as follows:

Ravina at East Park HOA - Streetlight Cost Sharing (Oct 2023 - Feb 2024)	\$ 4,082
Total Accounts Receivable:	<u>\$ 4,082</u>

▶ **Liabilities**

Accounts Payable - Posted invoices which were paid in March 2024.

Accrued Expenses - Expenses accrued pending receipt of vendor invoices:

Orlando Utilities - February Electric and Water services	\$ 9,600
Kilinski Van Wyk, PLLC - February legal services	2,723
Pegasus, Inc - January engineering services	5,113
Total Accrued Expenses:	<u>\$ 17,435</u>

▶ **Fund Balance**

Operating Reserves are adjusted to reflect the FY24 budgeted amount.

Notes to the Financial Statements
February 29, 2024

Financial Highlights

- ▶ 65% of FY24 Assessments have been collected compared to 73% 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.
- ▶ Settlements: EPV development Onyx Group (Developer) agreed to pay District the sum of \$225,000 as follows: \$112,500 wire received 10/2/23 and balance due on or before April 30th, 2024.
- ▶ Total general fund expenditures are approximately 93% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProServ-Engineering	\$ 10,416	\$ 12,410	119%	Pegasus Engineering - General services billed through January.
ProServ-Legal Services	\$ 15,000	\$ 12,606	84%	Klinski Van Wyk, PLLC - General counsel billed through February.
ProServ-Legal Litigation	\$ 15,412	\$ 80	1%	Greenlee Law - Dispute with Onyx Construction Company. Legal fees billed through October.
Insurance - General	\$ 11,214	\$ 11,547	103%	Reviewed & verified. Paid in full.
<u>Field</u>				
Contracts-Fountain	\$ 1,250	\$ 1,250	100%	Sitex Aquatics - \$625/qtrly.
Contracts-Wetland Mitigation	\$ 9,475	\$ 9,475	100%	Sitex Aquatics - \$1,895/mo for 14 Waterways.
Contracts - Landscape	\$ 48,542	\$ 48,542	100%	Benchmark - \$9,708/mo.
Electricity - General	\$ 59,750	\$ 54,539	91%	Reviewed and verified.
R&M-General	\$ 1,250	\$ 1,000	80%	Anago (Trom) janitorial services \$200/mo.
R&M-Common Area	\$ 16,666	\$ 30,611	184%	Evergreen Holiday Lighting \$8,000. Flock Safety Sparrow Bundle - 8 Security Cameras \$19,000.
R&M-Pressure Washing	\$ 3,000	\$ 6,950	232%	Aqua Blast - Annual CDD pressure washing.

**East Park
Community Development District**

Supporting Schedules

February 29, 2024

EAST PARK

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied				\$ 920,826	\$ 526,150	\$ 394,677
Allocation %				100%	57%	43%
11/07/23	\$ 649	\$ 18	\$ -	\$ 667	\$ 381	\$ 286
11/15/23	8,076	337	-	8,413	4,807	3,606
11/30/23	22,500	938	-	23,438	13,392	10,046
12/07/23	48,881	2,037	-	50,917	29,094	21,824
12/14/23	59,544	2,481	-	62,025	35,441	26,585
12/21/23	32,296	1,346	-	33,642	19,222	14,419
01/12/24	36,970	1,541	-	38,510	22,004	16,506
02/16/24	367,813	15,338	671	383,823	219,312	164,511
TOTAL	\$ 576,729	\$ 24,034	\$ 671	\$ 601,435	\$ 343,653	\$ 257,782
% COLLECTED				65%	65%	65%
TOTAL OUTSTANDING				\$ 319,392	\$ 182,497	\$ 136,895

Cash and Investment Report
February 29, 2024

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	BankUnited	Public Funds Business Ckg	n/a	0.00%	\$ 130,502
Public Funds Money Market	BankUnited	MMA - #9406	n/a	5.25%	870,531
Subtotal-General Fund					<u>\$ 1,001,033</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	\$ 990
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	3,103
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	118,463
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	45,744
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	255,246
Series 2013 Sinking Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	53
Series 2013 Sinking Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	4.92%	17
Subtotal-Debt Service Fund					<u>\$ 423,616</u>
Total - All Funds					<u><u>\$ 1,424,649</u></u>

East Park CDD

Bank Reconciliation

Bank Account No. 2379 BankUnited GF
Statement No. 02-24
Statement Date 2/29/2024

G/L Balance (LCY)	130,502.20	Statement Balance	308,922.44
G/L Balance	130,502.20	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	308,922.44
Subtotal	130,502.20	Outstanding Checks	178,420.24
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	130,502.20	Ending Balance	130,502.20
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/7/2024	Payment	746	SCOTT E. PHILLIPS	184.70	0.00	184.70
2/27/2024	Payment	753	EAST PARK C/O US BANK N.A.	173,494.54	0.00	173,494.54
2/27/2024	Payment	754	US BANK	4,741.00	0.00	4,741.00
Total Outstanding Checks.....				178,420.24		178,420.24

**East Park
Community Development District**

Check Register

January 1, 2024 thru February 29, 2024

EAST PARK

Community Development District

**Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 731							
001	01/11/24	BENCHMARK LANDSCAPING LLC	56529	DEC 2023 LANDSCAPE MAINT SVC	Contracts-Landscape	534050-53901	\$9,708.33
						Check Total	<u>\$9,708.33</u>
CHECK # 732							
001	01/11/24	GREENLEE LAW PLLC	1769	10/4/23-10/20/23 LEGAL LITIGATION	ProfServ-Legal Litigation	531024-51401	\$80.00
						Check Total	<u>\$80.00</u>
CHECK # 733							
001	01/11/24	HOME DEPOT CREDIT SERVICES	100523-0670	HD-10/03/23 CC purch/T101 Mechanical Timer	R&M-Common Area	546016-53901	\$97.96
						Check Total	<u>\$97.96</u>
CHECK # 734							
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,946.42
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	Postage and Freight	541006-51301	\$10.71
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	Postage and Freight	541006-51301	\$8.19
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	ProfServ-Field Management	531016-53901	\$2,125.00
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	VOSKER ELITE - ANNUAL CAMERA PLAN	546016-53901	\$276.00
						Check Total	<u>\$7,366.32</u>
CHECK # 735							
001	01/11/24	KILINSKI VAN WYK, PLLC	8156	NOV 2023 CROSBY LITIGATION	ProfServ-Legal Services	531023-51401	\$295.00
						Check Total	<u>\$295.00</u>
CHECK # 736							
001	01/11/24	PEGASUS ENGINEERING LLC	226971	ENG'G SVCS PRD 09/24/23-10/21/23 (Billing #1)	ProfServ-Engineering	531013-51501	\$1,210.00
						Check Total	<u>\$1,210.00</u>
CHECK # 737							
001	01/11/24	SITEX AQUATICS LLC	7760-B	DEC 2023 LAKE MAINT 13 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
001	01/11/24	SITEX AQUATICS LLC	7823-B	QUARTERLY FOUNTAIN CLEANING (5)	Contracts-Fountain	534023-53901	\$625.00
001	01/11/24	SITEX AQUATICS LLC	7883-B	JAN 2024 LAKE MAINT-13 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
						Check Total	<u>\$4,415.00</u>
CHECK # 738							
001	01/11/24	TROM II CORPORATION	73788	JAN 2024 JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
						Check Total	<u>\$200.00</u>
CHECK # 740							
001	01/16/24	INNERSYNC, STUDIO'S LTD	21946	ADA website svc/PDF compliance svc	R&M-ADA Compliance	546350-51301	\$388.13
						Check Total	<u>\$388.13</u>
CHECK # 741							
001	01/16/24	PEGASUS ENGINEERING LLC	227019	Spade Irrigation Design Const Plans (Billing# 3)	ProfServ-Engineering	531013-51501	\$1,500.00
001	01/16/24	PEGASUS ENGINEERING LLC	227018	Eng'g Svcs 10/22/23-11/18/23 (Billing# 2)	ProfServ-Engineering	531013-51501	\$1,687.50
						Check Total	<u>\$3,187.50</u>

EAST PARK

Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 742								
001	01/16/24	SITEX AQUATICS LLC	7945-B	Qrtly Fountain Cleaning (Qty 5)	Contracts-Fountain	534023-53901	\$625.00	
							Check Total	<u>\$625.00</u>
CHECK # 743								
001	01/23/24	KILINSKI VAN WYK, PLLC	8307	NOV 2023 MONTHLY MEETING EXPENSES	ProfServ-Legal Services	531023-51401	\$1,917.90	
001	01/23/24	KILINSKI VAN WYK, PLLC	8154	GENERAL COUNSEL NOV 2023	ProfServ-Legal Services	531023-51401	\$1,471.75	
001	01/23/24	KILINSKI VAN WYK, PLLC	8362	GENERAL COUNSEL DEC 2023	ProfServ-Legal Services	531023-51401	\$176.09	
							Check Total	<u>\$3,565.74</u>
CHECK # 744								
001	01/30/24	BENCHMARK LANDSCAPING LLC	61066	JAN 2024 LANDSCAPE MAINT SVCS	Contracts-Landscape	534050-53901	\$9,708.33	
							Check Total	<u>\$9,708.33</u>
CHECK # 745								
001	01/30/24	FED EX	8-309-95159	11/1/23 FedEx (Project info to Orlando Office)	Postage and Freight	541006-51301	\$17.66	
							Check Total	<u>\$17.66</u>
CHECK # 748								
001	02/19/24	BENCHMARK LANDSCAPING LLC	65483	FEB 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,708.33	
							Check Total	<u>\$9,708.33</u>
CHECK # 749								
001	02/19/24	INFRAMARK, LLC	109086	JAN 2024 Variable Charges	Postage and Freight	541006-51301	\$2.52	
001	02/19/24	INFRAMARK, LLC	109086	JAN 2024 Variable Charges	GoDaddy Email & Archiving Renewal	549001-51301	\$179.12	
001	02/19/24	INFRAMARK, LLC	109990	FEB 2024 MGMNT SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,946.42	
001	02/19/24	INFRAMARK, LLC	109990	FEB 2024 MGMNT SVC	ProfServ-Field Management	531016-53901	\$2,125.00	
001	02/19/24	INFRAMARK, LLC	108538	JAN 2024 MGMNT SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,946.42	
001	02/19/24	INFRAMARK, LLC	108538	JAN 2024 MGMNT SVC	ProfServ-Field Management	531016-53901	\$2,125.00	
001	02/19/24	INFRAMARK, LLC	108538	JAN 2024 MGMNT SVC	Miscellaneous Services	549001-51301	(\$1,150.00)	
							Check Total	<u>\$13,174.48</u>
CHECK # 750								
001	02/19/24	PEGASUS ENGINEERING LLC	227052	ENG'G SVCS PRD 11/19/23-12/30/23 (Billing #4)	ProfServ-Engineering	531013-51501	\$2,900.00	
							Check Total	<u>\$2,900.00</u>
CHECK # 751								
001	02/19/24	SITEX AQUATICS LLC	8009-B	FEB 2024 LAKE MAINT-13 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,895.00	
							Check Total	<u>\$1,895.00</u>
CHECK # 752								
001	02/19/24	TROM II CORPORATION	74096	FEB 2024 JANITORIAL SVC	R&M-General	546001-53901	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 754								
001	02/27/24	US BANK	7164169	Ser 2013 Trustee Fees 12/1/23-11/30/24	ProfServ-Trustee Fees	531045-51301	\$4,741.00	
							Check Total	<u>\$4,741.00</u>

EAST PARK

Community Development District

**Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD286								
001	01/22/24	ORLANDO UTILITIES COMMISSION	010224 ACH	OUC BILL PRD 12/01/23-01/02/24	Utility - Water	543018-53901	\$591.71	
001	01/22/24	ORLANDO UTILITIES COMMISSION	010224 ACH	OUC BILL PRD 12/01/23-01/02/24	Electricity - General	543006-53901	\$11,345.06	
							Check Total	\$11,936.77
CHECK # DD287								
001	01/22/24	ORLANDO UTILITIES COMMISSION	01022024 ACH	OUC BILL PRD 12/1/23 - 1/2/24	Electricity - General	543006-53901	\$823.87	
							Check Total	\$823.87
CHECK # DD288								
001	02/20/24	ORLANDO UTILITIES COMMISSION	020124 ACH	OUC BILL PRD 01/02-02/01/24 EP 3 LIGHTS	Electricity - General	543006-53901	\$823.87	
							Check Total	\$823.87
CHECK # DD289								
001	02/20/24	ORLANDO UTILITIES COMMISSION	02012024 ACH	OUC BILL PRD 1/2-2/1/24	Electricity - General	543006-53901	\$8,651.35	
001	02/20/24	ORLANDO UTILITIES COMMISSION	02012024 ACH	OUC BILL PRD 1/2-2/1/24	Utility - Water	543018-53901	\$983.35	
							Check Total	\$9,634.70
CHECK # 746								
001	02/07/24	SCOTT E. PHILLIPS	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 747								
001	02/07/24	TODD M. ONEAL	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD283								
001	02/07/24	ANGEL L. COLON	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD284								
001	02/07/24	GRACIELA M. VON BLON	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD285								
001	02/07/24	KELLY P. JOHNSON	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$97,626.49

SERIES 2013 DEBT SERVICE FUND - 203

CHECK # 739								
203	01/16/24	EAST PARK C/O US BANK N.A.	010624-SER 2013	TRFR FY24 DS ASSMNTS	Due From Other Funds	131000	\$77,571.34	
							Check Total	\$77,571.34

EAST PARK

Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 753								
203	02/27/24	EAST PARK C/O US BANK N.A.	021624-SER 2013	TRFR FY24 DS ASSMNTS	Due From Other Funds	131000	\$173,494.54	
							Check Total	<u>\$173,494.54</u>
							Fund Total	<u>\$251,065.88</u>

Total Checks Paid	\$348,692.37
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**East Park
Community Development District**

Check Register

January 1, 2024 thru February 29, 2024

EAST PARK

Community Development District

**Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 731							
001	01/11/24	BENCHMARK LANDSCAPING LLC	56529	DEC 2023 LANDSCAPE MAINT SVC	Contracts-Landscape	534050-53901	\$9,708.33
						Check Total	<u>\$9,708.33</u>
CHECK # 732							
001	01/11/24	GREENLEE LAW PLLC	1769	10/4/23-10/20/23 LEGAL LITIGATION	ProfServ-Legal Litigation	531024-51401	\$80.00
						Check Total	<u>\$80.00</u>
CHECK # 733							
001	01/11/24	HOME DEPOT CREDIT SERVICES	100523-0670	HD-10/03/23 CC purch/T101 Mechanical Timer	R&M-Common Area	546016-53901	\$97.96
						Check Total	<u>\$97.96</u>
CHECK # 734							
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,946.42
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	Postage and Freight	541006-51301	\$10.71
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	Postage and Freight	541006-51301	\$8.19
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	ProfServ-Field Management	531016-53901	\$2,125.00
001	01/11/24	INFRAMARK, LLC	107026	DEC 2023 MGMNT SVCS	VOSKER ELITE - ANNUAL CAMERA PLAN	546016-53901	\$276.00
						Check Total	<u>\$7,366.32</u>
CHECK # 735							
001	01/11/24	KILINSKI VAN WYK, PLLC	8156	NOV 2023 CROSBY LITIGATION	ProfServ-Legal Services	531023-51401	\$295.00
						Check Total	<u>\$295.00</u>
CHECK # 736							
001	01/11/24	PEGASUS ENGINEERING LLC	226971	ENG'G SVCS PRD 09/24/23-10/21/23 (Billing #1)	ProfServ-Engineering	531013-51501	\$1,210.00
						Check Total	<u>\$1,210.00</u>
CHECK # 737							
001	01/11/24	SITEX AQUATICS LLC	7760-B	DEC 2023 LAKE MAINT 13 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
001	01/11/24	SITEX AQUATICS LLC	7823-B	QUARTERLY FOUNTAIN CLEANING (5)	Contracts-Fountain	534023-53901	\$625.00
001	01/11/24	SITEX AQUATICS LLC	7883-B	JAN 2024 LAKE MAINT-13 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
						Check Total	<u>\$4,415.00</u>
CHECK # 738							
001	01/11/24	TROM II CORPORATION	73788	JAN 2024 JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
						Check Total	<u>\$200.00</u>
CHECK # 740							
001	01/16/24	INNERSYNC, STUDIO'S LTD	21946	ADA website svc/PDF compliance svc	R&M-ADA Compliance	546350-51301	\$388.13
						Check Total	<u>\$388.13</u>
CHECK # 741							
001	01/16/24	PEGASUS ENGINEERING LLC	227019	Spade Irrigation Design Const Plans (Billing# 3)	ProfServ-Engineering	531013-51501	\$1,500.00
001	01/16/24	PEGASUS ENGINEERING LLC	227018	Eng'g Svcs 10/22/23-11/18/23 (Billing# 2)	ProfServ-Engineering	531013-51501	\$1,687.50
						Check Total	<u>\$3,187.50</u>

EAST PARK

Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 742							
001	01/16/24	SITEX AQUATICS LLC	7945-B	Qrtly Fountain Cleaning (Qty 5)	Contracts-Fountain	534023-53901	\$625.00
Check Total							<u>\$625.00</u>
CHECK # 743							
001	01/23/24	KILINSKI VAN WYK, PLLC	8307	NOV 2023 MONTHLY MEETING EXPENSES	ProfServ-Legal Services	531023-51401	\$1,917.90
001	01/23/24	KILINSKI VAN WYK, PLLC	8154	GENERAL COUNSEL NOV 2023	ProfServ-Legal Services	531023-51401	\$1,471.75
001	01/23/24	KILINSKI VAN WYK, PLLC	8362	GENERAL COUNSEL DEC 2023	ProfServ-Legal Services	531023-51401	\$176.09
Check Total							<u>\$3,565.74</u>
CHECK # 744							
001	01/30/24	BENCHMARK LANDSCAPING LLC	61066	JAN 2024 LANDSCAPE MAINT SVCS	Contracts-Landscape	534050-53901	\$9,708.33
Check Total							<u>\$9,708.33</u>
CHECK # 745							
001	01/30/24	FED EX	8-309-95159	11/1/23 FedEx (Project info to Orlando Office)	Postage and Freight	541006-51301	\$17.66
Check Total							<u>\$17.66</u>
CHECK # 748							
001	02/19/24	BENCHMARK LANDSCAPING LLC	65483	FEB 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,708.33
Check Total							<u>\$9,708.33</u>
CHECK # 749							
001	02/19/24	INFRAMARK, LLC	109086	JAN 2024 Variable Charges	Postage and Freight	541006-51301	\$2.52
001	02/19/24	INFRAMARK, LLC	109086	JAN 2024 Variable Charges	GoDaddy Email & Archiving Renewal	549001-51301	\$179.12
001	02/19/24	INFRAMARK, LLC	109990	FEB 2024 MGMNT SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,946.42
001	02/19/24	INFRAMARK, LLC	109990	FEB 2024 MGMNT SVC	ProfServ-Field Management	531016-53901	\$2,125.00
001	02/19/24	INFRAMARK, LLC	108538	JAN 2024 MGMNT SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,946.42
001	02/19/24	INFRAMARK, LLC	108538	JAN 2024 MGMNT SVC	ProfServ-Field Management	531016-53901	\$2,125.00
001	02/19/24	INFRAMARK, LLC	108538	JAN 2024 MGMNT SVC	Miscellaneous Services	549001-51301	(\$1,150.00)
Check Total							<u>\$13,174.48</u>
CHECK # 750							
001	02/19/24	PEGASUS ENGINEERING LLC	227052	ENG'G SVCS PRD 11/19/23-12/30/23 (Billing #4)	ProfServ-Engineering	531013-51501	\$2,900.00
Check Total							<u>\$2,900.00</u>
CHECK # 751							
001	02/19/24	SITEX AQUATICS LLC	8009-B	FEB 2024 LAKE MAINT-13 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,895.00
Check Total							<u>\$1,895.00</u>
CHECK # 752							
001	02/19/24	TROM II CORPORATION	74096	FEB 2024 JANITORIAL SVC	R&M-General	546001-53901	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 754							
001	02/27/24	US BANK	7164169	Ser 2013 Trustee Fees 12/1/23-11/30/24	ProfServ-Trustee Fees	531045-51301	\$4,741.00
Check Total							<u>\$4,741.00</u>

EAST PARK

Community Development District

**Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD286								
001	01/22/24	ORLANDO UTILITIES COMMISSION	010224 ACH	OUC BILL PRD 12/01/23-01/02/24	Utility - Water	543018-53901	\$591.71	
001	01/22/24	ORLANDO UTILITIES COMMISSION	010224 ACH	OUC BILL PRD 12/01/23-01/02/24	Electricity - General	543006-53901	\$11,345.06	
							Check Total	\$11,936.77
CHECK # DD287								
001	01/22/24	ORLANDO UTILITIES COMMISSION	01022024 ACH	OUC BILL PRD 12/1/23 - 1/2/24	Electricity - General	543006-53901	\$823.87	
							Check Total	\$823.87
CHECK # DD288								
001	02/20/24	ORLANDO UTILITIES COMMISSION	020124 ACH	OUC BILL PRD 01/02-02/01/24 EP 3 LIGHTS	Electricity - General	543006-53901	\$823.87	
							Check Total	\$823.87
CHECK # DD289								
001	02/20/24	ORLANDO UTILITIES COMMISSION	02012024 ACH	OUC BILL PRD 1/2-2/1/24	Electricity - General	543006-53901	\$8,651.35	
001	02/20/24	ORLANDO UTILITIES COMMISSION	02012024 ACH	OUC BILL PRD 1/2-2/1/24	Utility - Water	543018-53901	\$983.35	
							Check Total	\$9,634.70
CHECK # 746								
001	02/07/24	SCOTT E. PHILLIPS	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 747								
001	02/07/24	TODD M. ONEAL	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD283								
001	02/07/24	ANGEL L. COLON	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD284								
001	02/07/24	GRACIELA M. VON BLON	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD285								
001	02/07/24	KELLY P. JOHNSON	PAYROLL	February 07, 2024 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$97,626.49

SERIES 2013 DEBT SERVICE FUND - 203

CHECK # 739								
203	01/16/24	EAST PARK C/O US BANK N.A.	010624-SER 2013	TRFR FY24 DS ASSMNTS	Due From Other Funds	131000	\$77,571.34	
							Check Total	\$77,571.34

EAST PARK

Community Development District

Payment Register by Fund
For the Period from 01/01/24 to 02/29/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 753								
203	02/27/24	EAST PARK C/O US BANK N.A.	021624-SER 2013	TRFR FY24 DS ASSMNTS	Due From Other Funds	131000	\$173,494.54	
							Check Total	<u>\$173,494.54</u>
							Fund Total	<u>\$251,065.88</u>

Total Checks Paid	\$348,692.37
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**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of East Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 19, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of East Park Community Development District, City of Orlando, Florida's ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,700,334.
- The change in the District's total net position in comparison with the prior fiscal year was \$22,627, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,034,291, a decrease of (\$16,096) in comparison with the prior fiscal year. The fund balance is restricted for debt service, assigned for reserves and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

1) Government-Wide Financial Statements

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

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

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

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

2) Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

3) Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Current and other assets	\$ 1,077,871	\$ 1,088,114
Capital assets, net of depreciation	6,172,789	6,376,497
Total assets	<u>7,250,660</u>	<u>7,464,611</u>
Deferred outflows of resources	21,786	24,162
Current liabilities	100,735	100,085
Long-term liabilities	2,471,377	2,710,981
Total liabilities	<u>2,572,112</u>	<u>2,811,066</u>
Net position		
Net investment in capital assets	3,723,198	3,689,678
Restricted	238,274	228,865
Unrestricted	738,862	759,164
Total net position	<u>\$ 4,700,334</u>	<u>\$ 4,677,707</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR END SEPTEMBER 30,	
	2023	2022
Revenues:		
Program revenues	\$ 901,845	\$ 826,948
General revenues	73,078	45,134
Total revenues	<u>974,923</u>	<u>872,082</u>
Expenses:		
General government	176,634	174,037
Maintenance and operations	629,873	598,136
Interest	145,789	158,032
Total expenses	<u>952,296</u>	<u>930,205</u>
Change in net position	22,627	(58,123)
Net position - beginning	4,677,707	4,735,830
Net position - ending	<u>\$ 4,700,334</u>	<u>\$ 4,677,707</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023, was \$952,296. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is interlocal amounts, reimbursement from HOA, and interest revenue.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$8,650,788 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,477,999 has been taken, which resulted in a net book value of \$6,172,789. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2023, the District had \$2,475,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the East Park Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 772,867
Accounts receivable	4,411
Assessments receivable	9,037
Restricted assets:	
Investments	291,556
Capital assets:	
Nondepreciable	3,402,726
Depreciable, net	2,770,063
Total assets	7,250,660
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	21,786
Total deferred outflows of resources	21,786
 LIABILITIES	
Accounts payable and accrued expenses	43,580
Accrued interest payable	57,155
Non-current liabilities:	
Due within one year	195,000
Due in more than one year	2,276,377
Total liabilities	2,572,112
 NET POSITION	
Net investment in capital assets	3,723,198
Restricted for debt service	238,274
Unrestricted	738,862
Total net position	\$ 4,700,334

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 176,634	\$ 176,634	\$ -	\$ -
Maintenance and operations	629,873	332,532	-	(297,341)
Interest on long-term debt	145,789	381,936	10,743	246,890
Total governmental activities	952,296	891,102	10,743	(50,451)
General revenues:				
Interest income				30,797
Interlocal agreement revenues				42,281
Total general revenues				73,078
Change in net position				22,627
Net position - beginning				4,677,707
Net position - ending				\$ 4,700,334

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 772,867	\$ -	\$ 772,867
Investments	-	291,556	291,556
Accounts receivable	4,411	-	4,411
Assessments receivable	5,164	3,873	9,037
Total assets	\$ 782,442	\$ 295,429	\$ 1,077,871
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 43,580	\$ -	\$ 43,580
Total liabilities	43,580	-	43,580
Fund balances:			
Restricted for:			
Debt service	-	295,429	295,429
Assigned to:			
Operating reserves	162,089	-	162,089
Renewal and replacement reserves	39,916	-	39,916
Subsequent year's expenditures	17,157	-	17,157
Unassigned	519,700	-	519,700
Total fund balances	738,862	295,429	1,034,291
Total liabilities and fund balances	\$ 782,442	\$ 295,429	\$ 1,077,871

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 1,034,291

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

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

Cost of capital assets	8,650,788	
Accumulated depreciation	<u>(2,477,999)</u>	6,172,789

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

Deferred amount on refunding	45,150	
Accumulated amortization	<u>(23,364)</u>	21,786

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

Accrued interest payable	(57,155)	
Bonds payable	<u>(2,471,377)</u>	<u>(2,528,532)</u>

Net position of governmental activities		<u><u>\$ 4,700,334</u></u>
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See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 509,166	\$ 381,936	\$ 891,102
Interlocal agreement revenues	42,281	-	42,281
Interest	30,797	10,743	41,540
Total revenues	582,244	392,679	974,923
EXPENDITURES			
Current:			
General government	176,381	253	176,634
Maintenance and operations	408,877	-	408,877
Debt service:			
Principal	-	240,000	240,000
Interest	-	148,220	148,220
Capital outlay	17,288	-	17,288
Total expenditures	602,546	388,473	991,019
Excess (deficiency) of revenues over (under) expenditures	(20,302)	4,206	(16,096)
Fund balances - beginning	759,164	291,223	1,050,387
Fund balances - ending	\$ 738,862	\$ 295,429	\$ 1,034,291

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (16,096)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(220,996)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	17,288
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(396)
Amortization of deferred amount on refunding	(2,376)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	240,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	5,203
Change in net position of governmental activities	<u>\$ 22,627</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District’s investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund CL Y	\$ 291,556	S&P AAAm	Weighted average of the fund portfolio: 24 days
Total Investments	<u>\$ 291,556</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,402,726	\$ -	\$ -	\$ 3,402,726
Total capital assets, not being depreciated	3,402,726	-	-	3,402,726
Capital assets, being depreciated				
Infrastructure	2,415,471	-	-	2,415,471
Stormwater management facilities	1,683,933	-	-	1,683,933
Irrigation and landscaping	900,033	17,288	-	917,321
Roadways	231,337	-	-	231,337
Total capital assets, being depreciated	5,230,774	17,288	-	5,248,062
Less accumulated depreciation for:				
Infrastructure	1,283,703	111,864	-	1,395,567
Stormwater management facilities	501,689	56,131	-	557,820
Irrigation and landscaping	402,211	45,290	-	447,501
Roadways	69,400	7,711	-	77,111
Total accumulated depreciation	2,257,003	220,996	-	2,477,999
Total capital assets, being depreciated, net	2,973,771	(203,708)	-	2,770,063
Governmental activities capital assets, net	\$ 6,376,497	\$ (203,708)	\$ -	\$ 6,172,789

Depreciation expense was charged to maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

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

The Series 2013A Bonds are subject to redemption at the option of the District prior to maturity in whole or in part at any time on or after May 1, 2024. The Series 2013A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District used excess funds on hand to prepay \$55,000 of the Series 2013A Bonds. See Note 11 - Subsequent Events for call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2023, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013A-1	\$ 1,970,000	\$ -	\$ 150,000	\$ 1,820,000	\$ 145,000
Series 2013A-2	745,000	-	90,000	655,000	50,000
Less: Bond discount	4,019	-	396	3,623	-
Total	<u>\$ 2,710,981</u>	<u>\$ -</u>	<u>\$ 239,604</u>	<u>\$ 2,471,377</u>	<u>\$ 195,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 195,000	\$ 137,405	\$ 332,405
2025	200,000	127,630	327,630
2026	210,000	117,443	327,443
2027	220,000	106,348	326,348
2028	240,000	94,770	334,770
2029-2033	1,410,000	254,750	1,664,750
Total	<u>\$ 2,475,000</u>	<u>\$ 838,346</u>	<u>\$ 3,313,346</u>

NOTE 7 – INTERLOCAL AGREEMENTS

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

In 2005, the District entered into an Interlocal Agreement with the City of Orlando, Florida. In accordance with the agreement, the District will provide maintenance for certain parks owned by the City. The City agreed to provide funding to the District in the amount of \$45,000 annually, subject to annual review, for the park maintenance. The District received \$32,500 from the City during the fiscal year ended September 30, 2023, for a portion of the cost of the related park maintenance, due to an annual review and adjustment by the City.

NOTE 8 – COST SHARE AGREEMENT

The District has an agreement with Ravinia at East Park Homeowners Association (“HOA”) whereby District and the HOA are to share costs associated with street lighting so that each party pays its respective share of utility costs. Pursuant to the agreement, during the current fiscal year, the District incurred charges of \$37,999 of which the HOA’s portion is \$9,781.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$55,000 of the Series 2013A Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

NOTE 12 – LITIGATION AND CLAIMS

During the prior fiscal year, the District was named as defendant in a case in which the plaintiffs are seeking declaratory and injunctive relief against the District resulting from the construction and use of a parcel of land owned by the District as a playground area for residents. The claim has been forwarded to the District's insurance carrier.

During the prior fiscal year, District hired Greenlee Law to commence litigation against EPV Development Onyx Group (Developer). During the current fiscal year, the parties executed a settlement agreement and mutual release providing the terms of dismissal of the pending lawsuit and mutual general release of all claims. Per agreement, EPV Development Onyx Group (Developer) agreed to pay District the sum of \$225,000 as follows: \$112,500 within twenty days of Releasee's receipt of the fully executed agreement and \$112,500 on or before April 30, 2024. The District has not received any amounts related to the settlement during the fiscal year ended September 30, 2023.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 505,104	\$ 509,166	\$ 4,062
Interlocal agreement revenues	42,260	42,281	21
Interest income	5,000	30,797	25,797
Total revenues	552,364	582,244	29,880
EXPENDITURES			
Current:			
General government	195,916	176,381	19,535
Maintenance and operations	452,438	408,877	43,561
Capital outlay	-	17,288	(17,288)
Total expenditures	648,354	602,546	45,808
Excess (deficiency) of revenues over (under) expenditures	(95,990)	(20,302)	(20,302)
OTHER FINANCING SOURCES (USES)			
Use of fund balance	95,990	-	-
Total other financing sources (uses)	95,990	-	-
Net change in fund balance	\$ -	(20,302)	\$ (20,302)
Fund balance - beginning		759,164	
Fund balance - ending		\$ 738,862	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	0
Independent contractor compensation	\$248,854
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$368.53 - \$693.90 Debt service - \$276.70 - \$520.99
Special assessments collected	\$891,102
Outstanding Bonds:	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of East Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 19, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

March 19, 2024



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

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

We have examined East Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

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

March 19, 2024



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of East Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 19, 2024.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 19, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

March 19, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), *FLORIDA STATUTES* AND INSTRUCTING THE ORANGE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Orange County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2024 general election (“**General Election**”).

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

1. GENERAL ELECTION SEATS. Seat 2, Seat 4, and Seat 5 with terms expiring in November 2024 are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General

Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

6. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25th day of March 2024.

ATTEST:

**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Notice of Qualifying Period

EXHIBIT A
FORM OF NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the East Park Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W. Kaley Street, Orlando, Florida 32806; (407) 836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The East Park Community Development District has three (3) seats up for election, specifically Seats 2, 4, and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

Publish on or before May 27, 2024



Customer:

East Park CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

East Park CDD
Savannah Park Dr.
Orlando, 32832

Landscape Enhancement-Fixed Price

Adding playground mulch next to tennis court .

Default Group			\$1,680.00
	Quantity	Price/Unit	Price
Property Improvements			\$1,680.00
Playground Mulch Installed	20.00	\$84.00	\$1,680.00
PROJECT TOTAL:			\$1,680.00

Terms & Conditions

By _____

Charles W Jones

Date 3/5/2024

United Land Services

By _____

Date _____

East Park CDD



Proposal #84626

Date: 3/6/2024

Charles W Jones

Customer:
 East Park CDD
 Inframark
 313 Campus Street
 Kissimmee, FL 34747

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

Play Ground Plant Install

Playground install next second tennis court
 30 Plumbago
 27 Hawaiian Ti
 40 cocoa mulch

Default Group \$2,888.34

	Quantity	Price/Unit	Price
Property Improvements			\$2,888.34
Demo and Install	6.00	\$85.00	\$510.00
Plumbago (3 Gal)	60.00	\$14.64	\$878.40
Hawaiian Ti - 3g Nursery Item	54.00	\$19.81	\$1,069.74
Mulch	40.00	\$8.38	\$335.20
Misc Irrigation Costs Irrigation materials needed for repairs	1.00	\$95.00	\$95.00
PROJECT TOTAL:			\$2,888.34

Terms & Conditions

By _____

Charles W Jones

Date 3/6/2024

United Land Services

By _____

Date _____

East Park CDD



Customer:

East Park CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Property:

East Park CDD
Savannah Park Dr.
Orlando, 32832

Play Ground Mulch

Adding Playground mulch at park next to tennis court.

Default Group		\$2,125.00	
	Quantity	Price/Unit	Price
Property Improvements			\$2,125.00
Playground Mulch Installed	25.00	\$85.00	\$2,125.00
PROJECT TOTAL:			\$2,125.00

Terms & Conditions

By _____

Charles W Jones

Date 3/7/2024

United Land Services

By _____

Date _____

East Park CDD



PAINT CORPS of Kissimmee

Vincent Morrell
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

☎ (407) 361-3559
✉ vincent.morrell@inframark.com

ESTIMATE	#406-1
TOTAL	\$2,608.00

SERVICE ADDRESS

10193 Lake District Ln
Orlando, FL 32832

CONTACT US

901 S Park Court
Kissimmee, FL 34741

☎ (407) 930-9837
✉ kissimmee-fl@paintcorps.com

ESTIMATE

Services

Exterior Community Painting Pavilions

SCOPE OF WORK:

The following areas will be properly prepared & painted:

Pressure wash, scrape, and prime rust areas on three exterior metal pavilion structures. Apply a coat of direct-to-metal (DTM) paint with the same color using brush and roll technique. Additionally, repaint one bench underneath pavilion #2 with the customer's chosen color.

The following areas will not be painted:

No drip edge, fascia boards, additional benches, or anything to do with wood on the pavilion.

Color Selections: TBD

THE FOLLOWING PREPPING PROCESSES WILL BE USED: (if applicable)

- Furniture & décor to be moved out of the work area.
- Building will be soft/pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area. This includes rust treatment.
- Floors, furniture, light fixtures, bushes, windows, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.

- Areas of peeling, blistering or loose paint will be scraped & sanded smooth before priming and finish painting occurs.
- All gouges, holes, nail heads, butt joints and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Masonry Sealer will be applied to any masonry exterior surfaces to prevent peeling by alkali damage & seal home before finish products are applied.
- Exterior doors to be electric sanded, cleaned with trisodium phosphate and properly masked before a fine finish spray application is performed for a factory like finish.

THE FOLLOWING PAINTING PROCESS WILL BE USED: (if applicable)

- Finish products to be applied via spray & back roll application where possible. Spraying allows us to achieve specification standards of 3.0 mil thickness on all surfaces keeping our manufacturers paint warranty valid. Spray & back rolling is considered a **two coat** system.
- Smooth surfaces will receive a complete spray finish to achieve factory like finishes. (ie. soffits, fascia, hardie board, vinyl siding, garage doors, etc)
- Porous surfaces will receive a complete spray and back roll finish to ensure proper coverage and thickness in mils. (ie. stucco, cedar siding, CMU walls, etc)

SCHEDULE:

Tentative start date TBD

Approximately a 1-2 day project.

PAYMENT TERMS & METHODS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion and after final walk through has been performed.

We accept cash, checks, ACH, MasterCard, Visa and Discover Card. **There is no upcharge for using redit cards to make payment.**

NOTES:

- Thank you for allowing PAINT CORPS™ the opportunity to provide you with our proposal for your project. Our goal from start to finish is to provide you with an "**Excellent Painting Experience.**"
- During your project you will be assigned a Supervising Team Leader. The Team Leader will run the painting crew and be available to address any of your concerns throughout the project. Feel free to reach out to anyone on our leadership team as well.
- At the end of the project we will fully clean up and the Supervising Team Leader will do a final walk through with you to inspect the work performed, and if necessary finish the final touch ups. Left over paint will be labeled and left at the job site.
- Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed in the scope of work are not included in the price.

- All materials to be Sherwin Williams products and supplied by contractor, unless otherwise noted above.

CUSTOMER SERVICE COMMITMENT: The goal for this project is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making our customers feel part of the process with excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

5 YEAR FREE TOUCH UP WARRANTY: We warranty all of our work for 5 years against chipping, blistering and peeling. This is not just a "handshake" warranty. This is a legal document; please see our Terms & Conditions for details. Please note that water damage and nail pops are structural issues, and are not painting related warranty issues.

Why hire a Licensed Contractor?

- One who has satisfied the local jurisdiction and state with the educational, financial ability, business and experience requirements for such license. One who maintains the required liability and workers compensation insurance coverage. One who provides and updates the local jurisdiction with proof of such insurance coverage and changes.

Our Contractor's License

https://photos.google.com/photo/AF1QipP7bl7FBkKfIkNf8mCA3X93qseOjVZ_1U1wSG_X

Why hire an Insured Contractor?

- Hiring a contractor that is fully insured (Work Comp, General Liability, Commercial Insurance) protects you from lawsuits arising out of contractor actions, but it also prevents you from suffering financially should the contractor damage your property or cause injury to you or others.

Our Certificate of Insurance

<https://photos.google.com/photo/AF1QipN38tUDAAz-KWuXGckK9ZYT2rBfNKjf2w5s4Q5P>

Why hire a Contractor with a Surety Bond?

- A surety bond guarantees the customer that all agreed-upon terms and conditions of the contract will be met. In the event that they are not, a customer can file a claim towards the bond to be compensated. This is another form of protection for our customers to ensure their satisfaction.

Our Surety Bond

<https://photos.google.com/photo/AF1QipNsPBj6MqvDApmxJjo2V1PryeybXc73JaiaRaN1>

WHAT MAKES US UNIQUE:

- 5 Year Free Touch Up Warranty
- Background Checked Employees Trained by PAINT CORPS™
- Veteran Owned & Operated
- Workers Compensation Insurance to Protect our Customer's from Litigation
- 2m in Liability Insurance to Protect our Customer's Home from Damages
- Contractor's License & Bond
- Painting Contractors Association Member that Follows the Standards of the Painting Industry
- Only Using the Highest **QUALITY** Paint from Sherwin Williams

Materials

Finish Paints - Sherwin Williams Pro Industrial DTM Acrylic (Doors & Railings)

Formulated for interior/exterior applications for light to moderate industrial use, Pro Industrial™ DTM Acrylic is designed for new construction or maintenance use and can be used directly over prepared substrates.

Subtotal	\$2,911.66
Seasonal Discount	- \$303.66
Tax (none 0%)	\$0.00
Total	\$2,608.00

PAINT CORPS™ is a Veteran-owned Franchise serving homeowners, businesses, and national accounts across the United States. We specialize in high-quality painting services for interior painting, exterior painting, and cabinet refinishing.

Every PAINT CORPS™ owner is a U.S. Military Veteran, meaning they are guided by our principles of Service, Integrity, and Pride. All of the values they developed during their military service are applied to their business practices, making our painting service unlike any other.

















PAINT CORPS of Kissimmee

Vincent Morrell
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

 (407) 361-3559
 vincent.morrell@inframark.com



ESTIMATE	#406-2
TOTAL	\$3,574.00

SERVICE ADDRESS

10193 Lake District Ln
Orlando, FL 32832

CONTACT US

901 S Park Court
Kissimmee, FL 34741

 (407) 930-9837
 kissimmee-fl@paintcorps.com

ESTIMATE

Services

Exterior Gazebo Painting Project

SCOPE OF WORK:

The following areas will be properly prepared & painted:

Exterior gazebo and benches: Pressure wash the wood structure and deck, caulk any necessary seams, and perform scraping, sanding, and priming of the wood deck using PrimerRX Peel Bond Primer. Maintain the current color scheme for both the gazebo and patio deck.

The following areas will not be painted:

No other areas not listed above.

Color Selections: TBD

THE FOLLOWING PREPPING PROCESSES WILL BE USED: (if applicable)

- Furniture & décor to be moved out of the work area.
- Building will be soft/pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area. This includes rust treatment.
- Floors, furniture, light fixtures, bushes, windows, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.

- Areas of peeling, blistering or loose paint will be scraped & sanded smooth before priming and finish painting occurs.
- All gouges, holes, nail heads, butt joints and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Masonry Sealer will be applied to any masonry exterior surfaces to prevent peeling by alkali damage & seal home before finish products are applied.
- Exterior doors to be electric sanded, cleaned with trisodium phosphate and properly masked before a fine finish spray application is performed for a factory like finish.

THE FOLLOWING PAINTING PROCESS WILL BE USED: (if applicable)

- Finish products to be applied via spray & back roll application where possible. Spraying allows us to achieve specification standards of 3.0 mil thickness on all surfaces keeping our manufacturers paint warranty valid. Spray & back rolling is considered a **two coat** system.
- Smooth surfaces will receive a complete spray finish to achieve factory like finishes. (ie. soffits, fascia, hardie board, vinyl siding, garage doors, etc)
- Porous surfaces will receive a complete spray and back roll finish to ensure proper coverage and thickness in mils. (ie. stucco, cedar siding, CMU walls, etc)

SCHEDULE:

Tentative start date TBD

Approximately a 2-3 day project.

PAYMENT TERMS & METHODS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion and after final walk through has been performed.

We accept cash, checks, ACH, MasterCard, Visa and Discover Card. **There is no upcharge for using redit cards to make payment.**

NOTES:

- Thank you for allowing PAINT CORPS™ the opportunity to provide you with our proposal for your project. Our goal from start to finish is to provide you with an "**Excellent Painting Experience.**"
- During your project you will be assigned a Supervising Team Leader. The Team Leader will run the painting crew and be available to address any of your concerns throughout the project. Feel free to reach out to anyone on our leadership team as well.
- At the end of the project we will fully clean up and the Supervising Team Leader will do a final walk through with you to inspect the work performed, and if necessary finish the final touch ups. Left over paint will be labeled and left at the job site.
- Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed in the scope of work are not included in the price.

- All materials to be Sherwin Williams products and supplied by contractor, unless otherwise noted above.

CUSTOMER SERVICE COMMITMENT: The goal for this project is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making our customers feel part of the process with excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

5 YEAR FREE TOUCH UP WARRANTY: We warranty all of our work for 5 years against chipping, blistering and peeling. This is not just a "handshake" warranty. This is a legal document; please see our Terms & Conditions for details. Please note that water damage and nail pops are structural issues, and are not painting related warranty issues.

Why hire a Licensed Contractor?

- One who has satisfied the local jurisdiction and state with the educational, financial ability, business and experience requirements for such license. One who maintains the required liability and workers compensation insurance coverage. One who provides and updates the local jurisdiction with proof of such insurance coverage and changes.

Our Contractor's License

https://photos.google.com/photo/AF1QipP7bl7FBkKFkNf8mCA3X93qseOjVZ_1U1wSG_X

Why hire an Insured Contractor?

- Hiring a contractor that is fully insured (Work Comp, General Liability, Commercial Insurance) protects you from lawsuits arising out of contractor actions, but it also prevents you from suffering financially should the contractor damage your property or cause injury to you or others.

Our Certificate of Insurance

<https://photos.google.com/photo/AF1QipN38tUDAAz-KWuXGckK9ZYT2rBfNKjf2w5s4Q5P>

Why hire a Contractor with a Surety Bond?

- A surety bond guarantees the customer that all agreed-upon terms and conditions of the contract will be met. In the event that they are not, a customer can file a claim towards the bond to be compensated. This is another form of protection for our customers to ensure their satisfaction.

Our Surety Bond

<https://photos.google.com/photo/AF1QipNsPBj6MqvDApmxJjo2V1PryeybXc73JaiaRaN1>

WHAT MAKES US UNIQUE:

5 Year Free Touch Up Warranty

Background Checked Employees Trained by PAINT CORPS™

Veteran Owned & Operated

Workers Compensation Insurance to Protect our Customer's from Litigation

2m in Liability Insurance to Protect our Customer's Home from Damages

Contractor's License & Bond

Painting Contractors Association Member that Follows the Standards of the Painting Industry

Only Using the Highest **QUALITY** Paint from Sherwin Williams

Materials

Finish Paints - Sherwin Williams Super Paint (Siding & Trim)

Count on SuperPaint® Exterior Acrylic Latex to deliver outstanding performance and protect against the elements. Cold and frosty or hot and humid, this formula goes on smooth and resists fading and peeling. And thanks to its advanced acrylic resin technology, you'll enjoy outstanding adhesion and color retention. SuperPaint offers a dirt-resistant and mildew-resistant coating.

Stains - Sherwin Williams SuperDeck Solid Color Stain (Decks & Docks)

Provides durable, opaque protection for many exterior horizontal wood surfaces. It is recommended that you consult the manufacturer of your composite deck for staining procedures. Featuring Cool Feel™ Color Technology helps reduce the surface temperature by up to 20°F when compared to conventional color technology.

Primers - PrimeRX Primer (Peeling Wood Siding & Trim)

PrimeRx® Peel Bonding Primer saves time and effort from sanding and scraping old paint and helps even out those less-than-perfect surfaces before you paint giving you a smoother completed finish. You won't be disappointed with this dependable bonding formula that achieves great results. Whether it's plywood, drywall or wood, PrimeRx® Peel Bonding Primer helps achieve a beautiful finish while saving you time.

Subtotal	\$3,707.23
Seasonal Discount	- \$133.23
Tax (none 0%)	\$0.00
Total	\$3,574.00

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PAINT CORPS of Kissimmee

Vincent Morrell
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

☎ (407) 361-3559
✉ vincent.morrell@inframark.com

ESTIMATE	#406-4
TOTAL	\$1,145.00

SERVICE ADDRESS

10193 Lake District Ln
Orlando, FL 32832

CONTACT US

901 S Park Court
Kissimmee, FL 34741

☎ (407) 930-9837
✉ kissimmee-fl@paintcorps.com

ESTIMATE

Services

Exterior Community Outdoor Grills

SCOPE OF WORK:

The following areas will be properly prepared & painted:

For the exterior community area: Five outdoor grills require scraping to remove any peeling paint, followed by spraying with RUST-OLEUM High Heat spray. Additionally, four bike racks need preparation and recoating in black using COLORMAXX Spray Paint Gloss.

The following areas will not be painted:

Anything not listed above

Color Selections: TBD

THE FOLLOWING PREPPING PROCESSES WILL BE USED: (if applicable)

- Furniture & décor to be moved out of the work area.
- Home will be soft/pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area. This includes rust treatment.
- Floors, furniture, light fixtures, bushes, windows, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.

- Areas of peeling, blistering or loose paint will be scraped & sanded smooth before priming and finish painting occurs.
- All gouges, holes, nail heads, butt joints and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Masonry Sealer will be applied to any masonry exterior surfaces to prevent peeling by alkali damage & seal home before finish products are applied.
- Exterior doors to be electric sanded, cleaned with trisodium phosphate and properly masked before a fine finish spray application is performed for a factory like finish.

THE FOLLOWING PAINTING PROCESS WILL BE USED: (if applicable)

- Finish products to be applied via spray & back roll application where possible. Spraying allows us to achieve specification standards of 3.0 mil thickness on all surfaces keeping our manufacturers paint warranty valid. Spray & back rolling is considered a **two coat** system.
- Smooth surfaces will receive a complete spray finish to achieve factory like finishes. (ie. soffits, fascia, hardie board, vinyl siding, garage doors, etc)
- Porous surfaces will receive a complete spray and back roll finish to ensure proper coverage and thickness in mils. (ie. stucco, cedar siding, CMU walls, etc)

SCHEDULE:

Tentative start date TBD

Approximately a 1 day project.

PAYMENT TERMS & METHODS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion and after final walk through has been performed.

We accept cash, checks, ACH, MasterCard, Visa and Discover Card. **There is no upcharge for using redit cards to make payment.**

NOTES:

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- At the end of the project we will fully clean up and the Supervising Team Leader will do a final walk through with you to inspect the work performed, and if necessary finish the final touch ups. Left over paint will be labeled and left at the job site.
- Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed in the scope of work are not included in the price.

- All materials to be Sherwin Williams products and supplied by contractor, unless otherwise noted above.

CUSTOMER SERVICE COMMITMENT: The goal for this project is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making our customers feel part of the process with excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

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Why hire a Licensed Contractor?

- One who has satisfied the local jurisdiction and state with the educational, financial ability, business and experience requirements for such license. One who maintains the required liability and workers compensation insurance coverage. One who provides and updates the local jurisdiction with proof of such insurance coverage and changes.

Our Contractor's License

https://photos.google.com/photo/AF1QipP7bl7FBkKfKfNf8mCA3X93qseOjVZ_1U1wSG_X

Why hire an Insured Contractor?

- Hiring a contractor that is fully insured (Work Comp, General Liability, Commercial Insurance) protects you from lawsuits arising out of contractor actions, but it also prevents you from suffering financially should the contractor damage your property or cause injury to you or others.

Our Certificate of Insurance

<https://photos.google.com/photo/AF1QipN38tUDAAz-KWuXGckK9ZYT2rBfNKjf2w5s4Q5P>

Why hire a Contractor with a Surety Bond?

- A surety bond guarantees the customer that all agreed-upon terms and conditions of the contract will be met. In the event that they are not, a customer can file a claim towards the bond to be compensated. This is another form of protection for our customers to ensure their satisfaction.

Our Surety Bond

<https://photos.google.com/photo/AF1QipNsPBj6MqvDApmxJjo2V1PryeybXc73JaiaRaN1>

WHAT MAKES US UNIQUE:

- 5 Year Free Touch Up Warranty
- Background Checked Employees Trained by PAINT CORPS™
- Veteran Owned & Operated
- Workers Compensation Insurance to Protect our Customer's from Litigation
- 2m in Liability Insurance to Protect our Customer's Home from Damages
- Contractor's License & Bond
- Painting Contractors Association Member that Follows the Standards of the Painting Industry
- Only Using the Highest **QUALITY** Paint from Sherwin Williams

Materials

Spray Cans - COLORMAXX Spray Paint

Rust-preventive spray paints cover any paintable material that could be affected by corrosion. The hard, smooth finish these paints impart is resistant to chipping and cracking. These sprays are not to be used on materials that are already rusty; substrates should be clean and new to accept these paints.

Spray Cans - RUST-OLEUM Spray Paint

High-temperature coatings protect metals exposed to high heat from oxidizing, corroding, peeling, and other processes of degradation. These coatings are viable up to 2500° F, and absorb heat they are exposed to. They are commonly used to improve the thermal efficiency of heaters, furnaces, and ovens.

Subtotal	\$1,270.60
Seasonal Discount	- \$125.60
Tax (none 0%)	\$0.00
Total	\$1,145.00

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Kissimmee, FL 34746

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✉ vincent.morrell@inframark.com

ESTIMATE	#406-5
TOTAL	\$1,247.00

SERVICE ADDRESS

10193 Lake District Ln
Orlando, FL 32832

CONTACT US

901 S Park Court
Kissimmee, FL 34741

☎ (407) 930-9837
✉ kissimmee-fl@paintcorps.com

ESTIMATE

Services

Scope of Work - Exterior Commercial Cleaning

SCOPE OF WORK:

The following areas will be properly prepared & painted:

The exterior gazebo and walk way on the water requires a thorough pressure washing to restore its appearance to a like-new condition.

NO painting to be done.

The following areas will not be painted:

Color Selections: TBD

THE FOLLOWING PREPPING PROCESSES WILL BE USED: (if applicable)

- Furniture & décor to be moved out of the work area.
- Building will be soft/pressure washed with proper solution to prevent mold, mildew, soot, & other contaminants from causing damage to surface area. This includes rust treatment.
- Floors, furniture, light fixtures, bushes, windows, surfaces not being painted, etc. will be protected from paint splatters via plastic or drop cloths.

- Areas of peeling, blistering or loose paint will be scraped & sanded smooth before priming and finish painting occurs.
- All gouges, holes, nail heads, butt joints and seams will be properly sealed where needed.
- Surface specific primer will be applied to any exposed concrete, metal, drywall, and wood before finish applications are used.
- Sherwin Williams Loxon Masonry Sealer will be applied to any masonry exterior surfaces to prevent peeling by alkali damage & seal home before finish products are applied.
- Exterior doors to be electric sanded, cleaned with trisodium phosphate and properly masked before a fine finish spray application is performed for a factory like finish.

THE FOLLOWING PAINTING PROCESS WILL BE USED: (if applicable)

- Finish products to be applied via spray & back roll application where possible. Spraying allows us to achieve specification standards of 3.0 mil thickness on all surfaces keeping our manufacturers paint warranty valid. Spray & back rolling is considered a **two coat** system.
- Smooth surfaces will receive a complete spray finish to achieve factory like finishes. (ie. soffits, fascia, hardie board, vinyl siding, garage doors, etc)
- Porous surfaces will receive a complete spray and back roll finish to ensure proper coverage and thickness in mils. (ie. stucco, cedar siding, CMU walls, etc)

SCHEDULE:

Tentative start date TBD

Approximately a 1 day project.

PAYMENT TERMS & METHODS:

20% initial deposit, invoices are e-mailed prior to start date.

Balance due upon completion and after final walk through has been performed.

We accept cash, checks, ACH, MasterCard, Visa and Discover Card. **There is no upcharge for using redit cards to make payment.**

NOTES:

- Thank you for allowing PAINT CORPS™ the opportunity to provide you with our proposal for your project. Our goal from start to finish is to provide you with an "**Excellent Painting Experience.**"
- During your project you will be assigned a Supervising Team Leader. The Team Leader will run the painting crew and be available to address any of your concerns throughout the project. Feel free to reach out to anyone on our leadership team as well.
- At the end of the project we will fully clean up and the Supervising Team Leader will do a final walk through with you to inspect the work performed, and if necessary finish the final touch ups. Left over paint will be labeled and left at the job site.
- Painting of walls, ceilings, doors, trim, or any other surfaces not specifically listed in the scope of work are not included in the price.

- All materials to be Sherwin Williams products and supplied by contractor, unless otherwise noted above.

CUSTOMER SERVICE COMMITMENT: The goal for this project is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making our customers feel part of the process with excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

5 YEAR FREE TOUCH UP WARRANTY: We warranty all of our work for 5 years against chipping, blistering and peeling. This is not just a "handshake" warranty. This is a legal document; please see our Terms & Conditions for details. Please note that water damage and nail pops are structural issues, and are not painting related warranty issues.

Why hire a Licensed Contractor?

- One who has satisfied the local jurisdiction and state with the educational, financial ability, business and experience requirements for such license. One who maintains the required liability and workers compensation insurance coverage. One who provides and updates the local jurisdiction with proof of such insurance coverage and changes.

Our Contractor's License

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Why hire an Insured Contractor?

- Hiring a contractor that is fully insured (Work Comp, General Liability, Commercial Insurance) protects you from lawsuits arising out of contractor actions, but it also prevents you from suffering financially should the contractor damage your property or cause injury to you or others.

Our Certificate of Insurance

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Why hire a Contractor with a Surety Bond?

- A surety bond guarantees the customer that all agreed-upon terms and conditions of the contract will be met. In the event that they are not, a customer can file a claim towards the bond to be compensated. This is another form of protection for our customers to ensure their satisfaction.

Our Surety Bond

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WHAT MAKES US UNIQUE:

5 Year Free Touch Up Warranty

Background Checked Employees Trained by PAINT CORPS™

Veteran Owned & Operated

Workers Compensation Insurance to Protect our Customer's from Litigation

2m in Liability Insurance to Protect our Customer's Home from Damages

Contractor's License & Bond

Painting Contractors Association Member that Follows the Standards of the Painting Industry

Only Using the Highest **QUALITY** Paint from Sherwin Williams

Subtotal	\$1,359.60
Seasonal Discount	- \$112.60
Tax (none 0%)	\$0.00
Total	\$1,247.00

PAINT CORPS™ is a Veteran-owned Franchise serving homeowners, businesses, and national accounts across the United States. We specialize in high-quality painting services for interior painting, exterior painting, and cabinet refinishing.

Every PAINT CORPS™ owner is a U.S. Military Veteran, meaning they are guided by our principles of Service, Integrity, and Pride. All of the values they developed during their military service are applied to their business practices, making our painting service unlike any other.







Proposal #80336

Date: 2/13/2024
Anthony Owens

Customer:
East Park CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

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

New Clock install

Install new clock due to clock failure.

Irrigation Repair \$677.00

	Quantity	Price/Unit	Price
Irrigation Repair			\$677.00
Demo and Install	3.00	\$85.00	\$255.00
Hunter 16 station timer Irrigation materials needed for repairs	1.00	\$422.00	\$422.00
PROJECT TOTAL:			\$677.00

Terms & Conditions

By _____
Anthony Owens
Date 2/13/2024
United Land Services

DocuSigned by:
By Jeannie Johnson
C62D4C1BF0294A1...
Date 2/13/2024
East Park CDD



Benchmark
LANDSCAPING

Proposal #86300

Date: 3/14/2024

PO #

Brett Perez

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, 32832

Irrigation Repair Mainline Break

4 Inch Mainline is broken in two places which is causing the backflow to continue to run. Will need to dig up both spots cut out and replace. Price includes labor and materials to make the two repairs. Labor pricing is per the contract, \$85.00 per hour.

Irrigation Repair

\$1,600.00

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$1,600.00
Mainline Fittings and Parts	1.00	ea	\$410.00	\$410.00
Irrigation Labor - Repair Mainline	14.00	Hr	\$85.00	\$1,190.00
PROJECT TOTAL:				\$1,600.00

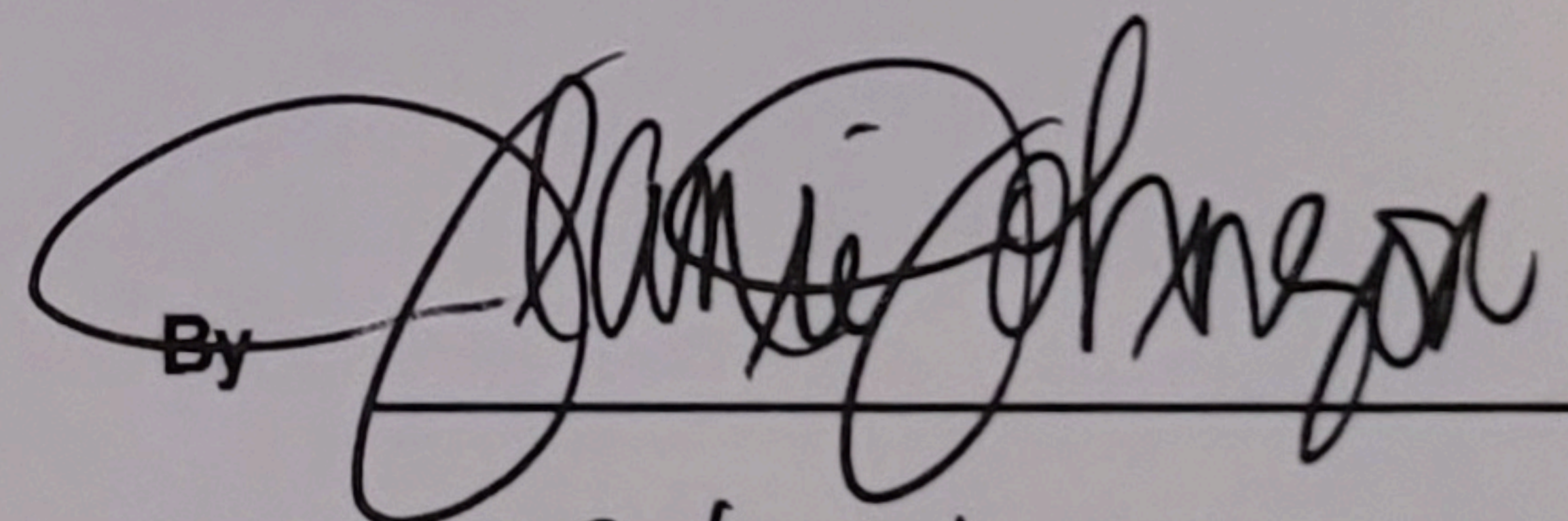
Terms & Conditions

By _____

Brett Perez

Date 3/14/2024

Benchmark Landscaping

By 

Date 03/15/24

East Park CDD