

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday, August 4, 2022
6:00 P.M.

Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Union Park East Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors
Union Park East Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Thursday, August 4, 2022, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, 33544**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, August 4, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

Dial In: 1-646-931-3860
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For any questions as to the agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. FY 2022-2023 Budget Public Hearing

- Open Public Hearing
- Presentation of the FY 2022-2023 Budget
- Affidavit of Publication – 1st Publication July 15, 2022
- Affidavit of Publication – 2nd Publication July 22, 2022
- Public Comments
- Close Public Hearing

Exhibit 1

B. Consideration and Adoption of Resolution 2022-09, Adopting Final Budget for FY 2022-2023

Exhibit 2

- Exhibit A – FY 2022-2023 Budget

C. FY 2022-2023 Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration and Adoption of Resolution 2022-10, Imposing and Levying O&M Assessments for FY 2022-2023 Budget

Exhibit 3

- Exhibit A - FY 2022-2023 Budget
- Exhibit B - FY 2022-2023 Budget Funding Agreement

- | | |
|--|-------------------|
| E. Consideration and Adoption of Resolution 2022-11, Setting Landowner’s Election Meeting | Exhibit 4 |
| F. Consideration and Adoption of Resolution 2022-12, Adopting FY 2022-2023 Meeting Schedule | Exhibit 5 |
| G. Consideration for Arbitrage Rebate Counselors, LLC Proposals | Exhibit 6 |
| ➤ Exhibit A - Presentation of Arbitrage Rebate Counselors Brochure | |
| ➤ Presentation of Annual Arbitrage Calculations Contract | |
| H. Presentation of Brightview Landscape Services Proposals | Exhibit 7 |
| ➤ Exhibit A - Landscape Berm along Oldswood Avenue - \$17,137.56 | |
| ➤ Exhibit B - Landscape Berm on the Corner of Oldswood Avenue and Wyndfield Blvd. - \$7,666.72 | |
| ➤ Exhibit C - Landscape Berm on the Corner South of Cumberland Ln and Wyndfield Blvd. - \$6,632.12 | |
| ➤ Exhibit D - Landscape Berm on the Corner North of Cumberland Ln and Wyndfield Blvd. - \$14,657.87 | |
| I. Presentation of Nature Coast Poop 911 Proposal – Installation of 1 Pet Waste Station - \$395.00 | Exhibit 8 |
| J. Presentation of Solitude Lake Management Proposal – Erosion Restoration - \$25,800.00 | Exhibit 9 |
| IV. Consent Agenda | |
| A. Acceptance of the June Unaudited Financial Statement | Exhibit 10 |
| B. Consideration and Approval of March 2,2022 Regular Meeting Minutes | Exhibit 11 |
| C. Consideration and Approval of June 2,2022 Regular Meeting Minutes | Exhibit 12 |
| D. Ratification of Contracts | Exhibit 13 |
| V. Staff Reports | |
| A. District Manager | |
| B. District Attorney | |
| C. District Engineer | |
| VI. Audience Comments - New Business – (limited to 3 minutes per individual) | |
| VII. Supervisor Requests | |
| VIII. Adjournment | |

EXHIBIT 1

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
I. REVENUE			
GENERAL FUND REVENUES /(a)	\$ 732,379	\$ 790,687	\$ 58,308
DEVELOPER FUNDING	-	-	-
LOT CLOSINGS	-	-	-
INTEREST & MISCELLANEOUS REVENUE	-	-	-
TOTAL REVENUE	732,379	790,687	58,308
II. EXPENDITURES			
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION	6,000	4,800	(1,200)
PAYROLL TAXES	459	367	(92)
PAYROLL PROCESSING	349	490	141
MANAGEMENT CONSULTING SERVICES	21,000	25,000	4,000
CONSTRUCTION ACCOUNTING SERVICES	2,500	-	(2,500)
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
MISCELLANEOUS	500	-	(500)
AUDITING SERVICES	3,500	3,600	100
TRAVEL PER DIEM	300	300	-
INSURANCE	31,588	35,660	4,072
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	(500)
ENGINEERING SERVICES	4,000	4,000	-
LEGAL SERVICES	7,500	7,500	-
WEBSITE HOSTING	1,650	2,015	365
ADMINISTRATIVE CONTINGENCY	-	2,500	2,500
TOTAL GENERAL ADMINISTRATIVE	121,421	127,807	6,386

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	6,500	6,500	-
TRUSTEE FEES	10,723	15,085	4,362
ARBITRAGE	1,500	1,500	-
TOTAL DEBT ADMINISTRATION	18,723	23,085	4,362

PHYSICAL ENVIRONMENT EXPENDITURES			-
COMPREHENSIVE FIELD TECH SERVICES	15,000	17,000	2,000
STREETPOLE LIGHTING - whatever for 7B carry over to 7F	86,400	86,400	-
ELECTRICITY (IRRIGATION & POND PUMPS)	31,500	35,000	3,500
LANDSCAPING MAINTENANCE	181,528	181,528	-
LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	40,272	-
IRRIGATION MAINTENANCE	10,000	15,000	5,000
POND MAINTENANCE	10,000	30,000	20,000
FOUNTAIN MAINTENANCE	15,000	15,000	-
PET WASTE REMOVAL	5,340	3,600	(1,740)
RUST CONTROL	18,000	18,000	-
PHYSICAL ENVIRONMENT CONTINGENCY	31,600	30,000	(1,600)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	444,640	471,800	27,160

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
AMENITY CENTER OPERATIONS			
POOL SERVICE CONTRACT	18,600	22,800	4,200
POOL MAINTENANCE & REPAIRS	2,500	2,500	-
POOL PERMIT	275	275	-
AMENITY MANAGEMENT	7,000	7,000	-
AMENITY CENTER CLEANING & MAINTENANCE	15,500	15,500	-
AMENITY CENTER INTERNET	3,000	3,600	600
AMENITY CENTER ELECTRICITY	9,420	9,420	-
AMENITY CENTER WATER	8,000	8,000	-
AMENITY CENTER PEST CONTROL	500	500	-
REFUSE SERVICE	2,000	1,400	(600)
LANDSCAPE MAINTENANCE - INFILL	4,000	4,000	-
SECURITY MONITORING	57,800	38,000	(19,800)
COMMUNITY EVENTS & DECORATIONS	15,000	15,000	-
MISC AMENITY CENTER REPAIRS & CONTINGENCY	4,000	40,000	36,000
TOTAL AMENITY CENTER OPERATIONS	147,595	167,995	20,400
CAPITAL IMPROVEMENTS	-	-	
TOTAL EXPENDITURES	732,379	790,687	58,308
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	152,261	152,261	-
ASSIGNMENT OF FUND BALANCE FORWARD FOR OPERATING RESERVE		(131,781)	
FUND BALANCE - ENDING	\$ 152,261	\$ 20,480	\$ -

**STATEMENT 2
UNION PARK EAST CDD
FY 2023 PROPOSED
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units	ERU	Total ERU	% ERU
TH	280	0.47	131.60	19.39%
40'	174	0.80	139.20	20.51%
50'	306	1.00	306.00	45.08%
60'	85	1.20	102.00	15.03%
Total	845		678.80	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 790,687	/(b)
Plus: Early Payment Discount (4.0%)	\$ 33,646	
Plus: County Collection Charges (2.0%)	\$ 16,823	
Total Expenditures - GROSS	\$ 841,157	[A]
Total ERU:	678.80	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,239.18	[A] / [B]
Total AR / ERU - NET:	\$1,164.83	

3. Adopted FY 2023 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$547	\$153,292	\$582	\$163,076
40'	174	0.80	\$932	\$162,144	\$991	\$172,494
50'	306	1.00	\$1,165	\$356,438	\$1,239	\$379,190
60'	85	1.20	\$1,398	\$118,813	\$1,487	\$126,397
Total	845			\$790,686		\$841,157

4. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$507	\$141,988	\$539	\$151,050
40'	174	0.80	\$863	\$150,188	\$918	\$159,774
50'	306	1.00	\$1,079	\$330,153	\$1,148	\$351,227
60'	85	1.20	\$1,295	\$110,051	\$1,377	\$117,076
Total	845			\$732,380		\$779,127

5. Change in Assessments Proposed FY 2023 vs Adopted FY 2022

Lot Width	\$ Difference	% Difference	Per Month
TH	\$43	8.05%	\$3.62
40'	\$73	7.99%	\$6.11
50'	\$91	7.94%	\$7.60
60'	\$110	7.99%	\$9.17

Footnote:

(a) No O&M Assessments for non-platted lots and lots not on the tax-roll will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	NA	4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	NA	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	-	Construction accounting services are provided for the processing of requisitons and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	300	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NA	-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DMHB	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	35,660	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	4,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY & ROBIN	7,500	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager
WEBSITE HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY		2,500	Estimated for items not known and considered in the administrative allocations
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	Lerner Reporting	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US Bank	15,085	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances
ARBITRAGE	LLS Tax Solutions	1,500	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
PHYSICAL ENVIRONMENT:			
COMPREHENSIVE FIELD TECH SERVICES		17,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREETPOLE LIGHTING	TECO	86,400	Collector road, 6A,6D & E, 8A, D, 7A,B,C,D,E. All in by years end. 131 lights at \$40/mo. Adding 30 lights in 8B & C. Add an additional 19 lights for 7F. Currently getting billed for 19 fixtures at 1241 Wyndfields Blvd, Phase 8B for \$780 monthly and 100 fixtures at 1548 Wyndfields Blvd for a cost of \$4,000 monthly . A total of 119 fixtures.
ELECTRICITY		35,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	Brightview	181,528	Maintenance and along subdivision roads from Oldswood to Bridge. Costs for amenity center (\$41,300). Costs part of Oldswood extension, interior common area including pond mowing, and mulch. Does not include phase 7&8. Brightview base management - \$13,315 mo. Also includes park . The District will be adding additional service for several ponds and ditches
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8 .	Brightview	40,272	Union Park East Phase 7F - estimated amount includes any pond maintenance as well
IRRIGATION MAINTENANCE		15,000	Irrigation Maintenance
POND MAINTENANCE	Solitude	30,000	Pond maintenance & reporting (weed management, algae control, etc.) 24 waterways twice monthly. All ponds are completed and functional. Current contract provides for monthly maintenance at \$2,223 The District will be two additional ponds brought on in FY 2023
FOUNTAIN MAINTENANCE	FLORIDA FOUNTAINS	15,000	Fountain cleaning \$175/qtr per fountain.- There will be 7 fountains total and additional amounts are allocated for fountain repairs
PET WASTE REMOVAL	POOP 911	3,600	Pet Waste Services for 10 waste stations at \$300 per month.
RUST CONTROL	SUNCOAST RUST	18,000	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.
PHYSICAL ENVIRONMENT CONTINGENCY		30,000	Misc contingency as needed. The District is contemplating a potential
AMENITY CENTER OPERATIONS:			
POOL SERVICE CONTRACT	Arinton	22,800	Clean pool at \$1,900 monthly for 5 day service
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500	Miscellaneous repairs and maintenance as needed (estimate)

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
POOL PERMIT		275	Statutory Requirement, annual
AMENITY MANAGEMENT		7,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	Catherine Pro Clean	15,500	Community clubhouse & restrooms - 7 day week cleaning May - Nov at \$9,450 annually and 5 days week for the tme period Dec - April at \$4,950 annually. An additional \$1,100 for any special event cleanup
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,600	Internet for amenity center entry system. \$300/mo
AMENITY CENTER ELECTRICITY	TECO	9,420	Estimated \$785/mo. Electricity related to 5 meters
AMENITY CENTER WATER	PASCO COUNTY	8,000	Estimated 8,000 yearly.
AMENITY CENTER PEST CONTROL		500	Amount is estimated for pest control of the amenity sites
REFUSE SERVICE	Waste Management	1,400	Estimated from Waste Management for 4 yard dumpster and 2x per week pickup. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL		4,000	4K estimated for infill planting
SECURITY MONITORING	Pasco Sheriff	38,000	Security Monitoring provided by Pasco County Sheriff . Amunts for services are shared with Union Park CDD and the HOA. Amount allocated is for UPE. \$28,000 plus additional \$10,000 for contingency.
COMMUNITY EVENTS & DECORATIONS		15,000	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY		40,000	Needed for repairs and maintenance . The District is considering additional repairs on basketball amenity for steel enforced equipment. Estimated at \$25,000 for the new structure

**STATEMENT 4
UNION PARK EAST CDD
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES**

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 440,053	\$ 367,646	\$ 80,152	\$ 887,852
SPECIAL ASSESSMENTS - OFF-ROLL - NET				
LESS: EARLY PAYMENT DISCOUNT (4%)	(17,602)	(14,706)	(3,206)	(35,514)
TOTAL REVENUE	422,451	352,940	76,946	852,338
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,801	7,353	1,603	17,757
INTEREST EXPENSE				
05/01/23	150,150	124,178	28,481	302,809
11/01/23	150,150	124,178	27,956	302,284
PRINCIPAL RETIREMENT				
05/01/23	-	-	20,000	20,000
11/01/23	110,000	95,000	-	205,000
TOTAL EXPENDITURES	419,101	350,709	78,041	847,851
EXCESS OF REVENUE OVER (UNDER) EXPEND.	3,350	2,231	(1,094)	4,487
FUND BALANCE - ENDING	\$ 3,350	\$ 2,231	\$ (1,094)	\$ 4,487

Table 1. Series 2017A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	178	0.47	83.7	21.9%	\$96,157	\$540
40'	71	0.80	56.8	14.8%	\$65,285	\$920
50'	186	1.00	186.0	48.6%	\$213,785	\$1,149
60'	47	1.20	56.4	14.7%	\$64,825	\$1,379
TOTAL	482		382.9	100.0%	\$ 440,053	

Table 2. Series 2019A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$61,134	\$599
40'	103	0.80	82.4	30.4%	\$111,656	\$1,084
50'	103	1.00	103.0	38.0%	\$139,570	\$1,355
60'	34	1.20	40.8	15.0%	\$55,286	\$1,626
TOTAL	342		271.3		367,646	

Table 3. Series 2019A-2 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$1,302	\$13
40'	89	0.80	71.2	26.2%	\$51,222	\$576
50'	87	1.00	87.0	32.1%	\$26,470	\$304
60'	34	1.20	40.8	15.0%	\$1,157	\$34
TOTAL	312		244.1		\$80,152	

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Meeting on August 4, 2022 at 6:00 pm; Union Park East CDD

in the Court, was published in said newspaper by print in the

issues of 7/15/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**Notice of Public Hearing and Board of Supervisors Meeting of the
Union Park East Community Development District**

The Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2022, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33944.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.unionparkeastodd.org>, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	Units	ERU	Gross Assmt/Unit	Total Gross Assmt
TH	109	0.47	\$101.58	\$11,072.31
TH	307	0.47	\$364.20	\$119,209.82
40'	174	0.80	\$960.34	\$167,099.64
50'	306	1.00	\$1,200.43	\$367,331.11
60'	85	1.20	\$1,440.51	\$122,443.70
Total	981			\$841,156.60

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 respect to any matter considered at the public hearing or meeting 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.

Patricia Thibault
District Manager



July 15, 2022

22-01203P

Lindsey Padgett
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,
15th day of July, 2022 A.D.

by Lindsey Padgett who is personally known to me.

Kimberly S. Martin

Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
COMMISSION # GG232790
EXPIRES: July 25, 2022
Bonded Thru Aaron Notary

Serial Number
22-01274P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on August 4, 2022
Union Park East CDD

in the Court, was published in said newspaper by print in the

issues of 7/22/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

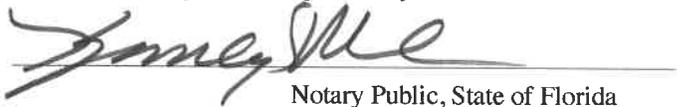


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

22nd day of July, 2022 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
COMMISSION # GG232793
EXPIRES: July 25, 2022
Bonded Thru Aaron Notary

**Notice of Public Hearing and Board of Supervisors Meeting of the
Union Park East Community Development District**

The Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2022, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.unionparkeastcdd.org>, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4663.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 respect to any matter considered at the public hearing or meeting 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.

Patricia Thibault
District Manager
July 22, 2022

22-01274P

EXHIBIT 2

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Union Park East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Union

Park East Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2022.

Attested By:

**Union Park East Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
I. REVENUE			
GENERAL FUND REVENUES /(a)	\$ 732,379	\$ 790,687	\$ 58,308
DEVELOPER FUNDING	-	-	-
LOT CLOSINGS	-	-	-
INTEREST & MISCELLANEOUS REVENUE	-	-	-
TOTAL REVENUE	732,379	790,687	58,308
II. EXPENDITURES			
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION	6,000	4,800	(1,200)
PAYROLL TAXES	459	367	(92)
PAYROLL PROCESSING	349	490	141
MANAGEMENT CONSULTING SERVICES	21,000	25,000	4,000
CONSTRUCTION ACCOUNTING SERVICES	2,500	-	(2,500)
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
MISCELLANEOUS	500	-	(500)
AUDITING SERVICES	3,500	3,600	100
TRAVEL PER DIEM	300	300	-
INSURANCE	31,588	35,660	4,072
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	(500)
ENGINEERING SERVICES	4,000	4,000	-
LEGAL SERVICES	7,500	7,500	-
WEBSITE HOSTING	1,650	2,015	365
ADMINISTRATIVE CONTINGENCY	-	2,500	2,500
TOTAL GENERAL ADMINISTRATIVE	121,421	127,807	6,386

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	6,500	6,500	-
TRUSTEE FEES	10,723	15,085	4,362
ARBITRAGE	1,500	1,500	-
TOTAL DEBT ADMINISTRATION	18,723	23,085	4,362

PHYSICAL ENVIRONMENT EXPENDITURES			-
COMPREHENSIVE FIELD TECH SERVICES	15,000	17,000	2,000
STREETPOLE LIGHTING - whatever for 7B carry over to 7F	86,400	86,400	-
ELECTRICITY (IRRIGATION & POND PUMPS)	31,500	35,000	3,500
LANDSCAPING MAINTENANCE	181,528	181,528	-
LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	40,272	-
IRRIGATION MAINTENANCE	10,000	15,000	5,000
POND MAINTENANCE	10,000	30,000	20,000
FOUNTAIN MAINTENANCE	15,000	15,000	-
PET WASTE REMOVAL	5,340	3,600	(1,740)
RUST CONTROL	18,000	18,000	-
PHYSICAL ENVIRONMENT CONTINGENCY	31,600	30,000	(1,600)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	444,640	471,800	27,160

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
AMENITY CENTER OPERATIONS			
POOL SERVICE CONTRACT	18,600	22,800	4,200
POOL MAINTENANCE & REPAIRS	2,500	2,500	-
POOL PERMIT	275	275	-
AMENITY MANAGEMENT	7,000	7,000	-
AMENITY CENTER CLEANING & MAINTENANCE	15,500	15,500	-
AMENITY CENTER INTERNET	3,000	3,600	600
AMENITY CENTER ELECTRICITY	9,420	9,420	-
AMENITY CENTER WATER	8,000	8,000	-
AMENITY CENTER PEST CONTROL	500	500	-
REFUSE SERVICE	2,000	1,400	(600)
LANDSCAPE MAINTENANCE - INFILL	4,000	4,000	-
SECURITY MONITORING	57,800	38,000	(19,800)
COMMUNITY EVENTS & DECORATIONS	15,000	15,000	-
MISC AMENITY CENTER REPAIRS & CONTINGENCY	4,000	40,000	36,000
TOTAL AMENITY CENTER OPERATIONS	147,595	167,995	20,400
CAPITAL IMPROVEMENTS	-	-	
TOTAL EXPENDITURES	732,379	790,687	58,308
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	152,261	152,261	-
ASSIGNMENT OF FUND BALANCE FORWARD FOR OPERATING RESERVE		(131,781)	
FUND BALANCE - ENDING	\$ 152,261	\$ 20,480	\$ -

**STATEMENT 2
UNION PARK EAST CDD
FY 2023 PROPOSED
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units	ERU	Total ERU	% ERU
TH	280	0.47	131.60	19.39%
40'	174	0.80	139.20	20.51%
50'	306	1.00	306.00	45.08%
60'	85	1.20	102.00	15.03%
Total	845		678.80	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 790,687	/(b)
Plus: Early Payment Discount (4.0%)	\$ 33,646	
Plus: County Collection Charges (2.0%)	\$ 16,823	
Total Expenditures - GROSS	\$ 841,157	[A]
Total ERU:	678.80	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,239.18	[A] / [B]
Total AR / ERU - NET:	\$1,164.83	

3. Adopted FY 2023 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$547	\$153,292	\$582	\$163,076
40'	174	0.80	\$932	\$162,144	\$991	\$172,494
50'	306	1.00	\$1,165	\$356,438	\$1,239	\$379,190
60'	85	1.20	\$1,398	\$118,813	\$1,487	\$126,397
Total	845			\$790,686		\$841,157

4. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$507	\$141,988	\$539	\$151,050
40'	174	0.80	\$863	\$150,188	\$918	\$159,774
50'	306	1.00	\$1,079	\$330,153	\$1,148	\$351,227
60'	85	1.20	\$1,295	\$110,051	\$1,377	\$117,076
Total	845			\$732,380		\$779,127

5. Change in Assessments Proposed FY 2023 vs Adopted FY 2022

Lot Width	\$ Difference	% Difference	Per Month
TH	\$43	8.05%	\$3.62
40'	\$73	7.99%	\$6.11
50'	\$91	7.94%	\$7.60
60'	\$110	7.99%	\$9.17

Footnote:

(a) No O&M Assessments for non-platted lots and lots not on the tax-roll will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	NA	4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	NA	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	-	Construction accounting services are provided for the processing of requisitons and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	300	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NA	-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DMHB	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	35,660	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	4,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY & ROBIN	7,500	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager
WEBSITE HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY		2,500	Estimated for items not known and considered in the administrative allocations
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	Lerner Reporting	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US Bank	15,085	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances
ARBITRAGE	LLS Tax Solutions	1,500	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
PHYSICAL ENVIRONMENT:			
COMPREHENSIVE FIELD TECH SERVICES		17,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREETPOLE LIGHTING	TECO	86,400	Collector road, 6A,6D & E, 8A, D, 7A,B,C,D,E. All in by years end. 131 lights at \$40/mo. Adding 30 lights in 8B & C. Add an additional 19 lights for 7F. Currently getting billed for 19 fixtures at 1241 Wyndfields Blvd, Phase 8B for \$780 monthly and 100 fixtures at 1548 Wyndfields Blvd for a cost of \$4,000 monthly . A total of 119 fixtures.
ELECTRICITY		35,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	Brightview	181,528	Maintenance and along subdivision roads from Oldswood to Bridge. Costs for amenity center (\$41,300). Costs part of Oldswood extension, interior common area including pond mowing, and mulch. Does not include phase 7&8. Brightview base management - \$13,315 mo. Also includes park . The District will be adding additional service for several ponds and ditches
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8 .	Brightview	40,272	Union Park East Phase 7F - estimated amount includes any pond maintenance as well
IRRIGATION MAINTENANCE		15,000	Irrigation Maintenance
POND MAINTENANCE	Solitude	30,000	Pond maintenance & reporting (weed management, algae control, etc.) 24 waterways twice monthly. All ponds are completed and functional. Current contract provides for monthly maintenance at \$2,223 The District will be two additional ponds brought on in FY 2023
FOUNTAIN MAINTENANCE	FLORIDA FOUNTAINS	15,000	Fountain cleaning \$175/qtr per fountain.- There will be 7 fountains total and additional amounts are allocated for fountain repairs
PET WASTE REMOVAL	POOP 911	3,600	Pet Waste Services for 10 waste stations at \$300 per month.
RUST CONTROL	SUNCOAST RUST	18,000	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.
PHYSICAL ENVIRONMENT CONTINGENCY		30,000	Misc contingency as needed. The District is contemplating a potential
AMENITY CENTER OPERATIONS:			
POOL SERVICE CONTRACT	Arinton	22,800	Clean pool at \$1,900 monthly for 5 day service
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500	Miscellaneous repairs and maintenance as needed (estimate)

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
POOL PERMIT		275	Statutory Requirement, annual
AMENITY MANAGEMENT		7,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	Catherine Pro Clean	15,500	Community clubhouse & restrooms - 7 day week cleaning May - Nov at \$9,450 annually and 5 days week for the time period Dec - April at \$4,950 annually. An additional \$1,100 for any special event cleanup
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,600	Internet for amenity center entry system. \$300/mo
AMENITY CENTER ELECTRICITY	TECO	9,420	Estimated \$785/mo. Electricity related to 5 meters
AMENITY CENTER WATER	PASCO COUNTY	8,000	Estimated 8,000 yearly.
AMENITY CENTER PEST CONTROL		500	Amount is estimated for pest control of the amenity sites
REFUSE SERVICE	Waste Management	1,400	Estimated from Waste Management for 4 yard dumpster and 2x per week pickup. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL		4,000	4K estimated for infill planting
SECURITY MONITORING	Pasco Sheriff	38,000	Security Monitoring provided by Pasco County Sheriff. Amounts for services are shared with Union Park CDD and the HOA. Amount allocated is for UPE. \$28,000 plus additional \$10,000 for contingency.
COMMUNITY EVENTS & DECORATIONS		15,000	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY		40,000	Needed for repairs and maintenance. The District is considering additional repairs on basketball amenity for steel enforced equipment. Estimated at \$25,000 for the new structure

**STATEMENT 4
UNION PARK EAST CDD
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES**

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 440,053	\$ 367,646	\$ 80,152	\$ 887,852
SPECIAL ASSESSMENTS - OFF-ROLL - NET				
LESS: EARLY PAYMENT DISCOUNT (4%)	(17,602)	(14,706)	(3,206)	(35,514)
TOTAL REVENUE	422,451	352,940	76,946	852,338
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,801	7,353	1,603	17,757
INTEREST EXPENSE				
05/01/23	150,150	124,178	28,481	302,809
11/01/23	150,150	124,178	27,956	302,284
PRINCIPAL RETIREMENT				
05/01/23	-	-	20,000	20,000
11/01/23	110,000	95,000	-	205,000
TOTAL EXPENDITURES	419,101	350,709	78,041	847,851
EXCESS OF REVENUE OVER (UNDER) EXPEND.	3,350	2,231	(1,094)	4,487
FUND BALANCE - ENDING	\$ 3,350	\$ 2,231	\$ (1,094)	\$ 4,487

Table 1. Series 2017A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	178	0.47	83.7	21.9%	\$96,157	\$540
40'	71	0.80	56.8	14.8%	\$65,285	\$920
50'	186	1.00	186.0	48.6%	\$213,785	\$1,149
60'	47	1.20	56.4	14.7%	\$64,825	\$1,379
TOTAL	482		382.9	100.0%	\$ 440,053	

Table 2. Series 2019A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$61,134	\$599
40'	103	0.80	82.4	30.4%	\$111,656	\$1,084
50'	103	1.00	103.0	38.0%	\$139,570	\$1,355
60'	34	1.20	40.8	15.0%	\$55,286	\$1,626
TOTAL	342		271.3		367,646	

Table 3. Series 2019A-2 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$1,302	\$13
40'	89	0.80	71.2	26.2%	\$51,222	\$576
50'	87	1.00	87.0	32.1%	\$26,470	\$304
60'	34	1.20	40.8	15.0%	\$1,157	\$34
TOTAL	312		244.1		\$80,152	

EXHIBIT 3

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Union Park East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, Goldenranch Property, LLC ("Developer"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2022.

Attested By:

**Union Park East
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
I. REVENUE			
GENERAL FUND REVENUES /(a)	\$ 732,379	\$ 790,687	\$ 58,308
DEVELOPER FUNDING	-	-	-
LOT CLOSINGS	-	-	-
INTEREST & MISCELLANEOUS REVENUE	-	-	-
TOTAL REVENUE	732,379	790,687	58,308
II. EXPENDITURES			
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION	6,000	4,800	(1,200)
PAYROLL TAXES	459	367	(92)
PAYROLL PROCESSING	349	490	141
MANAGEMENT CONSULTING SERVICES	21,000	25,000	4,000
CONSTRUCTION ACCOUNTING SERVICES	2,500	-	(2,500)
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
MISCELLANEOUS	500	-	(500)
AUDITING SERVICES	3,500	3,600	100
TRAVEL PER DIEM	300	300	-
INSURANCE	31,588	35,660	4,072
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	(500)
ENGINEERING SERVICES	4,000	4,000	-
LEGAL SERVICES	7,500	7,500	-
WEBSITE HOSTING	1,650	2,015	365
ADMINISTRATIVE CONTINGENCY	-	2,500	2,500
TOTAL GENERAL ADMINISTRATIVE	121,421	127,807	6,386

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	6,500	6,500	-
TRUSTEE FEES	10,723	15,085	4,362
ARBITRAGE	1,500	1,500	-
TOTAL DEBT ADMINISTRATION	18,723	23,085	4,362

PHYSICAL ENVIRONMENT EXPENDITURES			-
COMPREHENSIVE FIELD TECH SERVICES	15,000	17,000	2,000
STREETPOLE LIGHTING - whatever for 7B carry over to 7F	86,400	86,400	-
ELECTRICITY (IRRIGATION & POND PUMPS)	31,500	35,000	3,500
LANDSCAPING MAINTENANCE	181,528	181,528	-
LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	40,272	-
IRRIGATION MAINTENANCE	10,000	15,000	5,000
POND MAINTENANCE	10,000	30,000	20,000
FOUNTAIN MAINTENANCE	15,000	15,000	-
PET WASTE REMOVAL	5,340	3,600	(1,740)
RUST CONTROL	18,000	18,000	-
PHYSICAL ENVIRONMENT CONTINGENCY	31,600	30,000	(1,600)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	444,640	471,800	27,160

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
AMENITY CENTER OPERATIONS			
POOL SERVICE CONTRACT	18,600	22,800	4,200
POOL MAINTENANCE & REPAIRS	2,500	2,500	-
POOL PERMIT	275	275	-
AMENITY MANAGEMENT	7,000	7,000	-
AMENITY CENTER CLEANING & MAINTENANCE	15,500	15,500	-
AMENITY CENTER INTERNET	3,000	3,600	600
AMENITY CENTER ELECTRICITY	9,420	9,420	-
AMENITY CENTER WATER	8,000	8,000	-
AMENITY CENTER PEST CONTROL	500	500	-
REFUSE SERVICE	2,000	1,400	(600)
LANDSCAPE MAINTENANCE - INFILL	4,000	4,000	-
SECURITY MONITORING	57,800	38,000	(19,800)
COMMUNITY EVENTS & DECORATIONS	15,000	15,000	-
MISC AMENITY CENTER REPAIRS & CONTINGENCY	4,000	40,000	36,000
TOTAL AMENITY CENTER OPERATIONS	147,595	167,995	20,400
CAPITAL IMPROVEMENTS	-	-	
TOTAL EXPENDITURES	732,379	790,687	58,308
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	152,261	152,261	-
ASSIGNMENT OF FUND BALANCE FORWARD FOR OPERATING RESERVE		(131,781)	
FUND BALANCE - ENDING	\$ 152,261	\$ 20,480	\$ -

**STATEMENT 2
UNION PARK EAST CDD
FY 2023 PROPOSED
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units	ERU	Total ERU	% ERU
TH	280	0.47	131.60	19.39%
40'	174	0.80	139.20	20.51%
50'	306	1.00	306.00	45.08%
60'	85	1.20	102.00	15.03%
Total	845		678.80	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 790,687	/(b)
Plus: Early Payment Discount (4.0%)	\$ 33,646	
Plus: County Collection Charges (2.0%)	\$ 16,823	
Total Expenditures - GROSS	\$ 841,157	[A]
Total ERU:	678.80	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,239.18	[A] / [B]
Total AR / ERU - NET:	\$1,164.83	

3. Adopted FY 2023 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$547	\$153,292	\$582	\$163,076
40'	174	0.80	\$932	\$162,144	\$991	\$172,494
50'	306	1.00	\$1,165	\$356,438	\$1,239	\$379,190
60'	85	1.20	\$1,398	\$118,813	\$1,487	\$126,397
Total	845			\$790,686		\$841,157

4. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$507	\$141,988	\$539	\$151,050
40'	174	0.80	\$863	\$150,188	\$918	\$159,774
50'	306	1.00	\$1,079	\$330,153	\$1,148	\$351,227
60'	85	1.20	\$1,295	\$110,051	\$1,377	\$117,076
Total	845			\$732,380		\$779,127

5. Change in Assessments Proposed FY 2023 vs Adopted FY 2022

Lot Width	\$ Difference	% Difference	Per Month
TH	\$43	8.05%	\$3.62
40'	\$73	7.99%	\$6.11
50'	\$91	7.94%	\$7.60
60'	\$110	7.99%	\$9.17

Footnote:

(a) No O&M Assessments for non-platted lots and lots not on the tax-roll will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	NA	4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	NA	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	-	Construction accounting services are provided for the processing of requisitons and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	300	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NA	-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DMHB	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	35,660	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	4,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY & ROBIN	7,500	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager
WEBSITE HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY		2,500	Estimated for items not known and considered in the administrative allocations
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	Lerner Reporting	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US Bank	15,085	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances
ARBITRAGE	LLS Tax Solutions	1,500	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
PHYSICAL ENVIRONMENT:			
COMPREHENSIVE FIELD TECH SERVICES		17,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREETPOLE LIGHTING	TECO	86,400	Collector road, 6A,6D & E, 8A, D, 7A,B,C,D,E. All in by years end. 131 lights at \$40/mo. Adding 30 lights in 8B & C. Add an additional 19 lights for 7F. Currently getting billed for 19 fixtures at 1241 Wyndfields Blvd, Phase 8B for \$780 monthly and 100 fixtures at 1548 Wyndfields Blvd for a cost of \$4,000 monthly . A total of 119 fixtures.
ELECTRICITY		35,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	Brightview	181,528	Maintenance and along subdivision roads from Oldswood to Bridge. Costs for amenity center (\$41,300). Costs part of Oldswood extension, interior common area including pond mowing, and mulch. Does not include phase 7&8. Brightview base management - \$13,315 mo. Also includes park . The District will be adding additional service for several ponds and ditches
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8 .	Brightview	40,272	Union Park East Phase 7F - estimated amount includes any pond maintenance as well
IRRIGATION MAINTENANCE		15,000	Irrigation Maintenance
POND MAINTENANCE	Solitude	30,000	Pond maintenance & reporting (weed management, algae control, etc.) 24 waterways twice monthly. All ponds are completed and functional. Current contract provides for monthly maintenance at \$2,223 The District will be two additional ponds brought on in FY 2023
FOUNTAIN MAINTENANCE	FLORIDA FOUNTAINS	15,000	Fountain cleaning \$175/qtr per fountain.- There will be 7 fountains total and additional amounts are allocated for fountain repairs
PET WASTE REMOVAL	POOP 911	3,600	Pet Waste Services for 10 waste stations at \$300 per month.
RUST CONTROL	SUNCOAST RUST	18,000	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.
PHYSICAL ENVIRONMENT CONTINGENCY		30,000	Misc contingency as needed. The District is contemplating a potential
AMENITY CENTER OPERATIONS:			
POOL SERVICE CONTRACT	Arinton	22,800	Clean pool at \$1,900 monthly for 5 day service
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500	Miscellaneous repairs and maintenance as needed (estimate)

**STATEMENT 3
UNION PARK EAST
FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
POOL PERMIT		275	Statutory Requirement, annual
AMENITY MANAGEMENT		7,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	Catherine Pro Clean	15,500	Community clubhouse & restrooms - 7 day week cleaning May - Nov at \$9,450 annually and 5 days week for the time period Dec - April at \$4,950 annually. An additional \$1,100 for any special event cleanup
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,600	Internet for amenity center entry system. \$300/mo
AMENITY CENTER ELECTRICITY	TECO	9,420	Estimated \$785/mo. Electricity related to 5 meters
AMENITY CENTER WATER	PASCO COUNTY	8,000	Estimated 8,000 yearly.
AMENITY CENTER PEST CONTROL		500	Amount is estimated for pest control of the amenity sites
REFUSE SERVICE	Waste Management	1,400	Estimated from Waste Management for 4 yard dumpster and 2x per week pickup. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL		4,000	4K estimated for infill planting
SECURITY MONITORING	Pasco Sheriff	38,000	Security Monitoring provided by Pasco County Sheriff. Amounts for services are shared with Union Park CDD and the HOA. Amount allocated is for UPE. \$28,000 plus additional \$10,000 for contingency.
COMMUNITY EVENTS & DECORATIONS		15,000	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY		40,000	Needed for repairs and maintenance. The District is considering additional repairs on basketball amenity for steel enforced equipment. Estimated at \$25,000 for the new structure

**STATEMENT 4
UNION PARK EAST CDD
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES**

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 440,053	\$ 367,646	\$ 80,152	\$ 887,852
SPECIAL ASSESSMENTS - OFF-ROLL - NET				
LESS: EARLY PAYMENT DISCOUNT (4%)	(17,602)	(14,706)	(3,206)	(35,514)
TOTAL REVENUE	422,451	352,940	76,946	852,338
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,801	7,353	1,603	17,757
INTEREST EXPENSE				
05/01/23	150,150	124,178	28,481	302,809
11/01/23	150,150	124,178	27,956	302,284
PRINCIPAL RETIREMENT				
05/01/23	-	-	20,000	20,000
11/01/23	110,000	95,000	-	205,000
TOTAL EXPENDITURES	419,101	350,709	78,041	847,851
EXCESS OF REVENUE OVER (UNDER) EXPEND.	3,350	2,231	(1,094)	4,487
FUND BALANCE - ENDING	\$ 3,350	\$ 2,231	\$ (1,094)	\$ 4,487

Table 1. Series 2017A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	178	0.47	83.7	21.9%	\$96,157	\$540
40'	71	0.80	56.8	14.8%	\$65,285	\$920
50'	186	1.00	186.0	48.6%	\$213,785	\$1,149
60'	47	1.20	56.4	14.7%	\$64,825	\$1,379
TOTAL	482		382.9	100.0%	\$ 440,053	

Table 2. Series 2019A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$61,134	\$599
40'	103	0.80	82.4	30.4%	\$111,656	\$1,084
50'	103	1.00	103.0	38.0%	\$139,570	\$1,355
60'	34	1.20	40.8	15.0%	\$55,286	\$1,626
TOTAL	342		271.3		367,646	

Table 3. Series 2019A-2 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$1,302	\$13
40'	89	0.80	71.2	26.2%	\$51,222	\$576
50'	87	1.00	87.0	32.1%	\$26,470	\$304
60'	34	1.20	40.8	15.0%	\$1,157	\$34
TOTAL	312		244.1		\$80,152	

Budget Funding Agreement
Fiscal Year 2022-2023

This Agreement is made and entered into this 4th day of August, 2022, by and between the **Union Park East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "**District**"), and **Goldenranch Property, LLC**, a Florida limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Pasco County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2022-2023, which year commences on October 1, 2022 and concludes on September 30, 2023; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2022-2023 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2022-2023, as described in Exhibit "A," and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees or assessments

which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or

conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Union Park East Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Goldenranch Property, LLC
a Florida limited liability company

By: _____
John Ryan
Manager

Exhibit "A" – Fiscal Year 2022-2023 General Fund Budget

EXHIBIT 4

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on October 13, 2016 by Ordinance No. 16-28 of the Pasco County Board of County Commissioners;

WHEREAS, the terms for Board **Seat 5** is set to expire in November 2022; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect one member of the Board, to Board **Seat 5** will be held on November 3, 2022, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 4, 2022.

Attest:

**Union Park East
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Union Park East Community Development District**

Notice is hereby given to the public and all landowners within the Union Park East Community Development District (the "**District**"), comprised of approximately 331.497 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 3, 2022
Time: 6:00 p.m.
Place: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663 or at PThibault@breezehome.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

Patricia Thibault, District Manager
Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Union Park East Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 3, 2022
Time: 6:00 p.m.
Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for each successful candidate shall commence on November 15, 2022.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

**Union Park East Community Development District
Landowners' Meeting – November 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Union Park East Community Development District to be held at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, on November 3, 2022, at 6:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Union Park East Community Development District Landowners' Meeting – November 3, 2022 (Election of One Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Union Park East Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 5		

Date: _____ Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Union Park East Community Development District

Landowners' Meeting – November 3, 2022

(Election of One Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Union Park East Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 5

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2022, and ending on September 30, 2023 (the “FY 2022/2023”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2022/2023 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 4, 2022.

ATTEST:

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2022/2023
Union Park East Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Union Park East Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544**. The meeting dates are as follows:

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management

Publish: September 23, 2022 (Business Observer – Pasco County)

EXHIBIT 6

Arbitrage Rebate Counselors, LLC has provided arbitrage rebate compliance services to its clients since 1996. The firm is headed by John C. Rogers, who has 30 years of experience in the public finance industry as an investment banker at Dolphin & Bradbury Inc., Philadelphia, PA and as a financial advisor with Penn Capital Advisors, Malvern, PA. Mr. Rogers holds an M.B.A. from Cornell University and a B.A. from Tufts University. Mr. Rogers has also served as a Board Member for the Municipal Bond Club of Philadelphia.

The arbitrage rebate regulations have created a challenge for issuers of municipal bonds: the issuer wishes to maximize its investment return on bond proceeds, without spending monies that are “rebtable” to the U.S. Government. The solution to this dilemma is to obtain an accurate, timely rebate report. Arbitrage Rebate Counselors has completed more than 1,000 rebate engagements for over \$10 billion of bonds, and has assisted its clients in attaining the goal of maximizing returns on invested funds while still complying with the rebate regulations.

ARC

Arbitrage Rebate Counselors

*Arbitrage Rebate Compliance
For Issuers of Tax-Exempt Bonds*



Arbitrage Rebate Counselors, LLC

John C. Rogers, President

32 Whitemarsh Road

Ardmore, PA 19003

(610) 764-7998

jcrogers279@gmail.com

www.arbitragerebate.net

Arbitrage Rebate Services

- ◆ Obtain all relevant records from Trustee, Issuer & Bond Counsel, including...
 - Trustee Statements of Project Fund Investments and Disbursements.
 - Bond Closing Documents.
- ◆ Review all documentation to understand specifics of Bond Issue, including applications of Bond Proceeds.
- ◆ Compile a computerized record of all expenditures of Bond Proceeds; verify and recalculate original arbitrage yield.
- ◆ Compute an estimated rebate liability and prepare an opinion letter and report summarizing the results.
- ◆ If required, review updated Project Fund Investments and Disbursements and update rebate liability on each Bond Year anniversary.
- ◆ On each 5-year anniversary date, review all prior records and reports.
- ◆ On each 5-year anniversary date, prepare a rebate installment report, "8038-T" form, and assist the Issuer in making arrangements for the rebate installment payment.

Representative Clients

Municipal

Bucks County (PA)
Cumberland County (NJ)
Smithtown (NY)
Berks County (PA)
New Brunswick Pkg. (NJ)
Lancaster Area Sewer (PA)
Sea Isle City (NJ)
Lehigh Cnty. Wtr. & Sew. (PA)
City of Scranton (PA)
Morristown Parking (NJ)
North Penn Water (PA)
Tredyffrin Township (PA)
York City Sewer (PA)
City of Wildwood (NJ)
New Kensington Sewer (PA)
North Wales Water (PA)

Industrial Development

Lancaster Convent. Ctr. (PA)
Newark Downtown Dist. (NJ)
Mohegan Sun Arena (PA)
PNC Field (PA)
Susquehanna Airport (PA)

Housing

Branch Village (NJ)
Brigantine Homes (NJ)
Ocean Towers (NJ)
Riverside Arms (NJ)
Egg Harbor Family (NJ)

Hospital

Children's Hosp. of Phila. (PA)
St. Peter's University Hosp. (NJ)
Lancaster General Hosp. (PA)
Christiana Hospital (NJ)
Hunterdon Hospital (NJ)
St. Joseph's Health (NJ)

Senior Care

Baptist Homes (PA)
Jefferson's Ferry (NY)
St. Anne's Retirement (PA)
Cadbury Senior Life (NJ)
Waverly Heights (PA)
The Hickman (PA)
Pennswood Village (PA)
Vincentian Collaborative (PA)

Secondary / Higher Education

Haverford College (PA)
Duquesne University (PA)
Gill St. Bernard's Prep. (NJ)
Tacony Academy Charter (PA)
State College School Dist. (PA)
Arcadia University (PA)

Social Services

Children's Home Pittsburgh (PA)
Eden Autism (NJ)
Elwyn, Inc. (PA)
Watson Institute (PA)
Girl Scouts Southeast PA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 26, 2022

Union Park East Community Development District
c/o Patricia Comings-Thibault, Dir. Dist. Mgt. Services
Breeze Homes
1540 International Pkwy., Suite 2000
Lake Mary, FL 32746

Re: Contract – Annual Arbitrage Calculations – Union Park East CDD
\$6,010,000 Cap. Improv. Rev. Bonds, 2017A-1, \$6,000,000 Cap. Improv. Rev. Bonds –
2017 A-2, \$4,325,000 Cap. Improv. Rev. Bonds – Series 2017 A-3 (the “2017 Series”)
\$5,625,000 Cap. Improv. Rev. Bonds, 2019 A-1, \$5,085,000 Cap. Improv. Rev. Bonds,
2019 A-2 (“2019 Series”)
\$3,095,000 Cap. Improv. Rev. Bonds, Series 2021 (“2021 Series”)

Dear Union Park East CDD:

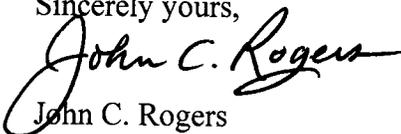
Arbitrage Rebate Counselors hereby contracts with Union Park East CDD to provide annual arbitrage calculations for the above-referenced 2017, 2019 Series and 2021 Series.

The annual arbitrage calculations will cover one-year periods while the 2017 Series, 2019 Series and 2021 Series are outstanding; we will provide all arbitrage services listed in the attached brochure.

To do the annual arbitrage calculations, we will need: (1) trust fund statements for the Construction, Capitalized Interest and Debt Service Reserve Funds, and (2) and I.R.S. Form 8038.

Our fee to prepare the annual arbitrage calculations is a “flat rate” of \$475.00 each for the 2017 Series, 2019 Series, and 2021 Series for a total of \$1,425.00. Our fee includes any “out of pocket” expenses we might incur.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 7

Proposal for Extra Work at Union Park East CDD

Property Name	Union Park East CDD	Contact	Tonya Elliott-Moore
Property Address	1 Union Park Blvd Wesley Chapel, FL 33543	To	Union Park East CDD
		Billing Address	c/o DPGF Mngmnt & Consulting 250 International Pkwy Ste 280 Lake Mary, FL 32746

Project Name Landscape Oldswood Ave. Berm
Project Description Landscape berm along Oldswood Ave..

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
10.00	HOUR	(Crew 4) Removal/Disposal & Bed Prep	\$377.65	\$3,776.48
9.00	EACH	Crape Myrtle STD 1.5"/9-10' -	\$915.04	\$8,235.33
40.00	EACH	Podocarpus 'Dwarf Pringles' - 3 gallon	\$23.85	\$954.18
58.00	EACH	Pennisetum - White Fountain Grass - 3 gallon	\$19.91	\$1,154.95
46.00	EACH	Rose - Dwarf 'Red Drift' - 3 gallon	\$34.37	\$1,580.82
2.00	CUBIC YARD	Soil Installed - Grade & Prep - Potting Mix	\$118.23	\$236.45
6.00	CUBIC YARD	Mulch Installed (Bulk) - Blended - Chocolate BROWN	\$83.23	\$499.35
1.00	EACH	Irrigation Retro-fit	\$700.00	\$700.00

Images

Oldswood Berm



THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

Proposal for Extra Work at Union Park East CDD

For internal use only

SO# 7838768
JOB# 342200179
Service Line 130

Total Price \$17,137.56

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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Customer

Property Manager

Signature	Title
Tonya Elliott-Moore	June 09, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Enhancements

Signature	Title
Jeff Blackburn	June 09, 2022
Printed Name	Date

Job #: 342200179 Proposed Price: \$17,137.56
 SO #: 7838768

Proposal for Extra Work at Union Park East CDD

Property Name	Union Park East CDD	Contact	Tonya Elliott-Moore
Property Address	1 Union Park Blvd Wesley Chapel, FL 33543	To	Union Park East CDD
		Billing Address	c/o DPGF Mngmnt & Consulting 250 International Pkwy Ste 280 Lake Mary, FL 32746

Project Name Landscape Wyndefield Ave. corner Berm
Project Description Landscape berm on the corner of Oldswood Ave. and Wyndfield Blvd.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
7.00	HOUR	(Crew 4) Removal/Disposal & Bed Prep	\$377.65	\$2,643.54
2.00	EACH	Crape Myrtle STD 1.5"/9-10' -	\$915.04	\$1,830.07
40.00	EACH	Podocarpus 'Dwarf Pringles' - 3 gallon	\$23.85	\$954.18
30.00	EACH	Pennisetum - White Fountain Grass - 3 gallon	\$19.91	\$597.39
23.00	EACH	Rose - Dwarf 'Red Drift' - 3 gallon	\$34.37	\$790.41
1.00	CUBIC YARD	Soil Installed - Grade & Prep - Potting Mix	\$118.23	\$118.23
4.00	CUBIC YARD	Mulch Installed (Bulk) - Blended - Chocolate BROWN	\$83.23	\$332.90
1.00	EACH	Irrigation Retro-fit	\$400.00	\$400.00

Images

Wyndefield corner berm



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26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

Proposal for Extra Work at Union Park East CDD

For internal use only

SO# 7839176
JOB# 342200179
Service Line 130

Total Price \$7,666.72

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26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

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3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
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Customer

Property Manager

Signature	Title
Tonya Elliott-Moore	June 09, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Enhancements

Signature	Title
Jeff Blackburn	June 09, 2022
Printed Name	Date

Job #: 342200179 Proposed Price: \$7,666.72
 SO #: 7839176

Proposal for Extra Work at Union Park East CDD

Property Name	Union Park East CDD	Contact	Tonya Elliott-Moore
Property Address	1 Union Park Blvd Wesley Chapel, FL 33543	To	Union Park East CDD
		Billing Address	c/o DPGF Mngmnt & Consulting 250 International Pkwy Ste 280 Lake Mary, FL 32746

Project Name Landscape Berm South of Cumberland Ln.
Project Description Landscape berm on the corner south of Cumberland Ln. and Wyndfield Blvd.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
7.00	HOUR	(Crew 4) Removal/Disposal & Bed Prep	\$377.65	\$2,643.54
2.00	EACH	Crape Myrtle STD 1.5"/9-10' -	\$915.04	\$1,830.07
30.00	EACH	Podocarpus 'Dwarf Pringles' - 3 gallon	\$23.85	\$715.63
16.00	EACH	Pennisetum - White Fountain Grass - 3 gallon	\$19.91	\$318.61
15.00	EACH	Rose - Dwarf 'Red Drift' - 3 gallon	\$34.37	\$515.48
0.50	CUBIC YARD	Soil Installed - Grade & Prep - Potting Mix	\$118.23	\$59.11
3.00	CUBIC YARD	Mulch Installed (Bulk) - Blended - Chocolate BROWN	\$83.23	\$249.68
1.00	EACH	Irrigation Retro-fit	\$300.00	\$300.00

Images

Cumberland South berm



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26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

Proposal for Extra Work at Union Park East CDD

For internal use only

SO# 7839209
JOB# 342200179
Service Line 130

Total Price \$6,632.12

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Customer

Property Manager

Signature	Title
Tonya Elliott-Moore	June 09, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Enhancements

Signature	Title
Jeff Blackburn	June 09, 2022
Printed Name	Date

Job #: 342200179 Proposed Price: \$6,632.12
SO #: 7839209

Proposal for Extra Work at Union Park East CDD

Property Name	Union Park East CDD	Contact	Tonya Elliott-Moore
Property Address	1 Union Park Blvd Wesley Chapel, FL 33543	To	Union Park East CDD
		Billing Address	c/o DPGF Mngmnt & Consulting 250 International Pkwy Ste 280 Lake Mary, FL 32746

Project Name Landscape Berm North of Cumberland Ln.
Project Description Landscape berm on the corner north of Cumberland Ln. and Wyndfield Blvd.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
10.00	HOUR	(Crew 4) Removal/Disposal & Bed Prep	\$377.65	\$3,776.48
7.00	EACH	Crape Myrtle STD 1.5"/9-10' -	\$915.04	\$6,405.26
60.00	EACH	Podocarpus 'Dwarf Pringles' - 3 gallon	\$23.85	\$1,431.26
32.00	EACH	Pennisetum - White Fountain Grass - 3 gallon	\$19.91	\$637.21
30.00	EACH	Rose - Dwarf 'Red Drift' - 3 gallon	\$34.37	\$1,030.97
1.50	CUBIC YARD	Soil Installed - Grade & Prep - Potting Mix	\$118.23	\$177.34
6.00	CUBIC YARD	Mulch Installed (Bulk) - Blended - Chocolate BROWN	\$83.23	\$499.35
1.00	EACH	Irrigation Retro-fit	\$700.00	\$700.00

Images

Cumberland North Berm



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Proposal for Extra Work at Union Park East CDD

For internal use only

SO# 7839185
JOB# 342200179
Service Line 130

Total Price \$14,657.87

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16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature	Title
Tonya Elliott-Moore	June 09, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Enhancements

Signature	Title
Jeff Blackburn	June 09, 2022
Printed Name	Date

Job #: 342200179 Proposed Price: \$14,657.87
 SO #: 7839185

EXHIBIT 8



Nature Coast Poop 911
 Leah Henderson
 9376 Merriweather Dr
 Weeki Wachee, FL 34613
 (813) 785 – 9327
 Naturecoast@Poop911.com

Union Park East CDD

Proposal for installation of 1 pet waste station

May 31, 2022		
1 - Pet Waste Station Installation (One-time fee) (\$395 each station) (Price includes purchase and installation of pet waste stations that will be cemented into the ground.)		1 x \$395.00 = \$395.00
	Total Amount Due	\$395.00

Signature: _____

Date: _____

Signature: _____

Date: _____

EXHIBIT 9

SOLITUDE

LAKE MANAGEMENT

Restoring Balance. Enhancing Beauty.

Proposal for Services SOX Erosion Control

PROPOSAL FOR:

Union Park East CDD
% Michael Sakellarides
1688 Union Park Blvd
Wesley Chapel, FL 33543
813-418-7473
michael@breezehome.com

PROPOSAL BY:

Nick Viles
SOLitude Lake Management
3153 118th Ave N
St. Petersburg, FL 33716
727-291-3599
nviles@solitudelake.com

July 29, 2022





Dear Michael:

SOX Erosion Solutions™ are bioengineered and designed to immediately halt soil erosion and stabilize shorelines. SOX systems offer these unique attributes;

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that integrates into the earth,
- Uses locally sourced natural fill,
- Attaches directly to “intact” shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface staking system eliminates injury liability to humans and animals,
- SOX “self-tightens” due to its ability to manage incredible weight displacement.

EROSION RESTORATION RECOMMENDATION

SOLitude Lake Management will install DredgeSOX® erosion control materials (SOX) at Union Park East CDD located in Wesley Chapel, FL as described below.

“Pond 19”

- Repair approximately **100 linear feet** of lake bank with **12-foot DredgeSOX** material.
- Company will prep areas by removing debris and trash. Any irrigation, culverts, drains will be replaced / extended as necessary and billed at time and materials.
- The DredgeSOX will be backfilled with material dredged from the lake using a portable sediment removal system and/or with imported fill as necessary.
- Materials consist of the following: DredgeSOX, wooden stakes, rope, and fill material.
- SOLitude will utilize wooden stakes to secure the SOX material.
- SOLitude will plant sod on the new installed area. It will be the responsibility of the community to irrigate the new sod/planted area once installed.
- SOLitude will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes or pricing contained in this document or any of its attachments without prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





Customer Responsibilities

- Customer is responsible for the cost of any necessary permits that may be required prior to commencement of work.
- Provide all available as-built or other plans related to the areas to be restored, used for staging, or otherwise impacted by the project work.
- Customer understands that it is their responsibility to mark sprinkler heads, otherwise SOLitude will not be responsible for damage to the system during the course of work. SOLitude will repair any marked sprinkler heads damaged during erosion work in a timely manner.
- In the event that fill material suppliers increase the cost of materials necessary for SOX installation, Customer will be responsible for incurring the difference in cost. Every effort will be made to notify Customer with as much advance notice as possible in the event that an increase occurs.
- It is the customer's responsibility to irrigate the new sod/planted area once installed.
- In the event that the dredge material from lake bottom is unsuitable for use in the DredgeSOX, SOLitude will have to fill the system with imported fill.

Warranty

- DredgeSOX material is warrantied for five (5) years.
- The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of the organization.

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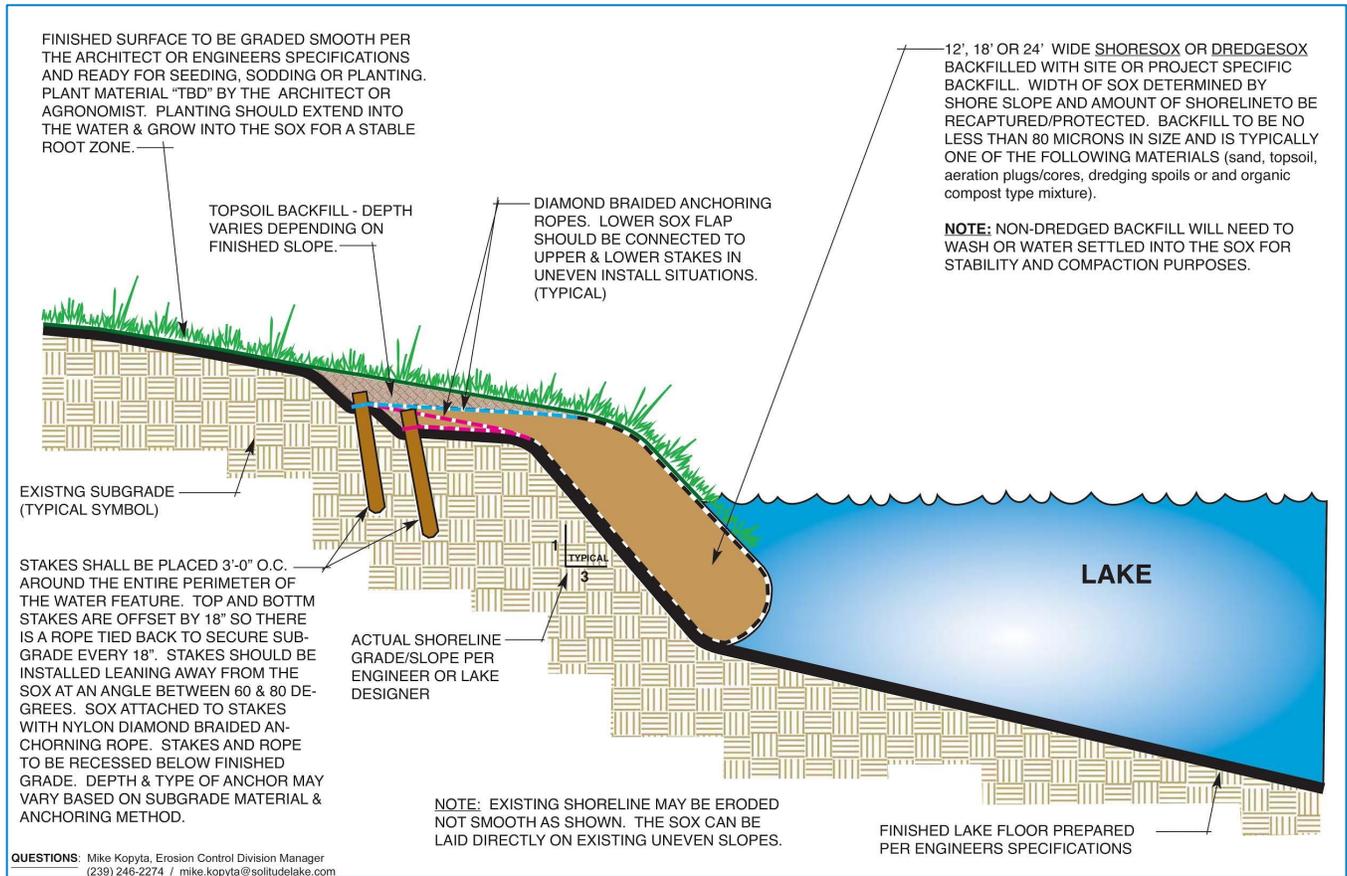




EROSION RESTORATION PRICING FOR UNION PARK EAST CDD

AREA	ESTIMATED TOTAL
100 feet of 12 foot DredgeSOX	\$25,800.00

Note: The prices shown above are valid for 60 days from the date of this quotation



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Shoreline Erosion Control

Protect Lake and Pond Banks and Shorelines

Shoreline erosion is a common, natural phenomenon that can occur as a result of harsh weather, recreation, poor landscape design or, simply, an aging freshwater ecosystem. If left unaddressed, your lake, stormwater pond or canal may experience native vegetation and habitat loss, nutrient loading, excess runoff and other complications. There are a variety of shoreline erosion restoration solutions available including rip-rap, bulkheads and coconut fiber logs. These solutions may be a fit depending on your needs and budget, however, SOLitude's recommended and premium erosion control solution is the SOX system.

"We highly recommend solitude lake management, and the sox system has transformed our pond. We are thrilled with the results!"

-Van and Irene Davis, Fort Myers, FL

Bioengineered Living Shorelines and Hillsides

SOLitude Lake Management® is proud to provide SOX Erosion Solutions™ in our suite of erosion control products. The patented SOX system provides an innovative, eco-friendly solution that halts hillside and shoreline erosion while immediately stabilizing shorelines and hillsides, creating a natural foundation for vegetation.



The SOX System is warranted to provide at least 5 years of stabilization and is:

- An excellent solution for re-stabilizing and restoring the shores of waterbodies in communities and golf courses.
- Made from a combination of ecofriendly, biodegradable burlap fabric and heavy-duty knitted mesh.
- Immediately effective in filtering and buffering run-off water, removing harmful contaminants and benefiting waterways, all while providing ongoing erosion control.
- The SOX system is typically filled with organic compost or pond sediment. SOLitude's hydro-rakes complement this technology, as we can utilize material within the waterbody to fill the SOX system.
- Once filled and secured, a native buffer of beneficial vegetation can be planted or sodded through the mesh and fabric layers.



UTILIZING HYDRO-RAKING AND HYDRAULIC DREDGING

One of the many benefits of SOX systems is that they are designed to contain dredged materials. There are several ways to fill these systems with organic material but the most cost-effective methods are through hydro-raking and hydraulic dredging.

Utilizing the sediment at the bottom of your lake or pond achieves two goals:

- Increases depth and the lifespan of your waterbody.
- Provides the organic material to fill the SOX system without the need to drain the waterbody or ship the material off-site.

With the hydro-rake, sediment is scooped up and placed directly into the SOX system. Similarly, the hydraulic dredge breaks up the organic matter at the bottom and pumps it through a pipeline and directly into the system.



The Importance of Maintaining A Vegetative Buffer

No matter the type of erosion problem you're facing, it's extremely important to cultivate a beneficial vegetative buffer around your waterbody. Buffers are simple to maintain and help keep sediment in place during rainstorms. They're also known to provide a plethora of benefits beyond erosion control, including nutrient filtration and aesthetic enhancement.

Whether you want to address an existing erosion problem or reinforce the strength and appearance of your aquatic ecosystem, it's important to stay ahead of sedimentation problems using buffer management and shoreline erosion control strategies.



LEARN MORE ABOUT OUR EXPERIENCE WITH SHORELINE RESTORATION



Still have Questions? [We have Answers!](#)



Shoreline Erosion Control

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Once filled and secured, a native buffer of beneficial vegetation can be planted or sodded through the mesh and fabric layers.



"I was impressed with how fast this project was completed and how reasonable the cost was. We are stewards of our environment and I value the like-minded commitment to Best Management Practices."

-Nate Watkins, Golf Course Superintendent, Delray Beach, FL

>> Shoreline Erosion Control: Protect Lake and Pond Banks and Shorelines

Erosion Control Using SOX System: Before, During and After



UTILIZING HYDRO-RAKING AND HYDRAULIC DREDGING

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Whether you want to address an existing erosion problem or reinforce the strength and appearance of your aquatic ecosystem, it's important to stay ahead of sedimentation problems using buffer management and shoreline erosion control strategies.



Implement an erosion control strategy to take back your shoreline and improve your aquatic ecosystem.

Call 855.976.9569 to get a conversation started with one of our specialists.

SOLITUDE
LAKE MANAGEMENT

Learn more: solitudelakemanagement.com/erosion-control

solitudelakemanagement.com

SOX, LLC. Erosion Solutions
950 Peninsula Corporate Circle
Suite 3018
Boca Raton, FL 33487
Office: 561.501.0057
www.soxerosion.com



THE SOX ADVANTAGE

SOX Erosion Solutions™ has a strong competitive advantage among erosion control providers. While a number of “traditional” erosion control products exist on the market, none of them are as uniquely-suited to meet the needs and challenges of erosion control installers. Simply put, SOX addresses virtually every drawback and challenge associated with using traditional products. SOX provides a safe, integrated, durable, easy-to-use, visually appealing and cost-effective solution. Even in comparison to our closest competitors, the unique features and benefits of the SOX system remain unrivaled all while following the Best Management Practices of Erosion Control.

SOX WARRANTY & PRICING

SOX Erosion Solutions™ is backed by a 5 year warranty on the SOX material and a 1 year warranty on the labor. Other warranty offers could also be available through your SOX Certified Service Provider. SOX is priced per linear foot. We offer 6’ and 12’ wide sections based on the severity of the project and desired slope. Price is also based on the organic media used to fill the system and the method of Dredgesox® and/or Shoresox® used for installation.

CUSTOMER LIST

HOA Properties

Farmington Estates
Magnolia Bay
Sun Valley HOA
Wellington Polo Club
Platina HOA
Valencia Pointe
Bellaggio
Avalon Estates
Pines of Delray
Valencia Shores

Municipalities

City of Lauderdale Lakes
City of Punta Gorda
City of Palm Coast
City of Lakeland
Lake Worth Drainage District
Osceola County
Polk County Natural Areas

Golf Courses

Trump International Golf Club
Seagate Golf & Country Club
Tiburon Golf Club
Bear Lakes Country Club
Delarie Country Club
Fiddlesticks Country Club
Palm Beach Polo & C.C.
Redstick Golf Club

The Club at Boca Pointe
Southern Hill Country Club
The Loxahatchee Club
The Sea Pines Resort
Vasari Golf Club
Windstar On Naples Bay
and many more....



SOX Erosion Solutions™ vs. The Competition

The following table provides a straight-forward comparison between SOX Erosion Solutions™ and the closest competitive products. The comparison criteria reflect the important considerations and Best Management Practices associated with the erosion control industry.

Comparison Criteria	SOX	Curlex® Bloc	Coir Logs	Geotextile Sock	Stone Rip-Rap	Stone Gabion
Subsurface anchoring	Yes	No	No	No	N/A	N/A
Attaches to firm shore bank	Yes	No	No	No	No	No
Degradable	Yes	Yes	Yes	No	No	No
Supports re-vegetation	Yes	Yes	Maybe	Maybe	No	No
Filters & buffers run-off	Yes	Maybe	No	No	No	No
Lightweight construction	Yes	No	No	Maybe	No	No
Broad single unit coverage	Yes	No	No	No	Yes	Yes
Shipped empty	Yes	No	No	Maybe	No	No
Filled with local material	Yes	No	No	Maybe	Maybe	Maybe
Heavy equipment needed	Optional	Yes	Yes	Yes	Yes	Yes
Resists forces of nature	Yes	No	No	No	Maybe	Maybe

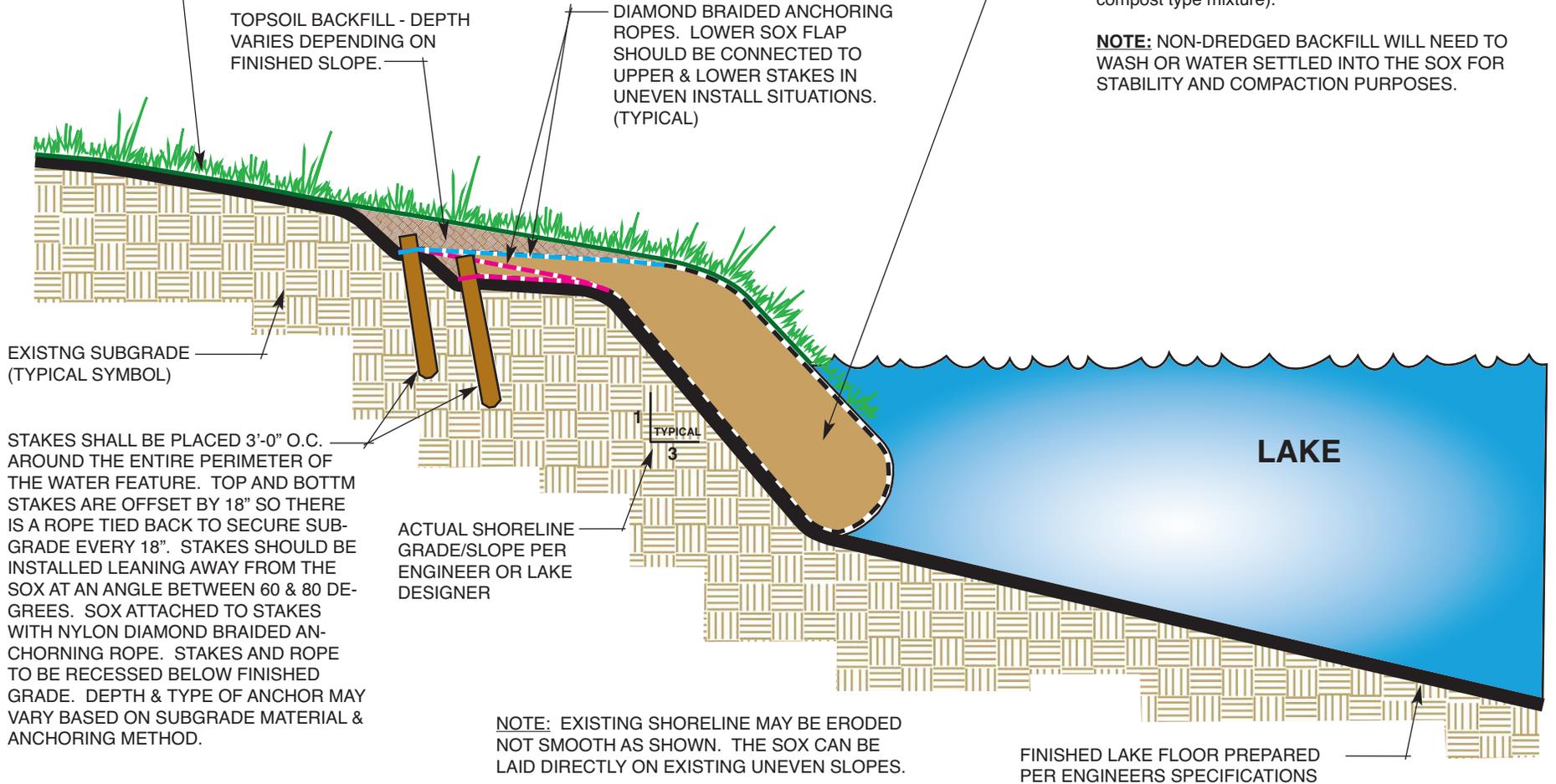
FINISHED SURFACE TO BE GRADED SMOOTH PER THE ARCHITECT OR ENGINEERS SPECIFICATIONS AND READY FOR SEEDING, SODDING OR PLANTING. PLANT MATERIAL "TBD" BY THE ARCHITECT OR AGRONOMIST. PLANTING SHOULD EXTEND INTO THE WATER & GROW INTO THE SOX FOR A STABLE ROOT ZONE.

TOPSOIL BACKFILL - DEPTH VARIES DEPENDING ON FINISHED SLOPE.

DIAMOND BRAIDED ANCHORING ROPES. LOWER SOX FLAP SHOULD BE CONNECTED TO UPPER & LOWER STAKES IN UNEVEN INSTALL SITUATIONS. (TYPICAL)

12', 18' OR 24' WIDE SHORESOFX OR DREDGESOX BACKFILLED WITH SITE OR PROJECT SPECIFIC BACKFILL. WIDTH OF SOX DETERMINED BY SHORE SLOPE AND AMOUNT OF SHORELINE TO BE RECAPTURED/PROTECTED. BACKFILL TO BE NO LESS THAN 80 MICRONS IN SIZE AND IS TYPICALLY ONE OF THE FOLLOWING MATERIALS (sand, topsoil, aeration plugs/cores, dredging spoils or and organic compost type mixture).

NOTE: NON-DREDGED BACKFILL WILL NEED TO WASH OR WATER SETTLED INTO THE SOX FOR STABILITY AND COMPACTION PURPOSES.



EXISTING SUBGRADE (TYPICAL SYMBOL)

STAKES SHALL BE PLACED 3'-0" O.C. AROUND THE ENTIRE PERIMETER OF THE WATER FEATURE. TOP AND BOTTOM STAKES ARE OFFSET BY 18" SO THERE IS A ROPE TIED BACK TO SECURE SUBGRADE EVERY 18". STAKES SHOULD BE INSTALLED LEANING AWAY FROM THE SOX AT AN ANGLE BETWEEN 60 & 80 DEGREES. SOX ATTACHED TO STAKES WITH NYLON DIAMOND BRAIDED ANCHORING ROPE. STAKES AND ROPE TO BE RECESSED BELOW FINISHED GRADE. DEPTH & TYPE OF ANCHOR MAY VARY BASED ON SUBGRADE MATERIAL & ANCHORING METHOD.

ACTUAL SHORELINE GRADE/SLOPE PER ENGINEER OR LAKE DESIGNER

NOTE: EXISTING SHORELINE MAY BE ERODED NOT SMOOTH AS SHOWN. THE SOX CAN BE LAID DIRECTLY ON EXISTING UNEVEN SLOPES.

FINISHED LAKE FLOOR PREPARED PER ENGINEERS SPECIFICATIONS

QUESTIONS - Call: (408)461-0324 or Email: dginkel@soxerosion.com

SHORESOFX/DREDGESOX DETAIL

TYPICAL LAKE EDGE RESTORATION



CORPORATE OFFICE:

950 PENINSULA CORPORATE CIRCLE, SUITE 3018 BOCA RATON, FL 33487

(561)501.0057

WWW.SOXEROSION.COM



DRAWN BY: DAVID GINKEL, ASGCA

APPROVED BY: CASEY CITTADINO



PROJECT: YUMA, CO

DETAIL: LAKE EDGE

SCALE: N.T.S.

DATE: 3/5/2020

EXHIBIT 10

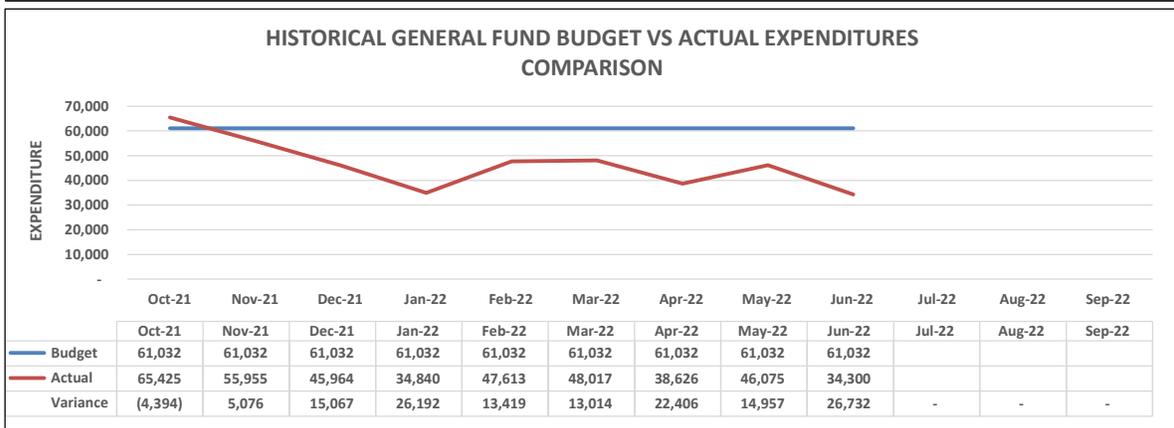
Union Park East CDD
Financial Report Summary - General Fund & Construction Fund
6/30/2022

	GENERAL FUND 6/30/2022	CONSTRUCTION 2017 A-1 6/30/2022	
For The Period Ending :			
CASH BALANCE	\$ 539,596	\$ 20,131	
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	1,867	-	
PLUS: ACCOUNTS RECEIVABLE - OTHER	800	-	
PLUS: DEPOSITS AND PREPAID	3,360	-	
LESS: ACCOUNTS PAYABLE	(62,186)	-	
LESS: DUE TO DEBT SERVICE	(23,027)	-	
LESS: DEFERRED REVENUE - ON ROLL	(1,867)	-	
NET CASH BALANCE	\$ 458,544	\$ 20,131	

	CONSTRUCTION 2019 A-1/A-2 6/30/2022	CONSTRUCTION 2021 6/30/2022	
For The Period Ending :			
CASH BALANCE	\$ 40,741	\$ 159,496	
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	
PLUS: DEPOSITS AND PREPAID	-	-	
LESS: ACCOUNTS PAYABLE	-	-	
LESS: DUE TO DEBT SERVICE	-	-	
LESS: DEFERRED REVENUE - ON ROLL	-	-	
NET CASH BALANCE	\$ 40,741	\$ 159,496	

GENERAL FUND REVENUE AND EXPENDITURES:	6/30/2022 ACTUAL YEAR-TO-DATE	6/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 732,813	\$ 732,379	\$ 434
EXPENDITURES (YTD)	(416,814)	(551,866)	135,051
NET OPERATING CHANGE	\$ 315,998	\$ 180,514	\$ 135,485
AVERAGE MONTHLY EXPENDITURES	\$ 46,313	\$ 61,318	\$ 15,006
PROJECTED EOY BASED ON AVERAGE	\$ 972,567	\$ 732,379	\$ 240,188

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	6/30/2022 ACTUAL YEAR-TO-DATE	6/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 727,823	\$ 732,379	\$ (4,556)
MISCELLANEOUS REVENUE	4,190	-	4,190
TOTAL REVENUE:	732,013	732,379	(366)
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	86,041	107,689	21,648
FIELD SERVICE EXPENDITURES - LANDSCAPE	126,440	173,850	47,410
FIELD SERVICE EXPENDITURES - STREETLIGHTS	44,178	64,800	20,622
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	31,727	7,500	(24,227)
FIELD SERVICE EXPENDITURES - OTHER	62,757	87,330	24,573
AMENITY CENTER EXPENDITURES	65,223	110,696	45,474
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 416,364	\$ 551,866	\$ 135,501



(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

Union Park East CDD
Balance Sheet
June 30, 2022

	<u>General Fund</u>	<u>Debt Service 2017 A1</u>	<u>Debt Service 2019 A1</u>	<u>Debt Service 2019A2</u>	<u>Debt Service 2021</u>	<u>TOTAL</u>
1 <u>ASSETS:</u>						
2 CASH - OPERATING ACCTS	\$ 539,596	\$ -	\$ -	\$ -	\$ -	\$ 539,596
3 CASH - RESTRICTED	13,319	-	-	-	-	13,319
4 INVESTMENTS:						
5 REVENUE TRUST FUND	-	293,553	219,620	29,677	46	542,896
6 INTEREST FUND	-	-	-	-	-	-
7 RESERVE FUND	-	413,650	345,588	56,438	173,400	989,075
8 PREPAYMENT FUND	-	825	18,533	5,746	-	25,104
9 ACCOUNTS RECEIVABLE	800	-	-	-	-	800
10 ASSESSMENTS RECEIVABLE - ON ROLL	1,867	967	761	131	12	3,738
11 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	11,845	9,427	1,426	329	23,027
13 DEPOSITS	3,360	-	-	-	-	3,360
14 PREPAID ITEMS	-	-	-	-	-	-
15 TOTAL ASSETS	\$ 558,941	\$ 720,840	\$ 593,929	\$ 93,417	\$ 173,787	\$ 2,140,915
16 <u>LIABILITIES:</u>						
17 ACCOUNTS PAYABLE	\$ 62,186	\$ -	\$ -	\$ -	\$ -	\$ 62,186
18 DUE TO OTHER FUNDS	23,027	-	-	-	-	23,027
19 ACCRUED EXPENSES	-	-	-	-	-	-
20 DEFERRED REVENUE ON-ROLL	1,867	967	761	131	12	3,738
21 <u>FUND BALANCE:</u>						
22 NON SPENDABLE	3,360	-	-	-	-	3,360
23 FB RESERVED	-	-	-	-	-	-
24 UNASSIGNED	152,504	757,808	541,205	84,184	193,560	1,729,262
25 NET CHANGE IN FUND BALANCE	315,998	(37,935)	51,963	9,102	(19,786)	319,342
26 TOTAL LIABILITIES & FUND BALANCE	\$ 558,941	\$ 720,840	\$ 593,929	\$ 93,417	\$ 173,787	\$ 2,140,915

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted Budget	FY 2022 Budget Year-to-Date	FY 2022 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE	\$ 732,379	\$ 732,379	\$ 727,823	(4,556)
3 DEVELOPER FUNDING	-	-	800	800
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	-	-
6 MISCELLANEOUS REVENUE	-	-	4,190	4,190
7 TOTAL REVENUE	\$ 732,379	\$ 732,379	\$ 732,813	\$ 434
8 EXPENDITURES				
9 GENERAL ADMINISTRATIVE				
10 SUPERVISORS COMPENSATION	\$ 6,000	\$ 4,500	\$ 831	\$ 3,669
11 PAYROLL TAXES	459	344	92	252
12 PAYROLL PROCESSING	349	262	100	162
13 MANAGEMENT CONSULTING SERVICES	21,000	15,750	14,000	1,750
14 CONSTRUCTION ACCOUNTING SERVICES	2,500	1,875	1,667	208
15 PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	27,000	21,000	6,000
16 ADMINISTRATIVE SERVICES	3,600	2,700	2,400	300
17 BANK FEES	300	225	-	225
18 MISCELLANEOUS	500	375	895	(520)
19 AUDITING SERVICES	3,500	2,625	-	2,625
20 TRAVEL PER DIEM	300	225	369	(144)
21 INSURANCE	31,588	23,691	23,802	(111)
22 REGULATORY AND PERMIT FEES	175	175	175	-
23 LEGAL ADVERTISEMENTS	2,000	2,000	554	1,446
24 ENGINEERING SERVICES	4,000	3,000	2,062	938
25 LEGAL SERVICES	7,500	5,625	9,597	(3,972)
26 PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-
27 WEBSITE HOSTING	1,650	1,650	1,848	(198)
28 ADMINISTRATIVE CONTINGENCY	-	-	150	(150)
29 TOTAL GENERAL ADMINISTRATIVE	121,421	92,022	79,541	12,481
30 DEBT ADMINISTRATION				
31 DISSEMINATION AGENT	6,500	6,500	6,500	-
32 TRUSTEE FEES	10,723	8,042	-	8,042
33 ARBITRAGE	1,500	1,125	-	1,125
34 TOTAL DEBT ADMINISTRATION	18,723	15,667	6,500	9,167

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	FY 2022 Adopted	FY 2022 Budget	FY 2022 Actual	VARIANCE Favorable
35 PHYSICAL ENVIRONMENT				
36 SECURITY	-	-	-	-
37 COMPREHENSIVE FIELD TECH SERVICES	15,000	11,250	13,919	(2,669)
38 FIELD TRAVEL	-	-	-	-
39 STREETPOLE LIGHTING - whatever for 7B carry over to 7F	86,400	64,800	44,178	20,622
40 ELECTRICITY (IRRIGATION & POND PUMPS)	31,500	23,625	21,914	1,711
41 LANDSCAPING MAINTENANCE	181,528	136,146	120,631	15,515
42 LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	30,204	-	30,204
43 IRRIGATION MAINTENANCE	10,000	7,500	5,809	1,691
44 POND MAINTENANCE	10,000	7,500	31,727	(24,227)
45 FOUNTAIN MAINTENANCE	15,000	11,250	701	10,549
46 PET WASTE REMOVAL	5,340	4,005	6,924	(2,919)
47 RUST CONTROL	18,000	13,500	12,000	1,500
48 PHYSICAL ENVIRONMENT CONTINGENCY	31,600	23,700	7,300	16,401
49 TOTAL PHYSICAL ENVIRONMENT	444,640	333,480	265,101	(68,379)
50 AMENITY OPERATIONS				
51 POOL SERVICE CONTRACT	18,600	13,950	12,700	1,250
52 POOL MAINTENANCE & REPAIRS	2,500	1,875	955	920
53 POOL PERMIT	275	206	280	(74)
54 AMENITY MANAGEMENT	7,000	5,250	5,333	(83)
55 AMENITY CENTER CLEANING & MAINTENANCE	15,500	11,625	14,069	(2,444)
56 AMENITY CENTER INTERNET	3,000	2,250	2,214	36
57 AMENITY CENTER ELECTRICITY	9,420	7,065	4,764	2,301
58 AMENITY CENTER WATER	8,000	6,000	358	5,642
59 AMENITY CENTER PEST CONTROL	500	375	-	375
60 AMENITY CENTER RUST REMOVAL	-	-	-	-
61 REFUSE SERVICE	2,000	1,500	752	748
62 LANDSCAPE MAINTENANCE - INFILL	4,000	3,000	-	3,000
63 SECURITY MONITORING	57,800	43,350	10,519	32,831
64 COMMUNITY EVENTS & DECORATIONS	15,000	11,250	6,450	4,800
65 MISC AMENITY CENTER REPAIRS	4,000	3,000	6,828	(3,828)
66 TOTAL AMENITY OPERATIONS	147,595	110,696	65,223	45,474
67 OTHER EXPENDITURES				
68 UNBUDGETED EXPENDITURES	-	-	450	(450)
69 TOTAL OTHER EXPENDITURES	-	-	450	(450)
70 TOTAL EXPENDITURES	732,379	551,866	416,814	135,051
71 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	180,514	315,998	135,485
72 FUND BALANCE - BEGINNING	155,864	155,864	155,864	-
73 FUND BALANCE - ENDING	\$ 155,864	\$ 336,378	\$ 471,862	\$ (135,485)

Union Park East CDD
Construction Funds
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2021 through June 30, 2022

	<u>Construction 2017 A-1</u>	<u>Construction 2019 A-1/A-2</u>	<u>Construction 2021</u>	<u>TOTAL</u>
1 REVENUE				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ 200	\$ 200
3 INTEREST	5	12	140	157
4 MISC. REVENUE	-	-	-	-
5 TOTAL REVENUE	<u>5</u>	<u>12</u>	<u>340</u>	<u>357</u>
6 EXPENDITURES				
7 REQUISITION EXPENSE	-	5,185	2,105,707	2,110,892
8 TOTAL EXPENDITURES	<u>-</u>	<u>5,185</u>	<u>2,105,707</u>	<u>2,110,892</u>
9 OTHER REVENUES/EXPENDITURES				
10 TRANSFERS IN	825	-	1	826
11 TRANSFERS OUT	-	(825)	-	(825)
12 TOTAL OTHER REVENUES/EXPENDITURES	<u>825</u>	<u>(825)</u>	<u>1</u>	<u>1</u>
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>830</u>	<u>(5,998)</u>	<u>(2,105,366)</u>	<u>(2,110,534)</u>
10 FUND BALANCE - BEGINNING	19,301	46,739	2,264,861	2,330,902
11 FUND BALANCE - ENDING	<u>\$ 20,131</u>	<u>\$ 40,741</u>	<u>\$ 159,496</u>	<u>\$ 220,368</u>

EXHIBIT 11

1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community Development
5 District was held on Wednesday, March 2, 2022 at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple
6 Parkway, Wesley Chapel, Florida, 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Lori Price	Board Supervisor, Assistant Secretary
12	Christie Ray	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the March 2, 2022 Union Park East*
14 *CDD Board of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments**

16 There being none, the next item followed.

17 **THIRD ORDER OF BUSINESS – Business Items**

- 18 A. Exhibit 1: Consideration of Form 8B – Memorandum of Voting Conflict for County,
19 Municipal, and Other Local Public Officers
- 20 B. Exhibit 2: Consideration & Adoption of Resolution **2022-03, Appointing and Fixing**
21 **Compensation for District Management**

22 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
23 Resolution **2022-03, Appointing and Fixing Compensation for District Management** for Union
24 Park East Community Development District.

- 25 C. Exhibit 3: Consideration & Adoption of **Resolution 2022-04, A Designation of Officers**
26 - Current state of officers, adding Ms. Thibault as treasurer and Ms. Valentin as assistant
27 treasurer.

28 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
29 Resolution **2022-04, A Designation of Officers** for Union Park East Community Development
30 District.

- 31 D. Exhibit 4: Consideration & Adoption of **Resolution 2022-05, A Designation of Primary**
32 **Administrative Office & Principal Headquarters**
33 - 1520 International Pkwy, Suite 2000, Lake Mary, FL

34 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
35 Resolution **2022-05, A Designation of Primary Administrative Office & Principal**
36 **Headquarters** for Union Park East Community Development District.

- 37 E. Exhibit 5: Consideration & Adoption of **Resolution 2022-06, A Designation of**
38 **Authorized Bank Signatories**
39 - Signatories being Ms. Thibault as treasurer and Ms. Valentin as assistant treasurer

40 On a MOTION by Mr. Lawson, SECONDED by Mr. Ray, WITH ALL IN FAVOR, the Board Approved
41 **Resolution 2022-06, A Designation of Authorized Bank Signatories** for Union Park East
42 Community Development District.

43 F. Exhibit 6: Consideration & Adoption of **Resolution 2022-07, A General Election**
44 **Resolution**
45 - Seat 4- currently held by Mr. Draper and Seat 5- Currently Vacant, will be up for
46 election November 2022

47 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
48 **Resolution 2022-07, A General Election Resolution** for Union Park East Community
49 Development District.

50 **FOURTH ORDER OF BUSINESS – Consent Agenda**

51 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular
52 Meeting Held February 3, 2022

53 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
54 The Minutes of the Board of Supervisors Regular Meeting Held February 3, 2022 for Union Park
55 East Community Development District.

56 **FIFTH ORDER OF BUSINESS – Staff Reports**

57 A. District Manager
58 1. Field Services Update
59 - The field service provided an update on the community.
60 - Proposals to be brought back for basketball hoops.
61 ➤ Discussion of Mail Box Lighting
62 ➤ Exhibit 8: Consideration of Reed Electric Proposal for Bridge Power -
63 \$5,868.08
64 - This is tabled by the board, pending new proposals.
65 ➤ Exhibit 9: Consideration of L&T Brother Inc. dba Lowes Commercial Painting
66 for Interior Walls - \$3,750.00

67 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
68 L&T Brother Inc. dba Lowes Commercial Painting for Interior Walls - \$3,750.00 for Union Park
69 East Community Development District.

70 B. District Attorney
71 There being none, the next item followed.

72 C. District Engineer
73 There being none, the next item followed.

74 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business**

75 There being none, the next item followed

76 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

77 There being none, the next item followed.

78 **EIGHTH ORDER OF BUSINESS – Adjournment**

79 ➤ Mr. Lawson made a motion to adjourn the meeting.

80 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adjourned
81 the meeting for the Union Park East Community Development District.

82 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
83 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
84 *including the testimony and evidence upon which such appeal is to be based.*

85 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
86 **meeting held on _____.**

87

Signature

Signature

88

Printed Name

Printed Name

89 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 12

1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Thursday, June 2, 2022 at 6:00 p.m. at Hilton Garden Inn, 26640 Silver
6 Maple Parkway, Wesley Chapel, Florida, 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary
13	Christie Ray	Board Supervisor, Assistant Secretary

14 *The following is a summary of the discussions and actions taken at the June 2, 2022 Union Park East*
15 *CDD Board of Supervisors Regular Meeting.*

16 **SECOND ORDER OF BUSINESS – Audience Comments**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Business Items**

19 A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*

20 B. Exhibit 1: Consideration and Adoption of **Resolution 2022-07, Approving Proposed**
21 **Budget and Setting Public Hearing (FY 2022-2023)**

22 ➤ Exhibit A – Proposed Budget for FY 2022-2023

23 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
24 Adopted **Resolution 2022-07, Approving Proposed Budget and Setting Public Hearing (FY**
25 **2022-2023)** for Union Park East Community Development District.

26 C. Exhibit 2: Consideration and Adoption of **Resolution 2022-08, Change in Meeting**
27 **Dates**

28 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Adopted
29 **Resolution 2022-08, Change in Meeting Dates** for Union Park East Community Development
30 District.

31 D. Exhibit 3: Consideration and Adoption of **Resolution 2022-09, Parking and Towing**
32 **Policy**

33 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted
34 **Resolution 2022-09, Parking and Towing Policy** for Union Park East Community
35 Development District.

36 E. Exhibit 4: Service Agreement Amendment – Innovative Employer Solutions, Inc.

37 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
38 Approved **Service Agreement Amendment – Innovative Employer Solutions, Inc.** for Union
39 Park East Community Development District.

40 F. Exhibit 5: Amortization Recalculation Agreement Union Park East CDD

41 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
42 **Amortization Recalculation Agreement** for Union Park East Community Development
43 District.

44 G. Exhibit 6: Presentation of GatePros Proposal

- 45 ➤ Exhibit A - Basketball Post - **\$20,300.00**
- 46 ➤ Exhibit B – Basketball Goal Dimensions

47 H. Exhibit 7: Presentation of Arinton - Black Algae Removal Services Proposal - \$2,000.00

48 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
49 **Ratification of Proposal** for Union Park East Community Development District.

50 **FOURTH ORDER OF BUSINESS – Consent Agenda**

51 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
52 approved **Consent Agenda** for Union Park East Community Development District.

53 A. Exhibit 8: Acceptance of the March Unaudited Financial Statements

54 B. Exhibit 9: Presentation of Union Park East CDD Number of Qualified Electors – 1077

55 C. Exhibit 10: Ratification of Contracts

56 D. Exhibit 11: Presentation of Notification of Suspension to Resident

57 **FIFTH ORDER OF BUSINESS – Staff Reports**

58 A. District Manager

59 There being none, the next item followed.

60 B. District Attorney

61 There being none, the next item followed.

62 C. District Engineer

63 There being none, the next item followed.

64 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business**

65 ➤ A resident asked about Speed limit signs on Wynfield

- 66 • District Engineer needs to be contacted regarding this.

67 ➤ A resident spoke about Boards on the bridge are starting to buckle up

68 ➤ A resident asked about Water main break – on ponds

- 69 • Status update needs to be include on communications

70 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

71 There being none, the next item followed.

72 **EIGHTH ORDER OF BUSINESS – Adjournment**

73 ➤ Mr. Lawson made a motion to adjourn the meeting.

74 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
75 adjourned the meeting for the Union Park East Community Development District.

76 **Each person who decides to appeal any decision made by the Board with respect to any matter*
77 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
78 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

79 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
80 **meeting held on _____.**

81

Signature

Signature

82

Printed Name

Printed Name

83 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 13

RATIFICATION OF CONTRACTS

12GRPT01-653 CO#5	Ripa & Associates – Hauling and Grading in the Park Area on the NE Corner of the Site	\$6,240.00
SC-000855	Ripa & Associates – Completion of Union Park East 7b Bond Punchlist	\$6,562.00