

BCC Mtg. Date: August 20, 2019

**MINUTES OF MEETING  
EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the East Park Community Development District was held at 5:00 p.m. on Monday, May 20, 2019 at the offices of the House of Management Enterprise, 5756 S. Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Angel Colon	Chairman
Scott Phillips	Vice Chairman
Graciela Von Blon	Assistant Secretary
Tom Bonner	Assistant Secretary
Todd Oneal	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Roy Van Wyk	District Counsel (via telephone)
Ray Malave	District Engineer
Ariel Medina	Field Services Supervisor

*The following is a summary of the minutes and actions taken at the May 20, 2019 East Park Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Suit called the meeting to order at 5:00 p.m. The record will reflect a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There not being any, the next item followed.

*The record will reflect Mr. Bonner joined the meeting.*

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 25, 2019 Meeting**

Ms. Suit stated each Board member received a copy of the minutes of the March 25, 2019 meeting and requested any corrections, additions or deletions.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the minutes of the March 25, 2019 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements and Check Register**

The financial statements and check register through April 30, 2019 were reviewed.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the April 30, 2019 financial statements and check register were accepted.

**B. Acceptance of Fiscal Year 2018 Audit**

- The Fiscal Year 2018 audit prepared by Grau & Associates was reviewed.
- The District is in compliance and this is a *clean* audit.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the Fiscal Year 2018 audit prepared by Grau & Associates was accepted.

**C. ADA Site Compliance Proposal**

- The ADA Site Compliance proposal was reviewed.
- Discussion ensued with regard to cost and site compliance.
- It was requested another quote for this service be obtained.

**D. Presentation of Fiscal Year 2019/2020 Budget**

- The proposed fiscal year 2019/2020 budget was reviewed.
- There were no changes to the proposed budget.

**E. Consideration of Resolution 2019-2, Approving the Fiscal Year 2019-2020 Proposed Budget and Setting a Public Hearing for July 22, 2019 at 5:00 p.m.**

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor Resolution 2019-2 approving a proposed budget for Fiscal Year 2019/2020 and setting a public hearing on July 22, 2019 at 5:00 p.m. in the House of Management Enterprises was adopted.

**F. Report on the Number of Registered Voters (1,560)**

- A report from the Orange County Supervisor of Elections indicated that as of April 15, 2019 there were 1,560 registered voters within the District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- A legislature report will be presented at the next meeting.
  - i. Update on DR Horton True Up**
  - Mr. Van Wyk spoke with DR Horton and they seem inclined to make the payment.
  - ii. Update on Village Center II Development**
  - iii. Update from Developer on the Road Appraisal**
  - Road appraisal was 1.8 million but it is probably closer to \$800,000.
  - It was reported Mr. Patel has offered \$20,000 noting he does not need it and there has been an increase in the development cost; also stating that once everything is developed the District will be collecting additional assessments which will more than make up for the cost of the land.
  - A lengthy discussion ensued.
  - The Board agreed the next step is to negotiate with the developer an agreed amount using a reasonable fair market value price.
  - It was noted there are no funds in the 2020 budget for any improvements.

On MOTION by Ms. Von Blon seconded by Mr. Oneal with all in favor to allow the Chair to negotiate with the developer and District Counsel on the \$600,000 sale price of the road was approved.

**B. Engineer**

- Mr. Malave commented on the City resurfacing Savannah Park Drive and Moss Road Way noting we followed up with the City who indicated Moss Road Way was taken off the list for this year; because of their analysis it was moved down on their list. Savannah Park because of equipment needed by the contractor, will not begin until next fiscal year with a start date of November/December.
- Further meetings will be held with the City to discuss the decision.

**C. Field Services**

**i. Field Manager's Report**

- The monthly Field Management Reports were included in the agenda package.
- Questions and comments were addressed.
  - Field Manager to follow up with Servello regarding outstanding items.

**ii. Proposals to Repair Bricks at Entrance**

- Mr. Medina provided an update on obtaining additional quotes.
- This item will be on the July agenda.
- Estimate 11347 was discussed.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor Estimate 11347 from FastSigns in the amount of \$3,975.67; with the addition of four flags to cost \$600 for a total amount of \$5,575.67 was approved.

*The record will reflect Mr. Van Wyk left the meeting.*

**SIXTH ORDER OF BUSINESS**

**Other Business**

- Pressure washing was discussed.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor pressure washing quote in the amount of \$2,400 was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

- Irrigation was addressed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the meeting was adjourned.



Assistant Secretary



Angel Colon  
Chairman

# Agenda

## East Park Community Development District

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>□ Angel Colon, Chairman</li><li>□ Scott Phillips, Vice Chairman</li><li>□ Graciela Von Blon, Assistant Secretary</li><li>□ Tom Bonner, Assistant Secretary</li><li>□ Todd Oneal, Assistant Secretary</li></ul> | <ul style="list-style-type: none"><li>□ Kristen Suit, District Manager</li><li>□ Roy Van Wyk, District Counsel</li><li>□ Rey Malave, District Engineer</li><li>□ Ariel Medina, Field Supervisor</li><li>□ Freddy Blanco, Assistant Field Service Manager</li></ul> |
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### Regular Meeting Agenda

May 20, 2019 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Approval of the Minutes of the March 25, 2019 Meeting**
- 4. District Manager’s Report**
  - A. Financial Statements and Check Register
  - B. Acceptance of Fiscal Year 2018 Audit
  - C. ADA Site Compliance Proposal
  - D. Presentation of Fiscal Year 2019/2020 Budget
  - E. Consideration of Resolution 2019-2, Approving the Fiscal Year 2019/2020 Proposed Budget and Setting a Public Hearing for July 22, 2019 at 5pm
  - F. Report on the Number of Registered Voters (1,560)
- 5. Staff Reports**
  - A. Attorney
    - i. Update on DR Horton True Up
    - ii. Update on Village Center II Development
    - iii. Update from Developer on the Road Appraisal
  - B. Engineer
  - C. Field Services
    - i. Field Manager’s Report
    - ii. Proposals to Repair Bricks at Entrance
- 6. Other Business**
- 7. Supervisor Requests and Audience Comments**
- 8. Adjournment**

**Public Hearing Adopting FY201/2020 at  
Next Meeting Dated July 22, 2019 at 5:00 p.m.**

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

[www.eastparkcdd.org](http://www.eastparkcdd.org)

**Meeting Location:**  
The House of Management Enterprises  
5756 S. Semoran Boulevard  
Orlando, FL 32822

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Karen Pistone / Maria Torres / Cheryl Alli, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, **Meetings for Fiscal Year 2019** was published in said newspaper in the issues of Sep 17, 2018.

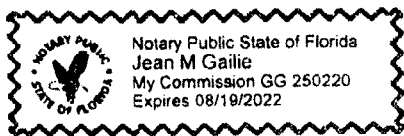
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Cheryl Alli  
Signature of Affiant

CHERYL ALLI  
Printed Name of Affiant

Sworn to and subscribed before me on this 17 day of September, 2018, by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

Jean M Gailie  
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

#### NOTICE OF MEETING SCHEDULE EAST PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the East Park Community Development District will hold their meetings for Fiscal Year 2019 in the conference room of House of Management Enterprises, Inc., 5756 South Semoran Blvd. Orlando, Florida on the Fourth Monday of 5:00 p.m. as follows:

November 26, 2018  
January 28, 2019  
March 25, 2019  
May 20, 2019 (third Monday due to Memorial Day)  
July 22, 2019 (Budget PH)  
September 23, 2019

These meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. These meetings may be continued to a date, time, and place to be specified on the record of the meeting. Future meetings will be separately published at least seven days prior with the date, time and location.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Robert Koncar  
District Manager

OS5848129

9/17/2018

**EAST PARK**  
**Community Development District**

*Financial Report*

*April 30, 2019*



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**East Park  
Community Development District**

Financial Statements

(Unaudited)

April 30, 2019

**Balance Sheet**  
April 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 89,817	\$ -	\$ 89,817
Accounts Receivable	809	-	809
Assessments Receivable	1,710	1,478	3,188
Allow-Doubtful Collections	(1,710)	(1,478)	(3,188)
Due From Other Funds	-	27,513	27,513
Investments:			
Certificates of Deposit - 12 Months	205,483	-	205,483
Certificates of Deposit - 18 Months	153,803	-	153,803
Money Market Account	554,523	-	554,523
Prepayment Fund (A-2)	-	1,341	1,341
Redemption Fund (A-2)	-	1	1
Reserve Fund (A-1)	-	121,320	121,320
Reserve Fund (A-2)	-	58,944	58,944
Revenue Fund	-	304,451	304,451
<b>TOTAL ASSETS</b>	<b>\$ 1,004,435</b>	<b>\$ 513,570</b>	<b>\$ 1,518,005</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 23,924	\$ -	\$ 23,924
Accrued Expenses	11,465	-	11,465
Due To Other Funds	27,513	-	27,513
<b>TOTAL LIABILITIES</b>	<b>62,902</b>	<b>-</b>	<b>62,902</b>
<b>FUND BALANCES</b>			
<b>Restricted for:</b>			
Debt Service	-	513,570	513,570
<b>Assigned to:</b>			
Operating Reserves	119,606	-	119,606
Reserves-Renewal & Replacement	39,916	-	39,916
<b>Unassigned:</b>	<b>782,011</b>	<b>-</b>	<b>782,011</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 941,533</b>	<b>\$ 513,570</b>	<b>\$ 1,455,103</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,004,435</b>	<b>\$ 513,570</b>	<b>\$ 1,518,005</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 3,000	\$ 1,750	\$ 10,505	\$ 8,755
Special Assmnts- Tax Collector	461,380	461,380	362,888	(98,492)
Special Assmnts- Discounts	(18,455)	(18,455)	(14,235)	4,220
Physical Environment	6,085	6,085	-	(6,085)
Other Miscellaneous Revenues	32,500	32,500	-	(32,500)
<b>TOTAL REVENUES</b>	<b>484,510</b>	<b>483,260</b>	<b>359,158</b>	<b>(124,102)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	5,000	3,000	2,800	200
FICA Taxes	383	230	214	16
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	8,000	4,667	12,793	(8,126)
ProfServ-Legal Services	25,000	14,583	7,423	7,160
ProfServ-Mgmt Consulting Serv	51,052	29,780	30,280	(500)
ProfServ-Property Appraiser	1,500	1,500	828	672
ProfServ-Trustee Fees	4,310	4,310	4,741	(431)
Auditing Services	6,000	6,000	5,700	300
Postage and Freight	900	525	415	110
Insurance - General Liability	15,854	15,854	12,080	3,774
Printing and Binding	1,500	875	879	(4)
Legal Advertising	1,300	500	253	247
Miscellaneous Services	700	409	344	65
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	500	500	354	146
Office Supplies	400	233	132	101
<b>Total Administration</b>	<b>124,174</b>	<b>84,741</b>	<b>80,011</b>	<b>4,730</b>
<b>Field</b>				
ProfServ-Field Management	21,912	12,782	12,782	-
Contracts-Fountain	-	-	1,020	(1,020)
Contracts-Wetland Mitigation	20,800	12,133	11,200	933
Contracts-Landscape	145,000	84,583	65,621	18,962
Electricity - General	134,000	78,167	76,049	2,118
Utility - Water	9,000	5,250	2,702	2,548
R&M-General	5,000	2,917	2,258	659
R&M-Common Area	20,000	11,667	8,645	3,022

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Drainage	2,000	1,250	-	1,250
R&M-Fountain	-	-	1,248	(1,248)
R&M-Landscape Renovations	9,000	5,250	13,528	(8,278)
Impr - Fountain	5,000	5,000	-	5,000
<b>Total Field</b>	<b>371,712</b>	<b>218,999</b>	<b>195,053</b>	<b>23,946</b>
<b>TOTAL EXPENDITURES</b>	<b>495,886</b>	<b>303,740</b>	<b>275,064</b>	<b>28,676</b>
Excess (deficiency) of revenues Over (under) expenditures	(11,376)	179,520	84,094	(95,426)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(11,376)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(11,376)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	<b>\$ (11,376)</b>	<b>\$ 179,520</b>	<b>\$ 84,094</b>	<b>\$ (95,426)</b>
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>857,439</b>	<b>857,439</b>	<b>857,439</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 846,063</b>	<b>\$ 1,036,959</b>	<b>\$ 941,533</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 2,938	\$ 2,938
Special Assmnts- Tax Collector	398,008	398,008	313,044	(84,964)
Special Assmnts- Discounts	(15,920)	(15,920)	(12,280)	3,640
<b>TOTAL REVENUES</b>	<b>382,088</b>	<b>382,088</b>	<b>303,702</b>	<b>(78,386)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	7,960	7,960	306	7,654
<b>Total Administration</b>	<b>7,960</b>	<b>7,960</b>	<b>306</b>	<b>7,654</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	120,000	-	-	-
Principal Debt Retirement A-2	45,000	-	-	-
Interest Expense Series A-1	122,442	61,221	61,221	-
Interest Expense Series A-2	70,850	35,425	35,425	-
<b>Total Debt Service</b>	<b>358,292</b>	<b>96,646</b>	<b>96,646</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>366,252</b>	<b>104,606</b>	<b>96,952</b>	<b>7,654</b>
Excess (deficiency) of revenues Over (under) expenditures	15,836	277,482	206,750	(70,732)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	15,836	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>15,836</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 15,836	\$ 277,482	\$ 206,750	\$ (70,732)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>306,820</b>	<b>306,820</b>	<b>306,820</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 322,656</b>	<b>\$ 584,302</b>	<b>\$ 513,570</b>	

**Notes to the Financial Statements**  
*April 30, 2019*

**General Fund**

▶ **Assets**

**Cash and Investments** - See Cash and Investment Report on page 7 for further details.

**Accounts Receivable** - Due from Ravina at East Park HOA for OUC streetlighting for period March 2019.

**Assessments Receivable** - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2015.

**Allow - Doubtful Collections** - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 thru FY2018 deemed uncollectible.

▶ **Liabilities**

**Accounts Payable** - Outstanding April invoices paid in May.

**Accrued Expenses** - Unbilled expenses accrued pending receipt of invoices are as follows:

OUC - April Electricity & Water      \$11,465

**Due To Other Funds** - FY19 debt service assessments collected and to be transferred to Revenue Fund.

**Debt Service Fund**

▶ **Assets**

**Assessments Receivable** - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2015.

**Allow - Doubtful Collections** - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2015 thru FY2018 deemed uncollectible.

**Notes to the Financial Statements**  
April 30, 2019

**Financial Highlights**

- ▶ 79% of FY19 Assessments have been collected compared to 80% last year at the same time.
- ▶ Total general fund expenditures are approximately 91% of the YTD budget. Variances are explained below.

**General Fund**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
Pro-Serv Engineering	\$4,667	\$12,793	274%	Dewberry Engineering - Services thru March 2019 and includes \$1,463 for July 2018 services.
Pro-Serv Legal Services	\$14,583	\$7,423	51%	Hopping Green & Sams - General counsel & monthly meeting billed through March 2019.
ProfServ-Mgmt Consulting Svc	\$29,780	\$30,280	102%	Effective April 2019 Inframark's management consulting fee increased \$500 per month.
Miscellaneous Services	\$409	\$344	84%	ADA Compliance audit \$199.00.

**General Fund**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Field</u></b>				
Contracts-Fountain	\$0	\$1,020	0%	Lake Doctors thru March when contract ended; Vertex Qtrly Contract thru April-\$246/each.
Contracts-Wetland Mitigation	\$12,133	\$11,200	92%	Sitex Aquatics - \$1,600 per month.
Contracts - Landscape	\$84,583	\$65,621	78%	Servello & Sons - \$9,374.49 per month.
R&M-Fountain	\$0	\$1,248	0%	Vertex - work orders to repair various fountain issues.
R&M-Landscape Renovations	\$5,250	\$13,528	258%	Servello - Proposals for landscape improvements.

**East Park  
Community Development District**

**Supporting Schedules**

**April 30, 2019**



**EAST PARK**

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2019**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Debt Service Fund
Assessments Levied				\$ 859,388	\$ 461,380	\$ 398,008
Allocation %				100%	54%	46%
11/06/18	\$1,273	\$71	-	\$1,343	\$721	\$622
11/19/18	6,308	263	-	6,571	3,528	3,043
12/03/18	42,781	1,783	-	44,564	23,925	20,639
12/10/18	114,600	4,775	-	119,375	64,089	55,286
12/17/18	124,898	5,204	-	130,102	69,848	60,254
12/24/18	283,793	11,816	-	295,609	158,704	136,905
01/14/19	15,697	654	-	16,351	8,778	7,573
02/18/19	30,555	1,256	660	32,471	17,433	15,038
03/18/19	22,219	626	-	22,845	12,265	10,580
04/15/19	6,633	67	-	6,700	3,597	3,103
<b>TOTAL</b>	<b>\$ 648,756</b>	<b>\$ 26,515</b>	<b>\$ 660</b>	<b>\$ 675,931</b>	<b>\$ 362,888</b>	<b>\$ 313,044</b>
% COLLECTED				79%	79%	79%
<b>TOTAL OUTSTANDING</b>				<b>\$ 183,457</b>	<b>\$ 98,493</b>	<b>\$ 84,964</b>

**Cash and Investment Report**  
*April 30, 2019*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>					
Checking Account - Operating	SunTrust	Public Funds Now	n/a	2.02%	\$89,817
Certificates of Deposit (12 months)	BankUnited	CD-3637	04/05/20	2.49%	205,483
Certificate of Deposit (18 months)	BankUnited	CD-7563	10/16/19	1.80%	101,442
	BankUnited	CD-6718	04/01/20	2.43%	52,361
		sub total			<u>153,803</u>
Public Funds Money Market	BankUnited	MMA - #9406	n/a	1.75%	554,523
		<b>Subtotal-General Fund</b>			<u>\$1,003,626</u>
<b>DEBT SERVICE FUND</b>					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.04%	\$1,341
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.04%	1
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	2.04%	121,320
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	2.04%	58,944
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	2.04%	304,451
		<b>Subtotal-Debt Service Fund</b>			<u>\$486,057</u>
		<b>Total - All Funds</b>			<u>\$1,489,683</u>

**East Park CDD**

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank - GF  
 Statement No. 04-19  
 Statement Date 4/30/2019

G/L Balance (LCY)	89,816.59
G/L Balance	89,816.59
Positive Adjustments	0.00
<b>Subtotal</b>	<b>89,816.59</b>
Negative Adjustments	0.00
<b>Ending G/L Balance</b>	<b>89,816.59</b>
Difference	0.00

Statement Balance	89,816.59
Outstanding Deposits	0.00
<b>Subtotal</b>	<b>89,816.59</b>
Outstanding Checks	0.00
Differences	0.00
<b>Ending Balance</b>	<b>89,816.59</b>

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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**East Park  
Community Development District**

**Check Register**

March thru April, 2019

## EAST PARK Community Development District

### Payment Register by Bank Account

For the Period from 3/1/19 to 4/30/19

(Sorted by Check / ACH No.)

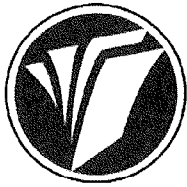
Pynt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GIL Account #	Amount Paid
<b>SUNTRUST BANK - GF - (ACCT# XXXXX5800)</b>									
Check	003755	03/01/19	Vendor	INFRAMARK, LLC	38566	FEB MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,826.00
Check	003755	03/01/19	Vendor	INFRAMARK, LLC	38566	FEB MGMT FEES	Postage and Freight	001-541006-51301	\$9.40
Check	003755	03/01/19	Vendor	INFRAMARK, LLC	38566	FEB MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,254.33
Check	003755	03/01/19	Vendor	INFRAMARK, LLC	38566	FEB MGMT FEES	Printing and Binding	001-547001-51301	\$88.65
Check	003755	03/01/19	Vendor	INFRAMARK, LLC	38566	FEB MGMT FEES	Office Supplies	001-551002-51301	\$33.00
Check	003756	03/01/19	Vendor	TROM II CORPORATION	56064	MAR 2019 JANITORIAL SRV	R&M-General	001-546001-53901	\$200.00
Check	003757	03/05/19	Vendor	SERVELLO	13110	IRR RPRS Holiday Park Zone 6	R&M-Landscape Renovations	001-546051-53901	\$471.29
Check	003758	03/06/19	Vendor	SERVELLO	13272	IRR RPRS-contrr back of lakes	R&M-Landscape Renovations	001-546051-53901	\$826.69
Check	003758	03/06/19	Vendor	SERVELLO	13271	IRR RPRS-main entry controller	R&M-Landscape Renovations	001-546051-53901	\$993.27
Check	003759	03/20/19	Vendor	TROM II CORPORATION	56662	TOILET TISSUE-OCT 2018	R&M-General	001-546001-53901	\$51.77
Check	003760	03/26/19	Employee	ANGEL L. COLON	PAYROLL	March 26, 2019 Payroll Posting			\$184.70
Check	003761	03/26/19	Employee	GRACIELA M. VONBLON	PAYROLL	March 26, 2019 Payroll Posting			\$184.70
Check	003762	03/26/19	Employee	SCOTT E. PHILLIPS	PAYROLL	March 26, 2019 Payroll Posting			\$184.70
Check	003763	03/26/19	Employee	TODD M. ONEAL	PAYROLL	March 26, 2019 Payroll Posting			\$184.70
Check	003764	03/26/19	Employee	THOMAS A. BONNER	PAYROLL	March 26, 2019 Payroll Posting			\$1,255.00
Check	003765	03/26/19	Vendor	DEWBERRY ENGINEERS INC	1660154	ENG'G SVC THRU 2/22/19	ProfServ-Engineering	001-531013-51501	\$9,374.49
Check	003766	03/26/19	Vendor	SERVELLO	13145	MAR 2019 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$1,600.00
Check	003767	03/26/19	Vendor	SITEX AQUATICS LLC	28424	MARCH 2019 LAKE MAINT	Contracts-Welland Mitigation	001-534049-53901	\$68.00
Check	003768	03/26/19	Vendor	THE LAKE DOCTORS, INC.	418240	MAR 2019 WATER MGMT #721272	R&M-Common Area	001-546016-53901	\$5,700.00
Check	003769	03/29/19	Vendor	GRAU & ASSOCIATES	17687	AUDIT FYE 9/30/18	Auditing Services	001-532002-51301	\$1,826.00
Check	003770	04/02/19	Vendor	INFRAMARK, LLC	39425	MAR MGMT FEESW0 0201002	ProfServ-Field Management	001-531016-53901	\$9.00
Check	003770	04/02/19	Vendor	INFRAMARK, LLC	39425	MAR MGMT FEESW0 0201002	Postage and Freight	001-541006-51301	\$4,254.33
Check	003770	04/02/19	Vendor	INFRAMARK, LLC	39425	MAR MGMT FEESW0 0201002	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$131.50
Check	003770	04/02/19	Vendor	INFRAMARK, LLC	39425	MAR MGMT FEESW0 0201002	Printing and Binding	001-547001-51301	\$250.00
Check	003770	04/02/19	Vendor	INFRAMARK, LLC	39425	MAR MGMT FEESW0 0201002	CUT CONCRETE AT PLAYGROUND	001-531016-53901	\$495.78
Check	003771	04/02/19	Vendor	SERVELLO	13491	IRR RPRS-Emr Clock Prop 2030	R&M-Landscape Renovations	001-546051-53901	\$200.00
Check	003772	04/02/19	Vendor	TROM II CORPORATION	56414	APRIL 2019 JANITORIAL SVCS	R&M-General	001-546001-53901	\$81.50
Check	003772	04/02/19	Vendor	TROM II CORPORATION	56681	SOAP/ISSUE-MARCH 2019	R&M-General	001-546001-53901	\$106.03
Check	003773	04/02/19	Vendor	FED EX	6-501-92708	3/18/19 POSTAGE	Postage and Freight	001-541006-51301	\$1,153.50
Check	003774	04/02/19	Vendor	HOPPING GREEN & SAMS	106370	GEN COUNSEL THRU FEB 2019	ProfServ-Legal Services	001-531023-51401	\$13.73
Check	003775	04/15/19	Vendor	FED EX	6-516-10482	4/21/19 POSTAGE	Postage and Freight	001-541006-51301	\$11,480.82
ACH	DD136	03/21/19	Vendor	ORLANDO UTILITIES COMMISSION	030119-ACH 3.21.19	OUC 2/1-3/1/19 ELEC/WATER	Electricity - General	001-543006-53901	\$263.43
ACH	DD136	03/21/19	Vendor	ORLANDO UTILITIES COMMISSION	030119-ACH 3.21.19	OUC 2/1-3/1/19 ELEC/WATER	Utility - Water	001-543018-53901	\$11,933.93
ACH	DD137	04/22/19	Vendor	ORLANDO UTILITIES COMMISSION	040319-ACH 4.22.19	OUC 3/1-4/2/19 ELEC/WATER	Electricity - General	001-543006-53901	\$341.80
ACH	DD137	04/22/19	Vendor	ORLANDO UTILITIES COMMISSION	040319-ACH 4.22.19	OUC 3/1-4/2/19 ELEC/WATER	Utility - Water	001-543018-53901	\$60,236.74

**EAST PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA**

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**Grau & Associates**  
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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
East Park Community Development District  
Orange County, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of East Park Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

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, 2018, 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.



## **Other Matters**

### *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, 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 Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2019, 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 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.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated March 29, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

 *Ernst & Associates*

March 29, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of East Park Community Development District, Orange County, Florida's ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2018. 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 \$4,708,641.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,275, 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, 2018, the District's governmental funds reported combined ending fund balances of \$1,164,259, an increase of \$21,501 in comparison with the prior fiscal year. The fund balance is restricted for debt service, assigned for reserves and subsequent years 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,	
	2018	2017
Current and other assets	\$ 1,193,326	\$ 1,166,653
Capital assets, net of depreciation	7,185,651	7,403,048
Total assets	8,378,977	8,569,701
Deferred outflows of resources	33,666	36,042
Current liabilities	109,605	107,376
Long-term liabilities	3,594,397	3,794,001
Total liabilities	3,704,002	3,901,377
Net position		
Net investment in capital assets	3,624,920	3,645,089
Restricted	226,282	234,335
Unrestricted	857,439	824,942
Total net position	\$ 4,708,641	\$ 4,704,366

## 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 expense.

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

	NET POSITION	
	FOR THE FISCAL YEAR END SEPTEMBER 30,	
	2018	2017
Revenues:		
Program revenues	\$ 839,501	\$ 837,345
General revenues	45,476	37,109
Total revenues	<u>884,977</u>	<u>874,454</u>
Expenses:		
General government	134,770	118,021
Maintenance and operations	544,959	510,996
Interest	200,973	208,910
Total expenses	<u>880,702</u>	<u>837,927</u>
Change in net position	4,275	36,527
Net position - beginning	4,704,366	4,667,839
Net position - ending	<u>\$ 4,708,641</u>	<u>\$ 4,704,366</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$880,702. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments, which did not significantly change from the prior year. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase is for landscape and electricity expenditures.

## 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, 2018.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2018, the District had \$8,567,279 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,381,628 has been taken, which resulted in a net book value of \$7,185,651. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2018, the District had \$3,600,000 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  
ORANGE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 527,474
Investments	357,673
Accounts receivable	1,359
Restricted assets:	
Investments	306,820
Capital assets:	
Nondepreciable	3,402,726
Depreciable, net	3,782,925
Total assets	8,378,977
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	33,666
Total deferred outflows of resources	33,666
 <b>LIABILITIES</b>	
Accounts payable	29,067
Accrued interest payable	80,538
Non-current liabilities:	
Due within one year	165,000
Due in more than one year	3,429,397
Total liabilities	3,704,002
 <b>NET POSITION</b>	
Net investment in capital assets	3,624,920
Restricted for debt service	226,282
Unrestricted	857,439
Total net position	\$ 4,708,641

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	Program Revenues		Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	Charges for Services	Operating Grants and Contributions	<u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 134,770	\$ 134,770	\$ -
Maintenance and operations	544,959	313,987	(230,972)
Interest on long-term debt	200,973	387,805	2,939
Total governmental activities	880,702	836,562	2,939
General revenues:			
Interest income			12,233
Interlocal agreement			33,243
Total general revenues			45,476
Change in net position			4,275
Net position - beginning			4,704,366
Net position - ending			\$ 4,708,641

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2018**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 527,474	\$ -	\$ 527,474
Investments	357,673	306,820	664,493
Accounts receivable	1,359	-	1,359
Total assets	<u>\$ 886,506</u>	<u>\$ 306,820</u>	<u>\$ 1,193,326</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 29,067	\$ -	\$ 29,067
Total liabilities	<u>29,067</u>	<u>-</u>	<u>29,067</u>
Fund balances:			
Restricted for:			
Debt service	-	306,820	306,820
Assigned to:			
Operating reserves	119,606	-	119,606
Renewal and replacement reserves	39,916	-	39,916
Subsequent year's expenditures	11,376	-	11,376
Unassigned	686,541	-	686,541
Total fund balances	<u>857,439</u>	<u>306,820</u>	<u>1,164,259</u>
Total liabilities and fund balances	<u>\$ 886,506</u>	<u>\$ 306,820</u>	<u>\$ 1,193,326</u>

See notes to the financial statements



**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 1,164,259

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	8,567,279	
Accumulated depreciation	<u>(1,381,628)</u>	7,185,651

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>(11,484)</u>	33,666

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	(80,538)	
Bonds payable	<u>(3,594,397)</u>	(3,674,935)

Net position of governmental activities		<u>\$ 4,708,641</u>
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See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 449,554	\$ 387,805	\$ 837,359
Interlocal agreement	33,243	-	33,243
Interest	12,233	2,939	15,172
Total revenues	<u>495,030</u>	<u>390,744</u>	<u>885,774</u>
<b>EXPENDITURES</b>			
Current:			
General government	134,543	227	134,770
Maintenance and operations	327,562	-	327,562
Debt service:			
Principal	-	200,000	200,000
Interest	-	201,941	201,941
Total expenditures	<u>462,105</u>	<u>402,168</u>	<u>864,273</u>
Excess (deficiency) of revenues over (under) expenditures	32,925	(11,424)	21,501
Fund balances - beginning	<u>824,514</u>	<u>318,244</u>	<u>1,142,758</u>
Fund balances - ending	<u>\$ 857,439</u>	<u>\$ 306,820</u>	<u>\$ 1,164,259</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, 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, 2018**

Net change in fund balances - total governmental funds	\$ 21,501
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.	(217,397)
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(797)
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.	200,000
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.	3,740
Change in net position of governmental activities	\$ 4,275

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, 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 estimated fair market 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 including certificates of deposit as shown below 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, 2018:

	Fair value	Credit Risk	Maturities
Bank United Certificate of Deposit - 12 months	\$ 203,870	Not Applicable	4/5/2019
Bank United Certificate of Deposit - 18 months	52,361	Not Applicable	4/1/2020
Bank United Certificate of Deposit - 18 months	101,442	Not Applicable	10/16/2019
First American Government Obligations Fund Y	306,820	S&P AAAm	Weighted average of the fund portfolio: 26 days
Total Investments	<u>\$ 664,493</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 and non-negotiable, non-transferable certificates of deposits that do not consider market rates 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, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<b>Governmental activities</b>				
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	2,349,250	-	-	2,349,250
Stormwater management facilities	1,683,933	-	-	1,683,933
Irrigation and landscaping	900,033	-	-	900,033
Roadways	231,337	-	-	231,337
Total capital assets, being depreciated	5,164,553	-	-	5,164,553
Less accumulated depreciation for:				
Infrastructure	735,150	108,552	-	843,702
Stormwater management facilities	221,033	56,132	-	277,165
Irrigation and landscaping	177,203	45,002	-	222,205
Roadways	30,845	7,711	-	38,556
Total accumulated depreciation	1,164,231	217,397	-	1,381,628
Total capital assets, being depreciated, net	4,000,322	(217,397)	-	3,782,925
Governmental activities capital assets, net	\$ 7,403,048	\$ (217,397)	\$ -	\$ 7,185,651

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 year as the District prepaid \$40,000 of the Series 2013A-2 Bonds.

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, 2018.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities</b>					
Bonds payable:					
Series 2013A-1	\$ 2,625,000	\$ -	\$ 115,000	\$ 2,510,000	\$ 120,000
Series 2013A-2	1,175,000	-	85,000	1,090,000	45,000
Less: Bond discount	5,999	-	396	5,603	-
Total	\$ 3,794,001	\$ -	\$ 199,604	\$ 3,594,397	\$ 165,000

## NOTE 6 – LONG TERM LIABILITIES (Continued)

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 165,000	\$ 193,291	\$ 358,291
2020	175,000	186,346	361,346
2021	185,000	178,471	363,471
2022	190,000	169,631	359,631
2023	200,000	160,319	360,319
2024-2028	1,185,000	635,078	1,820,078
2029-2033	1,500,000	268,400	1,768,400
Total	\$ 3,600,000	\$ 1,791,536	\$ 5,391,536

## 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, 2018, 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 \$5,330 of which the HOA's portion is \$1,359. The HOA's portion of \$1,359 is owed to the District as of September 30, 2018.

## 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.



**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	<u>Budgeted Amounts</u> Original & Final	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
<b>REVENUES</b>			
Assessments	\$ 442,925	\$ 449,554	\$ 6,629
Interlocal agreement	32,500	33,243	743
Interest income	3,000	12,233	9,233
Total revenues	<u>478,425</u>	<u>495,030</u>	<u>16,605</u>
<b>EXPENDITURES</b>			
Current:			
General government	133,330	134,543	(1,213)
Maintenance and operations	345,095	327,562	17,533
Capital outlay	-	-	-
Total expenditures	<u>478,425</u>	<u>462,105</u>	<u>16,320</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	32,925	<u>\$ 32,925</u>
Fund balance - beginning		<u>824,514</u>	
Fund balance - ending		<u>\$ 857,439</u>	

See notes to required supplementary information

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, 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, 2018.



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**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  
Orange County, 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, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2018, 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 29, 2019.

**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 may exist that have not been identified.

**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.

*Brian J. Associates*

March 29, 2019





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**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  
Orange County, Florida

We have examined East Park Community Development District, Orange County, 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, 2018. 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.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

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, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

March 29, 2019



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**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  
Orange County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of East Park Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated March 29, 2019.

**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 29, 2019, 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, Orange County, 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, Orange County, 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.

*Grau & Associates*

March 29, 2019

## 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, 2017.

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, 2018.

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, 2018.

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, 2018. 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.

# ADA Site Compliance



**East Park CDD**

---

**Website Compliance And Accessibility**

# Our Firm

ADA Site Compliance is a leader in mitigating legal risks, auditing, and the remediation of issues associated with websites and documents that are not in compliance with the Americans with Disabilities Act (ADA). Our team includes technical experts in coding, auditing, captioning, WCAG standards, website & PDF compliance, accessibility, and usability.



LAW



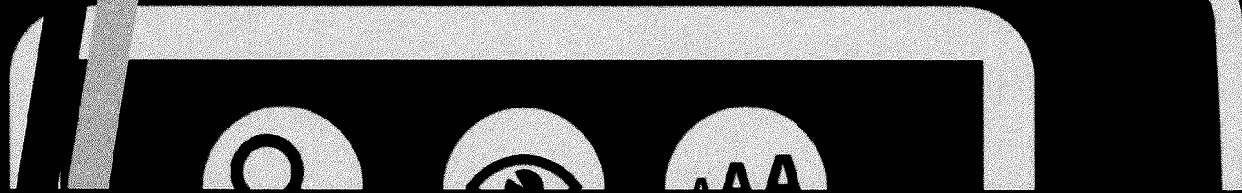
RULES



GOVERNANCE



# How Do People With Disabilities Use My Website?

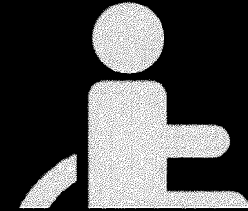


## HEARING IMPAIRED

Anything That Can Be Heard  
(Videos, Sound Bites, Etc.)  
Must Have A Written  
Description.

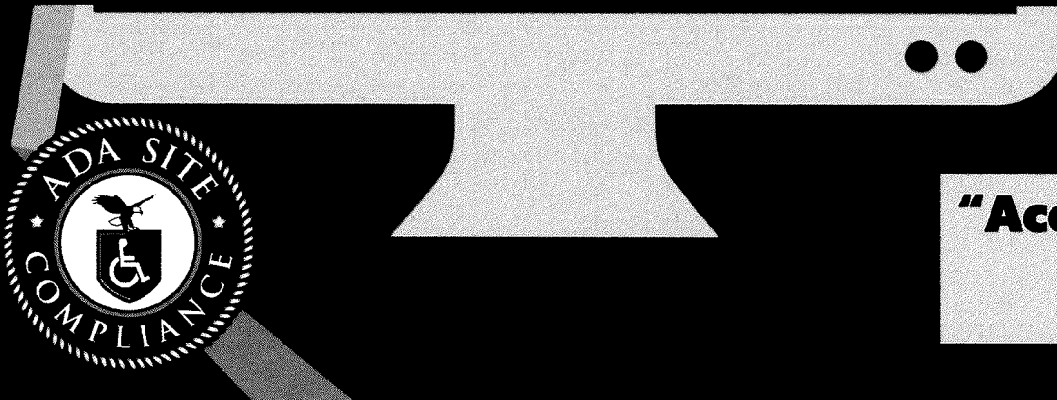
## VISUALLY IMPAIRED

Screen Reader Software Audibly  
Reads The Visual Parts of Your  
Website. Items Such As Pictures  
And Buttons Must Have Text  
Descriptions Added In The Code.



## PHYSICALLY IMPAIRED

If Unable To Use A Mouse,  
Website Navigation Must  
Be Possible Using 100s Of  
Keyboard Shortcuts.



**"Accessible Design is Good Design"**

Steve Ballmer

Former CEO Microsoft

## Costs – Reputational & Monetary

- Lawsuits are on the rise, and continuing to increase significantly.
- The Department of Justice has backed many lawsuits.
- It is extremely expensive to hire attorneys and pay associated fees.
- Related costs include: human capital, unwanted negative PR, stress on your overall business, and reputational damage perpetuated via viral posts on traditional and social media.



**"We Believe Very Deeply That  
Accessibility Is A Human Right"**

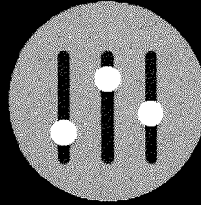
**Tim Cook  
Apple CEO**

# What Your Business Needs



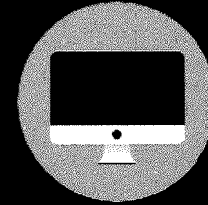
## ComplianceShield

A certificate is placed on your website indicating that you have a compliance plan in place. Acting as a deterrent against surf-by lawsuits; letting all website visitors know that you are actively working toward website compliance, accessibility and usability for all.



## SiteAccessibility Policy

A compliance plan detailing the efforts that your company is making to ensure that your website is accessible in accordance with the Americans with Disabilities Act. Providing alternative contact information for users who get "stuck", and become unable to navigate the website.



## ComplianceAudit Report

A detailed audit report indicating which lines of code need to be corrected, along with screen shots and text descriptions of each. Allowing those tasked with making corrections to clearly understand the accessibility issues affecting your site and the steps needed to correct them.





# Website Errors

A byproduct of our website auditing is that we find things that are “broken” on your website. Tweaking and correcting with ADA accessibility in mind will work simultaneously to increase the overall usability of your site.

- Videos That Are Unable To Be Loaded
- Images, Links And Buttons Missing Alt-Tags
- Broken Links

Correcting issues will reduce user frustration, providing a positive effect on your websites search engine optimization and rankings.



**Most Website Developers are NOT Experts at Auditing Websites & Documents for Compliance**

**Auditing correctly the first time saves you time and money.**



**Without Human Expert Auditing, your website and PDFs  
WILL NOT be compliant, accessible, and usable.**

Our teams will work together toward the goal of achieving accessibility, usability, and compliance for your website. Proper implementation of strategies and timelines will allow us to achieve all.

Utilizing technology driven and human expert auditing will provide WCAG level reporting that will be the basis for correcting the issues. Ongoing support will be provided to the team at East Park CDD via video conferencing, screen sharing, email, and telephone.

ADA Site Compliance will play an active role during your remediation process. Our mutual goal is for the team at East Park CDD to acquire a high level of expertise and understanding of website accessibility and compliance. Enabling them to properly design, develop, and code future projects; thereby mitigating compliance issues prior to updates going live.

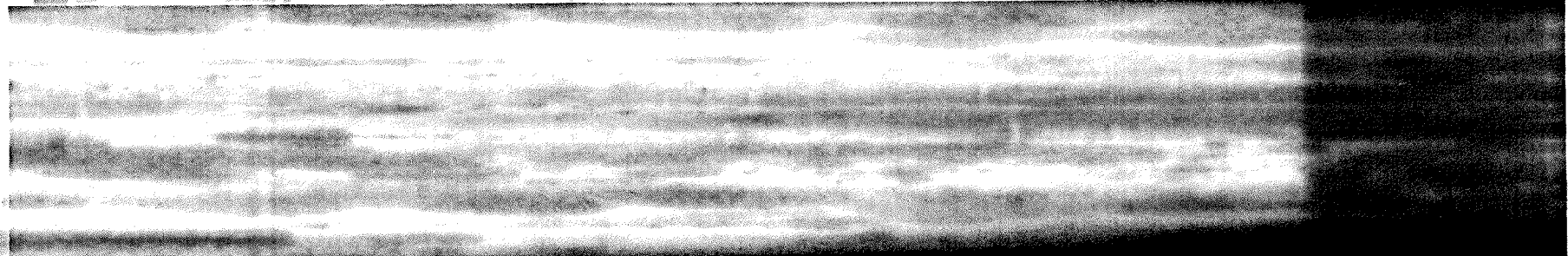


# We Provide Thorough And Rigorous Support To Our Clients

Our CTO, Scott Rubenstein, will oversee the auditing process of your website. Scott will evaluate how updates are currently implemented and suggest best practices and improvements for future compliance control and oversight. Sharing his expertise with your team, and providing a valuable technical resource, Scott will ensure that your remediation process is streamlined for success.

**Scott Rubenstein** has been a professional application developer and designer for more than 20 years. Utilizing his technical skills, along with his entrepreneurial goals, he has been partnered in multiple highly successful businesses. He has received praise and accolades throughout his career for his out-of-the-box thinking and creativity in his solutions. Scott is a survivor of the terrorist attacks of 9/11 and was fortunate to escape tower 2 of the World Trade Center prior to its collapse. He returned to New York City soon after, playing an integral role in restoring critical systems. He subsequently became an expert in building and securing websites across a multitude of industries. Scott has a passion, and a high level of expertise, for understanding the coding languages utilized in building and developing website, and how proper coding can enable websites to be compliant, accessible, and usable by all.

**Free and/or Technological (automated) Auditing  
and Testing Tools Find Less Than 30% of Compliance Issues**

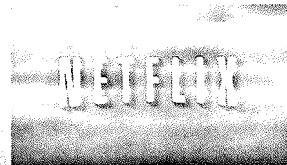


Our team of experts will support you throughout the process to ensure success.

# Lawsuits Are Mounting And Will Increase

- **Average Costs Can Easily Exceed Six Figures**

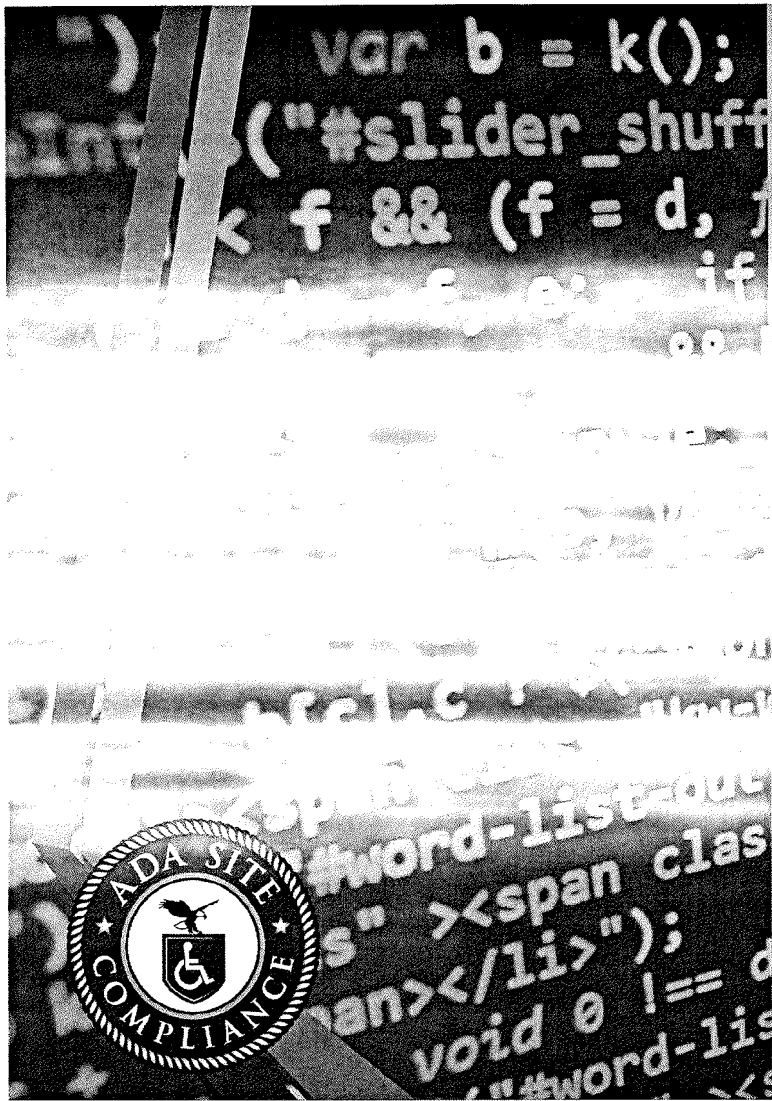
**320% Increase In ADA Website Lawsuits Filed In Recent Years**



**\$800,000+**  
**Legal Fees & Costs**



**\$6,000,000+**  
**Legal Fees & Costs**



**Profitability**

**Accessibility**



**Auditing**

**Compliance**

Date: April 29, 2019  
Re: Compliance Remediation of the East Park CDD Website

This proposal is for the East Park CDD website, which our development and audit team will perform the scope of services outlined below. ADA Site Compliance is a consultancy which provides specific services for the client. Any services outside of the scope below, or separate sites or templates, will require additional evaluations and proposals. A detailed Scope of Work will be provided, and agreed upon, prior to the start of the project.

Manual Content Auditing

WCAG Standards

Expert level human auditing on the agreed upon pages.

Auditing performed utilizing screen reader software and keyboard shortcuts.

Detailed reports provided for each round.

Technological Auditing

WCAG Standards

Technological auditing of the agreed upon pages.

Detailed Reports

Accessibility Policies and Compliance Shields

Indication to all website visitors that compliance, accessibility, and usability are a priority.

Provides contact information (phone and/or email) for users who find inaccessible areas of the website.

PDF Auditing and Remediation

PDFs remediated by human experts providing the highest level of accuracy.





**PDFs - Fully Remediated Documents**

- \$3.95 Per Page (minimum \$100) - Human Expert Auditing and Remediation
- \$8,757 2,217 Pages on Current Website - Audited by Human Experts, Remediated, and Posted to the New Website

**Website Redevloped and Redesigned for Compliance and Accessibility**

Website Redevloped and Redesigned for Compliance and Accessibility - Performed by Human Experts in Design and Coding  
Compliance with ADA - Quarterly Testing, Single Auditing, Customized Accessibility Policy,  
Compliance Checks, Consulting, Theme Updates and Assistance with New Data Compliance

The annual fee is waived for year 1

East Park CDD Representative

ADA Site Compliance Representative

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

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

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_



A black and white photograph of a desk. In the foreground, a computer monitor is visible, displaying a large, bold, sans-serif word: "ACCESSIBLE". The monitor is slightly tilted. To the right of the monitor, a keyboard is partially visible. In the background, there are some papers and a pen holder with several pens. The overall scene is a typical office workspace.

**ACCESSIBLE**



**"If you think compliance is expensive,  
try non-compliance."**

Former Deputy U.S. Attorney General Paul McNulty

**EAST PARK**  
Community Development District

***Annual Operating and Debt Service Budget***

Fiscal Year 2020

Version 1 - Proposed Budget

(Printed on 5/13/2019)

Prepared by:



# **EAST PARK**

Community Development District

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

**Operating Budget**  
Fiscal Year 2020

**EAST PARK**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2020 Proposed Budget**

Physical Environment		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	ACTUAL	BUDGET	THRU	MAY -	PROJECTED	BUDGET
	FY 2018	FY 2019	APR-2019	SEP-2019	FY 2019	FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 12,233	\$ 3,000	\$ 10,506	\$ 7,504	\$ 18,010	\$ 3,000
Special Assmnts- Tax Collector	460,952	461,380	362,888	98,492	461,380	461,380
Special Assmnts- Discounts	(11,398)	(18,455)	(14,235)	-	(14,235)	(18,455)
Other Miscellaneous Revenues	33,243	32,500	-	32,500	32,500	32,500
Physical Environment	-	6,085	-	6,085	6,085	6,085
<b>TOTAL REVENUES</b>	<b>495,030</b>	<b>484,510</b>	<b>359,159</b>	<b>144,581</b>	<b>503,740</b>	<b>484,510</b>

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	6,400	5,000	2,800	3,000	5,800	6,000
FICA Taxes	490	383	214	230	444	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	-	1,000	-	-	-	1,000
ProfServ-Engineering	21,445	8,000	12,793	9,138	21,931	8,000
ProfServ-Legal Services	22,909	25,000	7,423	17,577	25,000	25,000
ProfServ-Mgmt Consulting Serv	51,052	51,052	30,280	23,772	54,052	57,052
ProfServ-Property Appraiser	828	1,500	828	-	828	1,500
ProfServ-Trustee Fees	4,310	4,310	4,741	-	4,741	4,310
Auditing Services	5,500	6,000	5,700	-	5,700	6,000
Postage and Freight	1,244	900	415	296	711	900
Insurance - General Liability	14,412	15,854	12,080	-	12,080	13,288
R&M-ADA Compliance	-	-	-	-	-	10,000
Printing and Binding	2,655	1,500	879	628	1,507	1,500
Legal Advertising	1,248	1,300	253	768	1,021	1,300
Miscellaneous Services	807	700	344	246	590	700
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	263	500	354	-	354	500
Office Supplies	209	400	132	94	226	400
<b>Total Administrative</b>	<b>134,547</b>	<b>124,174</b>	<b>80,011</b>	<b>55,748</b>	<b>135,759</b>	<b>138,684</b>

**Field**

ProfServ-Field Management	21,912	21,912	12,782	9,130	21,912	22,569
Contracts-Fountain	-	-	1,020	1,104	2,124	2,208
Contracts-Wetland Mitigation	19,200	20,800	11,200	8,000	19,200	19,200
Contracts-Landscape	121,612	145,000	65,621	46,872	112,493	112,500
Electricity - General	103,553	134,000	76,049	57,500	133,549	134,000
Utility - Water	7,358	9,000	2,702	1,750	4,452	9,000
R&M-General	3,299	5,000	2,258	1,613	3,871	5,000
R&M-Common Area	39,408	20,000	8,645	6,175	14,820	25,000
R&M-Drainage	38	2,000	-	-	-	2,000
R&M-Fountain	-	-	1,248	891	2,139	10,000

**EAST PARK**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

Physical Environment	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	FY 2018	BUDGET	THRU	MAY -	PROJECTED	BUDGET
		FY 2019	APR-2019	SEP-2019	FY 2019	FY 2020
R&M-Landscape Renovations	8,520	9,000	13,528	-	13,528	15,000
Misc-Contingency	2,662	-	-	-	-	-
Impr - Fountain	-	5,000	-	-	-	-
<b>Total Field</b>	<b>327,562</b>	<b>371,712</b>	<b>195,053</b>	<b>133,036</b>	<b>328,089</b>	<b>356,477</b>
<b>TOTAL EXPENDITURES</b>	<b>462,109</b>	<b>495,886</b>	<b>275,064</b>	<b>188,784</b>	<b>463,848</b>	<b>495,161</b>
Excess (deficiency) of revenues						
Over (under) expenditures	32,921	(11,376)	84,095	(44,203)	39,892	(10,651)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(11,376)	-	-	-	(10,651)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(11,376)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(10,651)</b>
Net change in fund balance	32,921	(11,376)	84,095	(44,203)	39,892	(10,651)
<b>FUND BALANCE, BEGINNING</b>	<b>824,518</b>	<b>857,439</b>	<b>857,439</b>	<b>-</b>	<b>857,439</b>	<b>897,331</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 857,439</b>	<b>\$ 846,063</b>	<b>\$ 941,534</b>	<b>\$ (44,203)</b>	<b>\$ 897,331</b>	<b>\$ 886,680</b>

**Budget Narrative**  
Fiscal Year 2020**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

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

**Other Miscellaneous Revenues**

The City of Orlando is billed for landscaping services provided by the District.

**Physical Environment (Streetlighting)**

HOA reimbursements to the District.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

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

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

**Professional Services-Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

**Professional Services-Engineering**

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

**Professional Services-Legal Services**

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.



**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

**Professional Services-Trustee**

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from last year's engagement letter.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

**R&M – ADA Compliance**

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

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

**Miscellaneous Services**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Miscellaneous- District Filing Fees**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Administrative** (continued)

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Field**

**Professional Services – Field Management**

**\$ 22,569**

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets. A 3% increase is proposed.

**Contracts-Fountain**

**\$ 2,208**

Scheduled maintenance of District Fountains provided by Vertex.

**Contracts - Wetland Mitigation**

**\$ 19,200**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

**Contracts-Landscape**

**\$112,500**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

**Electricity - General**

**\$134,000**

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC. Additional lights are in the process of being transferred to the CDD from the HOA.

Lights:

- Meter # 5CR85091 / Location – 10220 Savannah Park Drive
- Meter # 5CR92329 / Location – 10426 East Park Woods Drive
- Meter # N/A / Location – 20420 Caroline Park Drive
- Meter # N/A / Location – 3 Streetlights

Sign:

- Meter # 3AR00959 / Location – 10301 Savannah Park Drive

Irrigation:

- Meter # 5CR21053 / Location – 10403 Caroline Park Drive
- Meter # 5CR70052 / Location – 10398 Savannah Park Drive
- Meter # 5CR70003 / Location – 10430 Winding Way Blvd

Fountain:

- Meter # 5CR24134 / Location – 10099 Moss Rose Way

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Field** (continued)

**Utility - Water**

**\$ 9,000**

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer and reclaimed water services.

- Meter # R75256417 / Location – 10403 Caroline Park Drive
- Meter # R61227664 / Location – 10220 Savannah Park Drive
- Meter # R61227660 / Location – 10430 Winding Way Blvd
- Meter # R75259210 / Location – 9803 Kristen Park Drive

**R&M - General**

**\$ 5,000**

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

**R&M - Common Area**

**\$ 25,000**

Sidewalks

\$ 1,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$ 9,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Scheduled maintenance consists of pressure washing. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Pressure Washing

\$ 3,000

Schedule maintenance consists of pressure washing, sidewalks, gazebos, pavilions fencing and walls.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions and gazebos.

Miscellaneous Common Area Services

\$ 3,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

---

Field (continued)

**R&M - Drainage**

**\$ 2,000**

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates and other related drainage structure elements.

**R&M – Fountain**

**\$10,000**

Unscheduled repairs to fountains and pumps.

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 897,331
Net Change in Fund Balance - Fiscal Year 2020	(10,651)
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>886,680</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	123,790 <sup>(1)</sup>
Reserves - Renewal & Replacements	39,916 <sup>(2)</sup>
Subtotal	<u>163,706</u>
<b>Total Allocation of Available Funds</b>	<b>163,706</b>

**Total Unassigned (undesigned) Cash** \$ 722,974

**Notes**

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents previous years' reserves

**East Park**  
Community Development District

Debt Service Budget  
Fiscal Year 2020

**EAST PARK**

Community Development District

Series 2013 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR-2019	MAY - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 2,939	\$ -	\$ 2,938	\$ 750	\$ 3,688	\$ -
Special Assmnts- Tax Collector	397,638	398,008	313,044	84,964	398,008	398,008
Special Assmnts- Discounts	(9,833)	(15,920)	(12,280)	-	(12,280)	(15,920)
<b>TOTAL REVENUES</b>	<b>390,744</b>	<b>382,088</b>	<b>303,702</b>	<b>85,714</b>	<b>389,416</b>	<b>382,088</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	227	7,960	306	-	306	7,960
<b>Total Administrative</b>	<b>227</b>	<b>7,960</b>	<b>306</b>	<b>-</b>	<b>306</b>	<b>7,960</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	115,000	120,000	-	120,000	120,000	125,000
Principal Debt Retirement A-2	45,000	45,000	-	45,000	45,000	50,000
Prepayments Series A-2	40,000	-	-	-	-	-
Interest Expense Series A-1	125,891	122,442	61,221	61,221	122,442	118,421
Interest Expense Series A-2	76,050	70,850	35,425	35,425	70,850	67,925
<b>Total Debt Service</b>	<b>401,941</b>	<b>358,292</b>	<b>96,646</b>	<b>261,646</b>	<b>358,292</b>	<b>361,346</b>
<b>TOTAL EXPENDITURES</b>	<b>402,168</b>	<b>366,252</b>	<b>96,952</b>	<b>261,646</b>	<b>358,598</b>	<b>369,306</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(11,424)	15,836	206,750	(175,932)	30,818	12,781
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	15,836	-	-	-	12,781
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>15,836</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,781</b>
Net change in fund balance	(11,424)	15,836	206,750	(175,932)	30,818	12,781
<b>FUND BALANCE, BEGINNING</b>	<b>318,244</b>	<b>306,820</b>	<b>306,820</b>	<b>-</b>	<b>306,820</b>	<b>337,638</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 306,820</b>	<b>\$ 322,656</b>	<b>\$ 513,570</b>	<b>\$ (175,932)</b>	<b>\$ 337,638</b>	<b>\$ 350,420</b>

**Amortization Schedule  
SERIES 2013-A1 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2019			\$ 59,210.63	\$ 59,210.63	\$ 2,390,000	\$ 240,431	
5/1/2020	\$ 125,000.00		\$ 59,210.63	\$ 184,210.63	\$ 2,265,000		\$ 243,421
11/1/2020			\$ 56,898.13	\$ 56,898.13	\$ 2,265,000	\$ 241,109	
5/1/2021	\$ 130,000.00		\$ 56,898.13	\$ 186,898.13	\$ 2,135,000		\$ 243,796
11/1/2021			\$ 54,265.63	\$ 54,265.63	\$ 2,135,000	\$ 241,164	
5/1/2022	\$ 135,000.00		\$ 54,265.63	\$ 189,265.63	\$ 2,000,000		\$ 243,531
11/1/2022			\$ 51,396.88	\$ 51,396.88	\$ 2,000,000	\$ 240,663	
5/1/2023	\$ 140,000.00		\$ 51,396.88	\$ 191,396.88	\$ 1,860,000		\$ 242,794
11/1/2023			\$ 48,334.38	\$ 48,334.38	\$ 1,860,000	\$ 239,731	
5/1/2024	\$ 145,000.00		\$ 48,334.38	\$ 193,334.38	\$ 1,715,000		\$ 241,669
11/1/2024			\$ 45,071.88	\$ 45,071.88	\$ 1,715,000	\$ 238,406	
5/1/2025	\$ 155,000.00		\$ 45,071.88	\$ 200,071.88	\$ 1,560,000		\$ 245,144
11/1/2025			\$ 41,487.50	\$ 41,487.50	\$ 1,560,000	\$ 241,559	
5/1/2026	\$ 160,000.00		\$ 41,487.50	\$ 201,487.50	\$ 1,400,000		\$ 242,975
11/1/2026			\$ 37,727.50	\$ 37,727.50	\$ 1,400,000	\$ 239,215	
5/1/2027	\$ 170,000.00		\$ 37,727.50	\$ 207,727.50	\$ 1,230,000		\$ 245,455
11/1/2027			\$ 33,605.00	\$ 33,605.00	\$ 1,230,000	\$ 241,333	
5/1/2028	\$ 180,000.00		\$ 33,605.00	\$ 213,605.00	\$ 1,050,000		\$ 247,210
11/1/2028			\$ 29,015.00	\$ 29,015.00	\$ 1,050,000	\$ 242,620	
5/1/2029	\$ 185,000.00		\$ 29,015.00	\$ 214,015.00	\$ 865,000		\$ 243,030
11/1/2029			\$ 24,020.00	\$ 24,020.00	\$ 865,000	\$ 238,035	
5/1/2030	\$ 200,000.00		\$ 24,020.00	\$ 224,020.00	\$ 665,000		\$ 248,040
11/1/2030			\$ 18,620.00	\$ 18,620.00	\$ 665,000	\$ 242,640	
5/1/2031	\$ 210,000.00		\$ 18,620.00	\$ 228,620.00	\$ 455,000		\$ 247,240
11/1/2031			\$ 12,740.00	\$ 12,740.00	\$ 455,000	\$ 241,360	
5/1/2032	\$ 220,000.00		\$ 12,740.00	\$ 232,740.00	\$ 235,000		\$ 245,480
11/1/2032			\$ 6,580.00	\$ 6,580.00	\$ 235,000	\$ 239,320	
5/1/2033	\$ 235,000.00		\$ 6,580.00	\$ 241,580.00	\$ -		\$ 248,160
11/1/2033				\$ -	\$ -	\$ 241,580	
<b>Total</b>	<b>\$ 2,390,000.00</b>		<b>\$ 1,037,945.00</b>	<b>\$ 3,427,945.00</b>		<b>\$ 3,609,165.63</b>	<b>\$ 3,427,945.00</b>



**EAST PARK**

Community Development District

Series 2013 Debt Service Fund

**Amortization Schedule**  
**SERIES 2013-A2 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2019		6.500%	\$ 33,962.50	\$ 33,962.50	\$ 1,045,000	\$ 114,388	
5/1/2020	\$ 50,000.00	6.500%	\$ 33,962.50	\$ 83,962.50	\$ 995,000		\$ 117,925
11/1/2020		6.500%	\$ 32,337.50	\$ 32,337.50	\$ 995,000	\$ 116,300	
5/1/2021	\$ 55,000.00	6.500%	\$ 32,337.50	\$ 87,337.50	\$ 940,000		\$ 119,675
11/1/2021		6.500%	\$ 30,550.00	\$ 30,550.00	\$ 940,000	\$ 117,888	
5/1/2022	\$ 55,000.00	6.500%	\$ 30,550.00	\$ 85,550.00	\$ 885,000		\$ 116,100
11/1/2022		6.500%	\$ 28,762.50	\$ 28,762.50	\$ 885,000	\$ 114,313	
5/1/2023	\$ 60,000.00	6.500%	\$ 28,762.50	\$ 88,762.50	\$ 825,000		\$ 117,525
11/1/2023		6.500%	\$ 26,812.50	\$ 26,812.50	\$ 825,000	\$ 115,575	
5/1/2024	\$ 65,000.00	6.500%	\$ 26,812.50	\$ 91,812.50	\$ 760,000		\$ 118,625
11/1/2024		6.500%	\$ 24,700.00	\$ 24,700.00	\$ 760,000	\$ 116,513	
5/1/2025	\$ 70,000.00	6.500%	\$ 24,700.00	\$ 94,700.00	\$ 690,000		\$ 119,400
11/1/2025		6.500%	\$ 22,425.00	\$ 22,425.00	\$ 690,000	\$ 117,125	
5/1/2026	\$ 75,000.00	6.500%	\$ 22,425.00	\$ 97,425.00	\$ 615,000		\$ 119,850
11/1/2026		6.500%	\$ 19,987.50	\$ 19,987.50	\$ 615,000	\$ 117,413	
5/1/2027	\$ 80,000.00	6.500%	\$ 19,987.50	\$ 99,987.50	\$ 535,000		\$ 119,975
11/1/2027		6.500%	\$ 17,387.50	\$ 17,387.50	\$ 535,000	\$ 117,375	
5/1/2028	\$ 85,000.00	6.500%	\$ 17,387.50	\$ 102,387.50	\$ 450,000		\$ 119,775
11/1/2028		6.500%	\$ 14,625.00	\$ 14,625.00	\$ 450,000	\$ 117,013	
5/1/2029	\$ 90,000.00	6.500%	\$ 14,625.00	\$ 104,625.00	\$ 360,000		\$ 119,250
11/1/2029		6.500%	\$ 11,700.00	\$ 11,700.00	\$ 360,000	\$ 116,325	
5/1/2030	\$ 90,000.00	6.500%	\$ 11,700.00	\$ 101,700.00	\$ 270,000		\$ 113,400
11/1/2030		6.500%	\$ 8,775.00	\$ 8,775.00	\$ 270,000	\$ 110,475	
5/1/2031	\$ 95,000.00	6.500%	\$ 8,775.00	\$ 103,775.00	\$ 175,000		\$ 112,550
11/1/2031		6.500%	\$ 5,687.50	\$ 5,687.50	\$ 175,000	\$ 109,463	
5/1/2032	\$ 100,000.00	6.500%	\$ 5,687.50	\$ 105,687.50	\$ 75,000		\$ 111,375
11/1/2032		6.500%	\$ 2,437.50	\$ 2,437.50	\$ 75,000	\$ 108,125	
5/1/2033	\$ 75,000.00	6.500%	\$ 2,437.50	\$ 77,437.50	\$ -		\$ 79,875
11/1/2033			\$ -	\$ -	\$ -	\$ 77,438	
<b>Total</b>	<b>\$ 1,045,000.00</b>		<b>\$ 560,300.00</b>	<b>\$ 1,605,300.00</b>		<b>\$ 1,685,725.00</b>	<b>\$ 1,605,300.00</b>

**East Park**

Community Development District

**Supporting Budget Schedules**

Fiscal Year 2020

**EAST PARK**

Community Development District

All Funds

**2019-2020 Non-Ad Valorem Assessment Summary**

Neighborhood	Total Units	Product Type	FY 2020 Annual Maintenance Assessment	FY 2019 Annual Maintenance Assessment	% Variance	FY 2020 Series 2013 Debt Assessment	FY 2019 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2020	Total Assessed Per Unit FY 2019	Total % Variance
N-1	133	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-2	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-3	186	Villa	\$320.46	\$320.46	0%	\$276.70	\$276.70	0.0%	\$597.16	\$597.16	0%
N-4	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-5	295	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-6 & N-7	128	70' SF	\$603.39	\$603.39	0%	\$520.99	\$520.99	0.0%	\$1,124.38	\$1,124.38	0%
VCI	16,941.43	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCII	336,018	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCIII	30,000	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%

**RESOLUTION 2019-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the East Park Community Development District (the "Board") prior to June 15, 2019, a proposed operating budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:  

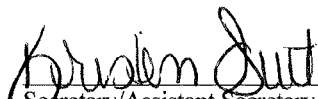
DATE: July 22, 2019

HOUR: 5:00 p.m.

LOCATION: House of Management Enterprises, Inc.  
5756 South Semoran Blvd.  
Orlando, Florida
3. The District Manager is hereby directed to submit a copy of the proposed budget to Orange County and the City of Orlando at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF May, 2019.**

ATTEST:

  
Secretary/Assistant Secretary

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Its: Chairman/Vice Chairman

**EAST PARK**  
Community Development District

***Annual Operating and Debt Service Budget***  
Fiscal Year 2020

Version 1 - Approved Budget  
(Approved at 5/20/2019 meeting)

Prepared by:



**EAST PARK**

Community Development District

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**East Park**  
Community Development District

Operating Budget  
Fiscal Year 2020

**EAST PARK**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

Physical Environment	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
ACCOUNT DESCRIPTION	ACTUAL	BUDGET	THRU	MAY -	PROJECTED	BUDGET
	FY 2018	FY 2019	APR-2019	SEP-2019	FY 2019	FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 12,233	\$ 3,000	\$ 10,506	\$ 7,504	\$ 18,010	\$ 3,000
Special Assmnts- Tax Collector	460,952	461,380	362,888	98,492	461,380	461,380
Special Assmnts- Discounts	(11,398)	(18,455)	(14,235)	-	(14,235)	(18,455)
Other Miscellaneous Revenues	33,243	32,500	-	32,500	32,500	32,500
Physical Environment	-	6,085	-	6,085	6,085	6,085
<b>TOTAL REVENUES</b>	<b>495,030</b>	<b>484,510</b>	<b>359,159</b>	<b>144,581</b>	<b>503,740</b>	<b>484,510</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	6,400	5,000	2,800	3,000	5,800	6,000
FICA Taxes	490	383	214	230	444	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	-	1,000	-	-	-	1,000
ProfServ-Engineering	21,445	8,000	12,793	9,138	21,931	8,000
ProfServ-Legal Services	22,909	25,000	7,423	17,577	25,000	25,000
ProfServ-Mgmt Consulting Serv	51,052	51,052	30,280	23,772	54,052	57,052
ProfServ-Property Appraiser	828	1,500	828	-	828	1,500
ProfServ-Trustee Fees	4,310	4,310	4,741	-	4,741	4,310
Auditing Services	5,500	6,000	5,700	-	5,700	6,000
Postage and Freight	1,244	900	415	296	711	900
Insurance - General Liability	14,412	15,854	12,080	-	12,080	13,288
R&M-ADA Compliance	-	-	-	-	-	10,000
Printing and Binding	2,655	1,500	879	628	1,507	1,500
Legal Advertising	1,248	1,300	253	768	1,021	1,300
Miscellaneous Services	807	700	344	246	590	700
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	263	500	354	-	354	500
Office Supplies	209	400	132	94	226	400
<b>Total Administrative</b>	<b>134,547</b>	<b>124,174</b>	<b>80,011</b>	<b>55,748</b>	<b>135,759</b>	<b>138,684</b>
<i>Field</i>						
ProfServ-Field Management	21,912	21,912	12,782	9,130	21,912	22,569
Contracts-Fountain	-	-	1,020	1,104	2,124	2,208
Contracts-Wetland Mitigation	19,200	20,800	11,200	8,000	19,200	19,200
Contracts-Landscape	121,612	145,000	65,621	46,872	112,493	112,500
Electricity - General	103,553	134,000	76,049	57,500	133,549	134,000
Utility - Water	7,358	9,000	2,702	1,750	4,452	9,000
R&M-General	3,299	5,000	2,258	1,613	3,871	5,000
R&M-Common Area	39,408	20,000	8,645	6,175	14,820	25,000
R&M-Drainage	38	2,000	-	-	-	2,000
R&M-Fountain	-	-	1,248	891	2,139	10,000



**EAST PARK**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

Physical Environment	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	FY 2018	BUDGET	THRU	MAY -	PROJECTED	BUDGET
		FY 2019	APR-2019	SEP-2019	FY 2019	FY 2020
R&M-Landscape Renovations	8,520	9,000	13,528	-	13,528	15,000
Misc-Contingency	2,662	-	-	-	-	-
Impr - Fountain	-	5,000	-	-	-	-
<b>Total Field</b>	<b>327,562</b>	<b>371,712</b>	<b>195,053</b>	<b>133,036</b>	<b>328,089</b>	<b>356,477</b>
<b>TOTAL EXPENDITURES</b>	<b>462,109</b>	<b>495,886</b>	<b>275,064</b>	<b>188,784</b>	<b>463,848</b>	<b>495,161</b>
Excess (deficiency) of revenues						
Over (under) expenditures	32,921	(11,376)	84,095	(44,203)	39,892	(10,651)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(11,376)	-	-	-	(10,651)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(11,376)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(10,651)</b>
Net change in fund balance	32,921	(11,376)	84,095	(44,203)	39,892	(10,651)
<b>FUND BALANCE, BEGINNING</b>	<b>824,518</b>	<b>857,439</b>	<b>857,439</b>	<b>-</b>	<b>857,439</b>	<b>897,331</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 857,439</b>	<b>\$ 846,063</b>	<b>\$ 941,534</b>	<b>\$ (44,203)</b>	<b>\$ 897,331</b>	<b>\$ 886,680</b>

**Budget Narrative**  
Fiscal Year 2020**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

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

**Other Miscellaneous Revenues**

The City of Orlando is billed for landscaping services provided by the District.

**Physical Environment (Streetlighting)**

HOA reimbursements to the District.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

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

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

**Professional Services-Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

**Professional Services-Engineering**

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

**Professional Services-Legal Services**

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

**Professional Services-Trustee**

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from last year's engagement letter.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

**R&M – ADA Compliance**

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

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

**Miscellaneous Services**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Miscellaneous- District Filing Fees**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**Miscellaneous-Assessment Collection Costs**

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Field****Professional Services – Field Management****\$ 22,569**

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets. A 3% increase is proposed.

**Contracts-Fountain****\$ 2,208**

Scheduled maintenance of District Fountains provided by Vertex.

**Contracts - Wetland Mitigation****\$ 19,200**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

**Contracts-Landscape****\$112,500**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

**Electricity - General****\$134,000**

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC. Additional lights are in the process of being transferred to the CDD from the HOA.

## Lights:

Meter # 5CR85091 / Location – 10220 Savannah Park Drive  
 Meter # 5CR92329 / Location – 10426 East Park Woods Drive  
 Meter # N/A / Location – 20420 Caroline Park Drive  
 Meter # N/A / Location – 3 Streetlights

## Sign:

Meter # 3AR00959 / Location – 10301 Savannah Park Drive

## Irrigation:

Meter # 5CR21053 / Location – 10403 Caroline Park Drive  
 Meter # 5CR70052 / Location – 10398 Savannah Park Drive  
 Meter # 5CR70003 / Location – 10430 Winding Way Blvd

## Fountain:

Meter # 5CR24134 / Location – 10099 Moss Rose Way

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Field** (continued)

**Utility - Water**

**\$ 9,000**

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer and reclaimed water services.

- Meter # R75256417 / Location – 10403 Caroline Park Drive
- Meter # R61227664 / Location – 10220 Savannah Park Drive
- Meter # R61227660 / Location – 10430 Winding Way Blvd
- Meter # R75259210 / Location – 9803 Kristen Park Drive

**R&M - General**

**\$ 5,000**

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

**R&M - Common Area**

**\$ 25,000**

Sidewalks

\$ 1,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$ 9,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Scheduled maintenance consists of pressure washing. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Pressure Washing

\$ 3,000

Schedule maintenance consists of pressure washing, sidewalks, gazebos, pavilions fencing and walls.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions and gazebos.

Miscellaneous Common Area Services

\$ 3,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Field** (continued)

**R&M - Drainage**

**\$ 2,000**

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates and other related drainage structure elements.

**R&M – Fountain**

**\$10,000**

Unscheduled repairs to fountains and pumps.

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 897,331
Net Change in Fund Balance - Fiscal Year 2020	(10,651)
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>886,680</b>

**ALLOCATION OF AVAILABLE FUNDS**

<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	123,790 <sup>(1)</sup>
Reserves - Renewal & Replacements	39,916 <sup>(2)</sup>
Subtotal	<u>163,706</u>
<b>Total Allocation of Available Funds</b>	<b>163,706</b>

<b>Total Unassigned (undesigned) Cash</b>	<b><u>\$ 722,974</u></b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents previous years' reserves

**East Park**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2020



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU APR-2019	PROJECTED MAY - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 2,939	\$ -	\$ 2,938	\$ 750	\$ 3,688	\$ -
Special Assmnts- Tax Collector	397,638	398,008	313,044	84,964	398,008	398,008
Special Assmnts- Discounts	(9,833)	(15,920)	(12,280)	-	(12,280)	(15,920)
<b>TOTAL REVENUES</b>	<b>390,744</b>	<b>382,088</b>	<b>303,702</b>	<b>85,714</b>	<b>389,416</b>	<b>382,088</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	227	7,960	306	-	306	7,960
<b>Total Administrative</b>	<b>227</b>	<b>7,960</b>	<b>306</b>	<b>-</b>	<b>306</b>	<b>7,960</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	115,000	120,000	-	120,000	120,000	125,000
Principal Debt Retirement A-2	45,000	45,000	-	45,000	45,000	50,000
Prepayments Series A-2	40,000	-	-	-	-	-
Interest Expense Series A-1	125,891	122,442	61,221	61,221	122,442	118,421
Interest Expense Series A-2	76,050	70,850	35,425	35,425	70,850	67,925
<b>Total Debt Service</b>	<b>401,941</b>	<b>358,292</b>	<b>96,646</b>	<b>261,646</b>	<b>358,292</b>	<b>361,346</b>
<b>TOTAL EXPENDITURES</b>	<b>402,168</b>	<b>366,252</b>	<b>96,952</b>	<b>261,646</b>	<b>358,598</b>	<b>369,306</b>
Excess (deficiency) of revenues Over (under) expenditures	(11,424)	15,836	206,750	(175,932)	30,818	12,781
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	15,836	-	-	-	12,781
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>15,836</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,781</b>
Net change in fund balance	(11,424)	15,836	206,750	(175,932)	30,818	12,781
<b>FUND BALANCE, BEGINNING</b>	<b>318,244</b>	<b>306,820</b>	<b>306,820</b>	<b>-</b>	<b>306,820</b>	<b>337,638</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 306,820</b>	<b>\$ 322,656</b>	<b>\$ 513,570</b>	<b>\$ (175,932)</b>	<b>\$ 337,638</b>	<b>\$ 350,420</b>

**EAST PARK**

Community Development District

Series 2013 Debt Service Fund

**Amortization Schedule**  
**SERIES 2013-A1 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2019			\$ 59,210.63	\$ 59,210.63	\$ 2,390,000	\$ 240,431	
5/1/2020	\$ 125,000.00		\$ 59,210.63	\$ 184,210.63	\$ 2,265,000		\$ 243,421
11/1/2020			\$ 56,898.13	\$ 56,898.13	\$ 2,265,000	\$ 241,109	
5/1/2021	\$ 130,000.00		\$ 56,898.13	\$ 186,898.13	\$ 2,135,000		\$ 243,796
11/1/2021			\$ 54,265.63	\$ 54,265.63	\$ 2,135,000	\$ 241,164	
5/1/2022	\$ 135,000.00		\$ 54,265.63	\$ 189,265.63	\$ 2,000,000		\$ 243,531
11/1/2022			\$ 51,396.88	\$ 51,396.88	\$ 2,000,000	\$ 240,663	
5/1/2023	\$ 140,000.00		\$ 51,396.88	\$ 191,396.88	\$ 1,860,000		\$ 242,794
11/1/2023			\$ 48,334.38	\$ 48,334.38	\$ 1,860,000	\$ 239,731	
5/1/2024	\$ 145,000.00		\$ 48,334.38	\$ 193,334.38	\$ 1,715,000		\$ 241,669
11/1/2024			\$ 45,071.88	\$ 45,071.88	\$ 1,715,000	\$ 238,406	
5/1/2025	\$ 155,000.00		\$ 45,071.88	\$ 200,071.88	\$ 1,560,000		\$ 245,144
11/1/2025			\$ 41,487.50	\$ 41,487.50	\$ 1,560,000	\$ 241,559	
5/1/2026	\$ 160,000.00		\$ 41,487.50	\$ 201,487.50	\$ 1,400,000		\$ 242,975
11/1/2026			\$ 37,727.50	\$ 37,727.50	\$ 1,400,000	\$ 239,215	
5/1/2027	\$ 170,000.00		\$ 37,727.50	\$ 207,727.50	\$ 1,230,000		\$ 245,455
11/1/2027			\$ 33,605.00	\$ 33,605.00	\$ 1,230,000	\$ 241,333	
5/1/2028	\$ 180,000.00		\$ 33,605.00	\$ 213,605.00	\$ 1,050,000		\$ 247,210
11/1/2028			\$ 29,015.00	\$ 29,015.00	\$ 1,050,000	\$ 242,620	
5/1/2029	\$ 185,000.00		\$ 29,015.00	\$ 214,015.00	\$ 865,000		\$ 243,030
11/1/2029			\$ 24,020.00	\$ 24,020.00	\$ 865,000	\$ 238,035	
5/1/2030	\$ 200,000.00		\$ 24,020.00	\$ 224,020.00	\$ 665,000		\$ 248,040
11/1/2030			\$ 18,620.00	\$ 18,620.00	\$ 665,000	\$ 242,640	
5/1/2031	\$ 210,000.00		\$ 18,620.00	\$ 228,620.00	\$ 455,000		\$ 247,240
11/1/2031			\$ 12,740.00	\$ 12,740.00	\$ 455,000	\$ 241,360	
5/1/2032	\$ 220,000.00		\$ 12,740.00	\$ 232,740.00	\$ 235,000		\$ 245,480
11/1/2032			\$ 6,580.00	\$ 6,580.00	\$ 235,000	\$ 239,320	
5/1/2033	\$ 235,000.00		\$ 6,580.00	\$ 241,580.00	\$ -		\$ 248,160
11/1/2033				\$ -	\$ -	\$ 241,580	
<b>Total</b>	<b>\$ 2,390,000.00</b>		<b>\$ 1,037,945.00</b>	<b>\$ 3,427,945.00</b>		<b>\$ 3,609,165.63</b>	<b>\$ 3,427,945.00</b>

**EAST PARK**

Community Development District

Series 2013 Debt Service Fund

**Amortization Schedule**  
**SERIES 2013-A2 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2019		6.500%	\$ 33,962.50	\$ 33,962.50	\$ 1,045,000	\$ 114,388	
5/1/2020	\$ 50,000.00	6.500%	\$ 33,962.50	\$ 83,962.50	\$ 995,000		\$ 117,925
11/1/2020		6.500%	\$ 32,337.50	\$ 32,337.50	\$ 995,000	\$ 116,300	
5/1/2021	\$ 55,000.00	6.500%	\$ 32,337.50	\$ 87,337.50	\$ 940,000		\$ 119,675
11/1/2021		6.500%	\$ 30,550.00	\$ 30,550.00	\$ 940,000	\$ 117,888	
5/1/2022	\$ 55,000.00	6.500%	\$ 30,550.00	\$ 85,550.00	\$ 885,000		\$ 116,100
11/1/2022		6.500%	\$ 28,762.50	\$ 28,762.50	\$ 885,000	\$ 114,313	
5/1/2023	\$ 60,000.00	6.500%	\$ 28,762.50	\$ 88,762.50	\$ 825,000		\$ 117,525
11/1/2023		6.500%	\$ 26,812.50	\$ 26,812.50	\$ 825,000	\$ 115,575	
5/1/2024	\$ 65,000.00	6.500%	\$ 26,812.50	\$ 91,812.50	\$ 760,000		\$ 118,625
11/1/2024		6.500%	\$ 24,700.00	\$ 24,700.00	\$ 760,000	\$ 116,513	
5/1/2025	\$ 70,000.00	6.500%	\$ 24,700.00	\$ 94,700.00	\$ 690,000		\$ 119,400
11/1/2025		6.500%	\$ 22,425.00	\$ 22,425.00	\$ 690,000	\$ 117,125	
5/1/2026	\$ 75,000.00	6.500%	\$ 22,425.00	\$ 97,425.00	\$ 615,000		\$ 119,850
11/1/2026		6.500%	\$ 19,987.50	\$ 19,987.50	\$ 615,000	\$ 117,413	
5/1/2027	\$ 80,000.00	6.500%	\$ 19,987.50	\$ 99,987.50	\$ 535,000		\$ 119,975
11/1/2027		6.500%	\$ 17,387.50	\$ 17,387.50	\$ 535,000	\$ 117,375	
5/1/2028	\$ 85,000.00	6.500%	\$ 17,387.50	\$ 102,387.50	\$ 450,000		\$ 119,775
11/1/2028		6.500%	\$ 14,625.00	\$ 14,625.00	\$ 450,000	\$ 117,013	
5/1/2029	\$ 90,000.00	6.500%	\$ 14,625.00	\$ 104,625.00	\$ 360,000		\$ 119,250
11/1/2029		6.500%	\$ 11,700.00	\$ 11,700.00	\$ 360,000	\$ 116,325	
5/1/2030	\$ 90,000.00	6.500%	\$ 11,700.00	\$ 101,700.00	\$ 270,000		\$ 113,400
11/1/2030		6.500%	\$ 8,775.00	\$ 8,775.00	\$ 270,000	\$ 110,475	
5/1/2031	\$ 95,000.00	6.500%	\$ 8,775.00	\$ 103,775.00	\$ 175,000		\$ 112,550
11/1/2031		6.500%	\$ 5,687.50	\$ 5,687.50	\$ 175,000	\$ 109,463	
5/1/2032	\$ 100,000.00	6.500%	\$ 5,687.50	\$ 105,687.50	\$ 75,000		\$ 111,375
11/1/2032		6.500%	\$ 2,437.50	\$ 2,437.50	\$ 75,000	\$ 108,125	
5/1/2033	\$ 75,000.00	6.500%	\$ 2,437.50	\$ 77,437.50	\$ -		\$ 79,875
11/1/2033			\$ -	\$ -	\$ -	\$ 77,438	
<b>Total</b>	<b>\$ 1,045,000.00</b>		<b>\$ 560,300.00</b>	<b>\$ 1,605,300.00</b>		<b>\$ 1,685,725.00</b>	<b>\$ 1,605,300.00</b>

**East Park**

Community Development District

**Supporting Budget Schedules**

Fiscal Year 2020

**EAST PARK**

Community Development District

All Funds

**2019-2020 Non-Ad Valorem Assessment Summary**

Neighborhood	Total Units	Product Type	FY 2020 Annual Maintenance Assessment	FY 2019 Annual Maintenance Assessment	% Variance	FY 2020 Series 2013 Debt Assessment	FY 2019 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2020	Total Assessed Per Unit FY 2019	Total % Variance
N-1	133	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-2	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-3	186	Villa	\$320.46	\$320.46	0%	\$276.70	\$276.70	0.0%	\$597.16	\$597.16	0%
N-4	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-5	295	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-6 & N-7	128	70' SF	\$603.39	\$603.39	0%	\$520.99	\$520.99	0.0%	\$1,124.38	\$1,124.38	0%
VCI	16,941.43	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCI	336,018	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCI	30,000	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%

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**BILL COWLES**  
Supervisor of Elections  
Orange County, Florida

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*OUR MISSION IS TO:*  
*Ensure the integrity of the electoral process.*  
*Enhance public confidence.*  
*Encourage citizen participation.*

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April 15, 2019

Sandra H. Demarco, Assistant Recording Department Manager  
East Park Community Development District  
Inframark Management Services  
210 N University Dr, Suite 702  
Coral Springs, FL 33071

Dear Ms. Demarco:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Development District as of **April 15, 2019**. Our research is based on the legal description provided to us by email on **March 23, 2015**.

As of **April 15, 2019**, there are **1,560 registered voters** in the East Park Community Development District.

Attached is a map and list of streets currently in the Development District according to our records. If you have any questions or corrections, please contact the Mapping Department at 407-254-6584.

Sincerely,

Bill Cowles  
Supervisor of Elections

bc/ajs

**EAST PARK CDD**  
Commercial Parcel R/W Taking



Date: May 15, 2019  
Updated:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>GENERAL CONDITIONS</b>					
1	MOBILIZATION	1	LS	\$ 3,500.00	\$ 3,500.00
2	CONSTRUCTION LAYOUT & SURVEY	1	LS	\$ 3,500.00	\$ 3,500.00
3	CERTIFIED AS-BUILTS	1	LS	\$ 2,000.00	\$ 2,000.00
4	GEOTECHNICAL TESTING	1	LS	\$ 3,500.00	\$ 3,500.00
<b>GENERAL CONDITIONS-TOTAL</b>					<b>\$12,500.00</b>
<b>EARTHWORK &amp; EROSION CONTROL</b>					
1	SILT FENCE	3360	LF	\$ 1.25	\$ 4,200.00
2	TEMPORARY CONSTRUCTION ENTRANCE	1	EA	\$ 2,500.00	\$ 2,500.00
3	POLLUTION ABATEMENT- NPDES COMPLIANCE	1	LS	\$ 2,000.00	\$ 2,000.00
4	FINE GRADE	7500	SY	\$ 0.50	\$ 3,750.00
5	SOD 2.5 BACK OF CURB	1200	SY	\$ 2.00	\$ 2,400.00
<b>EARTHWORK &amp; EROSION CONTROL- TOTAL</b>					<b>\$ 14,850.00</b>
<b>STORM DRAINAGE SYSTEM</b>					
1	18" RCP- CL III	900	LF	\$ 30.00	\$ 27,000.00
1	24" RCP- CL III	900	LF	\$ 50.00	\$ 45,000.00
2	STORM MANHOLE- P7-T	1	EA	\$ 2,700.00	\$ 2,700.00
3	CURB INLET- Type 6	2	EA	\$ 3,750.00	\$ 7,500.00
4	Inlet Grate Type	13	EA	\$ 3,250.00	\$ 42,250.00
<b>STORM DRAINAGE SYSTEM-TOTAL</b>					<b>\$ 124,450.00</b>
<b>PAVING</b>					
1	ASPHALT WEARING SURFACE- SP 9.5	6600	SY	\$ 6.50	\$ 42,900.00
2	BASE- (CRUSHED CONC 8"	6600	SY	\$ 15.00	\$ 99,000.00
3	STABILIZED SUBGRADE- LBR40- 12"	8250	SY	\$ 5.50	\$ 45,375.00
4	CURB	4300	LF	\$ 12.00	\$ 51,600.00
<b>PAVING- TOTAL</b>					<b>\$ 238,875.00</b>
<b>TOTAL</b>					<b>\$ 390,675.00</b>
<b>Contingency @ 15%</b>					<b>\$ 58,601.25</b>
<b>GRAND TOTAL</b>					<b>\$ 449,276.25</b>

- Note:
1. Opinion of cost was prepared without the benefit of original construction plans.
  2. Opinion of cost is based on current construction costs
  3. Opinion of cost does not include any electrical, water, roususe, sanitary or other soft utilities

Reinaldo Malave, P.E.  
Project Engineer  
Florida Registration No. 31588  
Dewberry  
800 N. Magnolia Avenue, Suite 1000  
Orlando, Florida 32801  
Certification of Authorization No. 8794

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT  
FIELD MANAGEMENT  
REPORT**



## **EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

### **FIELD MAINTENANCE HIGHLIGHT REPORT**

**April 2019**

#### **COMPLETED ITEMS:**

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Performed irrigation maintenance/repairs
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed
- Performed community light review
- Performed Landscape Review
- Performed Community Review

#### **ATTACHMENTS**

- ❖ Community Review
- ❖ Landscape Review
- ❖ Sitex Review
- ❖ Vertex
- ❖ Servello & Sons

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT  
COMMUNITY REVIEW  
INFRAMARK**

**East Park CDD  
Community Review  
Performed by Ariel Medina & Freddy Blanco  
5/7/19**

The following is a summary of a community review performed by Inframark on May 7, 2019.

**Landscaping – Addressed with Servello**

- Ant Mountains were found throughout the community.



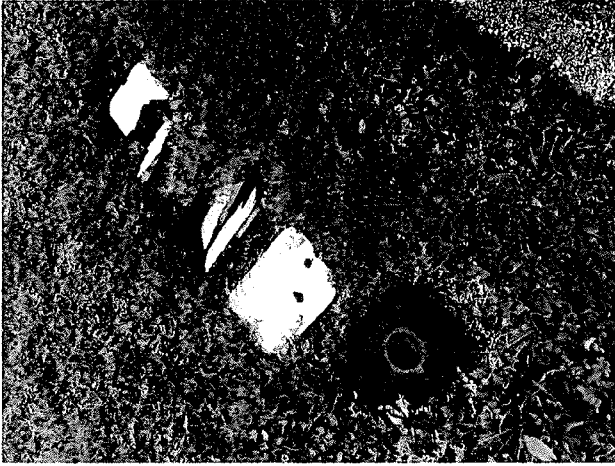
- Several areas were showing irrigation problems as grass was dead on Savannah Park Dr.



- Irrigation boxes need to be trimmed properly throughout the community



- Broken irrigation boxes need to be replaced behind lake (proposal provided by Servello)



- Trimming along fence behind homes on East Park Wood Drive not completed accordingly



- Bush hog 5 to 6 feet each side of the canal



- Grass area behind swing set with weed need to be addressed



- Turf next to swing set to be repaired (proposal provided by Servello)



- Trees planted on Moss Ross and Savannah home are dead.



**City of Orlando – Already reported to the City of Orlando**

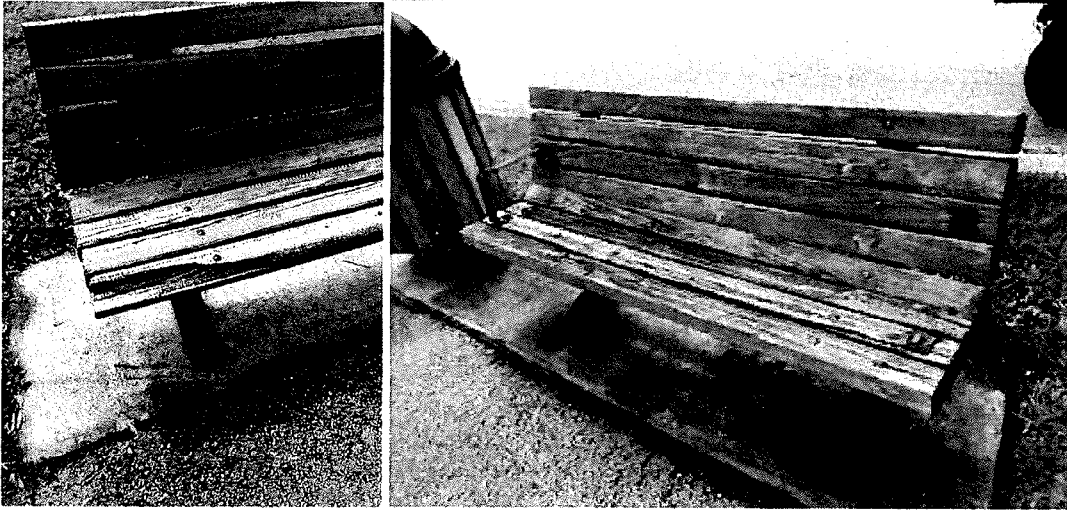
1. The park has 2 tilted trash cans
2. There is a drainage issue in the bathroom



3. Graffiti at the park bathroom needs to be removed.



4. Benches need repair including painting



5. There are potholes in the walking path that need repair.



6. Poles in the park need maintenance and painting



## CDD findings – Inframark to performed work.

1. Manhole needs to be cleaned – Scheduled for 5/10/19



2. Street pavers to be repaired – Proposals will be presented at the next Board of Supervisors Meeting.



3. Trees on pathway need to be cleared – Scheduled for 5/13/19



4. 12 flags need to be replaced. Flags will be ordered and installed as soon as they are ready.

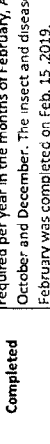
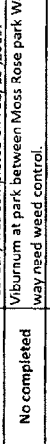
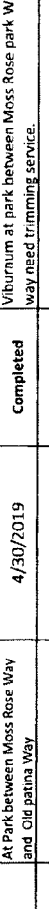


### **Action Plan**

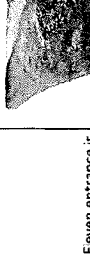




- Freddy Blanco will be performing a Community Review monthly to include CDD areas such as lakes, streets, parks, entrances, pathways, etc.
- Freddy Blanco will be performing 2 landscaping reviews during each month
- Light review will be performed every month
- Storm water structure review will be performed every month
- Separate reports are to be generated for landscaping and community reviews with action plan and resolutions as necessary.
- Follow up with outcomes will be detailed in the reports to include vendor updates as necessary
- Field Management Reports will include a summary of all reviews
- Field management staff will make repairs and complete work orders as needed within the scope of work

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT  
RESIDENTIAL SERVICE  
LANDSCAPE REVIEW**



# East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Photos
Weed and Disease Control (Turf)	Throughout the community	4/30/2019	No completed	By the contract Two applications shall be provided in the month of March ,please provide the day of March for this services. And November for all St. Augustine, Zoysia and Bahia areas.	
Pest control(Turf)	Throughout the community	4/30/2019	Ongoing	By the contract Four applications shall be provided of insect control per year beginning in the month of March, please provide the day of March for this services. May, July and September for St. Augustine and Zoysia and two applications per year in May and July for Bahia.	
Fertilizer(Shrubs)	Throughout the community	4/30/2019	Completed	All fertilizers shall be applied at least three times for year (February, May and October) The fertilizers services for February was completed on Feb. 15, 2019.	
Pest and Disease control (Shrubs)	Throughout the community	4/30/2019	Completed	Six applications of the insect and disease control shall be required per year in the months of February, April, June, August, October and December. The insect and disease services for February was completed on Feb. 15, 2019.	
Weed and Disease Control (viburnum)	At Park between Moss Rose Way and Old patina Way	4/30/2019	No completed	Viburnum at park between Moss Rose park Way and Old Patina way need weed control.	
Trimming (viburnum)	At Park between Moss Rose Way and Old patina Way	4/30/2019	Completed	Viburnum at park between Moss Rose park Way and Old Patina way need trimming service.	
Trimming around the irrigation box	At Lake District Lane behind the big lake area and Throughout the community	4/30/2019	No completed	Several irrigation box need trimming and cleaning around .Since the last revision three weeks ago the work has not yet been done. As per contract the valve boxes shall be kept free of any overgrowth of plant material or sod the interior of the each box shall be kept clean.	
Several irrigation boxes have poor maintenance inside	Throughout the community	4/30/2019	No completed	As per contract The interior of each box shall be kept clean.	

# East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Photos
Irrigation Boxes broken	At Lake District Lane behind the big lake area	4/30/2019	No completed	Provide proposal for replace four (4) irrigation boxes. This proposal has not yet been sent to us	
Weed control	At Lake District Lane	4/30/2019	No completed	Median island near to Dowden Rd. and seven Even entrance is full of weed and the sod have several brown spot.	
Edging	At Lake District Lane	4/30/2019	Completed	Several sidewalk section need edging and the walk pad behind the lake	
Dead roses plants	At Dowden rd. entrance	4/30/2019	No completed	Provide proposal for replace roses plants. Servello not send the proposal which was requested in the previous review	
Pine tree dead	At Savannah park	4/30/2019	No completed	Pine tree is dead again. At 101000 Moss Rose way. The supervisor Jeff Cornett not a given in update on this situation only to inform the day of the revision that would be in studio of the conditions of the soil	
Irrigation	Throughout the community	4/30/2019	No completed	Please provide the irrigation inspection report. As per contract the contractor shall inspect entire operation of the system no than once every month. A written report shall be furnished to the owner at the completion of each inspection. The last report was a: February 2019.	

# East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Photos
Dead sod	At Savannah park	4/30/2019	No completed	Several brown spot present and the irrigation system is working	
Doggie pot station bag dispenser empty	At Lake District Lane behind the big lake area	4/30/2019	No completed	Doggie pot station bag dispenser empty	
Crape Myrtle need trimming	Throughout the community	4/30/2019	No completed	Please provide the services. Supervisor Jeff Connett informed Me that crape Myrtle were very high to be cut and that in this season was no longer recommended to do it	

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT  
SITEX REPORT**

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT**

**OPERATIONS & MAINTENANCE HIGHLIGHT**

**SITEX AQUATICS MANAGEMENT REPORT**

May 2019

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

**POND1**-Spot treated for Algae

**POND2**-Treated for shoreline grasses

**POND3**- Treated for shoreline grasses

**POND4**- Treated for shoreline grasses

**POND5**- Spot treated for Algae

**POND6**- Spot treated for Algae

**POND7**- Treated for shoreline grasses

**POND8**- Spot treatment for Algae

**POND9**-Spot treated for Algae

**POND10**- Treated for shoreline grasses

**POND11**-Spot treated for Algae

**DITCH**-Ditch was treated for shore grasses & invasive vegetation as needed.

**ADDITIONAL NOTES:**

Things have definitely started to grow, grasses & Algae mainly. All were treated on this month's visit, as we get warmer temps, we start to see more algae blooms & some under water growth all typical for the storm water pond systems. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

Joe Craig, President

Sitex Aquatics LLC.

**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT  
VERTEX REPORT**





Vertex Water Features, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
Fax:  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

Bill To  
**East Park CDD 0598080**  
c/o Inframark Infrastructure Management  
S  
210 North University Drive #702  
Coral Springs FL 33071

Ship To  
**East Park CDD 0598080**  
10426 Eastpark Woods Dr.  
Orlando FL 32832

Work Order #: 6214                      Assigned Tech: Adrian S. (ARS)

Completion Date: 5/6/2019

Equipment Type: Floating Fountain                      Name: Site #3 (Gazebo @ Savannah Pk. Dr.)

Manufacturer: Lake Fountain                      Model: 15Hp TwoTier

Install Date:                      Parts Warranty Expiration:                      Labor Warranty Expiration:

**Service Comments**

- 1.                      Cleaned moderate algae from components.
- 2.                      All circuits normal at departure.
- 3.

**Services Performed**

- 4.                       Test Motor GFCI circuit
- Test Light GFCI circuit
- Clean Intake Screen
- Clean Light & Lenses
- Clean Float
- Clean Display Head/Ring & Jets
- Adjust Mooring Lines
- Reset Timers

**Readings**



Vertex Water Features, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
Fax:  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

5. Motor Voltage            240.3

6. Motor Amperage /        53.3/1.5  
Leakage

7. Lighting Voltage        122.4

8. Lighting Amperage /     12.37/1.0  
Leakage

9. Timer Settings           7-11/7-11

**Customer Contact Method**

10.                             Call After



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Fax:  
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S  
210 North University Drive #702  
Coral Springs FL 33071

Ship To  
**East Park CDD 0598080**  
10426 Eastpark Woods Dr.  
Orlando FL 32832

Work Order #: 6214                      Assigned Tech: Adrian S. (ARS)

Completion Date: 5/6/2019

Equipment Type: Floating Fountain                      Name: Site #2 (Kristen Park Dr. & Caroline Park Dr.)

Manufacturer: Vertex                      Model: 5Hp TwoTier

Install Date: 4/24/2017                      Parts Warranty Expiration: 4/23/2021                      Labor Warranty Expiration: 4/23/2018

**Service Comments**

- 1.                      Cleaned very heavy                      2.                      All circuits normal at  
                         algae from components.    departure.
- 3.

**Services Performed**

- 4.                       Test Motor GFCI circuit  
                          Test Light GFCI circuit  
                          Clean Intake Screen  
                          Clean Light & Lenses  
                          Clean Float  
                          Clean Display  
                                              Head/Ring & Jets  
                          Adjust Mooring Lines  
                          Reset Timers

**Readings**



Vertex Water Features, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
Fax:  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

5. Motor Voltage            243.4

6. Motor Amperage /        19.7/1.3  
Leakage

7. Lighting Voltage        122.3

8. Lighting Amperage /     1.36/.97  
Leakage

9. Timer Settings            7-11/7-11

**Customer Contact Method**

10.                             Call After





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2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
Fax:  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

5. Motor Voltage	231.8	6. Motor Amperage / Leakage	41.2/1.2
7. Lighting Voltage	121.4	8. Lighting Amperage / Leakage	1.83/1.0
9. Timer Settings	7-11/7-11		

**Customer Contact Method**

10.  Call After



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2100 NW 33rd Street  
Pompano Beach, FL 33069

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Bill To  
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c/o Inframark Infrastructure Management  
S  
210 North University Drive #702  
Coral Springs FL 33071

Ship To  
**East Park CDD 0598080**  
10426 Eastpark Woods Dr.  
Orlando FL 32832

Work Order #: 6214      Assigned Tech: Adrian S. (ARS)

Completion Date: 5/6/2019

Equipment Type: Floating Fountain

Name: Site #1 (East Park Woods)

Manufacturer: Vertex

Model: 10Hp TwoTier

Install Date: 10/1/2014

Parts Warranty Expiration: 9/30/2018

Labor Warranty Expiration: 9/30/2015

### Service Comments

1.                      Cleaned very heavy                      2.                      All circuits OK at  
                         algae from components.    departure.
- 3.

### Services Performed

4.                       Test Motor GFCI circuit  
                          Test Light GFCI circuit  
                          Clean Intake Screen  
                          Clean Light & Lenses  
                          Clean Float  
                          Clean Display  
                                              Head/Ring & Jets  
                          Adjust Mooring Lines  
                          Reset Timers

### Readings



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2100 NW 33rd Street  
Pompano Beach, FL 33069

Phone: (844) 432-4303  
Fax:  
raquel.mason@vertexwaterfeatures.com  
www.vertexwaterfeatures.com

5. Motor Voltage	238.6	6. Motor Amperage / Leakage	42.2/2.1
7. Lighting Voltage	118.6	8. Lighting Amperage / Leakage	1.87/1.1
9. Timer Settings	7-11/7-11		

**Customer Contact Method**

10.  Call After



**EAST PARK COMMUNITY  
DEVELOPMENT DISTRICT  
SERVELLO**

# Irrigation Maintenance Check

Client Name: East Park CDD

Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747

Date: 4-17-19

Job #: 10021

Technician: Pete

START TIME:

07:15 Am MUF  
09 PM Tue Thur Sat



Preapproved Authorization Amount:

\$1,000.00

CLOCK #  
Front Entrance

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
RUN TIME FOR ZONE (MIN) PRG ST TM:	20	20	20	20	20	20	20	20	0	20	20	30	30	0	0	0	40	45
POP UP OR ROTOR (PU) (R)	B	PU	PU	RA	RP	R	R	RR	R	PU	PU	R	PU	0	0	R	R	PU
HEAD NEED REPLACED					1			1										
NOZZLES NEED REPLACED																		1
BREAK IN PIPE																		1
VALVE OPERATING PROPERLY	Y	Y	N	Y	Y	Y	Y	Y		Y	Y	Y	Y		Y		Y	
PROPER COVERAGE OF PLANT MATERIAL	Y	Y		Y	Y	Y	Y	Y		Y	Y	Y	Y		Y		Y	
NO FAULTS FOUND	N	N		N	N	N	N	N		N	N	N	N		N		N	

2 valve  
21 x 12

OTHER/COMMENTS: Zone 3) bad cell and

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
5			1	8	1			
8		1						
18				12	1			

Technician:

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK #  
Front Entrance

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	19	20	21	22	23	24	25	26	27		29	30	31	32
RUN TIME FOR ZONE (MIN) PRG ST TM:	20	60	45	30	30	30	30							
POP UP OR ROTOR (PU) (R)	PU	R	R	PU/R	PU	PU	PU	PU	B		R	PU	R	PU
HEAD NEED REPLACED														
NOZZLES NEED REPLACED														
BREAK IN PIPE														
VALVE OPERATING PROPERLY	Y	Y	Y	Y	Y	Y	Y							
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y	Y	Y	Y	Y							
NO FAULTS FOUND	N	N	N	N	N	N	N							

OTHER/COMMENTS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zone	Location	8" Rotor	8" Pop Up	FT	90°	180°	360°	MP
19	gc-zr-ba		R	1d		2		

Technician: \_\_\_\_\_

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 4-17-19  
 Job #: 10021  
 Technician: R. Kar START TIME: 11:30 PM MWF



CLOCK #  
Caroline Commons

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8
RUN TIME FOR ZONE (MIN) PRG ST TM:	20	20	20	20	20	20	20	20
POP UP OR ROTOR (PU) (R)	PU	PU	PU	PU	PU	PU	PU	PU
HEAD NEED REPLACED								
NOZZLES NEED REPLACED				1		1		
BREAK IN PIPE								
VALVE OPERATING PROPERLY	Y	Y	Y	Y	Y	Y	Y	
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y	Y	Y	Y	Y	
NO FAULTS FOUND	N	N	N	N	N	N	N	

0

OTHER/COMMENTS:

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
515				10		1		
516				10		1		

Technician:











# Irrigation Maintenance Check

Client Name: East Park CDD

Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747

Date: 4-25-19

Job #: 10021

Technician: Pete

START TIME: 10<sup>PM</sup> M W F



CLOCK # 6  
Timer 6 Back Side Lake

Preapproved Authorization Amount:

\$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RUN TIME FOR ZONE (MIN) PRG ST TM:	20	20	20	20	20	20	20	20	20	20	20	20	20	20
POP UP OR ROTOR (PU) (R)	PU	?	?	?	?	?	?	?	?	?	?	?	?	?
HEAD NEED REPLACED	1												5	
NOZZLES NEED REPLACED	1													
BREAK IN PIPE														
VALVE OPERATING PROPERLY	Y	N	N	N	N	N	N	N	N	N	N	N	Y	Y
PROPER COVERAGE OF PLANT MATERIAL	Y												Y	Y
NO FAULTS FOUND	N												N	N

5 valve boxes  
12x21

OTHER/COMMENTS: 2 - no water  
zone 3 no water  
zone 4 no water  
zone 5 no water   zone 6 no water  
zone 7 no water   zone 8 no water  
zone 9 no water   zone 10 no water  
zone 11 no water   zone 12 no water

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
1	Gazebo		1	15	1	1		
13		5						

Technician:

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK # 7  
 Timer 7 Back Side Lake

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	15	16	17	18	19	20	21	22	23	24	25
RUN TIME FOR ZONE (MIN) PRG ST TM:	20	20	20	20	20	20	20	20	20		
POP UP OR ROTOR (PU) (R)	R	PJP	PU	RP	R	?	R	R	R	?	?
HEAD NEED REPLACED	1				11				1		
NOZZLES NEED REPLACED		11	1	?					111		
BREAK IN PIPE	1								1		
VALVE OPERATING PROPERLY	Y	Y	Y	N	Y	N	Y	Y	Y		
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y		Y		Y	Y	Y		
NO FAULTS FOUND	N	N	N		N		N	N	N		

OTHER/COMMENTS: zone 18) no water zone 20) no water  
~~zone 23) pipe break~~

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
15		1						
16				8		2		
17				15		1		
19		2						
23			1	10		1		
23				5-81-2				

Technician: \_\_\_\_\_

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 4-11-19  
 Job #: 10021  
 Technician: Ren START TIME: 10pm MWF



CLOCK #  
 Moss Park Entrance

Preapproved Authorization Amount:

\$1,000.00

MT

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
RUN TIME FOR ZONE (MIN) PRG ST TM:	30	30	30	30	30	30	30	30	30	30	30
POP UP OR ROTOR (PU) (R)	PU	R	PU	PU	PU	PU	PU	R	R	PU	PU
HEAD NEED REPLACED		2		1	1						
NOZZLES NEED REPLACED			1								
BREAK IN PIPE											
VALVE OPERATING PROPERLY	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y
NO FAULTS FOUND	N	N	N	N	N	Y	Y	N	N	N	N

0

OTHER/COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zone	Location	6" Rotor	8" Pop Up	FT	90°	180°	360°	MP
2	Near clock	2						
3	Near clock			15		1		
4	center Island		1	15		1		
5	across the street		1	15	1			

Technician: \_\_\_\_\_

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 4-11-19  
 Job #: 10021  
 Technician: Ben START TIME: 11:45am M-TH



CLOCK #  
Holiday Park

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

RUN TIME FOR ZONE  
(MIN) PRG ST TM:

15	15	10	10	10	10		
----	----	----	----	----	----	--	--

0

POP UP OR ROTOR  
(PU) (R)

DRIP	PU	PU	PU	PU	PU		
------	----	----	----	----	----	--	--

HEAD NEED REPLACED

--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

--	--	--	--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--

VALVE OPERATING  
PROPERLY

Y	Y	Y	Y	Y	Y		
---	---	---	---	---	---	--	--

PROPER COVERAGE  
OF PLANT MATERIAL

Y	Y	Y	Y	Y	Y		
---	---	---	---	---	---	--	--

NO FAULTS FOUND

N	N	N	N	N	N		
---	---	---	---	---	---	--	--

OTHER/COMMENTS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician:

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 4-11-19  
 Job #: 10021  
 Technician: Ben START TIME: 10:15pm MWF



CLOCK #  
Dowden & Easterfield

Preapproved Authorization Amount:

\$1,000.00

ZONE NUMBER

1	2	3	4	5
---	---	---	---	---

RUN TIME FOR ZONE  
(MIN) PRG ST TM:

10	10	10	10	10
----	----	----	----	----

POP UP OR ROTOR  
(PU) (R)

PU	PU	PU	PU	PU
----	----	----	----	----

HEAD NEED REPLACED

--	--	--	--	--

NOZZLES NEED REPLACED

--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--

VALVE OPERATING  
PROPERLY

Y	Y	Y	Y	Y
---	---	---	---	---

PROPER COVERAGE  
OF PLANT MATERIAL

Y	Y	Y	Y	Y
---	---	---	---	---

NO FAULTS FOUND

N	N	N	N	N
---	---	---	---	---

OTHER/COMMENTS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician:

# Irrigation Maintenance Check

Client Name: East Park CDD

Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747

Date: 3-21-19

Job #: 10021

Technician: AJC

START TIME: 7:00 AM MWF  
8:00 AM Tue



Preapproved Authorization Amount: 1 \$1,000.00

CLOCK #  
Front Entrance

ZONE NUMBER

RUN TIME FOR ZONE  
(MIN) PRG ST TM:

POP UP OR ROTOR  
(PU) (R)

HEAD NEED REPLACED

NOZZLES NEED REPLACED

BREAK IN PIPE

VALVE OPERATING  
PROPERLY

PROPER COVERAGE  
OF PLANT MATERIAL

NO FAULTS FOUND

OTHER/COMMENTS:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
20	20	20	20	20	20	20	20	20	20	20	30	30	30	30	30	30	30
B	PU	PU	PU	PU	R	R	R	R	PU	PU	R	PU	R	PU	R	R	PU
																	IPBW
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y		Y		Y	Y
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y		Y		Y	Y
N	N	N	N	N	N	N	N		N	N	N	N		N		N	N

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
2			2	15				
7		1						
8		4						
11			1	12		1		
12		1						

3-557

Technician:

# Irrigation Maintenance Check

Client Name: East Park CDD

Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747

Date: \_\_\_\_\_

Job #: 10021

Technician: \_\_\_\_\_

START TIME: \_\_\_\_\_



CLOCK #  
Front Entrance

Preapproved Authorization Amount:

\$1,000.00

ZONE NUMBER

19	20	21	22	23	24	25	26	27		29	30	31	32
----	----	----	----	----	----	----	----	----	--	----	----	----	----

RUN TIME FOR ZONE  
(MIN) PRG ST TM:

30	30	30	30	30									
----	----	----	----	----	--	--	--	--	--	--	--	--	--

POP UP OR ROTOR  
(PU) (R)

PU	R	R	PU	PU	PU	PU	PU	B		R	PU	R	PU
----	---	---	----	----	----	----	----	---	--	---	----	---	----

HEAD NEED REPLACED

--	--	--	--	--	--	--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

--	--	--	--	--	--	--	--	--	--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--	--	--	--	--	--	--

VALVE OPERATING  
PROPERLY

Y	Y	Y	Y	Y									
---	---	---	---	---	--	--	--	--	--	--	--	--	--

PROPER COVERAGE  
OF PLANT MATERIAL

Y	Y	Y	Y	Y									
---	---	---	---	---	--	--	--	--	--	--	--	--	--

NO FAULTS FOUND

N	N	N	N	N									
---	---	---	---	---	--	--	--	--	--	--	--	--	--

OTHER/COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
21	Exit Road	4						

Technician: \_\_\_\_\_

# Irrigation Maintenance Check

Client Name: East Park CDD

Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747

Date: 03-21-19

Job #: 10021

Technician: Pete

START TIME: 1130 PM

M W SAT



CLOCK #  
Caroline Commons

Preapproved Authorization Amount:

\$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

RUN TIME FOR ZONE  
(MIN) PRG ST TM:

30	30	45	45	20	20	20	20
----	----	----	----	----	----	----	----

POP UP OR ROTOR  
(PU) (R)

PU	PU	PU	PU	PU	PU	PU	PU
----	----	----	----	----	----	----	----

HEAD NEED REPLACED

--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

				1	1		
--	--	--	--	---	---	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--

VALVE OPERATING  
PROPERLY

Y	Y	Y	Y	Y	Y	Y	Y
---	---	---	---	---	---	---	---

PROPER COVERAGE  
OF PLANT MATERIAL

Y	Y	Y	Y	Y	Y	Y	Y
---	---	---	---	---	---	---	---

NO FAULTS FOUND

N	N	N	N	N	N	N	N
---	---	---	---	---	---	---	---

OTHER/COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
6				10		1		
7				10		1		

Technician: \_\_\_\_\_



**Irrigation  
Maintenance  
Check**

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: 3-21-19  
 Job #: 10021  
 Technician: Rob START TIME: 11:45 AM Mon-Fri



CLOCK #  
Caroline Commons

Preapproved Authorization Amount:

\$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RUN TIME FOR ZONE (MIN) PRG ST TM:	25	25	20	20	20	20	20	20	20	20	20	20	20	20
POP UP OR ROTOR (PU) (R)	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU		
HEAD NEED REPLACED						1								
NOZZLES NEED REPLACED														
BREAK IN PIPE														
VALVE OPERATING PROPERLY	Y	Y	Y	Y	N	Y	N	Y	Y	N	Y	N	N	N
PROPER COVERAGE OF PLANT MATERIAL	Y	Y	Y	Y	N	Y	N	Y	Y	N	Y	N	N	N
NO FAULTS FOUND	N	N	N	N	Y	N	Y	N	N	Y	N	Y	Y	Y

OTHER/COMMENTS:  
 Zone 5 didn't come on.  
 Zone 7 didn't come on.  
 Zone 13 didn't come on.  
 Zones 12, 13, and 14 didn't come on.

Technician: \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP
6	ACROSS FROM PLAYGROUND		1	10		1		

# Irrigation Maintenance Check

Client Name: East Park CDD

Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747

Date: \_\_\_\_\_

Job #: 10021

Technician: \_\_\_\_\_

START TIME: \_\_\_\_\_



CLOCK # (Caroline Park)  
Kristen Commons

Preapproved Authorization Amount: \_\_\_\_\_

\$1,000.00

ZONE NUMBER

1	2	3
---	---	---

RUN TIME FOR ZONE

--	--	--

(MIN) PRG ST TM:

POP UP OR ROTOR

PU	PU	PU
----	----	----

(PU) (R)

HEAD NEED REPLACED

--	--	--

NOZZLES NEED REPLACED

--	--	--

BREAK IN PIPE

--	--	--

VALVE OPERATING  
PROPERLY

--	--	--

PROPER COVERAGE  
OF PLANT MATERIAL

--	--	--

NO FAULTS FOUND

--	--	--

OTHER/COMMENTS:

No water

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Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician: \_\_\_\_\_

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK # 5  
 Main Park @ Lake  
 Town Lake Dr. - Tennis Courts

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
RUN TIME FOR ZONE (MIN) PRG ST TM:												
POP UP OR ROTOR (PU) (R)	PU	R	PU	R	PU	PU	R	PU	PU	R	PU	PU
HEAD NEED REPLACED												
NOZZLES NEED REPLACED												
BREAK IN PIPE												
VALVE OPERATING PROPERLY												
PROPER COVERAGE OF PLANT MATERIAL												
NO FAULTS FOUND												

OTHER/COMMENTS: No water  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Technician: \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP



# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK # 6  
 Timer 6 Back Side Lake

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RUN TIME FOR ZONE (MIN) PRG ST TM:														
POP UP OR ROTOR (PU) (R)	PU	R	PU	PU	PU	PU	PU	R	PU	PU	R	R	PU	PU
HEAD NEED REPLACED														
NOZZLES NEED REPLACED														
BREAK IN PIPE														
VALVE OPERATING PROPERLY														
PROPER COVERAGE OF PLANT MATERIAL														
NO FAULTS FOUND														

Look on back  
~~TAKE OFF IMC~~  
 ADD BACK OF PAPER  
 TO IMC

OTHER/COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Technician: \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK # 7  
 Timer 7 Back Side Lake

Preapproved Authorization Amount: \$1,000.00

*TAKE OFF TIME*

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
RUN TIME FOR ZONE (MIN) PRG ST TM:											
POP UP OR ROTOR (PU) (R)	R	R	R	PU	PU	R	R	R	R	R	PU
HEAD NEED REPLACED											
NOZZLES NEED REPLACED											
BREAK IN PIPE											
VALVE OPERATING PROPERLY											
PROPER COVERAGE OF PLANT MATERIAL											
NO FAULTS FOUND											

OTHER/COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician: \_\_\_\_\_

**Irrigation  
Maintenance  
Check**

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK #  
Moss Park Entrance

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8	9	10	11
---	---	---	---	---	---	---	---	---	----	----

RUN TIME FOR ZONE

--	--	--	--	--	--	--	--	--	--	--

(MIN) PRG ST TM:

POP UP OR ROTOR

PU	R	PU	PU	PU	PU	PU	R	R	PU	PU
----	---	----	----	----	----	----	---	---	----	----

(PU) (R)

HEAD NEED REPLACED

--	--	--	--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

--	--	--	--	--	--	--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--	--	--	--

VALVE OPERATING  
PROPERLY

--	--	--	--	--	--	--	--	--	--	--

PROPER COVERAGE  
OF PLANT MATERIAL

--	--	--	--	--	--	--	--	--	--	--

NO FAULTS FOUND

--	--	--	--	--	--	--	--	--	--	--

OTHER/COMMENTS:

**BAD COMMON WIRE**

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician: \_\_\_\_\_

**Irrigation  
Maintenance  
Check**

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Mose Park Rd., Celebration 34747 Date: 3-21-19  
 Job #: 10021  
 Technician: Pete START TIME: 11:45 PM M Thur



CLOCK #  
Holiday Park

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

RUN TIME FOR ZONE  
(MIN) PRG ST TM:

15	15	10	10	10	10	<del>10</del>	
----	----	----	----	----	----	---------------	--

POP UP OR ROTOR  
(PU) (R)

DRIP	PU	PU	PU	PU	PU	PU	PU
------	----	----	----	----	----	----	----

HEAD NEED REPLACED

--	--	--	--	--	--	--	--

NOZZLES NEED REPLACED

--	--	--	--	--	--	--	--

BREAK IN PIPE

--	--	--	--	--	--	--	--

VALVE OPERATING  
PROPERLY

Y	Y	Y	Y	Y	Y		
---	---	---	---	---	---	--	--

PROPER COVERAGE  
OF PLANT MATERIAL

Y	Y	Y	Y	Y	Y		
---	---	---	---	---	---	--	--

NO FAULTS FOUND

N	N	N	N	N	N		
---	---	---	---	---	---	--	--

OTHER/COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP

Technician: \_\_\_\_\_



# Irrigation Maintenance Check

Client Name: East Park CDD  
 Client Address: Narcoossee Rd. & Moss Park Rd., Celebration 34747 Date: \_\_\_\_\_  
 Job #: 10021  
 Technician: \_\_\_\_\_ START TIME: \_\_\_\_\_



CLOCK #  
Dowden & Easterfield

Preapproved Authorization Amount: \$1,000.00

ZONE NUMBER	1	2	3	4	5
RUN TIME FOR ZONE (MIN) PRG ST TM:					
POP UP OR ROTOR (PU) (R)	PU	PU	PU	PU	PU
HEAD NEED REPLACED					
NOZZLES NEED REPLACED					
BREAK IN PIPE					
VALVE OPERATING PROPERLY					
PROPER COVERAGE OF PLANT MATERIAL					
NO FAULTS FOUND					

OTHER/COMMENTS: MEN WORKING  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Technician: \_\_\_\_\_

Zone	Location	6" Rotor	6" Pop Up	FT	90°	180°	360°	MP



**EAST PARK CDD**  
MAINTENANCE MONTHLY SUMMARY  
March- 2019 ( Weekly Mowing)

**1.1 Turf**

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 4 mowing cycles in March

- Week ending 3/8/2019
- Week ending 3/15/2019
- Week ending 3/22/2019
- Week ending 3/29/2019

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – Treated Sedge and broadleaf weeds – Completed

b) Zoysia – Treated sedge and broadleaf weeds – Completed

1.1.5 – Fertilization-Completed

1.1.6 – Pest Control

a) Chinch bugs were treated with follow-up NONE

b) Ants treated community wide (turf and landscape beds) Ant bait used

**1.2 Shrub/Ground Cover Care**

1.2.1 - Pruning

a) All shrubs pruned weeks ending 3/8/2019 and 3/29/2019

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

a) Completed

1.2.4 – Mulching-none

### **1.3 Tree Care**

#### 1.3.1 Pruning

- a) Proposals submitted
- b) All Oak tree canopies continue on where needed



**EAST PARK CDD**  
MAINTENANCE MONTHLY SUMMARY  
April 2019 (Weekly Mowing)

**1.1 Turf**

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 4 mowing cycles in April. Mowing cycles completed:

- Week ending 4/5/2019
- Week ending 4/12/2019
- Week ending 4/19/2019
- Week ending 4/26/2019

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – Follow up scheduled for 4/22/19

b) Zoysia – Follow up scheduled for 4/22/19

1.1.5 – Fertilization

a) completed

1.1.6 – Pest Control

a) No active pests in any turf found

b) Ants treated community wide (turf and landscape beds) – 4/21/19

c) Ants treated back pond

**1.2 Shrub/Ground Cover Care**

1.2.1 - Pruning

a) All shrubs pruned weeks ending 4/5/2019 and 4/26/2019

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed bi-weekly on a rotating basis

1.2.3 – Fertilization and Pest Control

- a) Plant and tree fertilization scheduled

1.2.4 – Mulching

- a) None

**1.3 Tree Care**

1.3.1 Pruning

- a) No Palm Pruning required
- b) Tree elevations raised along roadways and sidewalk on rotational basis

**1.4 Annual Flowers**

1.4.1 Annuals – New annuals installed



1902 West Vine St.  
Kissimmee, FL 34741  
(407) 287-6840

# ESTIMATE

## EST-11347

More than fast. More than signs. ®

Payment Terms: Deposit Required Account

Created Date: 5/20/2019

**DESCRIPTION:** Dye Sublimation 400 Denier Polyester 24"W x 36"H for Pole Banner (Hardware not included)

**Bill To:** East Park Community Development District  
313 Campus Street  
Celebration, FL 34747  
US

**Pickup At:** FASTSIGNS of Kissimmee  
1902 West Vine St.  
Kissimmee, FL 34741  
US

**Requested By:** Ariel Medina  
Email: Ariel.Medina@inframark.com  
Work Phone: (407) 566-4122  
Cell Phone: (281) 831-0139  
Tax ID: 85-8012511020C-7

**Salesperson:** House 175401 - Kissimmee, FL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	24"W x 36"H on Dye Sublimation 400 Denier Polyester - Double Sided - 2" Pole Pocket top and bottom and Hem all around - Grommets on 4 corner only	12	\$156.4267	\$1,877.12
1.1	Printing - Part Qty: 1			
2	24"W x 36"H on Dye Sublimation 400 Denier Polyester - Double Sided - 2" Pole Pocket top and bottom and Hem all around - Grommets on 4 corner only	13	\$156.4269	\$2,033.55
2.1	Printing - Part Qty: 1			
3	Design Fee	1	\$65.00	\$65.00
3.1	Design Services -			

- \*This estimate is valid for 30 days.
- \*Please Signed Estimate. 50% down deposit is required to begin working on the project when is more than \$200.00 total cost. If it is less than \$200.00, full payment is required to proceed.
- \*Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.
- \*Artwork and Set-up Fee does not release a digital copy of the artwork to customer.
- \*Customer will provide primary electrical service within 5 feet of sign electrical connection.
- \*City or County Fees not included in the estimate.
- \*ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE.

<b>Subtotal:</b>	\$3,975.67
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$3,975.67

*JFC*  
05-20-19