

***UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Thursday, January 5, 2023
6:00 P.M.***

Location:

***Residence Inn
2867 Lajuana Blvd,
Wesley Chapel, FL 33543***

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, January 5, 2023 at 6:00 P.M.** at the **Residence Inn, 2867 Lajuana Blvd, Wesley Chapel, FL 33543.**

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, January 5, 2023

Time: 6:00 P.M.

Location: Residence Inn
2867 Lajuana Blvd,
Wesley Chapel, FL 33543

Dial In: +1 312 626 6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full 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. Consideration for Approval of **Resolution 2023-03** Authorizing Spending Authority **Exhibit 1**
- B. Discussion of Stormwater Pond Assessment – Greg Woodcock **Exhibit 2**
- C. Discussion of Winnfileds Signage – Greg Woodcock (*To be Distributed*)
- D. Fiscal Analysis Discussion **Exhibit 3**
- E. Breeze Field Report
 - Pressure Washing Proposal- Florida Brothers Maintenance & Repair- \$695.00 **Exhibit 4**
 - Pressure Washing Proposal- JML Services LLC- 485.00 **Exhibit 5**
 - Pressure Washing & Sealant- Florida Brothers Maintenance & Repair- \$1,555.00 **Exhibit 6**
 - Gym Painting Proposal- Florida Brothers Maintenance & Repair- \$480.00 **Exhibit 7**
 - Bridge Deck Wood Replacement- Florida Brothers Maintenance & Repair- \$443.53 **Exhibit 8**
 - Gym Lighting Replacement Proposal- Florida Brothers Maintenance & Repair- \$576.13 **Exhibit 9**
 - Ceiling Fan Replacement- Florida Brothers Maintenance & Repair-\$ 469.50 **Exhibit 10**
 - Freestanding Gable Vinyl Canopies- Awning Works Inc.- \$29,476.52 **Exhibit 11**
 - Pool deck Paver Reset- Arinton Hassle-Free Pool Service- \$2,300.00 **Exhibit 12**

- Gym Lat Pulldown/Seated Row Repair Proposal- Kings Services- \$320.00 **Exhibit 13**
- Gym Precor Treadmill Repair Proposal- King Services- \$1,350.00 **Exhibit 14**
- Gym Preventative Maintenance Proposal- King Services- \$500.00 **Exhibit 15**
- Lake Bank Repair Proposal- Steadfast Environmental, LLC- \$10,150.00 **Exhibit 16**
- Removal and Install of New Pool Perimeter Proposal- Florida State Fence- \$29,422.95 **Exhibit 17**
- Repair of Pool Fence Paneling Proposal- Florida State Fence- \$5,950.00 **Exhibit 18**
- Awning Installation at Manzanar Place, Colt Creek Place and Hubbell Rd. Proposal- Tampa Bay Awning- \$24,095.00 **Exhibit 19**
- Gym Equipment Repair Proposal- Fitness Machine Technicians- \$8,631.52 **Exhibit 20**
- Service Call for Fountain #6- Florida Fountains & Equipment, LLC- \$171.50 **Exhibit 21**
- Replaced Lever Going Into Bathroom Area, Repaired Door Closer, Added Door Stopper- DC Integrations- \$392.00 **Exhibit 22**
- One Time Clean Up of Common Area Waterway- Floralawn- \$2,328.26 **Exhibit 23**

IV. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 1, 2022 **Exhibit 24**
- B. Acceptance of the November Unaudited Financial Statement **Exhibit 25**

V. Staff Reports

- A. District Manager
 - Discussion of Meeting Location- \$300 for Half Day Reservation at Residence Inn. 2867 Lajuana Blvd, Wesley Chapel, FL 33543 Versus \$100 for Two Hour Reservation at Fairfield Inn. 2650 Lajuana Blvd, Wesley Chapel, FL 33543.
- B. District Attorney
- C. District Engineer

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; 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, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager, between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- 1. Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District (2) for the maintenance, repair, or replacement of a District asset, or (3) to remedy an unforeseen disruption in services relating to the District’s facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$10,000 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on January 5, 2023.

Attest:

**Union Park East
Community Development District**

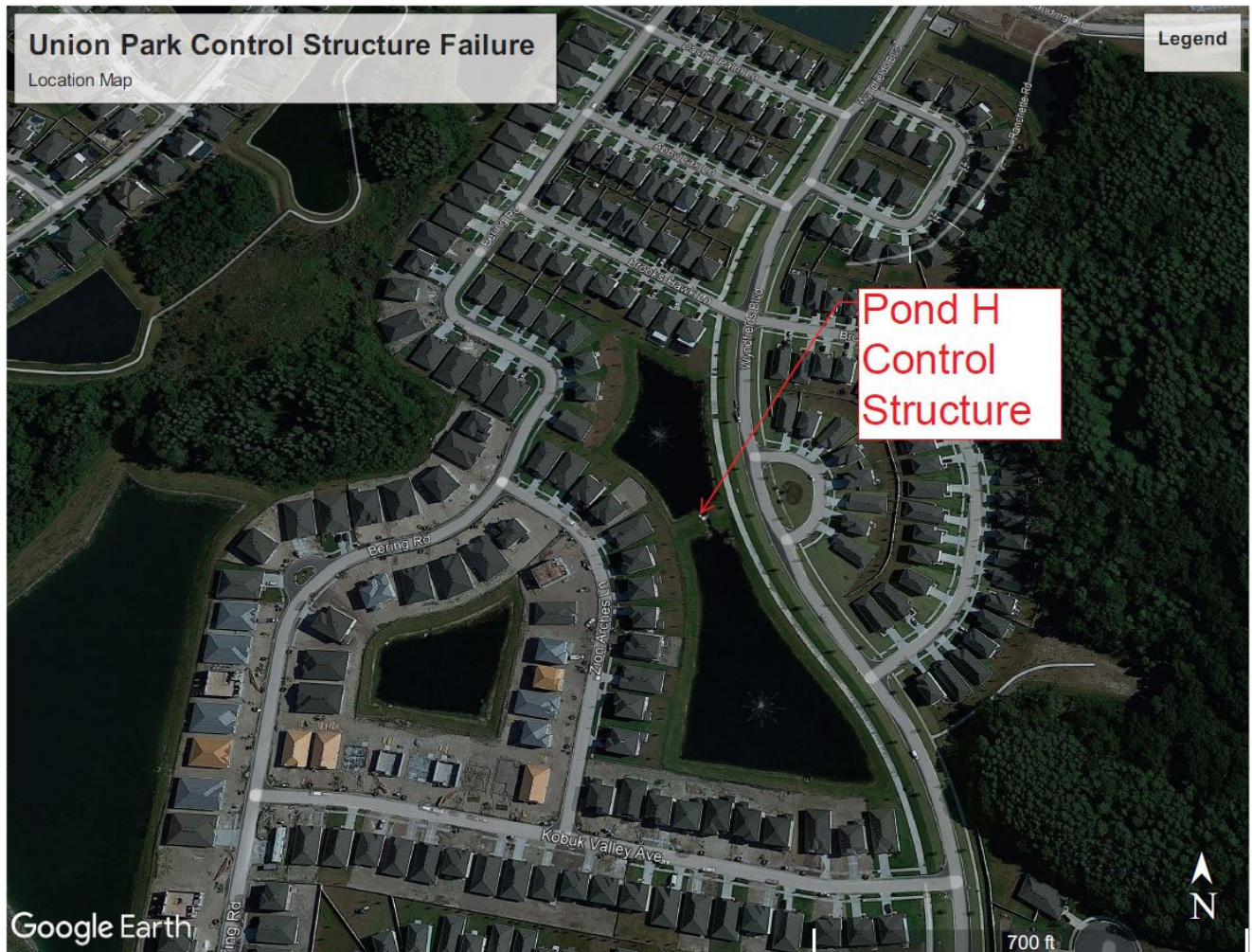
Secretary/Assistant Secretary

Chair of the Board of Supervisors

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Cardno now Stantec visited the Union Park East Community on October 14, 2022 to review a reported failure of the Pond H control structure. Below is a location map showing the control structure location and surrounding area.

Location Map



Pond H is a permitted wet detention pond that is divided into two (2) parts by a berm and control structure. Upon arrival onsite we observed that the northern pond water elevation was low compared to the southern pond water elevation. The water surface difference was due to undermining of the control structure and flow by-pass beneath the structure. On the upstream side of the control

structure the west bank is severely eroded and the concrete channel pavement on the north and west side of the structure are cracked and in disrepair. The ditch pavement on the northeast side of the structure is intact but severely undermined.

On the downstream side of the control structure the concrete channel pavement is undermined due to the water flowing under and through cracks in the structure wall. The ditch pavement on the southern side is in disrepair and requires replacement.

The 26' long concrete headwall structure spans from east to west and is settling on the west end due to undermining and resulting foundation failure. Based on measurements taken onsite it appears the west side of the concrete headwall has settled 4" lower than the east side of the structure due to the structure being undermined.

Due to the existing structure settling on the west side, the control elevation has been compromised and the control elevation associated with the weir is out compliance with the SWFWMD permit. Due to undermining and bank erosion, the control structure foundation has been compromised resulting in breakthrough wall cracks, settling and unrepairable damage to the structure. Based on field observations, measurements and resulting damage to the structure, we recommend removal and replacement of the existing control structure. Below are photos and descriptions documenting our onsite review.

Greg Woodcock

Project Manager

Cardno Now Stantec

(352)777-0183

Greg.Woodcock@cardno.com

Photo showing north pond low water level and erosion of bank from normal water level (grass line) to the current water level. Low water level due to the migration of water under the existing control structure.



Photo showing southwest side of the existing control structure erosion



Photo showing north east side of structure



Photo showing cracks on north side of concrete structure just below the weir.



Photo showing cracks on south side of concrete structure below the weir.

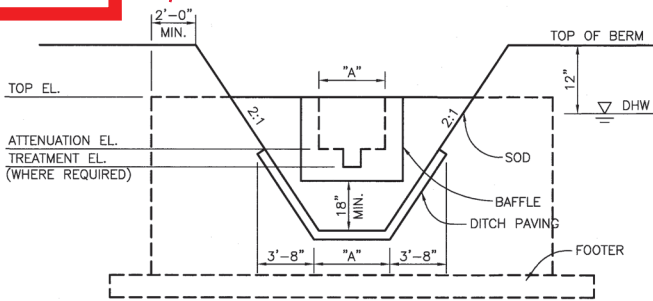


CONTROL STRUCTURE DATA

STR. NO.	FDOT BOX TYPE	TOP EL. (FT.)	BOT. EL. (FT.)	DISCHARGE PIPE			ATTENUATION AND TREATMENT CONTROLS							REMARKS			
				TYPE	SIZE (IN.)	INV. EL. (FT.)	STR. TYPE	ATTENUATION OPENING		EL. (FT.)	TREATMENT OPENING				EL. (FT.)		
								A	B		C	D	F				
C	D	72.20	63.20	RCP	24	67.45	CS-4	2'-0"	2'-3/8"	70.00	0'-8"	0'-3	2/3"	-	69.70	PHASE 7A (NOT INCLUDED)	
C1	H	71.50	64.70	RCP	36	65.67	CS-4	6'-0"	2'-1 1/4"	69.40	1'-6"	0'-4	7/8"	-	69.00	PHASE 7A (NOT INCLUDED)	
								CS-1	2'-0"	2'-1 1/4"	69.40						
								CS-1	2'-0"	2'-1 1/4"	69.40						
E	*	70.60	-	-	-	-	CS-4	15'-0"	2'-0"	68.60	1'-0"	0'-7	1/4"	-	68.00	*WALL, L=38' POND E	
G	*	70.65	-	-	-	-	CS-4	6'-0"	2'-0"	68.65	0'-7"	0'-6	1/2"	-	68.10	*WALL, L=38' POND G	
H	*	68.70	-	-	-	-	CS-4	3'-0"	2'-3 1/2"	66.30	0'-7"	0'-7	3/16"	-	65.70	*WALL, L= 26 ' POND H	

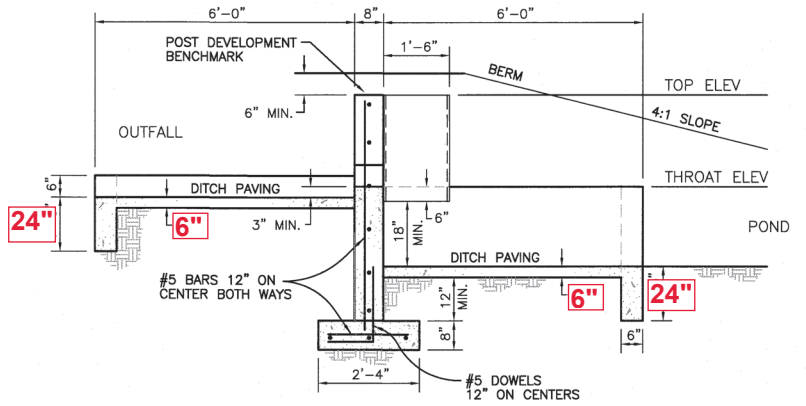
30'

extend additional 2' into berm both directions



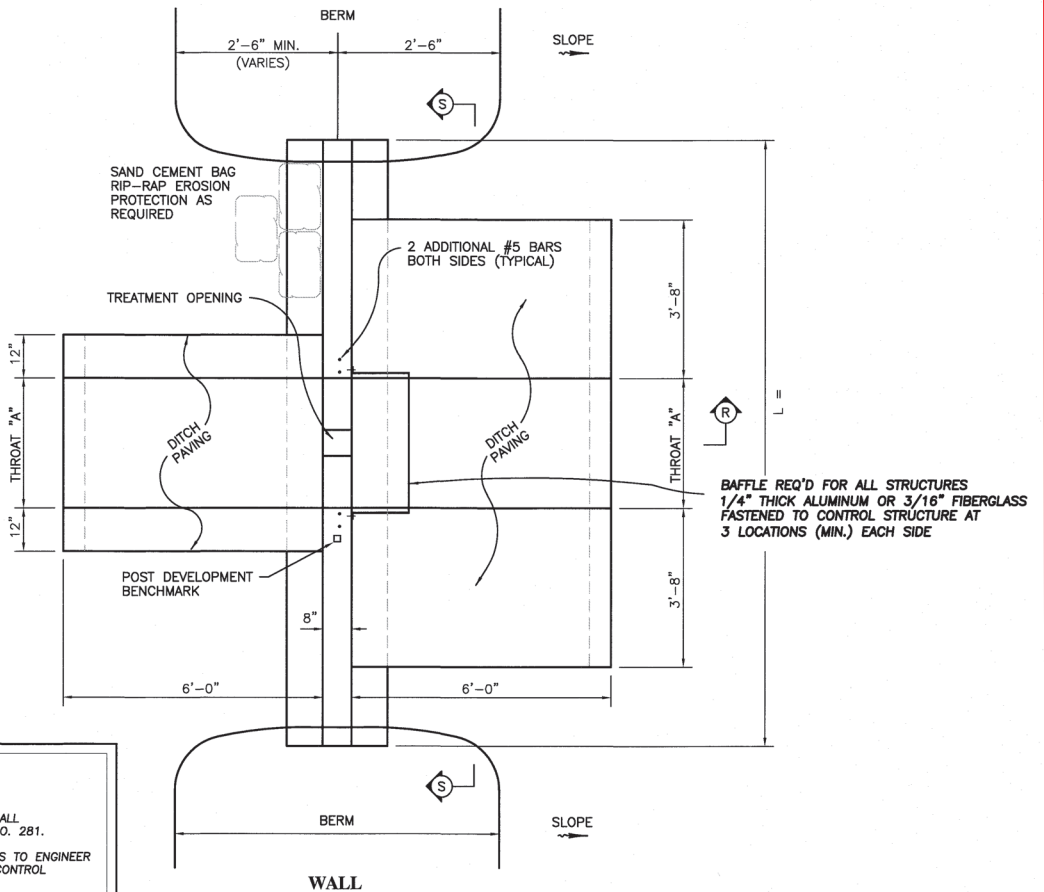
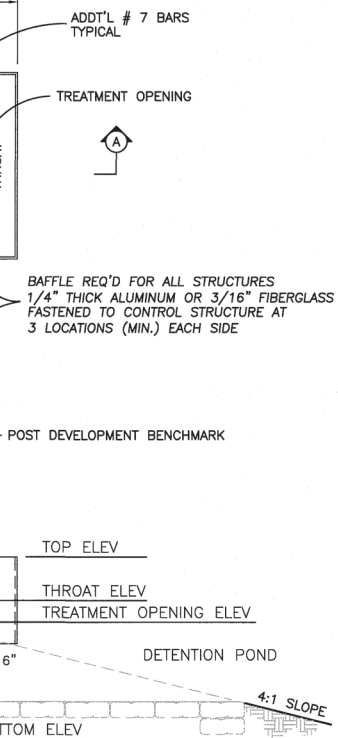
SECTION "S-S"

NOT TO SCALE



SECTION "R-R"

DETENTION POND



NOTES:

- DRAWING NOT TO SCALE.
- SUMP CONSTRUCTION SHALL COMPLY WITH ALL COMPONENTS OF NOT STANDARD INDEX NO. 281.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTING CONTROL STRUCTURES.

BY SHEET TITLE: CS
 REVISION: PER FC & SWF/MD COMMENTS
 NO. 1
 DATE: 10-05-17
 DRAWN BY: HEATHER E. WERTZ, PE
 LICENSE: 45459-1
 JOB #: 10-05-17
 DATE: 10-05-17

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**Union Park East CDD
Financial Report Summary - General Fund**

For the Year Ended 9/30/2022

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	9/30/2022 ACTUAL YEAR-TO-DATE	9/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 728,623	\$ 732,379	\$ (3,756)
MISCELLANEOUS REVENUE	4,314	-	4,314
TOTAL REVENUE:	732,937	732,379	558
EXPENDITURES:			
Total General Administrative	126,367	121,421	(4,946)
Total Debt Administration	17,544	18,723	1,179
Total Physical Environment	393,293	444,640	51,347
Total Amenity Operations	114,431	147,595	33,164
Total Other	9,534	-	(9,534)
TOTAL EXPENDITURES	\$ 661,169	\$ 732,379	\$ 71,211
Actual Revenue Over Expenditures	71,769		
Reserve for Year End Closing	(20,000)		

Anticipated Carry Forward to FY 2023 **51,769**

FY 2023 Anticipated Savings

Landscape Maintenance 32,440
(landscape maintenance still has \$40,000 reserved for Phase 7F for pond maintenance and landscape)

TOTAL SAVINGS ANTICIPATED **84,209**

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ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1011
Estimate date : 11/12/22
Expiration date : 12/9/22

Product or service	Amount
1. Pressure Wash	\$565.00
Pressure Washing Clubhouse Patio - Remove & Return any items on the patio in place to pressure wash. To pressure wash exterior patio walls, pavers and pillars. Approx. 816sqft of pavers, 804sqft of exterior patio walls & 480sqft of pillars. Total 2,100sqft. Patio size is 16' x 51' x 12'.	
2. Labor - Hazard	\$130.00
Hazard Labor - Over 8ft. (12ft ceilings)	
Sales tax	\$0.00
Note to customer	Total
Thank you for your business.	\$695.00
Expiry date	12/9/22

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JML Services LLC

1527 Gunsmith Drive
Lutz, FL 33559 US
jlservices083@gmail.com



Estimate

ADDRESS
Union Park East CDD
1540 International Parkway
Suit 200 Lake Mary, FL 32746

ESTIMATE 1073
DATE 11/14/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Washing	1	485.00	485.00
	Pressure wash patio area at the club house. Part of the front walk way as well needs to be cleaned.			
TOTAL				\$485.00

Accepted By

Accepted Date

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ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1011
Estimate date : 11/12/22
Expiration date : 12/9/22

Product or service	Amount
1. Pressure Wash	\$565.00
Pressure Washing Clubhouse Patio - Remove & Return any items on the patio in place to pressure wash. To pressure wash exterior patio walls, pavers and pillars. Approx. 816sqft of pavers, 804sqft of exterior patio walls & 480sqft of pillars. Total 2,100sqft. Patio size is 16' x 51' x 12'.	
2. Labor - Hazard	\$130.00
Hazard Labor - Over 8ft. (12ft ceilings)	
3. Install Sealant	\$860.00
Additional Option if wanted (included here for review) - Install clear waterproof sealant onto pavers following the pressure washing of the pavers. This protects the pavers with life expectancy and gloss finish. Product used is a mildew resistant, mold resistant sealer.	
Sales tax	\$0.00
Note to customer	Total
Thank you for your business.	\$1,555.00
Expiry date	12/9/22

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ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1001
Estimate date : 11/7/22
Expiration date : 11/30/22

Product or service

Amount

1. **Paint Gym**

\$480.00

Repaint the Union Park East gym, due to all the dirt and markings on the walls. Patch any areas prior to painting, if necessary. Customer to supply remaining paint from storage room.

If any additional paint is needed, additional charges would apply once invoiced.

Sales tax

\$0.00

Note to customer

Thank you for your business.

Total

\$480.00

Expiry date

11/30/22

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ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1007
Estimate date : 11/11/22
Expiration date : 12/9/22

Product or service	Amount
1. Bridge Deck Wood Replacement	\$285.00
Replace all (19) missing bridge (over water) deck woods pickets. Paint/stain to match existing pickets/deck. If wanting the existing deck/pickets to match the new coating of paint/stain, additional charges would apply. To note, the lightning for bridge is needing repaired also.	
2. Labor	4 hrs × \$35.00
Labor	\$140.00
	Subtotal
	\$425.00
Note to customer	Sales tax
Thank you for your business.	\$18.53
	Total
	\$443.53
	Expiry date
	12/9/22

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ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1008
Estimate date : 11/11/22
Expiration date : 12/9/22

Product or service	Amount
1. LED Fluorescent Lights Replacement	\$325.00
Replace (3) LED Fluorescent Light units (only bulbs). If ballast is bad, additional charge would apply for only the cost of the ballast replacement.	
2. Labor - Hazard	\$230.00
Hazard Labor - Over 8ft. (12ft ceilings)	
	Subtotal \$555.00
	Sales tax \$21.13
	Total \$576.13
	Expiry date 12/9/22

Note to customer

Thank you for your business.

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ESTIMATE

Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way
Spring Hill, FL 34609

floridabrothersllc@gmail.com
(813) 476-1933



Union Park East CDD

Bill to

Union Park East CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
USA

Estimate details

Estimate no. : 1009
Estimate date : 11/11/22
Expiration date : 12/9/22

Product or service	Amount
1. Replace Ceiling Fan	\$300.00
Replace (2) white outdoor ceiling fans with new white outdoor ceiling fans to match.	
2. Labor - Hazard	\$150.00
Hazard Labor - Over 8ft. (12ft ceilings)	
	Subtotal \$450.00
	Sales tax \$19.50
	Total \$469.50
	Expiry date 12/9/22

Note to customer

Thank you for your business.

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Awning Works, Inc.
10820 US 19 N
CLEARWATER, FL 33764
727-524-1118
AWI@awningworksinc.com
www.awningworksinc.com



Estimate

ADDRESS Breeze Community Management **SHIP TO** Breeze Community Management **ESTIMATE #** 27108
DATE 11/15/2022

CONTACT Gaby Arroyo **SALES REP** DP - Dan Perri **LEAD TIME** 8-10 Weeks

DESCRIPTION	AMOUNT
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PROJECT NAME: 3 Freestanding Gable Vinyl Canopies
PROJECT LOCATION: 1549 Bering Rd. Wesley Chapel, FL 33543
Sales Rep: Dan Perri
Project Type: Level C
Product: 3 Freestanding Gable Vinyl Canopies
Contact: Gaby Arroyo
Ph: 813-812-9930
E: gaby@breezehome.com

COVID 19 Notice: Due to supply chain challenges affecting availability and pricing, our estimates are valid for 30 days. We are also providing our typical lead time, without any negative influence from anticipated delays as volatility is not predictable. Once we proceed into an approved estimate/contract to move forward, we will advise the current pricing (if more than 30 days) and lead time conditions. As always, we endeavor to proactively communicate with our customers, especially under these unique and ongoing circumstances.

Decorative Fabric Awnings Freestanding Gable Style Awning Design Uprights Attaching To Existing Slab Valance Style: Rigid Valance Height: 6" Ferrari Fabric (10-Year Manufacturer's Warranty) Fabric Type: Vinyl (Water Resistant) Color: Black Gore® Tenara® Sewing Thread (Lifetime Limited Warranty) Welded Structural Aluminum Frame: Mill Finish Fabric Attachment Method: Staple in System Spline Color: Black Approximate Dimensions: Quantity: One (1) at 24'(W) x 3'(H) x 8' Projection Mailbox #1 Union Park Quantity: One (1) at 13'(W) x 3'(H) x 8' Projection Mailbox #2 Union Park Quantity: One (1) at 12'(W) x 3'(H) x 7' Projection Mailbox #3 Liberty Square	21,242.00T
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Deduct \$2500.00 If Purchased With 7 Mirada Mailbox Canopies Project

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____

DESCRIPTION

AMOUNT

Estimate Includes A Project Survey To Confirm Dimensions

Product Price Includes All Materials, Manufacturing Labor and Equipment.

Option:

To Remove And Dispose Of 1 Existing Small Mailbox Vinyl Canopy Add \$250 Tax Included To Total Initial To Add _____

For Powder Coated 3 Canopy Frames & Uprights Add \$2,750 With Tax To Total Initial To Add _____

Stock Color: Satin Jet Black

Installation Labor Price Non-Taxable 5,310.00

Florida Engineered Drawing 750.00

- All Pricing Pending Approved Engineering

Permit and Administrative Costs (Approximate) 850.00

County Sales Tax 1.0% on the First \$5000.00, MAX \$50.00 (County) 50.00

NOTES:

_Current Market Volatility of Materials With Respect to Price and Lead Times Could Affect Our Pricing Upon Contract.

_Our Pricing Should Be Considered Valid for 30 Days or Less, Beyond Which Time, Please Contact Your Sales Representative for Any Price or Schedule Impact.

_Aluminum Allowance \$3,308 Aluminum Costs - If Increase in Aluminum Cost, You Will Be Charged the True Cost No Profit

_Engineering Doesn't Include Shop Drawings. Shop Drawings Are In The Main Price And Account For 10%-15% Of The Project

_All Pricing Pending Engineering

Price Is Subject To Change If Dimensions Vary From Our Survey That Affect Increase Cost In Labor And Materials And/Or If "Easy" Access Or Conditions For The Installation Is Not As Estimated.

LEAD TIME: (8-10 Weeks) Lead Time Starts After Field Dimensions And/Or Approved Permit. Lead Time is Based On Availability Of Raw Materials And Could Change

TERMS: 50% down, 20% once manufacturing starts and 30% once installation is complete

Your Project Does Not Begin Until Both Your Deposit AND Signed Estimate with Terms & Conditions Have Been Received By Our Finance Department. By Signing, You Are Also Agreeing to the Terms & Conditions Provided. All Fabric And Valance Choices, Powder Coat Colors And Other Custom Selections Should Be Made Prior To Signing Your Estimate If At All Possible As These Variables Can Affect The Lead Time On Production And Manufacturing; Including Availability of Raw Materials. Lead Time Begins After Survey, Drawings, and/or Permitting Approved.

Contractor's Warranty

We hereby warrant that the Product(s) to be installed at the Project Location have been provided in accordance with the drawings and specifications and that the products installed will fulfill the requirements of those specifications. We agree to repair or replace, or cause to be repaired or replaced, any or all work which may prove to be defective in workmanship or materials, within a period of One (1) Year from the date of substantial completion of Project. Ordinary wear and tear, acts of God, building structural integrity, and unusual abuse or neglect are excluded. Warranties from the Product Manufacturer are made part of this warranty.

If we fail to commence to comply with the above paragraph within Ten (10) days after receipt of written notice

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____

DESCRIPTION

AMOUNT

from the Owner to do so or fail to pursue such compliance with diligence, we, jointly, and severally, do hereby authorize the Owner to proceed to have the defects repaired and made good at reasonable industry cost at our sole expense and we will honor and pay the costs and charges. If we fail to fulfill the preceding obligations, and if the Owner brings an action to enforce this warranty, we agree to pay the Owner reasonable attorney's fees incurred in connection therewith.

Special Project: Additions and Exclusions: None

This estimate is valid for 30 days from the noted date. Due to the custom nature of the products offered herein, we have a "no refund" policy and all payments are due per the specified Terms & Conditions or as reflected above. Please be aware lead time can at times be beyond our control and affected by weather, availability of components and permitting processes. Lead times are expressed after receipt of deposit and after permits are issued. Unless noted otherwise we pass through all manufacturer warranties and offer a one year workmanship warranty from the date of installation. A 10% per year finance charge on the unpaid balance will be added for payments beyond the terms noted and all products provided herein remain the property of Awning Works Inc until paid in full.

SUBTOTAL	28,202.00
TAX	1,274.52
TOTAL	\$29,476.52

Accepted By

Accepted Date

If Proceeding, Please Sign, Date and Return. Please Also Sign Next to any Options Selected and Remember to Include Required Deposit. Thank You!

Name _____ Date _____



SINCE 1985
CERTIFIED GENERAL CONTRACTOR - LICENSE CGC1511475

10820 U.S. Hwy. 19 N.
Clearwater, FL 33764
Local: (727) 524-1118
Toll Free: (866) 873-2941
Fax: (727) 524-3110

Conditions of Proposal & Contract (CP&C)

Terms & Conditions

Specific Exclusions from Scope of Work – unless otherwise specified

1. Repair, replacement, or any other modification of ANY **existing frames** not specified above.
2. Any material or services not specifically shown or noted above as being included.
3. Graphics | Egg-crate | Lighting | Heaters | Electrical hook-up/work
4. Night, early A.M., weekend, and/or special installation **hours**.
5. Liability for work performed **by others**
6. **Insurance** coverage and/or limits beyond or in excess of standard coverage.
7. **Protection** of equipment and/or merchandise within work area
8. **Design** Development | Engineering Calculations | Shop Drawings | Structural Engineering | Site Plan Approval | Gutters or water diversion system
9. **Permit** Acquisition/Fees/changes due to Government Authority requirements
10. **Special Inspection or testing** required by Governing Authority (possibly fabric or frame components)
11. Fire **sprinklers** or supports for sprinklers
12. **Clearance of Work Area**. Demolition and removal of existing structure(s) or columns
13. Concrete Cutting | Excavation through rock greater than four inches | Dirt Removal | Waterproofing | Field Welding | Steel Drilling | Curb Repair
14. **Reinforcement** to existing structure | Blocking | Backing | Footings | Trenching | Soil Tests
15. Certified Welding | | Prevailing Wages | Union Labor | Bid, Payment & Performance Bonds
16. **Equipment:** Scaffolding | Cranes | Lifts | Concrete Truck | Bobcat Access | Fencing
17. Seller isn't liable for **crane damage** to the property
18. **Multiple** installation mobilizations/trips per Seller | Freight Costs | Liquidated Damages
19. Changes due to **actual conditions** discovered at job site. Vendor related items are a budgeted price and could increase once vendor does a site survey including but not limited to Concrete and Electrical
20. **Crazing** is an acceptable natural process of acrylic fabric like Sunbrella and is kept to a minimum
21. **Oil Canning** occurs in metal roofing and is kept to a minimum

An Industry Leader building quality products and long-term relationships.

CP&C First Page through Page 1 of **3** Initial: _____ Date: _____



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Conditions of Proposal & Contract (CP&C)

Hereinafter, the term "Seller" shall refer to Awning Works Inc., a Florida corporation, and the term "Customer" shall refer to the person, party and/or entity executing the acceptance of the proposal / contract ("agreement") upon the face of this document. All sales are made on the following Terms and Conditions, which the Customer agrees to accept by initialing and dating the bottom of each page.

1. All **correspondence** relating to this order must show the **date and proposal number** (Estimate #/Job ID) of same.
2. **Price estimate** is based on non-structurally engineered costs; if structural engineering is required, re-evaluation of price will be necessary.
3. Seller reserves the right to **photograph** all of its products for documentation, training and marketing purposes.
4. **Estimated lead time** will also be extended if deposit required is not received with signed proposal/contract. Seller reserves the right to delay production and extend project completion and contract estimated lead time until all approvals (including all permits from governing authority, authorized stakeholders, and landlord approvals) have been finalized and received in writing by Seller.
5. **Onsite installation delays** generated by Customer will be subject to an additional charge.
6. If there are any areas at the job-site containing **EFIS**, which interfere with the awning installation, additional charges will be incurred, as well as any necessary changes due to actual conditions discovered at the jobsite not identified and quoted.
7. In the event of encounters with any **impediments** (i.e., rocks, utilities, etc.) during the excavation of footings, additional costs will be determined on a Time and Material (T&M) basis and added to the final invoice.
8. All **changes** to information contained within this document will become valid and binding only when initialed and dated by Customer and approved by Seller's authorized personnel.
9. Any **special insurance** requirements or certificates, i.e.: "waivers of subrogation" are not included in bid unless otherwise noted and will be billed separately upon completion of project. **OCIP/CCIP** are not included and will start at 1% of the contract cost.
10. Payment options such as **Textura** are not included and is .22% of contract up to \$3,750.00.
11. **Drawings** include two (2) Trivial 4-hour revisions, any revisions beyond will be billed at \$65/hr.
12. Seller will arrange installation date with Customer and dispatch an installation crew to the job site. When installer(s) arrive at the job site, if Customer **refuses installation** for any reason, then Seller will establish a new installation date with Customer and charge the Customer a discretionary fee for additional travel costs incurred.
13. If Customer **reschedules** the installation date without sufficient notice to Seller, then Seller reserves the right to charge a service fee.
14. No modification or waiver of this **agreement** shall be effective unless it is in writing and signed by the party against whom it is sought to be enforced, and Customer agrees that they shall not rely upon any oral representation or statement of Seller, or its representative, purporting to modify the terms of this agreement.
15. If, due to any government agency requirements, it becomes necessary that Seller rent any **additional equipment** to accomplish the installation of merchandise purchased hereunder, the expense of the same shall either be paid by Customer, in addition to the purchase price and other charges coming due hereunder or paid by Seller and reimbursed to it by Customer, at the election of Seller.
16. With the respect to the installation of merchandise, the Customer is responsible for obtaining all **permits and/or licenses** from the appropriate government agencies. Seller will, at Customer request, act as an agent to obtain permits/licenses from the appropriate government agencies.
17. If permits or licenses are **canceled or denied** for any reason, Customer is still responsible for all financial and other obligations payable to Seller under the agreement. All costs of permits and/or licenses and their retrieval shall be borne by Customer in addition to all financial and other obligations payable to Seller hereunder, such as cost for structural engineering and permit retrieval are immediately due and payable.
18. If the Customer instructs Seller to proceed with an order **without the acquisition of permits** by either Seller or Customer, the Customer is fully responsible for obtaining all necessary permits required by the local governing authority to allow the proper execution of the work proposed in this contract. In the event of a stop work order issued by local governing authority, Seller will be held harmless against all liability and claims including costs resulting directly from not acquiring permits.
19. Customer shall be responsible for obtaining all approvals required by **Authorizing Stakeholders** such as Customer's landlord, HOA, franchisor, licensor, parent entity, affiliate, non-governmental persons and/or entities. In the event Customer fails to do so, Seller shall be relieved of any further obligation to furnish any merchandise pursuant to this agreement and Customer shall, nevertheless be required to pay Seller all sums as are due hereunder. In the event Customer requests that Seller obtain any such non-governmental approval and Seller shall be unable to do so, same shall not relieve Customer of its obligation to pay Seller all sums as are due hereunder. Customer shall be responsible for obtaining normal **access** including a position to work on or over adjoining property. Customer agrees to the right of Seller to enter onto the property described in this agreement during the hours of 8:00 a.m. to the 4:00 p.m., Monday through Friday, in the performance of this agreement. In the event Seller cannot enter job site for any reason or is prevented from accomplishing work progress by any means or obstruction in the completion of this agreement, Customer shall be charged an extra charge over the sum mentioned in this agreement.
20. Customer agrees to the right of the Seller to perform whatever surface of **structural building modification** is necessary for awning installation including, but not limited to, cutting, sawing, hole drilling, hammering and paint removal.
21. Any alteration or deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this agreement. Customer shall be notified in writing of such changes. Any **change orders or additional work orders** shall be subject to all the terms and conditions set forth within.
22. Upon approval of **installed merchandise** by contractor, owner, or any responsible party, Seller is due payment regardless of whether Customer is paid or reimbursed by any third party.
23. Seller warrants that upon delivery merchandise shall be substantially as described in this agreement, or as described in any final plan, specifications, drawing or sketch submitted by Seller to Customer or Customer to Seller, but no other express warranty is made in respect to merchandise. If any **model or sample** is shown Customer, it is used merely to illustrate the general type and quality of merchandise and not to a representation of the finished product.
24. Merchandise sold under this agreement is manufactured to best of industry practice and is purchased by the Customer "**as manufactured**" and the Seller does **not warrant that it is of merchantable quality or that it can be used for any particular** purpose.



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Residential & Commercial • Contractors • Architects • Property Management • Specialties: Division 10 Products

25. Customer acknowledge that the **fabrication** of merchandise purchased hereunder is not an exact science and, therefore, such merchandise shall be subject to minor variations in size, shape, color and/or form from the plans and specifications agreed upon between the parties. In the event Customer claims Seller has breached this agreement by delivering merchandise that does not conform to the plans and specifications agreed upon between the parties, upon ten (10) calendar days written notice from Customer to Seller, Customer's exclusive remedy shall be at Seller's option, the return of any money paid on account of the purchase price or replacement and repair of the non-conforming merchandise. Further, in the aforesaid event, or if it is claimed that Seller has otherwise breached or repudiated this agreement, Sellers shall not be liable for loss of profits and/or loss of benefits and/or indirect, consequential, incidental or similar damages even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price hereunder for merchandise in question regardless of the form in which any legal or equitable action may be brought against Seller.
26. **Fabric Warranty** is as specified by manufacturer, warranty on both workmanship and fabric. Excludes shipment and installation costs.
27. **The above warranty is in lieu of and excludes all other express or implied warranties including any warranty of merchant ability or fitness for a particular purpose. In no event shall Seller be liable for loss of profits and/or benefits and/or indirect, consequential, incidental or similar damages, even if Seller has been advised of the possibility of such damages. In no event shall Seller's liability exceed the total purchase price for merchandise in question regardless of the form in which any action may be brought against Seller. Any and all warranties, implied or expressed by Seller, and/or warranty claims made by a Customer in default of the terms of payment as stipulated on the front of this form will be held null and void until payment is made in full.**
28. **Retention by Customer** of merchandise purchased hereunder for a period of three (3) business days without notice to Seller of a defect in merchandise or of breach of this agreement shall be deemed an acceptance of merchandise by Customer and thereafter Customer shall be deemed to have waived any rights or remedies available to Customer for breach of this agreement.
29. Any **non-fabricated item returns** must first be authorized by Seller in writing and returned according to Seller's instructions. Returns are subject to a 20% restocking charge unless they are determined and deemed to be defective by Seller.
30. Regarding merchandise that is **returned** to the Seller, Customer must pay all costs for packing, loading and/or shipping.
31. All sales are quoted **F.O.B.** to our company, unless otherwise agreed, and Customer agrees to pay all **freight**, transportation, or drayage.
32. If scope of work specifies **retractable awnings**, Seller is not responsible for any damage to awnings or retraction systems resulting from exposure to weather conditions (i.e. rain, winds, etc.)
33. **Retractable awnings** are meant to be used for shade and can't be out during inclement weather; they are not meant to be extended in any type of rainfall. Retractable awnings must be retracted during all inclement weather regardless of having a sensor or not. Sensors are not a fail safe for inclement weather.
34. Seller shall not be **liable** for injuries, damages, or delays to persons or property directly or indirectly.
35. All sums are **payable in advance** unless Seller expressly consents in writing to later payment. If payment is not made when due, service charges at the rate of 18% per annum (1.5% per month) will be added to Customer's account. This service charge will be added on all past due accounts until paid in full. If Seller, at Seller's sole discretion, believes Customer's financial responsibility is unsatisfactory, Seller may defer or decline to make shipments except upon receipt of security satisfactory to it, or Seller may terminate this agreement by written notice to Customer.
36. Customer shall pay to Seller all costs, expenses, and reasonable attorney's **fees** incurred by Seller to collect the purchase price and any other sums dues hereunder or to enforce any other provision of this agreement.
37. Customer shall indemnify, defend and hold Seller and its agents, employees, officers, directors, shareholders and representatives, harmless from and against any and all losses, claims, actions, damages, liabilities, penalties, costs and expenses, including reasonable attorney's fees, incurred or suffered by Seller pursuant to and/or in connection with the **acts, and/or omissions to act**, of Customer or their Customer, agents, representatives, officers or employees with respect to Customer's purchase, receipt and/or installation of merchandise hereunder.
38. Unless the express terms of this agreement provide otherwise, Customer agrees that Customer does not acquire any right to possess, sell, assign or dispose of merchandise until it is entirely paid for. **Title and security interest** to such merchandise shall remain with Seller until full payment is received.
39. Upon any **default in any payment** by Customer under this agreement, Seller at its sole option, may elect that the remaining payments due hereunder be accelerated and the entire amount of the purchase price be due and payable immediately and before delivery of merchandise to Customer. In addition, Customer hereby gives Seller permission to enter upon Customer's premises and, without any court order or other process of law, repossess and remove merchandise purchased by Customer, either with or without notice. In such event, there shall be due from Customer, and Customer shall immediately pay to Seller all costs and expenses of Seller in repossessing, transporting, repairing or otherwise handling merchandise subject to this agreement. Also, in such event all rights of Customer for trespass or other causes are waived. Correspondingly, Customer will be required to pay Seller's customary charges for reinstallation of the merchandise should the Customer request same. In addition, Seller shall be entitled to recover lost overhead profit.
40. Seller has the right to file a preliminary **lien** notice against any Customer to which materials have been supplied. Customer agrees to provide Seller with information required to be included in a preliminary lien. Failure by Customer to provide such information allows Seller to retain as its sole option the right to cease production, overriding any previously agreed upon terms, until the requested information is provided.
41. Seller has the right to withhold any merchandise or shipments if Customer's account is **past due** for any reason.
42. Customer agrees that the **terms** as set forth in this agreement shall act as the terms between Seller and Customer and cannot be altered unless mutually agreed upon in writing by authorized representatives of both Seller and Customer. Customer also understands that at no time will payment to Seller be contingent upon receipt of payment by Customer from its Customer. Additionally, the terms of this agreement supersede all past terms and any future terms of sale that conflict with the terms of this agreement including, but not limited to, terms of payment.

CP&C Agreement for total of 3 pages Print Name: _____ Signature _____ Date: _____



 **U.S. MAIL**
CAUTION!
FREQUENT STOPS

0337053



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LIBERTY SQUARE



Serge Ferrari

Soltis
Proof 502

Colorful, Durable,
Waterproof Membrane



Applications

Awnings, canopies, pergolas, shade sails, light structures, fixed shading systems



Unfailing resistance
for colorful projects

■ Sparks creativity

- a unique satin finish to give a modern and high-end look to your projects
- a palette of 40 colors to give personality to your designs
- flexibility and strength provide freedom of shape and size.

■ Innovation and performance

- a weldable PVDF surface treatment improves dirt resistance
- a very smooth finish ensures easy upkeep
- tried and tested protection against heat and bad weather for year-round comfort
- maximum UV protection: Soltis® Proof 502 blocks 100% UV rays (UPF 50+ for all colors).

■ Proven longevity

- Thanks to its Précontraint® technology, Soltis Proof 502:
- does not tear or stretch, ensuring structures last over time
 - durably resists UV damage due to rigorous pigment selection and thicker coating over the yarn crest than the competition





Concrete 70.8 in

502V2-2167C



White 70.8 in

502V2-8102C



Boulder 70.8 in

502V2-2171C



Concrete 70.8 in

502V2-2167C



Black 70.8 in

502V2-8450C

Metallic colors



Velvet red 70.8 in

502V2-2152C



Autumn 70.8 in

502V2-2138C



Aluminium 70.8 in

502V2-2168C



Champagne 70.8 in 502V2-8341C



Vanilla 70.8 in 502V2-8861C



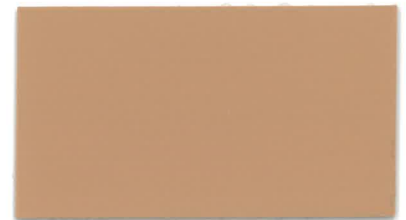
Hemp 70.8 in 502V2-50265C



Sandy beige 70.8 in 502V2-2135C



Pepper 70.8 in 502V2-2012C



Camel 70.8 in 502V2-2141C



Cocoa 70.8 in 502V2-2148C



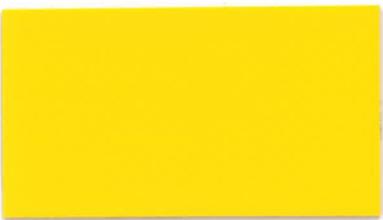
Teak 70.8 in 502V2-50669C



Walnut stain 70.8 in 502V2-2137C



Lemon 70.8 in 502V2-50674C



Buttercup 70.8 in 502V2-2166C



Dijon 70.8 in 502V2-50671C



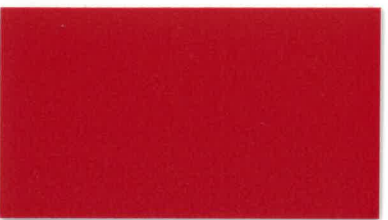
Orange 70.8 in 502V2-8204C



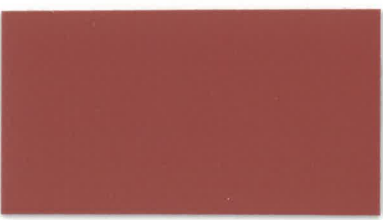
Carrot 70.8 in 502V2-2172C



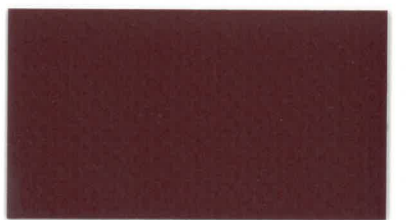
Raspberry 70.8 in 502V2-2150C



Poppy 70.8 in 502V2-8255C



Terracotta 70.8 in 502V2-20185C



Burgundy 70.8 in 502V2-8284C



Aniseed 70.8 in 502V2-2157C



Olive 70.8 in 502V2-50668C



Moss green 70.8 in 502V2-2158C



Porcelain green 70.8 in 502V2-50670C



Tennis green 70.8 in 502V2-8056C



Spruce 70.8 in 502V2-2156C



Celadon 70.8 in 502V2-50675C



Steel blue 70.8 in 502V2-50676C



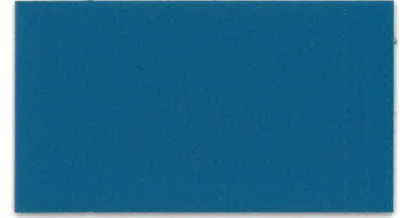
Lagoon 70.8 in 502V2-2160C



Dark blue 70.8 in 502V2-50673C



Thistle blue 70.8 in 502V2-50270C



Celestial blue 70.8 in 502V2-50672C



Victoria Blue 70.8 in 502V2-50677C



Midnight blue 70.8 in 502V2-2161C



Marine 70.8 in 502V2-1125C

■ **Solar and light properties (EN 14501)**

	TS	RS	AS
502V2-1125C	6	17	77
502V2-2012C	1	38	61
502V2-2135C	5	61	34
502V2-2137C	0	18	82
502V2-2138C	2	34	64
502V2-2141C	6	49	45
502V2-2148C	1	25	74
502V2-2150C	12	45	43
502V2-2152C	7	38	55
502V2-2156C	1	15	84
502V2-2157C	10	53	37
502V2-2158C	2	36	62
502V2-2160C	5	35	60
502V2-2161C	6	28	66
502V2-2166C	15	58	27
502V2-2167C	1	27	72
502V2-2168C	1	46	53
502V2-2171C	2	51	47
502V2-2172C	14	49	37
502V2-8056C	1	18	81
502V2-8102C	11	80	9
502V2-8204C	16	47	37
502V2-8255C	18	37	45
502V2-8284C	1	18	81
502V2-8341C	11	72	17
502V2-8450C	0	16	84
502V2-8861C	4	65	31
502V2-20185C	2	28	70
502V2-50265C	1	47	52
502V2-50270C	0	16	84
502V2-50668C	1	21	78
502V2-50669C	0	11	89
502V2-50670C	1	22	77
502V2-50671C	4	42	54
502V2-50672C	2	25	73
502V2-50673C	1	18	81
502V2-50674C	10	59	31
502V2-50675C	8	59	33
502V2-50676C	8	47	45
502V2-50677C	7	34	59

TS: Solar Transmission (%)

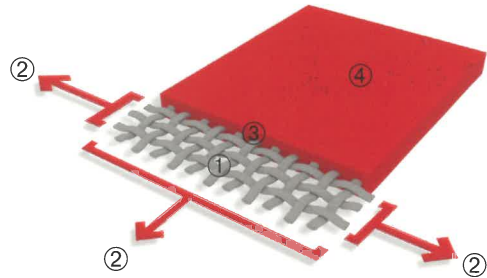
AS: Solar Absorption (%)

RS: Solar Reflection (%)

TS + RS + AS = 100% of incident energy



■ Exclusive Précontraint® technology

Patented worldwide, the Précontraint® technology by Serge Ferrari involves keeping the composite under tension throughout the manufacturing process. This gives our materials exceptional performance that enables them to surpass market standards in terms of dimensional stability, mechanical strength, coating thickness and flatness.



High-tenacity polyester micro-yarn base cloth	①	Superior elongation and tear resistance
A coating with fabrics under bi-axial constant tension in both warp and weft directions	②	No deformation during processing and use
Thicker coating at the top of the yarns and a dirt resistant surface treatment	③	Superior aesthetic and mechanical durability
Exceptional flatness and thinness	④	Smooth easy to clean finish, space saving, easy rolling

Soltis Proof 502

	■ Technical properties	Standards
Weight	16.8 oz/yd ²	EN ISO 2286-2
Thickness	0.45 mm	
Width	70.8 in	
■ Length of rolls		
Standard format length	43.7 yds	
■ Physical properties		
Tensile strength (warp/weft)	200/200 daN/5 cm	EN ISO 1421
Tear strength (warp/weft)	20/20 daN	DIN 53.363
Adhesion	7/7 daN/5 cm	EN ISO 2411
■ Surface treatment		
Finish	PVDF Varnish both sides	
■ Flame retardancy		
Rating	Method 1 & 2/NFPA 701 — CSFMT19 — CLASS A /ASTM E84 — CAN/ULC-S109 — M2 /NFP 92-507 B1 /DIN 4102-1 — BS 7837 — 1530.2 et 3 /AS/NZS — M2 /UNE 23.727-90 — VKF 5.3 /SN 198898 Schwerbrennbar Q1-Tr1 /ONORM A 3800 — Group 1 /AS NZS 3837 — Class 2 /UNI 9177-87 G1 /GOST 30244-94 — CPAI 84	
Euroclass	B-s2,d0	EN 13501-1
■ Management systems		
Quality		ISO 9001
■ Certifications, labels, warranties, recycling		
<div style="border: 2px solid red; padding: 10px; display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <p>10-year warranty</p> </div> <div style="text-align: center;">  <p>With S+ Serge Ferrari goes further than the standards. (Consult us for further information.)</p> </div> </div>		
■ Tools and services		

— Maintenance manual available on request

The above technical data represent average values subject to a +/-5% tolerance.

The buyer of our products is fully responsible for their application or their transformation concerning any possible third party. The buyer of our products is responsible for their implementation and installation according to the standards, workmanship and safety regulations in force in destination countries. For information on our contractual warranty, please refer to the relevant terms and conditions.

The values quoted above represent results of tests performed in compliance with common design practices and are provided for information only to enable customers to make the best use of our products. Our products are subjects to evolutions due to technical progress, we remain entitled to modify the characteristics of our products at any time. The buyer of our products is responsible for checking the validity of the above data.

□□□ □□□ 12.

ARINTON
9845 Pecan Hickory Way
FL
4076255380
Accounting@Arinton.com



Estimate

ADDRESS
Union Park East PO# OM-UE-DPFG-215

SHIP TO
Union Park East PO# OM-UE-DPFG-215

ESTIMATE #	DATE	
1553	11/22/2022	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Reset sunken pavers around pool deck	1	2,300.00	2,300.00

SUBTOTAL 2,300.00
TAX 0.00
TOTAL **\$2,300.00**

Accepted By

Accepted Date

□□□ □□□ 13.

King Services

Quote

Invoice No.	KSQ1277
Date	11/23/2022
Terms	On receipt of invoice
Purchase Order #	



Invoice To:

Breeze Home
Gaby Arroyo
1549 Bering Rd
Wesley Chapel, FL 33543

813-363-3855; Gaby: 813-812-9930

Bill To:

Union Park East CDD
1540 International Parkway Suite# 2000
Lake Mary, FL 32746

Description	Qty	Each	Total
Diagnostic - Repair Services	1		\$95
Precor Lat Pulldown/Seated Row [Lat Cable]	1		\$225

Quote Details

Precor Lat Pulldown/Seated Row unit

This quote is for the cost of a new Lat cable and the cost to install it.
The cable retails for \$240 (includes shipping and taxes) and we can get it for \$225

Subtotal: \$ 320

Total: **\$320**

King Services

Attn: Emanuel Pantiere
PO Box 291045
Temple Terrace, FL 33687

Tel: 813-458-7884
Email: service@kingservices.com
Website: www.kingservices.com

30 day warranty on all services provided, unless otherwise advised. If any repairs are performed on a diagnostic call an additional fee will be charged to the customer for the repair labor. Additional fees may apply for some parts.

□□□ □□□□ 14.

King Services

Quote

Invoice No.	KSQ1278
Date	11/23/2022
Terms	On receipt of invoice
Purchase Order #	



Invoice To:

Breeze Home
Gaby Arroyo
1549 Bering Rd
Wesley Chapel, FL 33543

813-363-3855; Gaby: 813-812-9930

Bill To:

Union Park East CDD
1540 International Parkway Suite# 2000
Lake Mary, FL 32746

Description	Qty	Each	Total
Diagnostic - Repair Services [Change Running Belt and Flip the Deck]	2	\$175	\$350
Precor TRM700 OEM Belt [Aftermarket \$170]	2	\$500	\$1000

Quote Details

Two Precor TRM700 Treadmills

This quote is for the cost of new running belts and the cost to install them. The running belts retails for \$500 each (includes shipping and taxes) and we can get them for \$500 each. We can get aftermarket equivalent belts for \$170.

Subtotal: \$ 1350

Total: **\$1350**

King Services

Attn: Emanuel Pantiere
PO Box 291045
Temple Terrace, FL 33687

Tel: 813-458-7884
Email: service@kingservices.com
Website: www.kingservices.com

30 day warranty on all services provided, unless otherwise advised. If any repairs are performed on a diagnostic call an additional fee will be charged to the customer for the repair labor. Additional fees may apply for some parts.

□□□ □□□ 15.

King Services

Quote

Invoice No.	KSQ1279
Date	11/23/2022
Terms	On receipt of invoice
Purchase Order #	



Invoice To:

Breeze Home
Gaby Arroyo
1549 Bering Rd
Wesley Chapel, FL 33543

813-363-3855; Gaby: 813-812-9930

Bill To:

Union Park East CDD
1540 International Parkway Suite# 2000
Lake Mary, FL 32746

Description	Qty	Each	Total
Preventative Maintenance - Diagnostic - Services [Initial Visit]	1		\$500

Customer Message

Union Park East Gym

This quote is for the cost of the initial preventative maintenance visit of all the gym equipment. After the initial visit, we can visit every 3-4 months for the for \$250 per maintenance visit. Please see the preventative maintenance contract information.

Subtotal: \$ 500

Total: \$ **500**

King Services

Attn: Emanuel Pantiere
PO Box 291045
Temple Terrace, FL 33687

Tel: 813-458-7884
Email: service@kingservices.com
Website: www.kingservices.com

30 day warranty on all services provided, unless otherwise advised. If any repairs are performed on a diagnostic call an additional fee will be charged to the customer for the repair labor. Additional fees may apply for some parts.

King Services
P.O. Box 291045
Temple Terrace, FL 33687
(813) 458-7884



www.kingervices.com

Preventative Maintenance Contract

Date: **11/23/2022**

Company website: www.breezehome.com

Property/Facility: **Abbott Park**

Contact: **Gaby Arroyo**

Address: **1549 Bering Rd**

City/State/Zip: **Wesley Chapel, FL 33543**

Email: **gaby@breezehome.com**

Phone(s): **Gaby: 813-812-9930 ; 813-363-3855**

THIS AGREEMENT MAY BE CANCELED BY EITHER PARTY WITH A TEN (10) - DAY WRITTEN NOTICE.

Billing for the services will be due upon invoice, a delinquent account will void this agreement.

Please remit payment to:

Emanuel Pantiere

King Services

P.O. Box 291045

Temple Terrace, FL 33687

Fee, Payment, and Terms

King Services's preventative maintenance shall be performed in accordance with a prepared program of standardized maintenance routines applied to your equipment and as listed in Schedule "A".

Preventative maintenance shall be performed by qualified licensed personnel, directly employed or supervised by King Services, to keep your equipment operating at maximum efficiency.

King Services requires that equipment be placed in good operating condition before covered under this agreement. On the initial preventative maintenance visit, any equipment requiring repair or diagnostic services, should be addressed with the technician. No repairs are done on a preventative maintenance visit, unless otherwise discussed. King Services reserves the right to accept or reject any equipment for this agreement. This is a Preventative Maintenance Agreement only under which repairs do not constitute maintenance. Repairs will be billed separately at normal rates less any applicable discounts.

The invoice will be sent to you every three (3) to four (4) months or monthly for the cost of preventative maintenance service for your equipment. We are hereby

You will receive service and repairs at the discounted rates below:

Inspection Services: \$75.00 for the first equipment and \$60.00 for each additional equipment. Emergency visits will include a \$50 travel time fee. Discounts may be applied.

Service and Repair: For regular repairs, \$95 - \$125 for the first equipment and \$75.00 for each additional equipment. Repairs that are more technical or require an extended period of time will cost more. The cost will be discussed before purchasing any parts. Discounts may be applied to totals.

For any repair service performed over two (2) hours an additional \$65.00 may be charged to the total.

King Services accept checks, credit cards, PayPal, Venmo, Zelle, cash and more.

Service will be paid by: check credit card

This agreement is strictly preventive in nature, intended to keep your facility as operational as possible by drawing attention to its present status. This agreement does not cover abuse, vandalism, normal wear and tear, or any acts of God resulting in failure of equipment, nor does it include the cost of parts, shipping, or labor charges associated with a repair not specified by this agreement.

This agreement will go into effect starting _____, 20__ and ending _____, 20__ (one year).

Prices are subject to change with a thirty (30) day notice.

Facility Representative

_____Date

King Services

_____Date

Schedule A

Scope of Work

A preventative maintenance (PM) agreement provides your fitness facilities with a regular servicing schedule for preventative maintenance, along with a provision for making repairs. During each PM visit, King Services trained and certified technician will inspect, clean, lubricate, adjust, perform operational diagnostics, and troubleshoot potential problems with your equipment. Repairs considered to be minor will also be made.

Repair Labor:

If you determine that service is required because of a malfunction in the operation of a piece of equipment, you should contact King Services directly at the number provided to you or at service@kingEservices.com. If it is determined that a technician must be dispatched to your facility for problem diagnosis and/or repair, the cost for this service will be billed at the rates specified in the agreement. Of course, if the failing equipment is still under the manufacturer's labor warranty, you will not be billed for any charges. If the nature of a problem warrants you taking a unit out of service, King Services goal is to be on-site at your facility within 72 hours and to restore your equipment to full operation at the initial service visit. Customers with preventative maintenance contracts in place will be given priority response and service.

Parts:

Only original equipment manufacturers parts will be used for repairs. Although in many cases specific parts may be available through third-party suppliers, these may or may not be of equivalent quality and reliability. Typically, exceptions will be made only for repairs to older equipment, where the goal is to extend its operational life as cost-effectively as possible. King Services can obtain parts at a discounted price and discounts we receive will be passed along to you. If we purchase a part to repair your equipment and the part does not correct the problem, you will not be responsible for the cost of that part or the associated labor for installing it.

Preventive Maintenance Procedures

PREVENTATIVE MAINTENANCE PROCEDURES FOR TREADMILLS

Inspect display and housing for cracks and defects.
Inspect motor cover for cracks and defects.
Inspect running belt and deck for wear.
Adjust belt tracking.
Lubricate deck as needed.
Inspect DC motor brushes for excessive wear and proper seating.
Inspect motor armature.
Inspect alignment of drive pulleys.
Lubricate elevation mechanism.
Inspect drive and take up roller bearings.
Inspect E-Stop for proper operation.
Run a systems check.
Speed – 0 to Maximum
Elevation – 0 to Maximum
Heart Rate, if applicable
Calibrate treadmill.
Vacuum, in and around, MCB, motors, pan, running belt, and deck.
Test machine for proper overall functioning.
Record all problems and defects observed. Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

PREVENTATIVE MAINTENANCE PROCEDURES FOR ELLIPTICALS/CROSSTRAINERS

Inspect ramps for excessive wear and scars.
Inspect wheels for bearing failure and proper spinning movement.
Inspect pedal arm for proper movement.
Inspect pedal arm to pivot arm connection for worn bushings and loose bolts.
Inspect crank arm to pivot arm for worn shafts and bushings.
Inspect crank arm to flywheel for worn shafts and bushings.
Inspect covers for mounting bolts and cracks.

PREVENTATIVE MAINTENANCE PROCEDURES FOR BIKES

Inspect frame covers for cracks, missing parts, and wear.

Inspect belts and adjust as needed.

Inspect chains and lubricate as needed.

Inspect and clean alternator brushes, as needed.

Inspect seat assembly and pads for excessive wear, defects, and tears.

Test seat adjustment for proper functioning.

Inspect display for proper functioning, excessive wear, and defects.

Inspect pedals for proper functioning, excessive wear, and defects.

Inspect crank assembly for tension, bearing play, and defects.

Test bike for proper resistance levels.

Inspect for missing wheels and levelers.

Test machine for proper overall functioning.

Record all problems and defects observed.

Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

Inspect upper arms for loose mounting.

Inspect display for proper function and cracked or defective faceplates.

Lubricate picot points and bearings, as needed.

Test machine for proper overall functioning. Record all problems and defects observed.

PREVENTATIVE MAINTENANCE PROCEDURES FOR STEPPERS

Inspect frame covers for cracks, missing parts, and wear.

Inspect display for proper functioning, excessive wear, and defects.

Inspect pedal arms and pedals for proper functioning, excessive wear, worn bushings, and defects.

Lubricate chains, as needed.

Test machine for proper overall functioning.

Record all problems and defects observed.

Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

PREVENTATIVE MAINTENANCE PROCEDURES FOR SELECTORIZED RESISTANCE MACHINES

Inspect pads and upholstery for excessive wear and defects.

Inspect and lubricate guide rods for smooth operation.

Inspect snap-hooks, weight stack selector pins, pull pins, swivels, and links for excessive wear and defects.

Inspect cables and/or belts for excessive wear and defects.

Inspect cable ends, if applicable, for excessive wear and defects

Inspect belt brackets, if applicable, and tighten, if necessary.

Test tension and alignment of cables and/or belts and adjust, if necessary,

Inspect accessory handles and bars for proper functioning and defects.

Inspect frame hardware for defects and tighten, if necessary.

Lubricate bushings. Test machine for proper overall functioning. Record all problems and defects observed. Record all information necessary for repair or parts ordering such as manufacturer, model, and serial number.

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Steadfast Environmental, LLC
FKA Flatwoods Environmental
 30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 11/18/2022 **Proposal #** 655

Customer Information		Project Information	
Union Park East CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com	Contact Phone (813) 564-6422 E-mail breezeinvoices@payablesl... Account #	Pond 19 GeoTube	Proposal Prepared By: Lee Smith Type Of Work Erosion Rep.

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Repair approximately 50 linear feet of lake bank with 10-foot long Geotextile Tube on southeast corner of pond, behind 1010 Montgomery Bell Rd. in Wesley Chapel, FL Company will prep areas by removing debris and trash Materials for this job consist of the following: Geotextile Tubes, wooden stakes, rope, and fill material The Geotextile Tube will be staked and secured to shoreline with rope Utilization of a dredge to pump sediment from the lake bottom into the Geotextile tube Ground crew will mold the geotube and sediment to match existing grade of pond bank Plant bahia sod and secure it to the geotextile tube by using sod staples Estimated time of three days ***Geotube material is warranted for five (5) years. *** Excludes natural disasters (flood, hurricane, tornado or other "acts of God") Any manual adjustments as needed for a 1 year period after installation. Union Park CDD will be responsible for proper irrigation on newly laid sod.	1	10,150.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$10,150.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

□□□ □□□□ 17.

4330 S. 66th St.
 Tampa, FL 33619
 "Fences Make Better Neighbors!"
 www.FloridaStateFence.com

Estimate

Date 11/30/2022 Estimate # 30528

Name / Address

Arroyo, Gaby
 31477 Mango Fade Way,
 San Antonio, FL, 33576

Ship To

1549 Bering Rd.
 Wesley Chapel, FL 33543

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	ER	Breeze Home		
Description		Qty	U/M	Rate	Total
Removal and disposal of existing fence to a certified recycling center. GO GREEN!		466	l/ft.	3.50	1,631.00
8'H x 6'W 4-Rail Spear top/Rake Bottom Commercial Aluminum 2" x 102" x .062 Post Color: BLK		449	l/ft.	55.55	24,941.95
5'W x 8'H Commercial Aluminum 4-Rail Walk Gate Color: BLK		3	ea	950.00	2,850.00
Due to increased demand on raw materials, proposal is good for 15 days. Price is good for Cash, Check, or ACH only. Convenience Electronic fee will apply.		Total			

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

Estimate

4330 S. 66th St.
 Tampa, FL 33619
 "Fences Make Better Neighbors!"
 www.FloridaStateFence.com

Date: 11/30/2022
 Estimate #: 30528

Name / Address

Arroyo, Gaby
 31477 Mango Fade Way,
 San Antonio, FL, 33576

Ship To

1549 Bering Rd.
 Wesley Chapel, FL 33543

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	ER	Breeze Home		
Description		Qty	U/M	Rate	Total
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials.		1	ea	0.00	0.00
Due to increased demand on raw materials, proposal is good for 15 days. Price is good for Cash, Check, or ACH only. Convenience Electronic fee will apply.		Total			\$29,422.95

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

□ □ □ □ □ 18.

Estimate

4330 S. 66th St.
 Tampa, FL 33619
 "Fences Make Better Neighbors!"
 www.FloridaStateFence.com

Date: 11/30/2022
 Estimate #: 30529

Name / Address

Arroyo, Gaby
 31477 Mango Fade Way,
 San Antonio, FL, 33576

Ship To

1549 Bering Rd.
 Wesley Chapel, FL 33543

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	ER	Breeze Home		
Description		Qty	U/M	Rate	Total
Repair 3-rail flat-top/rake bottom black aluminum - (10) 6'W panels - (1) 5'W walk gates		1	ea	5,100.00	5,100.00
5'W x 6'H Commercial Aluminum 3-Rail Walk Gate Color: BLK		1	ea	850.00	850.00
Due to increased demand on raw materials, proposal is good for 15 days. Price is good for Cash, Check, or ACH only. Convenience Electronic fee will apply.					Total \$5,950.00

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

□□□ □□□ 19.

Tampa Bay Awning LLC.
 4608 N Hale Ave
 Tampa, FL 33614
 +1 8882964640
 tampabayawning@gmail.com
 www.TampaBayAwning.com

Estimate



ADDRESS
Gaby Arroyo Union Park 1549 Bering Rd Wesley Chapel, FL 33543

SHIP TO
Gaby Arroyo Union Park 1549 Bering Rd Wesley Chapel, FL 33543

ESTIMATE #	DATE	EXPIRATION DATE
936	11/30/2022	12/30/2022

TERMS
 50%/50%

SALES REP
 Corey Courtright

PHONE NUMBER
 813-812-9930

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Awning	MANZANAR PLACE: Manufacture a new custom aluminum welded, Free standing Gable style frame awning, wide 10'-4" x 14'-4" projection in mill finish. Four 3" x 3' posts for support, powder coated in a standard RAL Black powder coat finish. Lace on application with Serge Ferrari Black vinyl awning material. Serge Ferrari carries a 10-year limited manufacturer's warranty.	1	7,068.00	7,068.00
	Installation	Installation with all stainless steel fasteners, posts mounted with base plate.	1	375.00	375.00
	Awning	COLT CREEK PLACE: MANZANAR PLACE: Manufacture a new custom aluminum welded, Free standing Gable style frame awning, 7' wide x 15' projection in mill finish. Four 3" x 3' posts for support, powder coated in a standard RAL Black powder coat finish. Lace on application with Serge Ferrari Black vinyl awning material. Serge Ferrari carries a 10-year limited manufacturer's warranty.	1	7,047.00	7,047.00
	Installation	Installation with all stainless steel fasteners, posts mounted with base plate.	1	375.00	375.00
	Awning	HUBBELL RD: Manufacture a new custom aluminum welded, Free standing Gable style frame awning, 7' wide x 25'-7 1/2 " projection in mill finish. Four 3" x 3' posts for support powder coated in a standard Black RAL powder coat finish Lace on application with Serge Ferrari Black vinyl awning material. Serge Ferrari carries a 10-year limited manufacturer's warranty.	1	8,630.00	8,630.00
	Installation	Installation with all stainless steel fasteners, posts mounted with base plate.	1	600.00	600.00

Buyer understands that they are purchasing a custom-made product and agrees that this order is not able to be cancelled or monies refunded. Any alterations involving an extra cost to Tampa Bay Awning, LLC. will become an additional charge over the amount stated in the above quote. Tampa Bay Awning, LLC. fully owns the product and materials used to manufacture the items described above, until the balance is paid in full and by signing this agreement the customer gives Tampa Bay Awning, LLC permission and the right to take back the product listed above. Any and all damage to the building or structure it was mounted to will be the customers financial responsibility to have repaired or bring back to its original condition. Any and all cost and collection including attorney fees will be responsible from buyer if the payment in full is not made to the terms listed above. All sales tax, permits and engineering will be at an additional cost if not listed in the above description.

TOTAL

\$24,095.00

Accepted By

Accepted Date

□ □ □ □ □ 20.



QUOTE

DATE: **11/30/2022**
 EXP. DATE: **12/30/2022**
 QUOTE # 5427

Fitness Machine Technicians

Payment address:
 PO Box 40768
 Nashville, TN 37204
 Phone: (615) 398-3050
 Email: fmt@techs.team

BILL TO:

Breeze - Union Park
 Gaby Arroyo
 1549 Bering Road
 Wesley Chapel, FL 33543, United States

SERVICE TO:

Breeze - Union Park
 Gaby Arroyo
 1549 Bering Road
 Wesley Chapel, FL 33543, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
-	Parts and Service Suggested from our Service Visit on 11/28/22, Work Order 8645-1	1.00	\$0.00	Item	\$0.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Treadmill TRM 700-18 sn: AAPBC1819D037	1.00	\$0.00	Item	\$0.00	N
2BBJLD - Commercial - Walking Belt Parts 0A		1.00	\$827.55	Item	\$827.55	N
2BBJKD - Commercial Drive Belt - Parts 01		1.00	\$102.00	Item	\$102.00	N
2BBJLD - Commercial - Walking Deck Parts 0A		1.00	\$766.38	Item	\$766.38	N
2BBJLD - Commercial - Front Roller Parts 0A		1.00	\$525.57	Item	\$525.57	N
2BBJLD - Commercial - Rear Roller Parts 0A		1.00	\$705.38	Item	\$705.38	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Treadmill TRM 700-18 sn: AAPBC2819D006	1.00	\$0.00	Item	\$0.00	N
2BBJLD - Commercial - Walking Belt Parts 0A		1.00	\$827.55	Item	\$827.55	N
2BBJKD - Commercial Drive Belt - Parts 01		1.00	\$102.00	Item	\$102.00	N
2BBJLD - Commercial - Walking Deck Parts 0A		1.00	\$766.38	Item	\$766.38	N
2BBJLD - Commercial - Front Roller Parts 0A		1.00	\$525.57	Item	\$525.57	N
2BBJLD - Commercial - Rear Roller Parts 0A		1.00	\$705.38	Item	\$705.38	N
-		1.00	\$0.00	Item	\$0.00	N



QUOTE

DATE: **11/30/2022**
 EXP. DATE: **12/30/2022**
 QUOTE # 5427

-	Precor Strength FTS Glide sn: ANCDE23190035	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial - Parts 01	Weight Stack Pin	2.00	\$71.06	Item	\$142.12	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Elliptical EFX 700 sn: ADLLF2619D006	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial - Parts 01	Wheel - Aftermarket	2.00	\$71.25	Item	\$142.50	N
2BBJJD - Commercial - Parts 00	Bolt	2.00	\$6.25	Item	\$12.50	N
2BBJJD - Commercial - Parts 00	Wheel Spacer	4.00	\$4.75	Item	\$19.00	N
2BBJJD - Commercial - Parts 00	Wheel Axle	2.00	\$12.75	Item	\$25.50	N
2BBJJD - Commercial - Parts 00	Wheel Retainer	2.00	\$29.00	Item	\$58.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Elliptical EFX 700 sn: ADLLF26190011	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial - Parts 01	Wheel - Aftermarket	2.00	\$71.25	Item	\$142.50	N
2BBJJD - Commercial - Parts 00	Bolt	2.00	\$6.25	Item	\$12.50	N
2BBJJD - Commercial - Parts 00	Wheel Spacer	4.00	\$4.75	Item	\$19.00	N
2BBJJD - Commercial - Parts 00	Wheel Axle	2.00	\$12.75	Item	\$25.50	N
2BBJJD - Commercial - Parts 00	Wheel Retainer	2.00	\$29.00	Item	\$58.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Strength Pulldown / Seated Row sn: BDS3C05190004	1.00	\$0.00	Item	\$0.00	N
2BBJLD - Commercial - Parts 0A	Top Cable Assembly	1.00	\$331.09	Item	\$331.09	N
2BBJLD - Commercial - Parts 0A	Bottom Cable Assembly	1.00	\$245.36	Item	\$245.36	N
2BBJKD - Commercial - Parts 01	Small Roller Pad - Black	2.00	\$115.31	Item	\$230.62	N
2BBJJD - Commercial - Parts 00	Stop Ring	4.00	\$67.25	Item	\$269.00	N
2BBJJD - Commercial - Parts 00	End Cap	2.00	\$41.00	Item	\$82.00	N
2BBJJD - Commercial - Parts 00	Pad Screw	2.00	\$5.00	Item	\$10.00	N
-		1.00	\$0.00	Item	\$0.00	N
-	Precor Strength	1.00	\$0.00	Item	\$0.00	N



QUOTE

DATE: **11/30/2022**
 EXP. DATE: **12/30/2022**
 QUOTE # 5427

2BBJKD - Commercial Weight Stack Pin - Parts 01	1.00	\$84.19	Item	\$84.19	N
-	1.00	\$0.00	Item	\$0.00	N
- Precor Strength	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial Weight Stack Pin - Parts 01	1.00	\$84.19	Item	\$84.19	N
-	1.00	\$0.00	Item	\$0.00	N
- Precor Strength	1.00	\$0.00	Item	\$0.00	N
2BBJKD - Commercial Weight Stack Pin - Parts 01	1.00	\$84.19	Item	\$84.19	N
-	1.00	\$0.00	Item	\$0.00	N
2BBKAD - Commercial TBD on Purchase - Parts Shipping	1.00	\$0.00	Item	\$0.00	N
-	1.00	\$0.00	Item	\$0.00	N
2BAINB - Commercial - Estimated Labor Service - Parts Replacement - Installation - Hourly	6.50	\$100.00	Item	\$650.00	N
2BAHDA - Commercial - Service - Trip Fee - Less than 30 miles	1.00	\$50.00	Item	\$50.00	N

SUBTOTAL	\$8,631.52
TAX RATE*	0.0000%
TAX	\$0.00
OTHER	-
TOTAL	\$8,631.52

MEMO

Replace Parts Treadmill - Precor TRM 700-18 sn: AAPBC1819D037
 Replace Parts Treadmill - Precor TRM 700-18 sn: AAPBC2819D006
 Replace Parts Strength - Precor FTS Glide sn: ANCDE23190035
 Replace Parts Elliptical - Precor EFX 700 sn: ADLLF2619D006
 Replace Parts Elliptical - Precor EFX 700 sn: ADLLF26190011
 Replace Parts Strength - Precor Pulldown / Seated Row sn:
 BDS3C05190004
 Replace Parts Strength - Precor
 Replace Parts Strength - Precor
 Replace Parts Strength - Precor

TERMS & CONDITIONS

□□□ □□□ 21.



17252 Alico Center Rd. Suite 2
 Fort Myers, FL 33967
 (239) 567-3030

admin@flfountains.com

Invoice

Date	Invoice #
12/6/2022	2022-472

Florida Fountains & Equipment, LLC

Bill To
Union Park East CDD c/o Breeze Home 250 International Pwky Ste 208 Lake Mary, FL 32746

Location
Union Park East 32709 Cumberland Lane, Wesley Chapel, FL 33543

Other	Warranty Expires	Technician	Customer PO	Due Date
#6		Tyler		1/5/2023

Serviced	Description	Qty	U/M	Rate	Amount
12/1/2022	This is a service call invoice to Union Park for the diagnosis and repair of fountain #6. #6 - Tech shutdown the fountain due to a low water level. #7 - Tech had to fix a bad timer issue. Everything else seemed to be working fine.	1		159.00	159.00
	Fuel Surcharge	1		12.50	12.50

Thank you for your business. Terms and Conditions Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.	Subtotal	\$171.50
	Sales Tax (0.00)	\$0.00
	Total	\$171.50
	Payments/Credits	\$0.00
	Balance Due	\$171.50

□ □ □ □ □ 22.

DC Integrations LLC

PO Box 1225
 Polk City, FL 33868 US
 +1 8637977525
 Chris@DCintegrations.net

**INVOICE**

BILL TO
 Union Park East CDD c/o Breeze Home
 802 East Whiting Street Suite 149
 Tampa, FL 33602 USA

SHIP TO
 Union Park East CDD c/o Breeze Home
 1549 Bering Rd
 Wesley Chapel, FL 33543 USA

INVOICE 22805
DATE 12/19/2022
TERMS Net 30
DUE DATE 01/18/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Replaced lever going into bathroom area. Repaired door closer Added door stopper so door doesn't open past closer.	1	392.00	392.00

PO Please

SUBTOTAL	392.00
TAX	0.00
TOTAL	392.00
BALANCE DUE	\$392.00

□ □ □ □ □ 23.



Proposal

Date: 12/6/2022

Work Order #4527

PO #

Customer:

Union Park East CDD
Breeze Home
C/O Breeze Home
1540 International Pkwy Ste 2000
Lake Mary, FL 32746

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Clean up a Common area waterway.



1 time clean up so this can be maintained.

One Time Clean Up

One Time Clean Up

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of:\$2,328.26 (Two Thousand Three Hundred Twenty Eight Dollars &26/100), with payments to be made as follows:

50% Deposit with the Remaining Balance Due Upon Completion with a signed proposal.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Damon Smith

Date 12/6/2022

Floralawn

By _____

Date _____

Union Park East CDD

□□□ □□□ 24.

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 Thursday, December 1, 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 Vincent Pacifico	Board Supervisor, Chairman
11 Gerard Bianci	Board Supervisor, Vice Chairman
12 Wendy Perez	Board Supervisor, Assistant Secretary
13 Lori Price	Board Supervisor, Assistant Secretary
14 Christie Ray	Board Supervisor, Assistant Secretary

15 Also Present:

16 Tom O Grady	Breeze, Assistant District Manager
----------------	------------------------------------

17 *The following is a summary of the discussions and actions taken at the December 1, 2022 Union Park East*
18 *CDD Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
20 *agenda items)*

- 21 - A resident mentioned there are no lights on the left side of the entrance to the district.
- 22 - A resident inquired if a walkway could be installed for the entrance of the district.
- 23 - A resident mentioned there is no lighting for the end Wynnfiled.
- 24 - A resident proposed for more speed limit signs and trees in the east side of Wynnfiled.
- 25 - A resident proposed for an additional tot lot and basketball hoops.
- 26 - A resident proposed for the pool to be heated.

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

28 A. Exhibit 1: Oath of Office

- 29 ➤ Seat 1 – Wendy Perez
- 30 ➤ Exhibit 2: Seat 2 – Vincent Pacifico
- 31 ➤ Seat 5 – Gerard Bianchi

32 B. Exhibit 3: Form 1

33 C. Exhibit 4: Consideration for Approval of **Resolution 2023-02**, Designating Officers

34 On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Approved **the**
35 **Resolution 2023-02, Designating Officers** for the Union Park East Community Development District.

- 36 - Chairman

37 On a MOTION by Mr. Bianchi, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
38 **the nomination of Mr. Pacifico as Chairman** for the Union Park East Community Development District.

- 39 - Vice Chairman

40 On a MOTION by Mr. Pacifico, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
41 **the nomination of Mr. Bianchi as Vice Chairman** for the Union Park East Community Development
42 District.

- 43 D. Exhibit 5: Breeze Field Report
44 *(All proposals except two will be tabled till next meeting)*
45 ➤ Exhibit 6: Pressure Washing Proposal- Florida Brothers Maintenance & Repair- \$695.00
46 ➤ Exhibit 7: Pressure Washing Proposal- JML Services LLC- 485.00
47 ➤ Exhibit 8: Pressure Washing & Sealant- Florida Brothers Maintenance & Repair-
48 \$1,555.00
49 ➤ Exhibit 9: Ceiling Lights Proposal- Florida Brothers Maintenance & Repair- \$534.70

50 On a MOTION by Mr. Bianchi, SECONDED by Mr. Pacifico, WITH ALL IN FAVOR, the Board
51 Approved **Ceiling Lights Proposal- Florida Brothers Maintenance & Repair- \$534.70** for the Union
52 Park East Community Development District.

- 53 ➤ Exhibit 10: Gym Painting Proposal- Florida Brothers Maintenance & Repair- \$480.00
54 ➤ Exhibit 11: Bridge Deck Wood Replacement- Florida Brothers Maintenance & Repair-
55 \$443.53
56 ➤ Exhibit 12: Gym Lighting Replacement Proposal- Florida Brothers Maintenance &
57 Repair- \$576.13
58 ➤ Exhibit 13: Ceiling Fan Replacement- Florida Brothers Maintenance & Repair-\$ 469.50
59 ➤ Exhibit 14: Freestanding Gable Vinyl Canopies- Awning Works Inc.- \$29,476.52
60 ➤ Exhibit 15: Pool deck Paver Reset- Arinton Hassle-Free Pool Service- \$2,300.00
61 ➤ Exhibit 16: Gym Lat Pulldown/Seated Row Repair Proposal- Kings Services- \$320.00
62 ➤ Exhibit 17: Gym Precor Treadmill Repair Proposal- King Services- \$1,350.00
63 ➤ Exhibit 18: Gym Preventative Maintenance Proposal- King Services- \$500.00
64 ➤ Exhibit 19: Lake Bank Repair Proposal- Steadfast Environmental, LLC- \$10,150.00
65 ➤ Exhibit 20: Removal and Install of New Pool Perimeter Proposal- Florida State Fence-
66 \$29,422.95
67 ➤ Exhibit 21: Repair of Pool Fence Paneling Proposal- Florida State Fence- \$5,950.00
68 ➤ Exhibit 22: Awning Installation at Manzanar Place, Colt Creek Place and Hubbell Rd.
69 Proposal- Tampa Bay Awning- \$24,095.00
70 ➤ Exhibit 23: Replace Door Handle/ Adjust/ Test at Amenity Center- DC Integrations-
71 \$270.00

72 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
73 Approved **Replace Door Handle/ Adjust/ Test at Amenity Center- DC Integrations- \$270.00** for the
74 Union Park East Community Development District.

- 75 This work has been done
76 ➤ Exhibit 24: Gym Equipment Repair Proposal- Fitness Machine Technicians- \$8,631.52

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

78 On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Approved **the**
79 **Consent Agenda** for the Union Park East Community Development District.

- 80 A. Exhibit 25: Consideration for Approval – The Minutes of the Board of Supervisors Regular
81 Meeting Held November 3, 2022

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

- 83 A. District Manager
- 84 - PCT to look at how much is available for proposals from landscaping and roll over.
- 85 - Spending resolution/ Discussion of Meeting Location/ Residence Inn is located at 2867 Lajuana
- 86 Blvd.
- 87 ➤ Price is \$275.00 at 6 pm

88 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
 89 Approved **the Spending resolution** for the Union Park East Community Development District.

- 90
- 91 B. District Attorney
- 92 - There being none, the next item followed.
- 93 C. District Engineer
- 94 ➤ Discussion of Stormwater Ponds
- 95 Necessary to replace control structure. There is a violation of SWFWMD, and a plan needs
- 96 to be developed.

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

- 98 - A resident proposed for more speed limit signs on Wynnfiled.

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

- 100 A. Discussion of Vending Machines

101 **EIGHTH ORDER OF BUSINESS – Adjournment**

102 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
 103 adjourn the meeting. There being none, Mr. Pacifico made a motion to adjourn the meeting.

104 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
 105 adjourned the meeting for the Union Park East Community Development District.

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

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

111

Signature

Signature

112 _____
Printed Name

_____ **Printed Name**

113 **Title:** **Secretary** **Assistant Secretary**

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

□□□ □□□ 25.

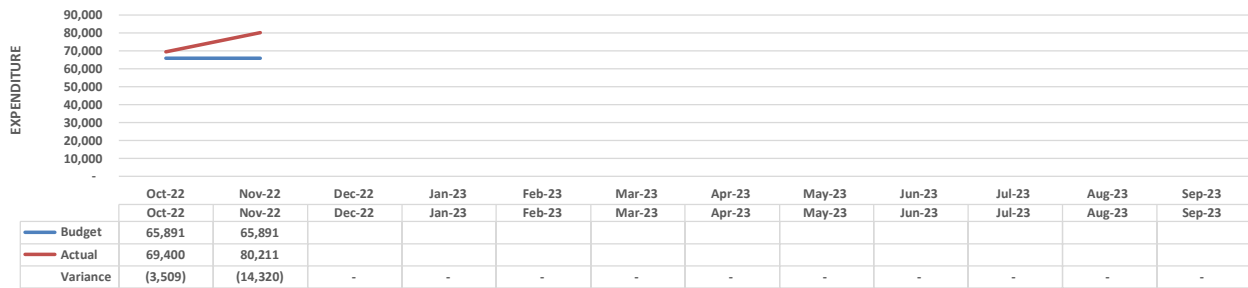
Union Park East CDD
Financial Report Summary - General Fund & Construction Fund
11/30/2022

For The Period Ending :	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
	11/30/2022	2017 A1 11/30/2022	2019 A1 11/30/2022	2019 A2 11/30/2022	2021 11/30/2022
CASH BALANCE	\$ 252,234	\$ 462,165	\$ 356,443	\$ 60,495	\$ 663,089
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	704,316	363,578	307,755	66,004	134,785
PLUS: ACCOUNTS RECEIVABLE - OTHER	800	-	-	-	-
PLUS: DEPOSITS AND PREPAID	9,135	-	-	-	-
LESS: ACCOUNTS PAYABLE	(70,214)	-	-	-	-
LESS: DUE TO DEBT SERVICE (OTHER FUNDS)	(119,893)	-	-	-	-
LESS: DEFERRED REVENUE - ON ROLL	(704,316)	(363,578)	(307,755)	(66,004)	(134,785)
NET CASH BALANCE	\$ 72,063	\$ 462,165	\$ 356,443	\$ 60,495	\$ 663,089

GENERAL FUND REVENUE AND EXPENDITURES:	11/30/2022 ACTUAL YEAR-TO-DATE	11/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 108,501	\$ 79,069	\$ 29,432
EXPENDITURES (YTD)	(149,111)	(148,146)	(964)
NET OPERATING CHANGE	\$ (40,610)	\$ (69,078)	\$ 28,468
AVERAGE MONTHLY EXPENDITURES	\$ 74,555	\$ 74,073	\$ (482)
PROJECTED EOY BASED ON AVERAGE	\$ 1,043,774	\$ 79,069	\$ 964,705

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	11/30/2022 ACTUAL YEAR-TO-DATE	11/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 96,755	\$ 79,069	\$ 17,686
MISCELLANEOUS REVENUE	750	-	750
TOTAL REVENUE:	97,505	79,069	18,436
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	26,043	36,514	10,471
FIELD SERVICE EXPENDITURES - LANDSCAPE	44,175	39,467	(4,708)
FIELD SERVICE EXPENDITURES - STREETLIGHTS	14,031	14,400	369
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	-	5,000	5,000
FIELD SERVICE EXPENDITURES - OTHER	35,345	19,767	(15,578)
AMENITY CENTER EXPENDITURES	29,516	32,999	3,483
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 149,111	\$ 148,146	\$ (964)

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



(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

November 30, 2022

	General Fund	Debt Service 2017 A1	Debt Service 2019 A1	Debt Service 2019A2	Debt Service 2021	Construction Funds	TOTAL
1 ASSETS:							
2 CASH - OPERATING ACCTS	\$ 252,234	\$ -	\$ -	\$ -	\$ -	\$ 70,886	\$ 323,121
3 CASH - RESTRICTED	\$ 122,030						
4 INVESTMENTS:							-
5 REVENUE TRUST FUND	-	48,515	11,862	3,315	7,863	-	71,555
6 INTEREST FUND	-	-	-	-	811	-	811
7 RESERVE FUND	-	413,650	344,581	56,175	173,254	-	987,660
8 PREPAYMENT FUND	-	-	-	1,004	481,161	-	482,165
9 ACCOUNTS RECEIVABLE	800	-	-	-	-	-	800
10 ASSESSMENTS RECEIVABLE - ON ROLL	704,316	363,578	307,755	66,004	134,785	-	1,576,437
11 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	49,959	42,290	9,078	18,567	-	119,893
13 DEPOSITS	3,360	-	-	-	-	-	3,360
14 PREPAID ITEMS	5,775	-	-	-	-	-	5,775
15 TOTAL ASSETS	\$ 1,088,516	\$ 875,702	\$ 706,488	\$ 135,576	\$ 816,440	\$ 70,886	\$ 3,571,578
16 LIABILITIES:							
17 ACCOUNTS PAYABLE	\$ 70,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,214
18 DUE TO OTHER FUNDS	119,893	-	-	-	-	-	119,893
19 ACCRUED EXPENSES	-	-	-	-	-	-	-
20 DEFERRED REVENUE ON-ROLL	704,316	363,578	307,755	66,004	134,785	-	1,576,437
							-
21 FUND BALANCE:							
22 NON SPENDABLE	9,135	-	-	-	-	-	9,135
23 FB RESERVED	-	-	-	-	-	-	-
24 UNASSIGNED	225,566	722,066	574,687	88,488	543,597	74,757	2,229,162
25 NET CHANGE IN FUND BALANCE	(40,609)	(209,942)	(175,954)	(18,916)	138,059	(3,871)	(311,233)
26 TOTAL LIABILITIES & FUND BALANCE	\$ 1,088,516	\$ 875,702	\$ 706,488	\$ 135,576	\$ 816,440	\$ 70,886	\$ 3,693,608

Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance for the period from October 1, 2022 through November 30, 2022

	FY 2023 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE		
2 GENERAL FUND REVENUE	\$ 96,755	17,686
3 DEVELOPER FUNDING		-
4 LOT CLOSINGS	10,996	10,996
5 INTEREST	-	-
6 MISCELLANEOUS REVENUE	750	750
7 TOTAL REVENUE	\$ 108,501	\$ 29,432
8 EXPENDITURES		
9 GENERAL ADMINISTRATIVE		
10 SUPERVISORS COMPENSATION	\$ 1,200	\$ (400)
11 PAYROLL TAXES	92	(31)
12 PAYROLL PROCESSING	100	(18)
13 MANAGEMENT CONSULTING SERVICES	3,500	667
14 CONSTRUCTION ACCOUNTING SERVICES	-	-
15 PLANNING, COORDINATING & CONTROLLING	6,000	-
16 ADMINISTRATIVE SERVICES	600	-
17 BANK FEES	-	50
18 AUDITING SERVICES	-	600
19 TRAVEL PER DIEM	-	50
20 INSURANCE	8,817	-
21 REGULATORY AND PERMIT FEES	175	-
22 LEGAL ADVERTISEMENTS	158	1,343
23 ENGINEERING SERVICES	144	523
24 LEGAL SERVICES	1,162	88
26 WEBSITE HOSTING	2,015	-
27 ADMINISTRATIVE CONTINGENCY	241	176
28 TOTAL GENERAL ADMINISTRATIVE	24,202	3,047
29 DEBT ADMINISTRATION		
30 DISSEMINATION AGENT	-	6,500
31 TRUSTEE FEES	1,841	673
32 ARBITRAGE	-	250
33 TOTAL DEBT ADMINISTRATION	1,841	7,423

Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance for the period from October 1, 2022 through November 30, 2022

	FY 2023 Actual	VARIANCE Favorable
34 PHYSICAL ENVIRONMENT		
35 SECURITY	-	-
36 COMPREHENSIVE FIELD TECH SERV	3,750	(917)
37 FIELD TRAVEL	-	-
38 STREETPOLE LIGHTING - whatever for	14,031	369
39 ELECTRICITY (IRRIGATION & POND I	4,562	1,272
40 LANDSCAPING MAINTENANCE	41,475	(11,220)
41 LANDSCAPING MAINTENANCE - Phas	-	6,712
42 IRRIGATION MAINTENANCE	2,700	(200)
43 POND MAINTENANCE	-	5,000
44 FOUNTAIN MAINTENANCE	343	2,157
45 PET WASTE REMOVAL	-	600
46 RUST CONTROL	-	3,000
47 PHYSICAL ENVIRONMENT CONTING	26,690	(21,690)
48 TOTAL PHYSICAL ENVIRONMENT	93,551	14,918
49 AMENITY OPERATIONS		
50 POOL SERVICE CONTRACT	3,800	-
51 POOL MAINTENANCE & REPAIRS	-	417
52 POOL PERMIT	-	46
53 AMENITY MANAGEMENT	1,750	(583)
54 AMENITY CENTER CLEANING & M	2,745	(162)
55 AMENITY CENTER INTERNET	664	(64)
56 AMENITY CENTER ELECTRICITY	511	1,059
57 AMENITY CENTER WATER	-	1,333
58 AMENITY CENTER PEST CONTROL	75	8
59 AMENITY CENTER RUST REMOV/	3,000	(3,000)
60 REFUSE SERVICE	169	64
61 LANDSCAPE MAINTENANCE - INF	-	667
62 SECURITY MONITORING	6,593	(259)
63 COMMUNITY EVENTS & DECORA	7,500	-
64 MISC AMENITY CENTER REPAIRS	2,709	3,957
65 TOTAL AMENITY OPERATIONS	29,516	3,483
66 OTHER EXPENDITURES		
67 UNBUDGETED EXPENDITURES	-	-
68 TOTAL OTHER EXPENDITURES	-	-

Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance for the period from October 1, 2022 through November 30, 2022

	FY 2023 Actual	VARIANCE Favorable
69 TOTAL EXPENDITURES	<u>149,111</u>	<u>(964)</u>
70 EXCESS OF REVENUE OVER (UNDER)	<u>(40,610)</u>	<u>28,468</u>
71 FUND BALANCE - BEGINNING	<u>234,702</u>	<u>82,441</u>
72 FUND BALANCE - ENDING	<u>\$ 194,092</u>	<u>\$ (110,908)</u>

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

	Construction Funds
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 INTEREST	314
4 MISC. REVENUE	-
5 TOTAL REVENUE	314
6 EXPENDITURES	
7 REQUISITION EXPENSE	4,185
8 TOTAL EXPENDITURES	4,185
9 OTHER REVENUES/EXPENDITURES	
10 TRANSFERS IN	-
11 TRANSFERS OUT	-
12 TOTAL OTHER REVENUES/EXPENDITURES	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(3,871)
10 FUND BALANCE - BEGINNING	22,205
11 FUND BALANCE - ENDING	\$ 18,334

Union Park East CDD

Cash Reconciliation

November 30, 2022

Bank beg bal	263,676.02
Deposits	216,648.36
chks	(101,734.62)
Bank end bal	378,589.76

Bank Balance	401,313.67
less OS Chks	(22,723.91)
Book Balance	378,589.76