

BCC Mtg. Date: March 9, 2021

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: February 1, 2021

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

From: Diane Manza
District Recording Secretary

RE: Minutes of the Meeting Held on November 16, 2020 as Approved
at the January 25, 2021 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

angel.montagna@inframark.com

Received by: Clerk the BCC 2/5/2021 JK

c: County Mayor

County Attorney Commissioner Districts 1, 2, 3 & 6 only

County Administrator Other(s)

BCC Mtg. Date: March 9, 2021

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, November 16, 2020 at the Holiday Inn Express, 10105 William Carey Drive, Orlando, Florida.

Present and constituting a quorum were:

Angel Colon
Scott Phillips
Graciela Von Blon
Todd Oneal
Tom Bonner

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Roy Van Wyk
Ray Malave
Ariel Medina
Jeff Cornett
Joe Craig

District Manager
District Counsel (via
District Engineer
Field Supervisor
Servello
Sitex

The following is a summary of the minutes and actions taken at the November 16, 2020 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Suit called the meeting to order. 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 September 28, 2020 Meeting

Ms. Suit stated each Board member received a copy of the minutes of the September 28, 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 September 28, 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 September 30, 2020 were reviewed.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor the September 30, 2020 financial statements and September-October check register were accepted. 4-0

B. Resolution 2021-1 Budget Amendment

- The budget amendment was reviewed.

On MOTION by Mr. Phillips seconded by Mr. Colon with all in favor Resolution 2021-1 amending the general fund budget for fiscal year 2020 was adopted. 4-0

C. Motion to Assign Fund Balance

- Motion assigning fund balance reserves in the amount of \$163,706 was reviewed.

On MOTION by Mr. Phillips seconded by Ms. Von Blon with all in favor motion to assign fund balance was approved as presented. 4-0

D. Ratification of Chair Authorized Expenditures Between Meetings

i. French Drain Quote for Moss Rose Way Playground

On MOTION by Mr. Phillips seconded by Mr. O Neal with all in favor ratification of chair authorized expenditures between meetings in the amount of \$1,500 was approved. 4-0

The record will reflect Mr. Bonner joined the meeting.

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.

B. Engineer

- Mr. Malave reported on the swing set replacement parts quote from Jammin Playgrounds Inc. in the amount of \$1,648. This item was tabled until the next meeting.

- Mr. Malave reported on the stormwater pond that has not been maintained and reviewed the Sitex proposal for the work to be done for Pond F.

On MOTION by Mr. Colon seconded by Mr. Bonner with all in favor the Sitex proposal for Pond F in the amount of \$5,650 was approved. 5-0

C. Field Services**i. Field Manager's Report**

- The monthly Field Management Reports were included in the agenda package.
- Lake maintenance was addressed.

ii. Discussion of Decorative Light Posts Proposals

- Discussion ensued with regard to installation of decorative light posts. Quotes will be obtained.

iii. Servello Proposals for Cleaning of Canals

- Discussion ensued with regard to Servello proposals for cleaning of canals.

On MOTION by Mr. Phillips seconded by Ms. Von Blon with all in favor the Servello proposal for clean up of canal in the amount of \$2,500 was approved. 5-0

SIXTH ORDER OF BUSINESS**Other Business**

- None.


SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

- None.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the meeting was adjourned. 5-0



~~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 November 16, 2020 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Approval of the Minutes of the September 28, 2020 Meeting**
- 4. District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Resolution 2021-1 Budget Amendment
 - C. Motion to Assign Fund Balance
 - D. Ratification of Chair Authorized Expenditures Between Meetings
 - i. French Drain Quote for Moss Rose Way Playground
- 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. Discussion of Decorative Light Posts Proposals
 - iii. Servello Proposals for Cleaning of Canals (under separate cover)
- 6. Other Business**
- 7. Supervisor Requests and Audience Comments**
- 8. Adjournment**

Next Meeting Date January 25, 2021 at 5:00 p.m.

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

www.eastparkcdd.org

Meeting Location:
Holiday Inn Express
10115 William Carey Drive
Orlando, Florida 32832

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

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

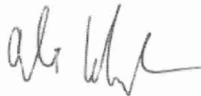
Bill To:

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 11150-Public Hearing Notice, Fiscal Year 2021 was published in said newspaper in the issues of Nov 02, 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

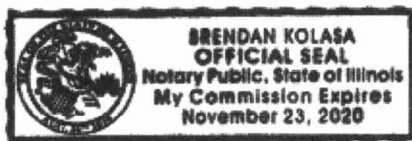
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 5 day of November, 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

6801366

EAST PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING SCHEDULE

The Board of Supervisors of the East Park Community Development District will hold their meetings for Fiscal Year 2021 at the Holiday Inn Express 10115 William Carey Drive, Orlando, Florida 32832 on the Fourth Monday at 5:00 p.m. unless otherwise indicated:

November 16, 2020 (3rd Monday)
January 25, 2021
March 22, 2021
May 24, 2021 (Tentative Budget)
July 26, 2021 (Budget PH)
September 27, 2021

These meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <https://www.eastparkcdd.org>.

There may be occasions when one or more Supervisors will participate by telephone. These meetings may be continued to a date, time, and place to be specified on the record at the meeting. Future meetings will be separately published at least seven days prior with the date, time and location.

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.

Kristen Sui
District Manager

**East Park
Community Development District**

*Financial Report
September 30, 2020*



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Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 234,626	\$ -	\$ 234,626
Accounts Receivable	2,771	-	2,771
Due From Other Funds	-	750	750
Investments:			
Money Market Account	631,374	-	631,374
Prepayment Fund (A-2)	-	1,236	1,236
Redemption Fund (A-2)	-	51,754	51,754
Reserve Fund (A-1)	-	120,124	120,124
Reserve Fund (A-2)	-	55,006	55,006
Revenue Fund	-	86,628	86,628
Prepaid Items	8,453	-	8,453
TOTAL ASSETS	\$ 877,224	\$ 315,498	\$ 1,192,722
LIABILITIES			
Accounts Payable	\$ 29,161	\$ -	\$ 29,161
Accrued Expenses	1,150	-	1,150
Due To Other Funds	750	-	750
TOTAL LIABILITIES	31,061	-	31,061
FUND BALANCES			
Nonspendable:			
Prepaid Items	8,453	-	8,453
Restricted for:			
Debt Service	-	315,498	315,498
Assigned to:			
Operating Reserves	123,790	-	123,790
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	674,004	-	674,004
TOTAL FUND BALANCES	\$ 846,163	\$ 315,498	\$ 1,161,661
TOTAL LIABILITIES & FUND BALANCES	\$ 877,224	\$ 315,498	\$ 1,192,722

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 3,000	\$ 11,284	\$ 8,284
Special Assmnts- Tax Collector	457,522	457,522	456,986	(536)
Special Assmnts- Delinquent	-	-	2,138	2,138
Special Assmnts- Discounts	(18,301)	(18,301)	(10,281)	8,020
Physical Environment	6,085	6,085	9,720	3,635
Other Miscellaneous Revenues	32,500	32,500	32,500	-
TOTAL REVENUES	480,806	480,806	502,347	21,541
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	6,000	4,600	1,400
FICA Taxes	459	459	352	107
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Engineering	8,000	8,000	6,311	1,689
ProfServ-Legal Services	25,000	25,000	19,298	5,702
ProfServ-Mgmt Consulting Serv	57,052	57,052	57,052	-
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	900	578	322
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	1,500	950	550
Legal Advertising	1,300	1,300	4,076	(2,776)
Miscellaneous Services	700	700	1,773	(1,073)
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	500	500	340	160
Office Supplies	400	400	156	244
Total Administration	138,684	138,684	115,594	23,090

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
ProfServ-Field Management	22,569	22,569	22,569	-
Contracts-Fountain	2,208	2,208	2,208	-
Contracts-Wetland Mitigation	19,200	19,200	19,200	-
Contracts-Landscape	112,500	112,500	112,494	6
Electricity - General	134,000	134,000	142,697	(8,697)
Utility - Water	9,000	9,000	6,833	2,167
R&M-General	5,000	5,000	2,653	2,347
R&M-Common Area	25,000	25,000	46,504	(21,504)
R&M-Drainage	2,000	2,000	-	2,000
R&M-Fountain	10,000	10,000	453	9,547
R&M-Landscape Renovations	15,000	15,000	10,279	4,721
R&M-Paver Project	-	-	12,500	(12,500)
Capital Improvements	-	-	31,096	(31,096)
Total Field	356,477	356,477	409,486	(53,009)
TOTAL EXPENDITURES	495,161	495,161	525,080	(29,919)
Excess (deficiency) of revenues Over (under) expenditures	(14,355)	(14,355)	(22,733)	(8,378)
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)	\$ (14,355)	\$ (22,733)	\$ (8,378)
FUND BALANCE, BEGINNING (OCT 1, 2019)	868,896	868,896	868,896	
FUND BALANCE, ENDING	\$ 854,541	\$ 854,541	\$ 846,163	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,035	\$ 2,035
Special Assmnts- Tax Collector	394,677	394,677	394,214	(463)
Special Assmnts- Delinquent	-	-	1,846	1,846
Special Assmnts- Discounts	(15,787)	(15,787)	(9,042)	6,745
TOTAL REVENUES	378,890	378,890	389,053	10,163
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	(54,978)	(64,628)
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	\$ (54,978)	\$ (64,628)
FUND BALANCE, BEGINNING (OCT 1, 2019)	370,476	370,476	370,476	
FUND BALANCE, ENDING	\$ 380,126	\$ 380,126	\$ 315,498	

Notes to the Financial Statements
September 30, 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 (Aug-Sept)	\$1,621
Enhanced Business Solutions-Vendor was overpaid (Balance)	1,150
Total	<u>\$2,771</u>

Prepaid Items - FY21 General liability insurance.

► **Liabilities**

Accounts Payable - September invoices paid in October.

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

Enhanced Business Solutions (offset A/P credit)	<u>\$1,150</u>
Total Accrued Expenses:	<u>\$1,150</u>

Due To Other Funds - FY20 debt service assessments collected and to be transferred to Revenue Fund.

Debt Service Fund

► **Assets**

Due From Other Funds - FY20 debt service assessments collected and to be transferred from General Fund.

Notes to the Financial Statements
September 30, 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 - FY19 Delinquent Assessments.
- ▶ Physical Environment revenue represents billings to Ravina at East Park HOA for streetlight cost-sharing.
- ▶ Other Misc Revenue: City of Orlando - Payment in the amount of \$32,500 was received June 2020.
- ▶ Total general fund expenditures are approximately 106% 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	\$4,076	314%	Notice of meetings, Rulemaking and RFP advertisements.
Miscellaneous Services	\$700	\$1,773	253%	\$964.34 Go-Daddy email & archiving renewal.
<u>Field</u>				
Electricity - General	\$134,000	\$142,697	106%	The reimbursements from Ravina at East Park HOA have been posted to the revenue account (Physical Environment) as per the budget - \$9,720 to date.
R&M-Common Area	\$25,000	\$46,504	186%	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.

**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 *	168,862	(4,918)	-	163,943	88,017	75,927
08/13/20	201	(201)	-	-	-	-
09/14/20	1,618	(24)	-	1,594	856	738
TOTAL	\$ 829,255	\$21,312	\$ 633	\$ 851,200	\$ 456,986	\$ 394,214

% COLLECTED 99.88% 99.88% 99.88%

TOTAL OUTSTANDING	\$ 999	\$ 536	\$ 463
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10/15/19: Deposit FY15 Delinquent Assessments 08-24-31-4825-00080

FY15	1,255.23	(458.42)	-	796.81	427.60	369.21
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****7/13/20: Deposit FY16-FY19 Delinquent Assessments 08-24-31-4825-00080**

FY16	1,394.42	(597.61)	-	796.81	427.60	369.21
FY17	1,250.99	(454.18)	-	796.81	427.60	369.21
FY18	1,107.57	(310.76)	-	796.81	427.60	369.21
FY19	964.14	(167.33)	-	796.81	427.60	369.21
	4,717.12	(1,529.88)		3,187.24	1,710.38	1,476.86

Cash and Investment Report
September 30, 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	0.01%	\$ 234,626
Public Funds Money Market	BankUnited	MMA - #9406	n/a	0.30%	631,374
Subtotal-General Fund					<u>\$ 866,000</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%	51,754
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%	86,628
Subtotal-Debt Service Fund					<u>\$ 314,748</u>
Total - All Funds					<u><u>\$ 1,180,748</u></u>

East Park CDD

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank
Statement No. 09-2020
Statement Date 9/30/2020

G/L Balance (LCY)	234,625.66	Statement Balance	235,549.16
G/L Balance	234,625.66	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	235,549.16
Subtotal	234,625.66	Outstanding Checks	923.50
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	234,625.66	Ending Balance	234,625.66
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
9/30/2020	Payment	004003	ANGEL L. COLON	184.70	0.00	184.70
9/30/2020	Payment	004004	GRACIELA M. VON BLON	184.70	0.00	184.70
9/30/2020	Payment	004005	SCOTT E. PHILLIPS	184.70	0.00	184.70
9/30/2020	Payment	004006	TODD M. ONEAL	184.70	0.00	184.70
Total Outstanding Checks.....				923.50		923.50

**East Park
Community Development District**

Check Register

September - October, 2020

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 9/1/20 to 10/31/20
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	003993	09/03/20	ORLANDO SENTINEL	023173259000	Notice of PH 7/27/20 & zoom mtg	PH meeting 7/27/20	548002-51301	\$882.52
001	003993	09/03/20	ORLANDO SENTINEL	023173259000	Notice of PH 7/27/20 & zoom mtg	mtg location change/zoom	548002-51301	\$331.19
001	003994	09/03/20	SOLITUDE LAKE MGMT	PI-A00463975	Fountain #5/Light bulb replaced	R&M -Fountain	546032-53901	\$86.00
001	003995	09/03/20	JAMMIN PLAYGROUNDS, INC.	INV-0261	Grand Venitian equip,Shade structure,ramp	R&M-Common Area	546016-53901	\$31,096.00
001	003996	09/03/20	TROM II CORPORATION	62146	SEPT JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	003997	09/10/20	EGIS INSURANCE ADVISORS	11716	POLICY RENEWAL 10/1/20-10/1/2021	Prepaid Items	155000	\$8,453.00
001	003998	09/10/20	HOPPING GREEN & SAMS	116878	GEN COUNSEL THRU JULY 2020	ProfServ-Legal Services	531023-51401	\$924.00
001	003998	09/10/20	HOPPING GREEN & SAMS	116879	MTHLY MTG THRU JULY 2020	ProfServ-Legal Services	531023-51401	\$1,500.00
001	003999	09/17/20	FED EX	7-077-76496	7/21/20 FEDEX	Postage and Freight	541006-51301	\$38.96
001	004000	09/17/20	AQUA BLAST BY	6247	CDD CLEANING EP#5	R&M-Common Area	546016-53901	\$2,400.00
001	004001	09/17/20	INFRAMARK, LLC	55307	SEPT MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,754.33
001	004001	09/17/20	INFRAMARK, LLC	55307	SEPT MGMT FEES	ProfServ-Field Management	531016-53901	\$1,880.75
001	004001	09/17/20	INFRAMARK, LLC	55307	SEPT MGMT FEES	Postage and Freight	541006-51301	\$5.50
001	004001	09/17/20	INFRAMARK, LLC	55307	SEPT MGMT FEES	Printing and Binding	547001-51301	\$6.25
001	004001	09/17/20	INFRAMARK, LLC	55307	SEPT MGMT FEES	ProfServ-Dissemination Agent	531012-51301	\$1,000.00
001	004001	09/17/20	INFRAMARK, LLC	55307	SEPT MGMT FEES	WO 1011/Catch & Release signs	546016-53901	\$2,000.00
001	004002	09/17/20	DEWBERRY ENGINEERS INC	1874526	ENG'G SVCS THRU AUG 2020	ProfServ-Engineering	531013-51501	\$125.00
001	004007	10/01/20	COMPLETE I.T.	5591	S/U 9.28.20 ZOOM MTG	Miscellaneous Services	549001-51301	\$50.00
001	004008	10/08/20	HOPPING GREEN & SAMS	117303	GEN COUNSEL THRU AUG 2020	ProfServ-Legal Services	531023-51401	\$1,188.00
001	004009	10/08/20	SERVELLO	17431	SEPT LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,374.49
001	004009	10/08/20	SERVELLO	17623	IRR REPAIRS/proposal 4576	R&M-Common Area	546016-53901	\$754.64
001	004009	10/08/20	SERVELLO	17624	IRR REPAIRS/Prop 4577	R&M-Common Area	546016-53901	\$633.49
001	004009	10/08/20	SERVELLO	17625	IRR REPAIRS/Prop 4578	R&M-Common Area	546016-53901	\$911.98
001	004010	10/08/20	SITEX AQUATICS LLC	3994B	SEPT LAKE MAINT - 12 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,600.00
001	004011	10/08/20	TROM II CORPORATION	62494	OCT JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	004012	10/08/20	EVERGREEN HOLIDAY LIGHTING	1649	HOLIDAY LIGHTING	R&M-Common Area	546016-53901	\$2,823.49
001	004012	10/08/20	EVERGREEN HOLIDAY LIGHTING	1648	HOLIDAY LIGHTING	R&M-Common Area	546016-53901	\$7,314.66
001	004013	10/15/20	ACE HOME & SUPPLY	76810 /1	7/29/20: Qty 6- K4141C Photocell Control	R&M-Common Area	546016-53901	\$119.94
001	004014	10/15/20	EAST PARK CDD	100220-5800	Open new BU Operating Acct	Cash with Fiscal Agent	103000	\$30,000.00
001	004015	10/15/20	FED EX	7-135-54243	SEPT FEDEX	Postage and Freight	541006-51301	\$96.60
001	004016	10/15/20	INNERSYNC, STUDIO'S LTD	18930	ADA website svc/PDF compliance svc	R&M-ADA Compliance	546350-51301	\$388.13
001	004017	10/15/20	DEWBERRY ENGINEERS INC	1885355	ENG'G SVCS THRU SEPT 2020	ProfServ-Engineering	531013-51501	\$1,000.00
001	004018	10/29/20	INFRAMARK, LLC	56478	OCT MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,754.33
001	004018	10/29/20	INFRAMARK, LLC	56478	OCT MGMT FEES	ProfServ-Field Management	531016-53901	\$2,083.33
001	004018	10/29/20	INFRAMARK, LLC	56478	OCT MGMT FEES	Postage and Freight	541006-51301	\$6.00

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 9/1/20 to 10/31/20
(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	004018	10/29/20	INFRAMARK, LLC	56478	OCT MGMT FEES	Printing and Binding	547001-51301	\$56.05
001	004018	10/29/20	INFRAMARK, LLC	56478	OCT MGMT FEES	WO 0201012/install park entr access pole	546016-53901	\$360.00
001	004018	10/29/20	INFRAMARK, LLC	56478	Email & Archiving Renewal	8.27.20 DNH Go Daddy	546350-51301	\$1,047.14
001	004019	10/29/20	ORLANDO SENTINEL	025882258000	Notice of FY21 Mtgs/Notice of 9.28.20 Mtg	Notice of FY21 Mtgs	548002-51301	\$293.75
001	004019	10/29/20	ORLANDO SENTINEL	025882258000	Notice of FY21 Mtgs/Notice of 9.28.20 Mtg	Notice of 9/28/20 Regular Meeting	548002-51301	\$395.01
001	1206	09/10/20	EAST PARK CDD	090920-9406	REPLENISH SUNTRUST ACCOUNT	Cash with Fiscal Agent	103000	\$200,000.00
001	DD155	09/21/20	ORLANDO UTILITIES COMM	090220 ACH	OUC BILL PRD 8/3-9/1/20	Electricity - General	543006-53901	\$11,735.45
001	DD155	09/21/20	ORLANDO UTILITIES COMM	090220 ACH	OUC BILL PRD 8/3-9/1/20	Utility - Water	543018-53901	\$827.35
001	DD156	10/21/20	ORLANDO UTILITIES COMM	100220 ACH	BILL PRD 9/1-10/2/20	Electricity - General	543006-53901	\$11,869.72
001	DD156	10/21/20	ORLANDO UTILITIES COMM	100220 ACH	BILL PRD 9/1-10/2/20	Utility - Water	543018-53901	\$390.90
001	004003	09/30/20	ANGEL L. COLON	PAYROLL	September 30, 2020 Payroll Posting			\$184.70
001	004004	09/30/20	GRACIELA M. VON BLON	PAYROLL	September 30, 2020 Payroll Posting			\$184.70
001	004005	09/30/20	SCOTT E. PHILLIPS	PAYROLL	September 30, 2020 Payroll Posting			\$184.70
001	004006	09/30/20	TODD M. ONEAL	PAYROLL	September 30, 2020 Payroll Posting			\$184.70
Fund Total								\$346,696.75

Total Cks Paid	\$346,696.75
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RESOLUTION 2021-01

**A RESOLUTION AMENDING EAST PARK COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR
FISCAL YEAR 2020**

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of East Park Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2020, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

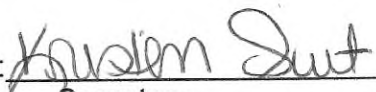
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 16th day of November 2020 and be reflected in the monthly and Fiscal Year End 9/30/2020 Financial Statements and Audit Report of the District.

**East Park
Community Development District**

By: 
Chairman

Attest:

By: 
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 3,000	\$ -	\$ 3,000	\$ 11,284	\$ 8,284
Special Assmnts- Tax Collector	457,522	-	457,522	456,986	(536)
Special Assmnts- Delinquent	-	-	-	2,138	2,138
Special Assmnts- Discounts	(18,301)	-	(18,301)	(10,281)	8,020
Physical Environment	6,085	-	6,085	9,720	3,635
Other Miscellaneous Revenues	32,500	-	32,500	32,500	-
TOTAL REVENUES	480,806	-	480,806	502,347	21,541
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	-	6,000	4,600	1,400
FICA Taxes	459	-	459	352	107
ProfServ-Arbitrage Rebate	600	-	600	600	-
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-
ProfServ-Engineering	8,000	-	8,000	6,311	1,689
ProfServ-Legal Services	25,000	-	25,000	19,298	5,702
ProfServ-Mgmt Consulting Serv	57,052	-	57,052	57,052	-
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	-	900	578	322
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	-	1,500	950	550
Legal Advertising	1,300	-	1,300	4,076	(2,776)
Miscellaneous Services	700	-	700	1,773	(1,073)
Misc-District Filing Fees	175	-	175	175	-
Misc-Assessmnt Collection Cost	500	-	500	340	160
Office Supplies	400	-	400	156	244
Total Administration	138,684	-	138,684	115,594	23,090
Field					
ProfServ-Field Management	22,569	-	22,569	22,569	-
Contracts-Fountain	2,208	-	2,208	2,208	-
Contracts-Wetland Mitigation	19,200	-	19,200	19,200	-
Contracts-Landscape	112,500	-	112,500	112,494	6
Electricity - General	134,000	-	134,000	142,697	(8,697)
Utility - Water	9,000	-	9,000	6,833	2,167
R&M-General	5,000	-	5,000	2,653	2,347
R&M-Common Area	25,000	25,000	50,000	46,504	3,496
R&M-Drainage	2,000	-	2,000	-	2,000

Proposed Budget Amendment
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Fountain	10,000	-	10,000	453	9,547
R&M-Landscape Renovations	15,000	-	15,000	10,279	4,721
R&M-Paver Project	-	12,500	12,500	12,500	-
Capital Improvements	-	32,000	32,000	31,096	904
Total Field	356,477	69,500	425,977	409,486	16,491
TOTAL EXPENDITURES	495,161	69,500	564,661	525,080	39,581
Excess (deficiency) of revenues					
Over (under) expenditures	(14,355)	(69,500)	(83,855)	(22,733)	61,122
Net change in fund balance	(14,355)	(69,500)	(83,855)	(22,733)	61,122
FUND BALANCE, BEGINNING (OCT 1, 2019)	868,896	-	868,896	868,896	-
FUND BALANCE, ENDING	\$ 854,541	\$ (69,500)	\$ 785,041	\$ 846,163	\$ 61,122

**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance Reserves as of 9/30/20

The Board hereby assigns the FY20 Reserves per the FY20 Balance Sheet.

Operating Reserve	\$123,790
Reserves-Renewal & Replacement	<u>\$ 39,916</u>
Total Assigned Reserves	<u><u>\$163,706</u></u>

*To be approved at 11/16/20 meeting.



QUOTE

Inframark Management Services

Date
Oct 8, 2020

Quote Number
QU-0926

Reference
French Drain for Swing Set
area

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

French Drain 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 French Drain to help percolate water away from Swing Set area. Includes 2 boxes with sock drain, installed to spec. *French Drain is required prior to Rubber Surfacing being installed*	1.00	1,500.00	Tax on Sales	1,500.00
Subtotal				1,500.00
TOTAL USD				1,500.00

JLH CE

Terms

Permit price STARTS at \$1,000 PLUS the actual permit cost. Price will be adjusted on final invoice. *Do not agree to permit cost.*
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: _____

[Handwritten Signature]

Title: _____

Chairman

Date: _____

10-13-20



QUOTE

EAST PARK CDD

Date
Nov 11, 2020

Expiry
Feb 11, 2021

Quote Number
QU-0972

Reference
Swing Set replacement
parts

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

Swing Set Replacement Parts East Park CDD

TAX EXEMPT!!

Description	Quantity	Unit Price	Tax	Amount USD
Supply & Delivery of 8 PVC coated Swing chains, 2 Belt Seats, 2 Bucket seats, 2 Rubber Swing Mats and all connections/hardware needed for install.	1.00	570.00	Tax on Sales	570.00
Freight for replacement parts	1.00	328.00	Tax on Sales	328.00
Installation of new Swing Set parts to spec. Includes removal & Disposal of existing parts.	1.00	750.00	Tax on Sales	750.00
			Subtotal	1,648.00
			TOTAL USD	1,648.00

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: _____



5273 Giron Circle
Kissimmee, FL 34758

407-717-5851
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and East Park CDD hereafter called "customer"

Customer: East Park CDD
C/O: Inframark
Contact: Mr. Ariel Medina
Address: 313 Campus St, Celebration, FL 34747
Email: Ariel.medina@inframark.com
Phone: 407.566.4122

Sitex agrees to provide aquatic management services for a period of n/a months In accordance with the terms and conditions of this agreement in the following sites:

Pond F located @ East Park in Kissimmee , FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|---|----------|
| 1. One time & follow-up treatment to the small brush/ferns | Included |
| 2. Physical cut out of all trees, cattails & woody material | Included |
| 3. Haul off & dump fee's | Included |

Service shall consist physical removal & aquatic herbicide application

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a.
Agreement will automatically renew as per Term and Conditions:

Total Maintenance Cost: \$5,650.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.


Accepted By

Date

Joseph T. Craig

Submitted by: Joe Craig

11/13/2020

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in na () equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a n/a () month period. This Agreement shall be automatically renewed at the end of the n/a () months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested be the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

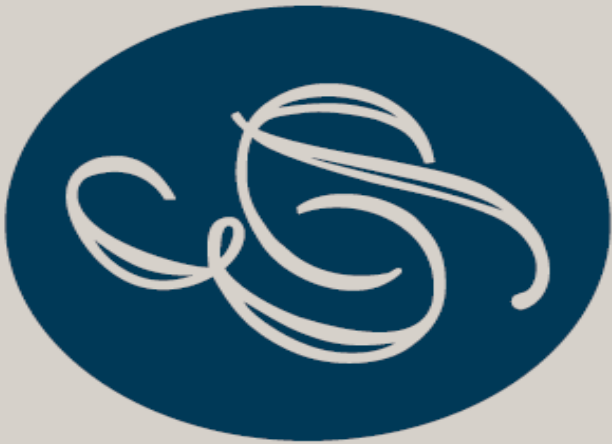
EASTPARK CDD
SITE AQUATICS LLC

Legend



Google Earth

© 2020 Google



EAST PARK

East Park CDD Community Report

November 2020

Ariel Medina | Field Services Supervisor

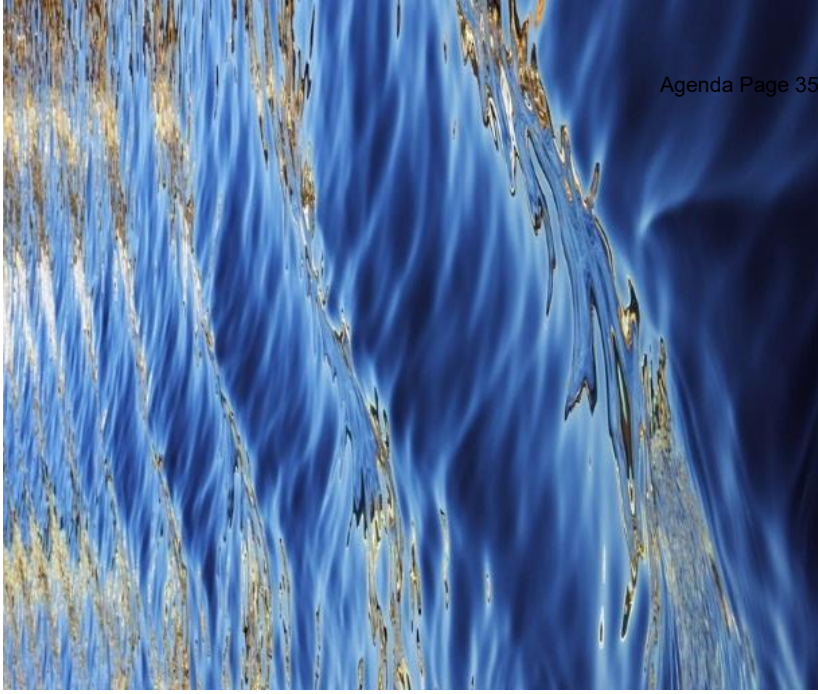


313 Campus Street, Celebration, FL 34747
(O) 407-566-4122 | (M) 281-831-0139 | www.inframarkims.com

FREDDY BLANCO | Assistant
Maintenance Manager



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



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
Weed control	At Savanna Park	10/23/2020	Completed	At Savanna park some branches show a kind of invasive weed hanging.	   
Sod damage	At Caroline Park Dr.	10/23/2020	Pending	Sod damage for mower machine.(Visible tire marks)	  
Poor Cleaning service on the irrigation boxes.	Throughout the community	10/23/2020	Ongoing	Some irrigation boxes with overgrow vegetation and poor cleaning service	  
Poor Cleaning service on the irrigation boxes.	Throughout the community	10/23/2020	Ongoing	Some irrigation boxes is completely covered by dirt.	  
Trimming branches service	Throughout the community	10/23/2020	Completed	Several branches are very low and need trimming service.	  

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
- Removed trash from lakes
- Repaired dock
- Removed broken branches from sidewalk

Sitex’s Report

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT



September 2020

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

POND1-Treated for Grasses

POND2- Treated for Algae

POND3- Treated for Grassess

POND4- Treated for Algae and Grasses

POND5- Treated for Algae

POND6- Treated for Algae and Grasses

POND7- Treated for Algae

POND8- Treatment for Algae and Grasses

POND9- Treated for Algae and Grassess

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 ponds. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

BRIAN FACKLER,

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT



October 2020

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

POND1-Treated for Grasses and Hydrilla

POND2- Treated for Algae and Grasses

POND3- Treated for Grassess and Algae

POND4- Treated for Algae

POND5- Treated for Algae and Grasses

POND6- Treated for Algae and Hydrilla

POND7- Treated for Algae and Hydrilla

POND8- Treatment for Algae and Grasses

POND9- Treated for Algae

POND10- Treated for Algae and Grasses

POND11-Treated for Algae

DITCH-Ditch was treated for Grasses

ADDITIONAL NOTES:

Trash has been removed from all ponds. 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 - October-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 10-3-2020
- Week Ending 10-9-2020
- Week Ending 10-16-2020
- Week Ending 10-23-2020

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 10-3-2020---10-23--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 NOVEMBER

1.3 Tree Care

1.3.1 Pruning

a) Done in detail rotation

1.4 Annual Flowers:

NOVEMBER-CHANGE OUT

ADDITIONAL NOTES

Proposal submitted for a few minor enhancements-APPROVED SCHEDULED NOVEMBER



Proposal

261 Springview Commerce Drive
DeBary, FL 32713
Telephone 386-753-1100
Fax 386-753-1106

Date	Proposal #
11/16/2020	4798

Submitted To

East Park Community Developmen
Ariel Medina
210 North University Drive Suite 702
Coral Springs, FL 33071

Project

East Park Community Development
Narcoossee Rd & Moss Park Road
Orlando, FL 32827

Scope

We propose to furnish the following scope of work to complete East Park Community Development District.

Arbor Services

Location: Diten by bathrooms

Cut back 30 ft at a 5 ft width along both sides of canal. Removal and disposal of brush is included in the price.

Description	Quantity	Unit	Price
Cut back 30 ft at a 5 ft width along both sides of canal	1.00	Ea	2,500.00
Subtotal Arbor Services			2,500.00
Project Total			\$2,500.00

Proposal # 4798

Project Total

\$2,500.00

Terms & Conditions

Plant material is guaranteed for controllable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Client's attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug-free workplace and carries workers compensation insurance.

By: Jeffery Cornett

Servello & Son, Inc.

11/16/2020

Date

Accepted: 

East Park Community Development District

Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.