

EAST PARK

Community Development District

*313 Campus Street Celebration, FL 34747 407-566-1935 FAX 407-566-4128
210 N. University Drive, Suite 702, Coral Springs, FL 33071 (954) 603-0033 FAX (954) 345-1292*

Date: November 24, 2020

To: J.R. Krisanda
Specialty Management Company
JKrisanda@greatcommunities.com

From: Diane Manza
District Recording Secretary

RE: Minutes of the Meeting Held on September 28, 2020 as Approved
at the November 16, 2020 Meeting

Enclosed are the minutes of the meeting of the Board of Supervisors of the East Park Community Development District as referenced above. Please keep them on file for public access.

Thank you.

Cc: **For information purposes only:**

ClerkofBCC@occompt.com

JKrisanda@greatcommunities.com

ariel.medina@inframark.com

Received by: Clerk the BCC 12-3-2020 JK
c: County Mayor
County Attorney Commissioner Districts 2, 3 & 6 only
County Administrator Other(s)

**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, September 28, 2020 via zoom teleconference.

Present and constituting a quorum were:

Angel Colon
Scott Phillips
Graciela Von Blon
Todd Oneal

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Mary Polanec
Roy Van Wyk
Ray Malave

District Manager
District Accountant
District Counsel
District Engineer

The following is a summary of the minutes and actions taken at the September 28, 2020 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Suit called the meeting to order at 5:12 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.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 27, 2020 Meeting

Ms. Suit stated each Board member received a copy of the minutes of the July 27, 2020 meeting and requested any corrections, additions or deletions.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the minutes of the July 27, 2020 meeting were approved. 4-0
--

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements and Check Register

The financial statements and check register through August 31, 2020 were reviewed.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the August 31, 2020 financial statements and July-August check register were accepted. 4-0

B. Fiscal Year 2020 Audit Engagement Letter

- The Fiscal Year 2020 audit engagement letter was reviewed.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor the Fiscal Year 2020 Audit Engagement Agreement with Grau & Associates in an amount not to exceed \$3,300 was accepted. 4-0

C. Discussion and Consideration of Moving the District's Checking Account to Bank United

- Moving the District's checking account to Bank United for a savings of fees was discussed.

On MOTION by Mr. Phillips seconded by Mr. Colon with all in favor transferring the District's checking account to Bank United was approved. 4-0

D. Discussion and Consideration of Holiday Decorations Proposals

- Proposals from Evergreen Holiday Lighting were discussed.

On MOTION by Mr. Phillips seconded by Mr. Colon with all in favor the Evergreen Holiday Lighting LLC proposal #1845-1 for holiday decorations in a not to exceed amount of \$8,127.40 was approved. 4-0

- Proposal from Evergreen Holiday Lighting LLC for holiday decorations of the Lakes at East Park were discussed.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the Evergreen Holiday Lighting LLC proposal #1878 for holiday decorations in a not to exceed amount of \$3,137.21 was approved. 4-0

E. Ratification of Chair Authorized Expenditures Between Meetings

- None.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Permitting for Large Pond (KT-1) and Conveyance to District

- District Counsel will continue to follow up on this item.
- Mr. Van Wyk gave an update on the Governor's latest COVID-19 order regarding holding in person meetings.
- Due to the size of the meeting room it was recommended three board members and the District Manager attend in person; and allow staff and public to attend either in person or via tele communication.
- Discussion ensued with regard to the November meeting location.
- The following was decided:
 - November meeting quorum allowing for three (3) Board members to be present in person.
 - Confirm in person attendance of those three (3) Board members prior to November meeting.
 - Advise other two (2) Board members to call into meeting and not attend in person due to room size.

B. Engineer

- Mr. Malave reviewed the playground surface estimates noting both proposals meet the necessary requirements.
- Discussion ensued with regard to the submitted proposals and obtaining an additional proposal from Jammin Play for new rubberized mulch surfaces for the playhouse playground.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor a proposal to install playground surface at a not to exceed amount of \$17,590 and authorizing Chair to execute proposal was approved. 4-0

- It was reported the negotiations with GameTime for playground equipment were not successful; therefore, an agreement was entered into with Jammin Playgrounds with better equipment; warranty and a lower price.

C. Field Services

i. Field Manager's Report

- The monthly Field Management Reports were included in the agenda package.

ii. Proposals to Install Surface at Playhouse Playground

- This item was previously discussed under the Engineer's report.

SIXTH ORDER OF BUSINESS

Other Business

- Discussion ensued with regard to which Board members would attend the November meeting in person. It was determined Mr. Colon, Mr. Phillips and Ms. Bon Blon would attend the November meeting in person; with the two (2) other Board members calling into the meeting and not attending in person due to room size.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments


- Oath of Office documents were discussed. All three candidates ran unopposed.
- Ms. Von Blon commented on lake water drainage; and general lake maintenance.


EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Oneal seconded by Ms. Von Blon with all in favor the meeting was adjourned. 4-0


Assistant Secretary


Angel Colon
Chairman

East Park Community Development District

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

□ Kristen Suit, District Manager
□ Roy Van Wyk, District Counsel
□ Rey Malave, District Engineer
□ Ariel Medina, Field Supervisor
□ Freddy Blanco, Assistant Field Service Manager

Meeting Agenda **EAST PARK CDD ZOOM 9/28/20 @ 5:00PM**

Meeting ID: **891 0948 1355**

Meeting URL: <https://us02web.zoom.us/j/89109481355>

Call in Number: **(929) 205-6099**

Anyone wishing to listen and participate in the meeting telephonically can do so at **(929) 205-6099** Meeting ID: **891 0948 1355** (no password required)

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Approval of the Minutes of the July 27, 2020 Meeting**
- 4. District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Fiscal Year 2020 Audit Engagement Letter
 - C. Discussion and Consideration of Moving the District's Checking Account to Bank United
 - D. Discussion and Consideration of Holiday Decorations Proposals
 - E. Ratification of Chair Authorized Expenditures Between Meetings
- 5. Staff Reports**
 - A. Attorney
 - i. Update on Permitting for Large Pond (KT-1) and Conveyance to District
 - B. Engineer
 - C. Field Services
 - i. Field Manager's Report
 - ii. Proposals to Install Surface at Playhouse Playground
- 6. Other Business**
- 7. Supervisor Requests and Audience Comments**
- 8. Adjournment**

Next Meeting Date November 16, 2020 at 5:00 p.m.

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

Meeting:
Virtual

www.eastparkcdd.org

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

East Park CDD - CU00103713
210 N University Dr, Ste 702
Coral Springs, FL, 33071-7320

Bill To:

East Park CDD - CU00103713
210 N University Dr, Ste 702
Coral Springs, FL, 33071-7320

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Charlie Welenc, 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 11200-Misc. Legal, East Park - Meeting Notice was published in said
newspaper in the issues of Sep 16, 2020.

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.



Charlie Welenc

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of September, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6762364

Orlando Sentinel

EAST PARK COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the East Park Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Monday, September 28, 2020 at 5:00 p.m. to be conducted by the following means of communications media technology:

EAST PARK CDD ZOOM 9/28/20 @ 5:00PM

Meeting URL: <https://us02web.zoom.us/j/89109481355>

Meeting ID: 891 0948 1355

Call in Number: (929) 205-6099

The regular meeting will be conducted by means of communications media technology pursuant to Executive Order 20-69 issued by Governor DeSantis on March 20, 2020, as extended by Executive Order 20-179 on August 7, 2020 and pursuant to Section 120.54(5)(b)2, Florida Statutes. The regular meeting is being held for the necessary public purpose of conducting district business. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at EAST PARK CDD ZOOM 9/28/20 @ 5:00PM, Meeting URL: <https://us02web.zoom.us/j/89109481355>, Meeting ID: 891 0948 1355, Call in Number: (929) 205-6099

Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at kristen.suit@inframark.com to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained from the District Manager at kristen.suit@inframark.com or by visiting the District's website www.eastparkcdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting 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 made by the Board with

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

Kristen Suit
District Manager

OS6762364

9/16/2020

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**East Park
Community Development District**

Financial Report

August 31, 2020



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**East Park
Community Development District**

Financial Statements

(Unaudited)

August 31, 2020

Balance Sheet

August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 98,895	\$ -	\$ 98,895
Accounts Receivable	4,391	-	4,391
Assessments Receivable	1,710	1,478	3,188
Allow-Doubtful Collections	(1,710)	(1,478)	(3,188)
Investments:			
Money Market Account	831,202	-	831,202
Prepayment Fund (A-2)	-	1,236	1,236
Redemption Fund (A-2)	-	2,592	2,592
Reserve Fund (A-1)	-	120,124	120,124
Reserve Fund (A-2)	-	55,006	55,006
Revenue Fund	-	135,788	135,788
TOTAL ASSETS	\$ 934,488	\$ 314,746	\$ 1,249,234
<u>LIABILITIES</u>			
Accounts Payable	\$ 33,670	\$ -	\$ 33,670
Accrued Expenses	13,650	-	13,650
TOTAL LIABILITIES	47,320	-	47,320
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	314,746	314,746
Assigned to:			
Operating Reserves	123,971	-	123,971
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	723,281	-	723,281
TOTAL FUND BALANCES	\$ 887,168	\$ 314,746	\$ 1,201,914
TOTAL LIABILITIES & FUND BALANCES	\$ 934,488	\$ 314,746	\$ 1,249,234

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 2,750	\$ 11,082	\$ 8,332
Special Assmnts- Tax Collector	457,522	457,522	457,522	-
Special Assmnts- Delinquent	-	-	428	428
Special Assmnts- Discounts	(18,301)	(18,301)	(9,975)	8,326
Physical Environment	6,085	6,085	8,099	2,014
Other Miscellaneous Revenues	32,500	32,500	32,500	-
TOTAL REVENUES	480,806	480,556	499,656	19,100

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	5,000	3,800	1,200
FICA Taxes	459	383	291	92
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	8,000	7,333	5,186	2,147
ProfServ-Legal Services	25,000	22,916	16,478	6,438
ProfServ-Mgmt Consulting Serv	57,052	52,298	52,298	-
ProfServ-Property Appraiser	1,500	1,500	852	648
ProfServ-Trustee Fees	4,310	4,310	4,941	(631)
Auditing Services	6,000	6,000	2,700	3,300
Postage and Freight	900	825	437	388
Insurance - General Liability	13,288	13,288	7,250	6,038
R&M-ADA Compliance	10,000	10,000	2,590	7,410
Printing and Binding	1,500	1,375	944	431
Legal Advertising	1,300	1,300	3,387	(2,087)
Miscellaneous Services	700	642	1,672	(1,030)
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	500	500	340	160
Office Supplies	400	366	156	210
Total Administration	138,684	129,811	104,097	25,714

Field

ProfServ-Field Management	22,569	20,688	20,688	-
Contracts-Fountain	2,208	2,208	2,208	-
Contracts-Wetland Mitigation	19,200	17,600	17,600	-
Contracts-Landscape	112,500	103,125	103,119	6

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - General	134,000	122,834	130,892	(8,058)
Utility - Water	9,000	8,250	6,315	1,935
R&M-General	5,000	4,584	2,453	2,131
R&M-Common Area	25,000	22,916	39,684	(16,768)
R&M-Drainage	2,000	2,000	-	2,000
R&M-Fountain	10,000	9,166	453	8,713
R&M-Landscape Renovations	15,000	13,750	10,279	3,471
R&M-Paver Project	-	-	12,500	(12,500)
Capital Improvements-Playground	-	-	31,096	(31,096)
Total Field	356,477	327,121	377,287	(50,166)
TOTAL EXPENDITURES	495,161	456,932	481,384	(24,452)
Excess (deficiency) of revenues				
Over (under) expenditures	(14,355)	23,624	18,272	(5,352)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(14,355)	-	-	-
TOTAL FINANCING SOURCES (USES)	(14,355)	-	-	-
Net change in fund balance	\$ (14,355)	\$ 23,624	\$ 18,272	\$ (5,352)
FUND BALANCE, BEGINNING (OCT 1, 2019)	868,896	868,896	868,896	
FUND BALANCE, ENDING	\$ 854,541	\$ 892,520	\$ 887,168	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,033	\$ 2,033
Special Assmnts- Tax Collector	394,677	394,677	394,677	-
Special Assmnts- Delinquent	-	-	369	369
Special Assmnts- Discounts	(15,787)	(15,787)	(8,778)	7,009
TOTAL REVENUES	378,890	378,890	388,301	9,411
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,894	7,894	293	7,601
Total Administration	7,894	7,894	293	7,601
Debt Service				
Principal Debt Retirement A-1	125,000	125,000	125,000	-
Principal Debt Retirement A-2	50,000	50,000	45,000	5,000
Prepayments Series A-1	-	-	25,000	(25,000)
Prepayments Series A-2	-	-	65,000	(65,000)
Interest Expense Series A-1	118,421	118,421	117,763	658
Interest Expense Series A-2	67,925	67,925	65,975	1,950
Total Debt Service	361,346	361,346	443,738	(82,392)
TOTAL EXPENDITURES	369,240	369,240	444,031	(74,791)
Excess (deficiency) of revenues Over (under) expenditures	9,650	9,650	(55,730)	(65,380)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	9,650	-	-	-
TOTAL FINANCING SOURCES (USES)	9,650	-	-	-
Net change in fund balance	\$ 9,650	\$ 9,650	\$ (55,730)	\$ (65,380)
FUND BALANCE, BEGINNING (OCT 1, 2019)	370,476	370,476	370,476	
FUND BALANCE, ENDING	\$ 380,126	\$ 380,126	\$ 314,746	

Notes to the Financial Statements
August 31, 2020

General Fund

► **Assets**

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

Accounts Receivable -

Ravina at East Park HOA - Streetlight Cost Sharing (Apr-July)	\$3,241
Enhanced Business Solutions - Vendor Overpaid (Balance)	1,150
Total	<u>\$4,391</u>

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2016.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2016 thru FY2019 deemed uncollectible.

► **Liabilities**

Accounts Payable - August invoices paid in September.

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

OUC - August Electricity & Water	\$12,500
Enhanced Business Solutions (offset A/P)	<u>\$1,150</u>
Total Accrued Expenses:	<u>\$13,650</u>

Debt Service Fund

► **Assets**

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2016.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2016 thru FY2019 deemed uncollectible.

Notes to the Financial Statements
August 31, 2020

Financial Highlights

- ▶ 100% of FY20 Assessments have been collected compared to 99.9% last year at the same time.
- ▶ Received from Tax Collector - FY15 Delinquent Assessments 08-24-31-4825-00080.
- ▶ Physical Environment revenue represents billings to Ravina at East Park HOA for streetlight cost-sharing.
- ▶ City of Orlando - Payment in the amount of \$32,500 was received June 2020.
- ▶ Total general fund expenditures are approximately 105% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	\$4,310	\$4,941	115%	US Bank increased their fee 4% from the previous year.
Legal Advertising	\$1,300	\$3,387	261%	Notice of meetings, Rulemaking and RFP advertisements.
Miscellaneous Services	\$642	\$1,672	260%	\$964.34 Go-Daddy email & archiving renewal.
<u>Field</u>				
Electricity - General	\$122,834	\$130,892	107%	The reimbursements from Ravina at East Park HOA have been posted to the revenue account (Physical Environment) as per the budget - \$8,099 to date.
R&M-Common Area	\$22,916	\$39,684	173%	Enhanced Business Solutions - Gazebo Repairs \$4,500; Regal Painting - Exterior Painting \$4,495; Servello - Misc Irrigation Repairs \$13,020, Play House Park - Irrigation Repairs \$3,700.
R&M-Paver Project	\$0	\$12,500	0%	Deposit for repairing pavers at entrances.
Cap Improvements-Playground	\$0	\$31,096	0%	Jammin Playgrounds - First payment for new playground equipment. HOA will reimburse all but \$20,000 of this expense once project is complete.

**East Park
Community Development District**

Supporting Schedules

August 31, 2020

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied				\$ 852,199	\$ 457,522	\$ 394,677
Allocation %				100%	54%	46%
11/12/19	\$902	\$50	\$0	\$952	\$511	\$441
11/18/19	10,190	425	-	10,614	5,699	4,916
11/25/19	29,287	1,220	-	30,508	16,379	14,129
12/09/19	105,118	4,380	-	109,498	58,786	50,711
12/16/19	69,610	2,900	-	72,511	38,929	33,582
12/23/19	27,905	1,163	-	29,068	15,606	13,462
01/13/20	295,001	12,292	-	307,292	164,977	142,315
02/18/20	48,070	2,003	-	50,072	26,882	23,190
03/16/20	17,118	722	633	18,472	9,917	8,555
03/23/20	26,934	942	-	27,876	14,966	12,910
04/13/20	11,081	256	-	11,337	6,087	5,251
05/18/20	8,249	103	-	8,352	4,484	3,868
06/15/20	9,111	-	-	9,111	4,891	4,220
07/13/20 (1)	173,579	(7,043)	-	166,536	89,409	77,127
08/13/20	201	(201)	-	-	-	-
TOTAL	\$ 832,355	\$ 19,211	\$ 633	\$ 852,199	\$ 457,522	\$ 394,677
% COLLECTED					100%	100%
TOTAL OUTSTANDING					\$ -	\$ -

(1) Tax Certificate Sale

Cash and Investment Report
August 31, 2020

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	SunTrust	Public Funds Now	n/a	0.05%	\$ 98,895
Public Funds Money Market	BankUnited	MMA - #9406	n/a	0.30%	831,202
Subtotal-General Fund					<u>\$ 930,097</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	\$ 1,236
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	2,592
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	120,124
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	55,006
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	135,788
Subtotal-Debt Service Fund					<u>\$ 314,746</u>
Total - All Funds					<u><u>\$ 1,244,843</u></u>

East Park CDD

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank GF
Statement No. 08-2020
Statement Date 8/31/2020

G/L Balance (LCY)	98,894.75	Statement Balance	113,289.72
G/L Balance	98,894.75	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	113,289.72
Subtotal	98,894.75	Outstanding Checks	14,394.97
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	98,894.75	Ending Balance	98,894.75
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/29/2020	Payment	003974	SCOTT E. PHILLIPS	184.70	0.00	184.70
8/27/2020	Payment	003987	DEWBERRY ENGINEERS INC	1,200.00	0.00	1,200.00
8/27/2020	Payment	003988	FAST SIGNS	865.64	0.00	865.64
8/27/2020	Payment	003989	HOME DEPOT CREDIT SERVICES	30.92	0.00	30.92
8/27/2020	Payment	003990	SERVELLO	9,961.71	0.00	9,961.71
8/27/2020	Payment	003991	SITEX AQUATICS LLC	1,600.00	0.00	1,600.00
8/27/2020	Payment	003992	SOLITUDE LAKE MGMT	552.00	0.00	552.00
Total Outstanding Checks.....				14,394.97		14,394.97

**East Park
Community Development District**

Check Register

July - August, 2020

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 7/1/2020 to 8/31/2020 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	003963	07/02/20	DEWBERRY ENGINEERS INC	1840842	ENG'G SVCS THRU MAY 2020	ProfServ-Engineering	531013-51501	\$957.53
001	003964	07/02/20	FAST SIGNS	2060-13605	Video Surveillance Signage	R&M-Common Area	546016-53901	\$65.56
001	003965	07/02/20	SPECIALTY MANAGEMENT COMPANY	04020-2720500001	OUC 4/2/20 INV ACCT #2720500001/Paid 2x	Electricity - General	543006-53901	\$805.25
001	003966	07/09/20	HOME DEPOT CREDIT SERVICES	60520-0670	HD: 4/13-6/2/20 PURCHASES	R&M-Common Area	546016-53901	\$792.16
001	003967	07/09/20	INNERSYNC, STUDIO'S LTD	18665	QRTLY WEBSITE SVCS	R&M-ADA Compliance	546350-51301	\$388.13
001	003968	07/09/20	SERVELLO	16739	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,374.49
001	003968	07/09/20	SERVELLO	16971	IRR REPAIRS Prop 4224	R&M-Common Area	546016-53901	\$996.28
001	003968	07/09/20	SERVELLO	17087	7-11 Entrance Zoysia Strip & Lay/Prop 4090	R&M-Landscape Renovations	546051-53901	\$680.00
001	003969	07/09/20	SITEX AQUATICS LLC	3704B	JUNE LAKE MAINT 12 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,600.00
001	003971	07/23/20	INFRAMARK, LLC	53188	JULY MGMT FEES/WO 0201010	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,754.33
001	003971	07/23/20	INFRAMARK, LLC	53188	JULY MGMT FEES/WO 0201010	ProfServ-Field Management	531016-53901	\$1,880.75
001	003971	07/23/20	INFRAMARK, LLC	53188	JULY MGMT FEES/WO 0201010	Postage and Freight	541006-51301	\$9.65
001	003971	07/23/20	INFRAMARK, LLC	53188	JULY MGMT FEES/WO 0201010	IRR REPAIRS WO 0201010	546016-53901	\$1,145.00
001	003971	07/23/20	INFRAMARK, LLC	53188	JULY MGMT FEES/WO 0201010	GO DADDY MEMBER RENEWAL	549001-51301	\$3.73
001	003977	07/30/20	COMPLETE I.T.	5100	Set up 5/18/20 Zoom Meeting	Miscellaneous Services	549001-51301	\$30.90
001	003977	07/30/20	COMPLETE I.T.	5436	Set up 7/27/20 Zoom Meeting	Miscellaneous Services	549001-51301	\$50.00
001	003978	07/30/20	SERVELLO	16981	JULY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,374.49
001	003978	07/30/20	SERVELLO	17136	IRR REPAIRS-Moss Park Clock	R&M-Common Area	546016-53901	\$963.14
001	003979	07/30/20	SITEX AQUATICS LLC	3803B	JULY LAKE MAINT 12 WATER WAYS	Contracts-Wetland Mitigation	534049-53901	\$1,600.00
001	003980	07/30/20	TROM II CORPORATION	61535	JULY JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	003980	07/30/20	TROM II CORPORATION	61230	JUNE JANITORIAL SVCS (Accrued)	R&M-General	546001-53901	\$200.00
001	003981	08/06/20	TROM II CORPORATION	61838	AUG JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	003982	08/20/20	FED EX	7-090-36851	JULY POSTAGE	Postage and Freight	541006-51301	\$58.44
001	003983	08/20/20	HOPPING GREEN & SAMS	116269	GEN COUNSEL THRU JUNE 2020	ProfServ-Legal Services	531023-51401	\$2,577.50
001	003984	08/20/20	INFRAMARK, LLC	54298	AUG MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,754.33
001	003984	08/20/20	INFRAMARK, LLC	54298	AUG MGMT FEES	ProfServ-Field Management	531016-53901	\$1,880.75
001	003984	08/20/20	INFRAMARK, LLC	54298	AUG MGMT FEES	Postage and Freight	541006-51301	\$8.50
001	003984	08/20/20	INFRAMARK, LLC	54298	AUG MGMT FEES	Printing and Binding	547001-51301	\$150.30
001	003985	08/20/20	OMAR ORTIZ MORALES	073020-DEP	50% DEPOSIT FOR STREET REPAIRS	R&M-Paver Project	546068-53901	\$12,500.00
001	003986	08/20/20	ORLANDO SENTINEL	020798260000A	NOTICE OF 5/18/20 PH MTG	Legal Advertising	548002-51301	\$357.51
001	003987	08/27/20	DEWBERRY ENGINEERS INC	1863740	ENG'G SVCS THRU JULY 2020	ProfServ-Engineering	531013-51501	\$1,200.00
001	003988	08/27/20	FAST SIGNS	2060-13851	19 Signs/Catch & Release Fishing Only	R&M-Common Area	546016-53901	\$865.64
001	003989	08/27/20	HOME DEPOT CREDIT SERVICES	080520-0670	HD: 8/3/20 Purchase Inv 2622449	R&M-Common Area	546016-53901	\$30.92
001	003990	08/27/20	SERVELLO	17203	AUG LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,374.49
001	003990	08/27/20	SERVELLO	17316	Irrigation/Prop 4387	R&M-Common Area	546016-53901	\$587.22
001	003991	08/27/20	SITEX AQUATICS LLC	3898B	AUG LAKE MAINT 12 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,600.00
001	003992	08/27/20	SOLITUDE LAKE MGMT	PI-A00454824	8/1-10/31/20 Qtrly Fountain Maint	Contracts-Fountain	534023-53901	\$552.00

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 7/1/2020 to 8/31/2020
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD153	07/21/20	ORLANDO UTILITIES COMMISSION	070220 ACH	BILL PRD 6/3-7/1/20	Electricity - General	543006-53901	\$11,692.44
001	DD153	07/21/20	ORLANDO UTILITIES COMMISSION	070220 ACH	BILL PRD 6/3-7/1/20	Utility - Water	543018-53901	\$744.46
001	DD154	08/24/20	ORLANDO UTILITIES COMMISSION	080320 ACH	OUC PRD 7/1-8/3/20	Electricity - General	543006-53901	\$12,013.14
001	DD154	08/24/20	ORLANDO UTILITIES COMMISSION	080320 ACH	OUC PRD 7/1-8/3/20	Utility - Water	543018-53901	\$587.65
001	003972	07/29/20	ANGEL L. COLON	PAYROLL	July 29, 2020 Payroll Posting			\$184.70
001	003973	07/29/20	GRACIELA M. VON BLON	PAYROLL	July 29, 2020 Payroll Posting			\$184.70
001	003974	07/29/20	SCOTT E. PHILLIPS	PAYROLL	July 29, 2020 Payroll Posting			\$184.70
001	003975	07/29/20	TODD M. ONEAL	PAYROLL	July 29, 2020 Payroll Posting			\$184.70
001	003976	07/29/20	THOMAS A. BONNER	PAYROLL	July 29, 2020 Payroll Posting			\$184.70
Fund Total								\$98,530.18

SERIES 2013 DEBT SERVICE FUND - 203

203	003970	07/23/20	EAST PARK C/O US BANK N.A.	SER 2013 ASSMNTS	TRFR FY20 DS ASSMNTS	Due From Other Funds	131000	\$113,962.31
Fund Total								\$113,962.31

Total Checks Paid	\$212,492.49
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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

August 25, 2020

To Board of Supervisors
East Park Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

We are pleased to confirm our understanding of the services we are to provide East Park Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of East Park Community Development District as of and for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,300 for the September 30, 2020 audit.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to East Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Racquel McIntosh

RESPONSE:

This letter correctly sets forth the understanding of East Park Community Development District.

By: 

Title: Chairman

Date: 09-29-20



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

Evergreen Holiday Lighting LLC

P.O. Box 812

Clarcona, FL 32710

407 982 9629

info@elight.me



Estimate

ADDRESS

East Park CDD
210 N. University Drive, Suite
702
Coral Springs, FL 33071

SHIP TO

East Park CDD
10100 Moss Rose Way
Orlando, FL 32832

ESTIMATE # 1845-1**DATE 08/10/2020****ACTIVITY****QTY****AMOUNT**

Entrance at Savannah Park Dr.

Garland lit

Garland lit with warm white LED lights to decorate both sides of front sign monument and sign monument on the left side of the Savannah Park Dr.

6

479.58T

30 Inch Lit Wreath

30" wreath lit with warm white LED lights to decorate both sides of front sign monument and sign monument on the left side along Savannah Park Dr.

6

449.22T

Mini Lights Commercial

Commercial grade warm white and green LED lights on green wire to decorate
- bushes around front sign monument (warm white)
- three ligustrum trees on the back of median (green)
- bushes in front of left side monument along Savannah Park Dr. (warm white)
- two trees on sides of left side monument along Savannah Park Dr. (green)

154

1,045.66T

Shipping & Handling

1

296.17T

Labor

1

1,643.50T

Storage

Storage for the next year

1

240.00T

Subtotal: 4,154.13

Savannah Park

C9 Roof Lights

Warm white LED C9 lights lining to decorate two levels of gazebo roof edges

83

172.64T

24 Inch Lit Wreath

24" wreath lit with warm white LED lights to decorate Savannah Park column

1

47.04T

Mini Lights Commercial

Commercial grade LED lights on green wire
- multi-color - to decorate two holly trees in front of gazebo
- warm white - to decorate bushes around gazebo

87

590.73T

Sphere 10 Inch

2

45.00T

ACTIVITY	QTY	AMOUNT
10" mini LED lights sphere to decorate tops of two holly trees		
Shipping & Handling	1	128.31T
Labor	1	899.32T
Storage	1	60.00T
Storage for the next year		
		Subtotal: 1,943.04
Entrance at Lake District Ln		
Garland lit	2	159.86T
Garland lit with warm white LED lights to decorate both sides of sign monument		
24 Inch Lit Wreath	4	188.16T
24" wreath lit with warm white LED lights to decorate pillars on both sides of sign monument		
Mini Lights Commercial	84	570.36T
Commercial grade warm white LED lights on green wire to decorate - bushes around sign monument - trunks of three palm trees behind the sign monument		
Shipping & Handling	1	137.76T
Labor	1	854.09T
Storage	1	120.00T
Storage for the next year		
		Subtotal: 2,030.23

This estimate is for your review and approval.

SUBTOTAL 8,127.40

This estimate is for the first year (2020) of service.

DISCOUNT 10% -812.74

If the display stays the same in the following years, the fee for 2021 and 2022 are estimated as follows:

TAX 0.00

- 2021 fee - \$3,837.91

TOTAL **\$7,314.66**

- 2022 fee - \$3,859.96.

This totals three-year fee to \$15,012.54.

Discount 10% will apply if the invoice for 2020 service is fully paid on receipt by check or ACH and East Park CDD agrees to early installation after October 26, 2020 but before November 6, 2020.

Please feel free to contact us if you have any questions. We look forward to working with you.

Thanks for your business!
Evergreen Holiday Lighting

Accepted By

Accepted Date

9-30-20

Front sign monument at Savannah Park Dr.



Rear part of front median at Savannah Park Dr.



Sign monument on left side along Savannah Park Dr.



Savannah Park



Savannah Park



Savannah Park



Entrance at Lake District Ln – front part of median



Entrance at Lake District Ln – rear part of median



Evergreen Holiday Lighting LLC

P.O. Box 812
 Clarcona, FL 32710
 407 982 9629
 info@eligh.me



Estimate

ADDRESS

East Park CDD

SHIP TO

East Park CDD
 10100 Moss Rose Way
 Orlando, FL 32832

ESTIMATE # 1845-2

DATE 08/10/2020

ACTIVITY	QTY	AMOUNT
Entrance at Savannah Park Dr.		
Garland lit	6	479.58T
Garland lit with warm white LED lights to decorate both sides of front sign monument and sign monument on the left side of the Savannah Park Dr.		
30 Inch Lit Wreath	6	449.22T
30" wreath lit with warm white LED lights to decorate both sides of front sign monument and sign monument on the left side along Savannah Park Dr.		
Mini Lights Commercial	50	339.50T
Commercial grade warm white LED lights on green wire to decorate bushes around front sign monument		
Shipping & Handling	1	190.25T
Labor	1	884.46T
Storage	1	180.00T
Storage for the next year		
		Subtotal: 2,523.01
Savannah Park		
C9 Roof Lights	83	172.64T
Warm white LED C9 lights lining to decorate two levels of gazebo roof edges		
Mini Lights Commercial	34	230.86T
Commercial grade LED lights on green wire - multi-color - to decorate two holly trees in front of gazebo		
Sphere 10 Inch	2	45.00T
10" mini LED lights sphere to decorate tops of two holly trees		
Shipping & Handling	1	67.28T
Labor	1	577.09T
Storage	1	60.00T
Storage for the next year		
		Subtotal: 1,152.87

Entrance at Lake District Ln

ACTIVITY	QTY	AMOUNT
Garland lit Garland lit with warm white LED lights to decorate both sides of sign monument	2	159.86T
Mini Lights Commercial Commercial grade warm white LED lights on green wire to decorate trunks of three palm trees behind the sign monument	34	230.86T
Shipping & Handling	1	58.61T
Labor	1	389.63T
Storage Storage for the next year	1	60.00T
		Subtotal: 898.96

This estimate is for your review and approval.

SUBTOTAL

4,574.84

TAX

295.86

This estimate is for the first year (2020) of service.

TOTAL

\$4,870.70

If the display stays the same in the following years, the fee for 2021 and 2022 are estimated as follows:

- 2021 fee - \$2,185.08

- 2022 fee - \$2,201.78.

This totals three-year fee to \$9,257.55.

Please feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Evergreen Holiday Lighting

Accepted By

Accepted Date

Front sign monument at Savannah Park Dr.



Sign monument on left side along Savannah Park Dr.



Savannah Park



Savannah Park



Savannah Park



Entrance at Lake District Ln – front part of median



Entrance at Lake District Ln – rear part of median



Evergreen Holiday Lighting LLC

P.O. Box 812

Clarcona, FL 32710

407 982 9629

info@eligh.me



Estimate

ADDRESS

Inframark

Attn: East Park CDD

210 N. University Drive, Suite
702

Coral Springs, FL 33071

SHIP TO

The Lakes at East Park HOA

Winding Way Blvd

Orlando, FL 32832

ESTIMATE # 1878**DATE 09/24/2020**

ACTIVITY	QTY	AMOUNT
Garland lit	3	239.79
Garland lit with warm white LED lights to decorate sign monument		
30 Inch Lit Wreath	2	149.74
30" wreath lit with warm white LED lights to decorate pillars at sign monument		
Mini Lights Commercial	159	1,079.61
Commercial grade warm white LED lights on green wire to decorate - trunks of 8 myrtle trees at both sides of the entrance and in median, - ligustrum tree in median, and - bushes in front of sign monument		
Shipping & Handling	1	220.37
Labor	1	1,327.70
Storage	1	120.00
Storage for the next year		

This estimate is for your review and approval.

SUBTOTAL

3,137.21

This estimate is for the first year (2020) of service.

DISCOUNT 10%

-313.72

TOTAL

\$2,823.49If the display stays the same in the following years, the
fee for 2021 and 2022 are estimated as follows:

- 2021 fee - \$1,453.70

- 2022 fee - \$1,460.00.

This totals three-year fee to \$5,737.20.

Discount 10% will apply if the invoice for 2020 service is
paid on receipt by check or ACH and The Lakes at East
Park HOA agrees to early installation after October 26,

2020 but before November 6, 2020.

Please feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Evergreen Holiday Lighting

Accepted By

A handwritten signature in dark ink, appearing to be "JHCE", written over the "Accepted By" label.

Accepted Date

9-30-20



EAST PARK

Ariel Medina | Field Services Supervisor



313 Campus Street, Celebration, FL 34747
(O) 407-566-4122 | (M) 281-831-0139 |
www.inframarkims.com

FREDDY BLANCO | Assistant
Maintenance Manager

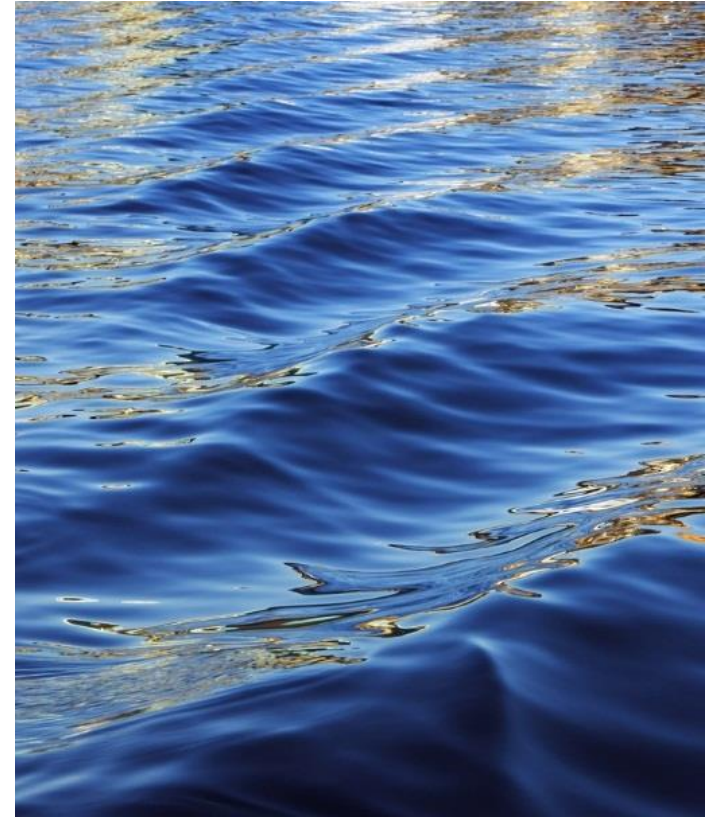


313 Campus Street | Celebration, FL 34747
Office: 1.407.566.1935 | Mobile:
1.407.947.2489 | www.inframarkims.com

East Park CDD Community Review

Agenda Page 49

September 2020



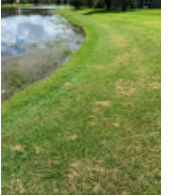




Content




- Landscape Review
- Community Updates
- Sitex's Report
- Servello

Landscape Review

East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Photos	Servello's Comments
Weed control	At Savanna Park	8/26/2020	Completed	At Savanna park some branches show invasive weed hanging.		Completed
Poor Cleaning service on the irrigation boxes.	Throughout the community	8/26/2020	Ongoing	Some irrigation boxes with overgrow vegetation aneed cleaning service		ON GOING- Spray then weed eat
Trimming service	At Moss rose park.	8/26/2020	Ongoing	Trimming service around the lake is not completed		Completed as needed
Remove dead tree	At Lake District Ln	8/26/2020	Not completed	Remove small dead tree behind the big lake.		Proposal will be submitted
Mowing service	At Caroline Park	8/26/2020	Completed	Service not performed accordingly		Areas holds a lot of water- Completed

East Park Landscape Review

Issue	Location	Date of the drive-thru	Status	Field Manager Comments	Photos	Servello's Comments
Trimming service	At East Park Wood dr.	8/26/2020	Completed	Trimming service around the lake was not completed		Completed as needed
Edging service	At Like district Lane behind the big lakes	8/26/2020	Not completed	Behind the big lakes the edging service it is done in some sections and others not.		Completed and sprayed
Mulch on tree ring beds	Around the lakes at Dowden Rd.	8/26/2020	Sheduled	Several tree ring beds still without the mulch. (around 42)		As Discussed next CN mulch -October

Community Updates

- Met with contractors and performed drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls and emails as needed
- Performed community review
- Installed signs in lakes
- Installed pole with lock at park entrance
- Removed trash lid from water and installed properly
- Picked up trash on lakes
- Installed new flags throughout the community

Sitex's Report

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT



August 2020

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

POND1-Treated for Algae and Grasses

POND2- Treated for Algae and grasses

POND3- Treated for Algae

POND4- Treated for Algae and Grasses

POND5- Treated for Algae

POND6- Treated for Algae and Grasses and Hydrilla

POND7- Treated for Grasses, Algae and Hydrilla

POND8- Treatment for Algae and Grasses

POND9- Treated for Algae

POND10- Treated for Algae and Grasses

POND11-Treated for Algae and Grasses

DITCH-Ditch was treated for Grasses

ADDITIONAL NOTES:

Trash has been removed from all outflow structures. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

BRIAN FACKLER,

Servello's Report



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
August-2020 (Weekly Mowing)

1.1 Turf

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

- Week ending 8-7-2020
- Week ending 8-14-2020
- Week ending 8-21-2020
- Week ending 8-28-2020

1.1.2 – Edging -All Hard surfaces Completed

1.1.3 – Line Trimming-All completed-(lake edges)

1.1.4 – Weed and Disease Control

a) St. Augustine -Completed

1.1.5 – Fertilization-Completed all Turf

1.1.6 – Pest Control

a) Chinch bugs-None detected

b) Ants treated community wide- As needed (Mound treatment only)On-Going

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending 8-7-2020-8-28-2020 Detail all sections completed

1.2.2 - Weeding

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

1.2.4 – Mulching-Discussed with Angel- Holding off till October

1.3 Tree Care

1.3.1 Pruning

All median tree down vista lakes blvd major tree elevations (Ligustrum trees, Mags etc)

a) Done in detail rotation

1.4 Annual Flowers:

Installed Coleus Mix-Next Change out September-Will Try to wait till October for fall selections

ADDITIONAL NOTES

Proposal submitted for a few minor enhancements-

Playground/Swing set Surface Estimates

Company Name	Description	Warranty	Base Layout	Debris/Trash Removal	Deposit Terms	Proposed Cost
Creative Playthings	Installation of 1,100 sqft of rubber mulch/PIP surface	5 year on PIP rubber and 2 years labor warranty	3.5" base layout	Clean up and disposal of construction trash included in estimate	50% Deposit due with signed contract, 50% Balance due upon completion.	\$17,590.00
ProPlaygrounds	Installation of SBR/buffings at 3" thickness (8' fall height compliance) for 1,100 sq ft with 1/2" EPDM top layer at 50/50 or 50/25/25 black & color granule mix.	Up to a 10-year warranty on specific materials. See warranty document for details	3" thickness base layout	Dumpsters, debris hauling or other trash/materials removal including spoils from excavations are included in estimate	50% Deposit due with signed contract, 50% Balance due upon completion. Stated in a separate email.	\$20,995.00

ProPlaygournds Estimate



TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
East Park CDD PIP



Date	Estimate #
9/17/2020	9958

Customer / Bill To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

Ship To
East Park CDD PIP 3829 Old Patina Way Orlando, FL 32832



WE WILL BEAT AN PRICE B 5%!

Item	Description	Qt	Cost	Total:
	Furnish labor & materials to complete the following: 1. Installation of SBR/buffings at 3" thickness (8' fall height compliance) for 1,100 sq ft with 1/2" EPDM top layer at 50/50 or 50/25/25 black & color granule mix.			
	SURFACING MATERIALS			
EPDM-B	55lb Premium EPDM Black Granule 1-4mm	23	28.00	644.00
EPDM-C	55lb Premium EPDM Colored Granule 1-4mm	23	90.00	2,070.00
SBR	Shredded Rubber Buffings	149	24.00	3,576.00
ARBINDER	5 Gallon Aromatic Binder	42	115.00	4,830.00
Shipping	Combined Shipping and Freight Charges	1	1,320.00	1,320.00
	INSTALLATION, RENTALS, & MISC			
TRSH	Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.	1	747.50	747.50
LBR	Labor and Installation - 1,100 square feet of Poured in Place surfacing	1	7,807.50	7,807.50
DEVPERMIT	PERMIT FOR DEVELOPER OR CONTRACTOR - PRICING DOES NOT INCLUDE ANY PERMITTING, OWNER, DEVELOPER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS.		0.00	0.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529

www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
East Park CDD PIP



Date	Estimate #
9/17/2020	9958

Customer / Bill To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

Ship To
East Park CDD PIP 3829 Old Patina Way Orlando, FL 32832



WE WILL BEAT AN PRICE B 5%!

Item	Description	Qt	Cost	Total:
	NOTE: Aggregate base provided by customer			

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$20,995.00

Sales Tax: (7.5%) \$0.00

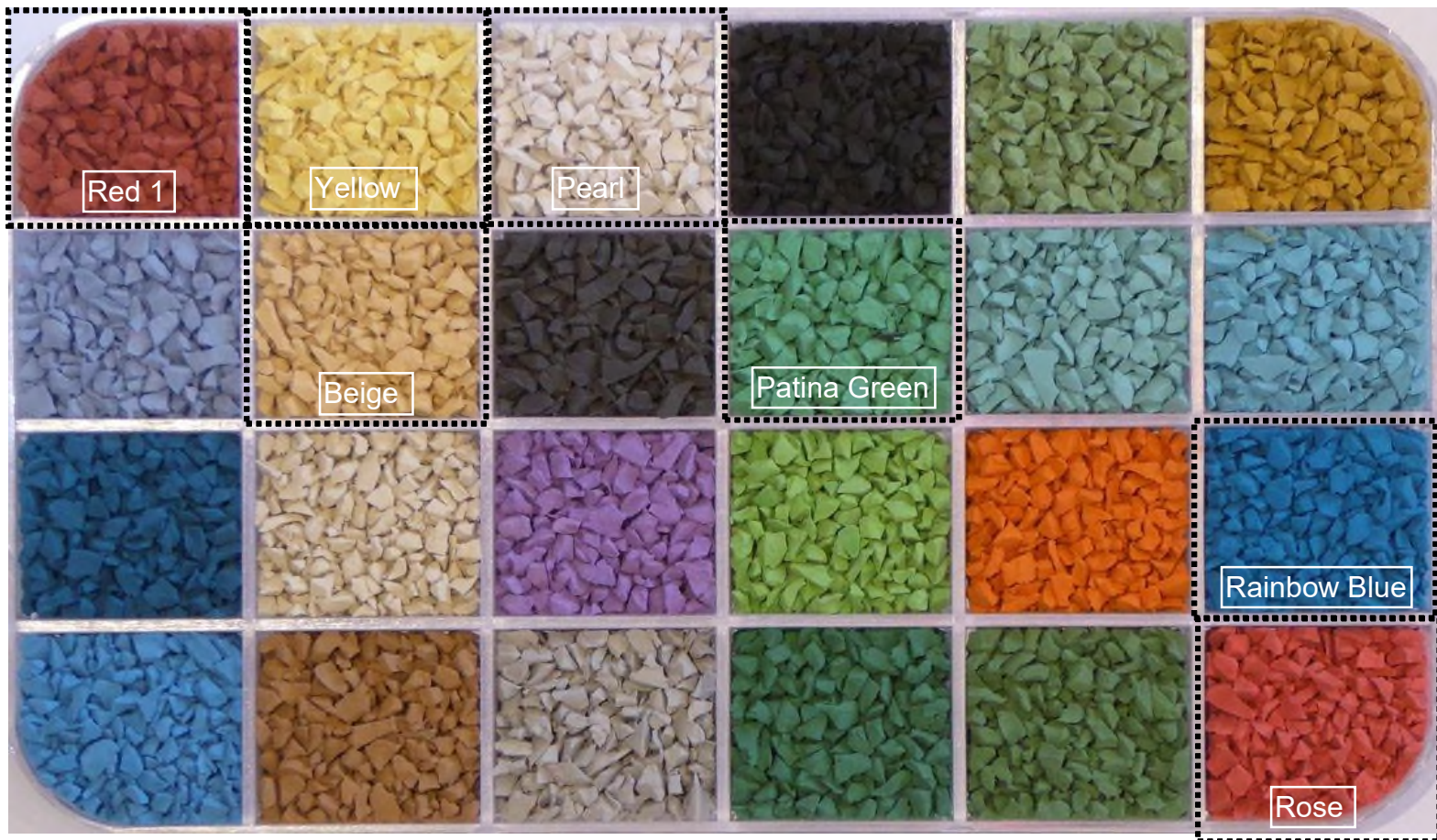
Total: \$20,995.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529

www.proplaygrounds.com

EPDM Granule Colors



Stock colors

Other colors are special
order - additional costs may
apply

Equipment and Surfacing General Manufacturer Warranties

Shade Structure Warranty

General Conditions

- The warranty set forth shall be the purchaser's sole and exclusive warranty.
- All warranties below are effective from the date of delivery by Manufacturer, its subsidiaries or agents.
- Manufacturer reserves the right to repair or replace any item covered by this warranty.
- This warranty will be void if the structures are not paid for in full. The warranty is void if the structures are not installed in strict compliance with the manufacturer specifications.
- Purchaser shall notify Manufacturer or its agent in writing detailing any defect for which a warranty claim is being made.
- Manufacturer shall not in any event be liable for indirect, special, consequential or liquidated damages.
- Manufacturer specifically denies the implied warranties of fitness for a particular purpose and merchantability.
- The warranty is void if any changes, modifications, additions or attachments are made to the structures or fabric without the written consent of the manufacturer.
- No signs, objects, ornaments, fans, lights, fixtures or decorations may be hung from the top part of the structure, unless specifically designed and engineered by the manufacturer. These items may interfere with the fabric causing the warranty to be voided.
- 1 year limited warranty on all moving party and any item not specifically listed above.

Thread

- Shall be 100% expanded PTFE fiber that is high strength and low shrinkage which carries a 10 year warranty.
- This warranties that the sewing thread will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather and water.
- All other warranties disclaimed.

Fabric

- Manufacturer fabrics carry a ten-year limited manufacturer's warranty from the date of delivery against failure from significant fading*, deterioration, breakdown, mildew, outdoor hear, cold or discoloration. Should the fabric need to be replaced under the warranty, Manufacturer will manufacture and ship a new fabric at no charge for the first six years, thereafter pro-rated at 18% per annum over the last four years. *The colors Red and Yellow are warranted against significant fading for only two years.
- If the corners of the fabric are equipped with both holes in the fabric corner PLUS reinforcing straps, BOTH the strap and fabric hole must be placed over each corner hook or the fabric warranty is void.
- Fabric curtains, valences or flat vertical panels are not covered under the warranty.
- Fabric is not warranted where it is installed on a structure that is not engineered and built by Manufacturer or tis agents.

Owner(s)
Initial

Contractor
Initial

- This warranty shall be void if damage to or failure to the shade structure is caused by contact with chemicals, chlorine, bleaching agents, hydrocarbons or hydrocarbon containing solvents, misuse, vandalism or any act of God, including but not limited to wind in excess of the wind limitations set forth below.
- All fabric tops are warranted for sustained winds up to 76mph (hurricane force 1) and for gusts of up to 3 seconds duration up to 90mph. Removal of the shade fabric is required if damaging winds are called for. Damage due to snow and/or ice accumulation is not covered by this warranty. Canopies should be removed during the "off season".
- The structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces or ridge beams, or fastening apparatus is not secured accordingly.
- Manufacturer reserves the right, in cases where certain fabric colors have been discontinued, to offer the customer a choice of available colors to replace the warranted fabric of the discontinued color. The company does not warranty that any particular color will be available for any period of time and reserves the right to discontinue any color for any reason it may determine, without recourse by the owner of the discontinued fabric color.

Steel Structure

- The structural steel frames are covered for a period of twenty years against failure due to rust-through corrosion under normal environmental conditions.
- Workmanship is warranted for a period of five years.
- Structures are warranted for winds up to 150mph only if shade canopies have been removed as per requirement set forth above in the fabric paragraph. Removal and reinstallation must be performed by a qualified person or authorized dealer following the instructions in APPENDIX A (please request).
- This steel warranty shall be void if damage to the steel frame is caused by the installer or from physical damage, damage by salt spray, or sprinkler systems, contact with chemicals, chlorine, pollution, misuse, vandalism, or any act of God.

Powder Coat Finish

- The factory applied powder coat finish is warranted for a period of 5 years under normal environmental conditions. This warranty does not cover cosmetic issues such as fading, discoloration, or weathering.
- This finish warranty shall be void if damage to the powder coat is caused by the installer, or from physical damage, damage by salt spray or sprinkler systems, contact with chemicals, chlorine, thinners, degreasers, hydrocarbon containing solvents, pollution, misuse, vandalism or any act of God, including but not limited to, ice, snow or wind in excess of the applicable building code parameters. The owner must report any defects in the powder coat at the time the installation is completed.

Acts of Nature

- This warranty does not cover natural disasters, such as earthquakes, shifts of terrain or tornados. If the structure is installed in an area exposed to hurricanes, removal of the shade fabric is required when a hurricane warning is issued.

_____ Owner(s) Initial	_____ Contractor Initial
------------------------------	--------------------------------

Playground Equipment Warranty

All warranties begin on the delivery date of the goods. Warranties are non-transferable and only apply to end users who purchase new products directly from Pro Playgrounds or an authorized Pro Playgrounds distributor for personal or business use and not for purpose of re-distribution or re-sale. No other warranties apply.

- **100 year** limited warranty on aluminum and steel upright posts against structural failure due to deterioration, corrosion, or workmanship.
- **100 year** limited warranty on hardware against structural failure due to deterioration, corrosion, or workmanship.
- **100 year** limited warranty on post caps and clamps against structural failure due to deterioration, corrosion, or workmanship.
- **15 year** limited warranty on rails, rungs, rigid climbers, loops and decks against structural failure due to deterioration, corrosion, or workmanship.
- **15 year** limited warranty on all HDPE and rotational molded plastic components against structural failure due to materials or workmanship.
- **3 year** limited warranty on all blow molded plastics against structural failure due to materials or workmanship.
- **5 year** limited warranty on the Funnel Ball Game and Poseidon's Hideout.
- **1 year** limited warranty on cables and nets against premature wear due to natural deterioration or manufacturing defects.
- **1 year** limited warranty on moving parts against structural failure due to materials or workmanship.
- **1 year** limited warranty on all materials and products not covered above against failure due to materials or workmanship.

Artificial Turf Warranty

- **10 year** limited warranty against UV failure and product defect.

Owner(s)
Initial

Contractor
Initial

Creative Playthings Estimate

Creative Playthings
 3000 W State Rd 426
 Oviedo, FL 32765 US
 407.695.8855
 FLplaygrounds@gmail.com

Quote 5535



ADDRESS	SHIP TO	DATE	TOTAL
East Park CDD Eastpark Woods Dr. Orlando, FL 32822	East Park CDD Eastpark Woods Dr. Orlando, FL 32822	09/17/2020	\$17,590.00

QTY	DESCRIPTION	RATE	AMOUNT
1,100	Poured-in-Place Rubber Mulch Safety Surfacing (per SF) - 1,100 square feet - 3.5" rubber depth per ASTM 8' swing beam fall height. - Additional sub-base and re-compact existing stone. - Includes all equipment rental and installation, clean up and disposal of construction trash. - WARRANTY: 5 year on PIP rubber, 2 year on labor. - For EPDM surfacing - add \$1.75/SF.	15.40	16,940.00
1	Inbound freight for rubber mulch materials	650.00	650.00

NOTES:

- 50% Deposit due with signed contract, 50% Balance due upon completion.
- There is a 2.9% transaction fee if paying by credit card.

TOTAL \$17,590.00

THANK YOU.

Accepted By

Accepted Date

Quote valid for 30 days. We look forward to working with you!



QUOTE

Inframark Management Services

Date
Sep 29, 2020

Expiry
Dec 29, 2020

Quote Number
QU-0915

Reference
Rubber Mulch/EPDM for
Swing area

Jammin Playgrounds Inc.
4417 13th st PMB 143
ST.CLOUD FL 34769
UNITED STATES

Rubber Mulch/EPDM for Swing set area between 9945 Moss Rose Way and 9957 Moss Rose Way in East Park

Based on restricted access to Swing set area. Per the District, there are no drainage issues in Swing area (Please note that the warranty for rubber surfacing will be voided if drainage issues are the reason for any disturbance/issues with rubber materials). Concrete curbing will be left in its existing place (rectangle shape).

TAX EXEMPT

Description	Quantity	Unit Price	Tax	Amount USD
Supply, Delivery & Installation of additional sub-base crushed aggregate to top off area. Includes compacting the aggregate & shooting with a laser for drainage. Approximately 1,100 sqft @ 2-3 inches	1100.00	1.75	Tax on Sales	1,925.00
Supply, Delivery & Installation of PIP Rubber Mulch for playground area. Installed to meet ASTM fall height standards. Approximately 1,100 sqft. Color: TBD	1100.00	10.50	Tax on Sales	11,550.00
OPTION 2- EPDM installed @ 50/50 mix Colors: Black/TBD- add \$1.50 per sqft				
*WARRANTY PAPERWORK CAN BE PROVIDED UPON COMPLETION PER REQUEST.				
Freight for Rubber materials	1.00	850.00	Tax on Sales	850.00
Subtotal				14,325.00
TOTAL USD				14,325.00

Recd

Terms

Permit price STARTS at \$1,000 PLUS the actual permit cost. Price will be adjusted on final invoice.

Exclusions: Excavation, irrigation, sod damage/replacement, underground pipes, etc. Any unforeseen hazards or issues that arise upon arrival to the job site will result in a change order.

Any items not listed herein will NOT be covered.

Shade Installation price is based on footer information provided. If footer dimensions change due to permitting or engineered drawings, a change order will be issued.

Customer is responsible for providing site plan and/or recent survey if permitting requires. Some additional charges may be added if permitting office requires architect drawings to show setbacks. Customer is also responsible for any CAD drawings that are requested for permitting.

In the unlikely event that Jammin Playgrounds is required to file a civil action or institute any collection effects against a customer, customer agrees to pay any and all cost, fees, expenses and attorney fees incurred by Jammin Playgrounds regardless of whether suit is actually filed and including but not limited to any and all costs, fees, expenses, and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____

Title: _____

Date: _____

[Handwritten Signature]

Chairman

10-01-20