

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

Advanced Meeting Package

Regular Meeting

Date/Time:

***Thursday, February 2, 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, February 2, 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, February 2, 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. District Engineer Report- Greg Woodcock

B. Breeze Field Report

- Discussion of Cameras **Exhibit 1**
- Discussion of Trespass Agreement **Exhibit 2**
- Discussion of Park Benches to be Relocated
- Basketball Frame Proposal- GatePros- \$20,300.00 **Exhibit 3**
- Pressure Washing of Clubhouse Patio- Florida Brother's Maintenance & Repair, LLC- \$695.00 **Exhibit 4**
- Pressure Washing of Clubhouse Proposal- Florida Brother's Maintenance & Repair, LLC- \$1,555.00 **Exhibit 5**
- Pressure Washing Clubhouse Patio and Sidewalks Proposal- JML Services LLC- \$485.00 **Exhibit 6**
- Replace Light Switches in Clubhouse Bathrooms to Motion Sensor Switches- Florida Brother's Maintenance & Repair, LLC- \$180.00 **Exhibit 7**
- Gym Lat Pulldown/Seated Row Repair Proposal- Kings Services- \$320.00 **Exhibit 8**
- Gym Precor Treadmill Repair Proposal- King Services- \$1,350.00 **Exhibit 9**
- Gym Preventative Maintenance Proposal- King Services- \$500.00 **Exhibit 10**
- Gym Equipment Repair Proposal- Fitness Machine Technicians- \$8,631.52. **Exhibit 11**

➤ Gym Preventative Maintenance Proposal- Fitness Machine Technicians- \$650.00 **Exhibit 12**

➤ Irrigation in the East Side of Community- Floralawn- \$6,203.36 **Exhibit 13**

IV. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 5, 2023 **Exhibit 14**

B. Acceptance of the December Unaudited Financial Statement **Exhibit 15**

V. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1



EXHIBIT 2

New Renewal Date: _____

****This Agreement is effective for one calendar year and must be renewed annually.****

Name of Community Development District (CDD): _____

Address: _____

Property Appraiser Map MUST be attached

List of CDD common areas/facilities:

Persons authorized to request action pursuant to this Agreement:

The above listed CDD, by and through its governing body, hereby requests and authorizes the Pasco Sheriff's Office and its members, employees, and agents to issue trespass warnings to persons and/or arrest persons for trespassing within the meaning of Florida Statute(s) who are not authorized on CDD property, as determined by the CDD authorized representative(s). The CDD agrees to comply with Florida Statute Chapter 190, Community Development Districts, and the CDD's enacted rules, regulations, and/or restrictions regarding common areas/facilities, and all governing law, as applicable. In the event any authorized person changes, the CDD shall notify the Pasco Sheriff's Office within five (5) business days.

The above listed CDD agrees to indemnify and hold harmless Chris Nocco, as Sheriff of Pasco County, the Pasco Sheriff's Office, its employees, members, and agents from any suit, action, claim, or other cause of action brought for issuing a trespass warning or effectuating a trespass after warning arrest on CDD property pursuant to a CDD's request to trespass.

The CDD hereby authorizes any Pasco Sheriff's Office deputy, member, or agent to list the authorized CDD representative as the victim/complainant on any charging document from a citation or arrest.

The CDD understands and agrees that by requesting the assistance of law enforcement to effectuate a trespass action, the CDD is attesting they have complied with their CDD rules and regulations and with Florida Statute Chapter 190 and are permitted to trespass the person(s) from CDD property. The CDD understands and agrees they will immediately notify PSO in writing in the event the CDD wishes to rescind a trespass warning.

Name of authorized CDD representative: _____ Signature: _____

Title: _____ Phone Number: _____ Email: _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20__ by _____ who is personally known to me or has produced _____ as identification.

Notary Public (Signature)

Notary Public Name & Commission Number
(Stamped, Typed, or Printed)

EXHIBIT 3



2550 US HWY 17 South
Wauchula, FL 33873

GatePros

PROPOSAL

(863) 781-2277 ph

(941) 776-0857 fax

<u>PROPOSAL SUBMITTED TO</u> Union Park East	<u>PHONE</u>	<u>DATE</u> 4/28/2022
<u>STREET</u>	<u>JOB NAME</u> Basketball Posts	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Basketball Court	
<u>ARCHITECT</u> CJK	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:	QTY	PRICE	TOTAL
6" Galvanized square tube frame installed	2	\$10,150.00	\$20,300.00

Please Note: The above pricing does not include the goal or back board.

TOTAL **\$20,300.00**

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: **50% Deposit upon acceptance. Paid in full upon completion.**

Due to the world CoVid 19 Shutdown, The US manufacturing has extended delays of several weeks and expected to continue for several months. Please allow ample time between contract and installation in panning your schedule.

All 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 costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:
Fax To:

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

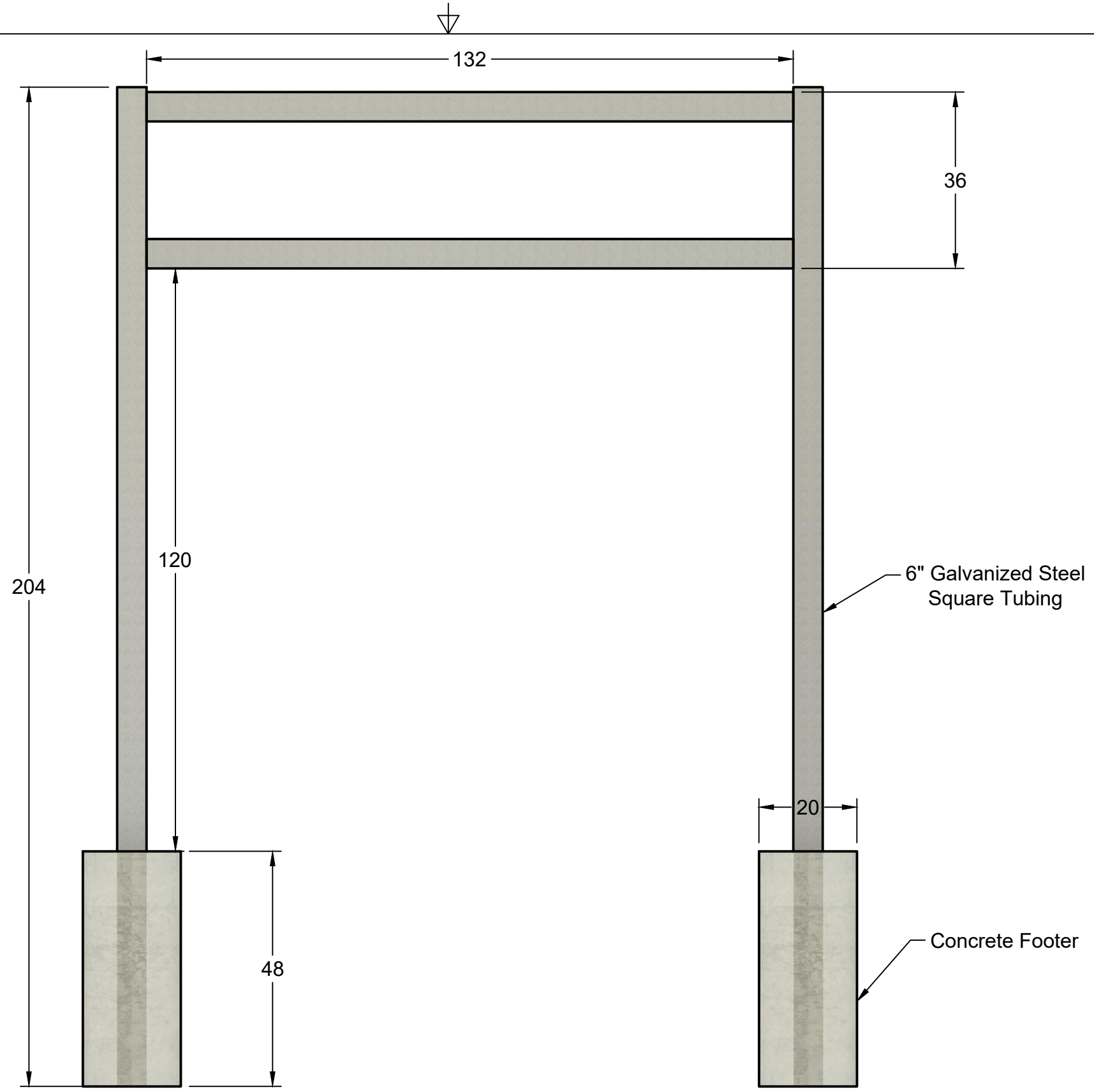
Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Printed Name _____

Date of Acceptance _____

-- Desired Start Date: _____



Contractor		Description Basketball Goal Dimensions	Scale	Revision
Location	Union Park East		1:25	
Drawn By	Mike Lockhart 4/28/2022		Sheet Size	Sheet
			11"x 17"	1/1



EXHIBIT 4

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

EXHIBIT 5

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 \$1,555.00
Thank you for your business.	
	Expiry date 12/9/22

EXHIBIT 6

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 club house and patio area along with the CDD sidewalks on Glen Grove Loop			
TOTAL				\$485.00

Accepted By

Accepted Date

EXHIBIT 7

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.: 1022
Estimate date: 1/24/23
Expiration date: 2/10/23

Product or service	Amount
1. Light Switches	\$130.00
Change both men & women's light switches in the clubhouse bathrooms from actual switches to motion sensor switches. This will prevent the restroom (both men & women's) lights being left on all weekend (day into the night), as this has been discovered happening.	
2. Labor	\$50.00
Labor charge per Hour	
Total	\$180.00

Note to customer

Thank you for your business.

Expiry date 2/10/23

EXHIBIT 8

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.

EXHIBIT 9

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.

EXHIBIT 10

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 initial visit will cost \$500. We can perform preventative maintenance service for your gym at the cost of \$250 every three (3) to four (4) months or monthly for \$150. Repairs are charged separately.

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

Diagnosis 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.

EXHIBIT 11



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

EXHIBIT 12

PREVENTATIVE MAINTENANCE AGREEMENT FOR FITNESS CENTER



Fitness Machine Technicians
4100 W Kennedy Blvd.
Tampa, FL 33609
813-445-8310
fmt@techs.team

Customer Name / ID: UNION PARK
Annual Fee / Visits Per Year: \$ 650.00 / 4
Rep ID / Date: RK / 01/17/23

PREVENTATIVE MAINTENANCE AGREEMENT - Covering Fitness Center & Exercise Equipment

- Regularly Scheduled Maintenance Visits
- Manufacturer Specific PM Protocols
- Technical Inspections - Environmental, Safety & Visual
- Operational / Functional Testing & System Diagnostics
- Station Deep Cleaning / Adjustments / Lubricants
- Improvements / Recommendations Report
- FMT KEY ACCOUNT / COMMUNITY PARTNERSHIP discount has been applied to this account

THIS AGREEMENT is entered into between Fitness Machine Technicians ("FMT") and Customer, both of whom agree to the following:

1. **SERVICES** - FMT will provide services listed above for all exercise equipment located in the fitness center with the frequency stated above. All equipment will be adjusted, calibrated, lubricated, safety checked and where appropriate, "test modes" evaluated. An electronic report of all work done will be emailed to the Customer at the satisfactory completion of the maintenance visit. As directed by the Customer, FMT will order and install any replacement parts required to properly fix equipment. Before any part is ordered or replaced, the Customer contact will be notified and proper approval will be obtained.

2. **TERM** - This Agreement shall commence for an initial term of one year and will continue after the initial term for subsequent periods of one year each unless terminated by either party by written notice to the other, given at least thirty days prior to the end of the Initial Period or subsequent periods.

3. **FEES** - Customer agrees to pay FMT the amount listed above. For additional services or parts not included in this agreement Customer agrees to pay FMT an agreed hourly rate for labor and manufacturer defined pricing for parts.

4. **INSURANCE** - FMT shall maintain policies of insurance as necessary to insure itself and its workers against any claim or claims for damages. Any costs associated with third-party insurance acquisition or verification will be paid by Customer.

5. **NOTICES** - Any notice required to be given pursuant to the terms of this Agreement shall be sent via mail to FMT or to Customer.

7. **ENFORCEABILITY** - The invalidity or unenforceability of any of the terms, conditions or provisions of this Agreement shall in no way affect the validity or enforceability of any other term, condition or provision.

8. **MODIFICATION** - This Agreement constitutes the entire understanding of the parties hereto and no changed amendments or alterations shall be effective unless agreed to in writing by both parties.



Accepted and Agreed to by:

Facility Name: _____
Authorizing Officer: _____
Signature: _____

Zip Code: _____
Title: _____
Date: ___ / ___ / ___

PLEASE SCAN & EMAIL TO FMT@TECHS.TEAM - THANK YOU!

EXHIBIT 13



Proposal

Date: 1/11/2023

Work Order #4916

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

Original audit repairs needed

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING:

Make repairs to the system on all heads, laterals, drip and control components that could be located.

Not included is the pump station at 1147 Montgomery Bell Rd., the pool area because there is no water there, and the entrance controller that has 5 zones not working and could not locate the valves.

Pump work is \$195 for a trip charge and \$155 per hour after.

Irrigation Repair

Irrigation Repair

Items	Quantity	Unit
Lateral Line	13.00	ea
Spray Nozzles	26.00	ea
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree	23.00	ea
Hunter Pro-Spray 6 in. Pop Up No Side Inlet	20.00	ea
Hunter PGP-ADJ Adjustable Rotor 4 in. Riser with No. 7 Nozzle	19.00	ea
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 100 ft.	100.00	FT
Hunter PLD Coupling 17 mm Barb	25.00	ea
Irritrol Adjustable Flood Bubbler	4.00	ea
Hunter ICD Decoder 1 station for use with ACC Controllers	8.00	ea
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	2.00	ea
Irrigation Material	1.00	ea

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: ----- (\$6,203.36), 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 1/11/2023

Floralawn

By _____
Date _____

Union Park East CDD

EXHIBIT 14

1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Advanced Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Thursday, January 5, 2023 at 6:00 p.m. at Residence Inn, 2867 Lajuana
6 Blvd, Wasley Chapel, Florida 33543.

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 Also Present:

14 Tom O Grady Breeze, Assistant District Manager

15 *The following is a summary of the discussions and actions taken at the January 5, 2023 Union Park East*
16 *CDD Board of Supervisors Advanced Meeting.*

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

19 - There being none, the next item followed.

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

21 A. Exhibit 1: Consideration for Approval of Resolution 2023-03 Authorizing Spending Authority

22 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianci, WITH ALL IN FAVOR, the Board Approved
23 **Resolution 2023-03 Authorizing Spending Authority** for the Union Park East Community Development
24 District.

25 B. Exhibit 2: Discussion of Stormwater Pond Assessment – Greg Woodcock - \$46,500

- 26 - SRV will send a letter to the developer requesting information as to whether the structure was
27 built correctly.
28 - Not to Exceed - \$46,500.00
29 - Mr. Woodcock will bring a change order for the engineer fees for the district to the next
30 meeting.

31 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianci, WITH ALL IN FAVOR, the Board Approved
32 **Stormwater Pond Assessment Not to Exceed - \$46,500.00** for the Union Park East Community
33 Development District.

34 C. Discussion of Winnfileds Signage – Greg Woodcock (To be Distributed)

35 D. Exhibit 3: Fiscal Analysis Discussion

36 E. Breeze Field Report

- 37 - A new basketball court proposal form is needed.
38 ➤ Exhibit 4: Pressure Washing Proposal- Florida Brothers Maintenance & Repair-
39 \$695.00
40 ➤ Exhibit 5: Pressure Washing Proposal- JML Services LLC- 485.00
41 - Proposal needs to be revised to include the sidewalk on Wynfiled.

42 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
43 Approved **Pressure Washing Proposal- JML Services, LLC- \$485.00 pending a revised proposal to**
44 **include sidewalk** for the Union Park East Community Development District.

- 45 ➤ Exhibit 6: Pressure Washing & Sealant- Florida Brothers Maintenance & Repair-
- 46 \$1,555.00
- 47 ➤ Gym Painting Proposal- Florida Brothers Maintenance & Repair- \$480.00
- 48 - This work will be completed after the previous repair work is finished.

49 On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved
50 **the Gym Painting Proposal- Florida Brothers Maintenance & Repair- \$480.00** for the Union Park East
51 Community Development District.

- 52 ➤ Exhibit 8: Bridge Deck Wood Replacement- Florida Brothers Maintenance & Repair-
- 53 \$443.53
- 54 - Vice painting - \$550.00

55 On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved
56 **the Vice painting - \$550.00** for the Union Park East Community Development District.

- 57 ➤ Exhibit 9: Gym Lighting Replacement Proposal- Florida Brothers Maintenance & Repair-
- 58 \$576.13
- 59 - A revised proposal will be brought as well as a motion light with a shade on one side for the
- 60 amenity center.
- 61 - TECO needs to be called as to whether the lighting can be installed on Wynfiles
- 62 ➤ Exhibit 10: Ceiling Fan Replacement- Florida Brothers Maintenance & Repair-\$469.50.
- 63 - A proposal is needed that includes a switch.
- 64 ➤ Exhibit 11: Freestanding Gable Vinyl Canopies- Awning Works Inc.- \$29,476.52
- 65 - Tabled until there is further information as to fiscal status.
- 66 ➤ Exhibit 12: Pool deck Paver Reset- Arinton Hassle-Free Pool Service- \$2,300.00
- 67 - Two spots are needed to be cemented in.

68 On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved
69 **the Pool Deck Paver Reset- Arinton Hassle Free Pool Service- \$2,300.00** for the Union Park East
70 Community Development District.

- 71 - Any proposal over \$2,500.00, a second bid will be obtained.

72 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianci, WITH ALL IN FAVOR, the Board Approved
73 that **Any proposal over \$2,500.00, a second bid will be obtained** for the Union Park East Community
74 Development District.

- 75 ➤ Exhibit 13: Gym Lat Pulldown/Seated Row Repair Proposal- Kings Services- \$320.00
- 76 - Tabled until all the cameras have been installed.
- 77 - A shade session will be held.
- 78 ➤ Exhibit 14: Gym Precor Treadmill Repair Proposal- King Services- \$1,350.00
- 79 - Tabled until all the cameras have been installed.
- 80 - A shade session will be held.
- 81 ➤ Exhibit 15: Gym Preventative Maintenance Proposal- King Services- \$500.00
- 82 - Tabled until all the cameras have been installed.
- 83 - A shade session will be held.

- 84 ➤ Exhibit 16: Lake Bank Repair Proposal- Steadfast Environmental, LLC- \$10,150.00
- 85 - This has been completed.
- 86 ➤ Exhibit 17: Removal and Install of New Pool Perimeter Proposal- Florida State Fence-
- 87 \$29,422.95
- 88 ➤ Exhibit 18: Repair of Pool Fence Paneling Proposal- Florida State Fence- \$5,950.00

89 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianci, WITH ALL IN FAVOR, the Board Approved
90 **the Repair of Pool Fence Paneling Proposal- Florida State Fence- \$5,950.00** for the Union Park East
91 Community Development District.

- 92 ➤ Exhibit 19: Awning Installation at Manzanar Place, Colt Creek Place and Hubbell Rd.
93 Proposal- Tampa Bay Awning- \$24,095.00
- 94 - Tabled until there is further information as to fiscal status.
- 95 ➤ Exhibit 20: Gym Equipment Repair Proposal- Fitness Machine Technicians- \$8,631.52
- 96 - Tabled until all the cameras have been installed.
- 97 ➤ Exhibit 21: Service Call for Fountain #6- Florida Fountains & Equipment, LLC- \$171.50
- 98 - Deputy needs to be present for the next meeting.
- 99 - Ratification of this invoice as it has been repaired.

100 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianci, WITH ALL IN FAVOR, the Board Approved
101 **the Ratification** for the Union Park East Community Development District.

- 102 ➤ Exhibit 22: Replaced Lever Going Into Bathroom Area, Repaired Door Closer, Added
103 Door Stopper- DC Integrations- \$392.00
- 104 - Ratification

105 On a MOTION by Mr. Bianci, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved
106 **the Ratification** for the Union Park East Community Development District.

- 107 - Transfer maintenance ownership of the 7 fountain in Liberty Square to the CDD and direction
108 to Counsel to produce appropriate documentation.

109 On a MOTION by Ms. Perez, SECONDED by Mr. Pacifico, WITH ALL IN FAVOR, the Board Approved
110 **the Transfer maintenance ownership** for the Union Park East Community Development District.

- 111 - Rules to be brought to next meeting as an agenda item to discuss the closing times for the
112 policy.
- 113 ➤ Exhibit 23: Replace Door Handle/ Adjust/ Test at Amenity Center- DC Integrations-
- 114 \$270.00
- 115 - Tabled until it has been turned over to the district from the developer.

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

117 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
118 Approved **the Consent Agenda** for the Union Park East Community Development District.

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

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

- 123 A. District Manager

- 124 - Ms. Thibault to look at how much is available for proposals from landscaping and roll over.
- 125 - Spending resolution/ Discussion of Meeting Location/ Residence Inn is located at 2867 Lajuana
- 126 Blvd.
- 127 ➤ Price is \$275.00 at 6 pm

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

- 130 B. District Attorney
- 131 - There being none, the next item followed.
- 132 C. District Engineer
- 133 - There being none, the next item followed.

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

- 135 - There being none, the next item followed.

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

- 137 - There being none, the next item followed.

138 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

141 On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board adjourned
142 the meeting for the Union Park East Community Development District.

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

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

148

Signature

Signature

149 _____
Printed Name

Printed Name

150 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 15

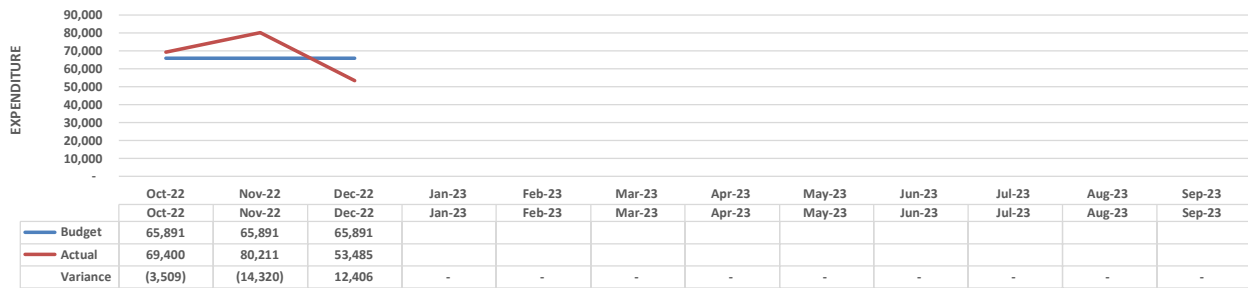
Union Park East CDD
Financial Report Summary - General Fund & Construction Fund
12/31/2022

For The Period Ending :	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE
	12/31/2022	2017 A1 12/31/2022	2019 A1 12/31/2022	2019 A2 12/31/2022	2021 12/31/2022
CASH BALANCE	\$ 1,694,964	\$ 463,441	\$ 357,427	\$ 60,659	\$ 309,566
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	68,078	35,059	29,667	6,312	12,696
PLUS: ACCOUNTS RECEIVABLE - OTHER	1,550	-	-	-	-
PLUS: DEPOSITS AND PREPAID	10,745	-	-	-	-
LESS: ACCOUNTS PAYABLE	(20,012)	-	-	-	-
LESS: DUE TO DEBT SERVICE (OTHER FUNDS)	(911,600)	-	-	-	-
LESS: DEFERRED REVENUE - ON ROLL	(68,078)	(35,059)	(29,667)	(6,312)	(12,696)
NET CASH BALANCE	\$ 775,647	\$ 463,441	\$ 357,427	\$ 60,659	\$ 309,568

GENERAL FUND REVENUE AND EXPENDITURES:	12/31/2022 ACTUAL YEAR-TO-DATE	12/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 744,739	\$ 316,275	\$ 428,464
EXPENDITURES (YTD)	(206,658)	(211,886)	5,228
NET OPERATING CHANGE	\$ 538,081	\$ 104,389	\$ 433,692
AVERAGE MONTHLY EXPENDITURES	\$ 68,886	\$ 70,629	\$ 1,743
PROJECTED EOY BASED ON AVERAGE	\$ 1,033,290	\$ 316,275	\$ 717,015

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	12/31/2022 ACTUAL YEAR-TO-DATE	12/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 732,994	\$ 316,275	\$ 416,719
MISCELLANEOUS REVENUE	750	-	750
TOTAL REVENUE:	733,744	316,275	417,469
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	48,160	48,187	27
FIELD SERVICE EXPENDITURES - LANDSCAPE	57,849	59,200	1,351
FIELD SERVICE EXPENDITURES - STREETLIGHTS	19,683	21,600	1,917
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	5,110	7,500	2,390
FIELD SERVICE EXPENDITURES - OTHER	40,345	29,650	(10,695)
AMENITY CENTER EXPENDITURES	35,512	45,749	10,236
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 206,658	\$ 211,886	\$ 5,228

**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

December 31, 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	\$ 784,545	\$ -	\$ -	\$ -	\$ -	\$ 70,931	\$ 855,477
3 CASH - RESTRICTED	910,418	-	-	-	-	-	910,418
4 INVESTMENTS:							-
5 REVENUE TRUST FUND	-	49,791	12,846	3,482	8,375	-	74,493
6 INTEREST FUND	-	-	-	-	1,151	-	1,151
7 RESERVE FUND	-	412,600	344,356	56,175	153,333	-	966,464
8 PREPAYMENT FUND	-	1,050	225	1,002	146,708	-	148,984
9 ACCOUNTS RECEIVABLE	1,550	-	-	-	-	-	1,550
10 ASSESSMENTS RECEIVABLE - ON ROLL	68,078	35,059	29,667	6,312	12,696	-	151,812
11 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	380,081	321,734	69,060	140,724	-	911,600
13 DEPOSITS	3,360	-	-	-	-	-	3,360
14 PREPAID ITEMS	7,385	-	-	-	-	-	7,385
15 TOTAL ASSETS	\$ 1,775,337	\$ 878,581	\$ 708,829	\$ 136,031	\$ 462,987	\$ 70,931	\$ 4,032,695
16 LIABILITIES:							
17 ACCOUNTS PAYABLE	\$ 20,012	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 21,262
18 DUE TO OTHER FUNDS	911,600	-	-	-	-	-	911,600
19 ACCRUED EXPENSES	-	-	-	-	-	-	-
20 DEFERRED REVENUE ON-ROLL	68,078	35,059	29,667	6,312	12,694	-	151,810
							-
21 FUND BALANCE:							
22 NON SPENDABLE	10,745	-	-	-	-	-	10,745
23 FB RESERVED	-	-	-	-	-	-	-
24 UNASSIGNED	226,821	723,670	576,044	88,778	543,812	74,611	2,233,736
25 NET CHANGE IN FUND BALANCE	538,082	119,853	103,117	40,941	(93,519)	(4,930)	703,542
26 TOTAL LIABILITIES & FUND BALANCE	\$ 1,775,337	\$ 878,581	\$ 708,829	\$ 136,031	\$ 462,987	\$ 70,931	\$ 4,032,695

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2022 through December 31, 2022

	FY 2023 Adopted Budget	FY 2023 Budget Year-to-Date	FY 2023 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE	\$ 790,687	\$ 316,275	\$ 732,994	416,719
3 DEVELOPER FUNDING	-	-	-	-
4 LOT CLOSINGS	-	-	10,996	10,996
5 INTEREST	-	-	-	-
6 MISCELLANEOUS REVENUE	-	-	750	750
7 TOTAL REVENUE	\$ 790,687	\$ 316,275	\$ 744,739	\$ 428,464
8 EXPENDITURES				
9 GENERAL ADMINISTRATIVE				
10 SUPERVISORS COMPENSATION	\$ 4,800	\$ 1,200	\$ 2,000	\$ (800)
11 PAYROLL TAXES	367	92	153	(61)
12 PAYROLL PROCESSING	490	123	151	(28)
13 MANAGEMENT CONSULTING SERVICES	25,000	6,250	5,250	1,000
14 CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
15 PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	9,000	9,000	-
16 ADMINISTRATIVE SERVICES	3,600	900	900	-
17 BANK FEES	300	75	-	75
18 AUDITING SERVICES	3,600	900	-	900
19 TRAVEL PER DIEM	300	75	-	75
20 INSURANCE	35,660	11,737	11,737	-
21 REGULATORY AND PERMIT FEES	175	175	175	-
22 LEGAL ADVERTISEMENTS	1,500	1,500	376	1,124
23 ENGINEERING SERVICES	4,000	1,000	1,501	(501)
24 LEGAL SERVICES	7,500	1,875	4,390	(2,515)
26 WEBSITE HOSTING	2,015	2,015	2,015	(0)
27 ADMINISTRATIVE CONTINGENCY	2,500	625	241	384
28 TOTAL GENERAL ADMINISTRATIVE	127,807	37,541	37,888	(348)
29 DEBT ADMINISTRATION				
30 DISSEMINATION AGENT	6,500	6,500	6,500	-
31 TRUSTEE FEES	15,085	3,771	3,771	(0)
32 ARBITRAGE	1,500	375	-	375
33 TOTAL DEBT ADMINISTRATION	23,085	10,646	10,271	375

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2022 through December 31, 2022

	FY 2023 Adopted	FY 2023 Budget	FY 2023 Actual	VARIANCE Favorable
34 PHYSICAL ENVIRONMENT				
35 SECURITY	-	-	-	-
36 COMPREHENSIVE FIELD TECH SERVICES	17,000	4,250	5,000	(750)
37 FIELD TRAVEL	-	-	-	-
38 STREETPOLE LIGHTING - whatever for 7B carry over to 7F	86,400	21,600	19,683	1,917
39 ELECTRICITY (IRRIGATION & POND PUMPS)	35,000	8,750	7,085	1,665
40 LANDSCAPING MAINTENANCE	181,528	45,382	54,309	(8,927)
41 LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	10,068	-	10,068
42 IRRIGATION MAINTENANCE	15,000	3,750	3,540	210
43 POND MAINTENANCE	30,000	7,500	5,110	2,390
44 FOUNTAIN MAINTENANCE	15,000	3,750	515	3,236
45 PET WASTE REMOVAL	3,600	900	-	900
46 RUST CONTROL	18,000	4,500	-	4,500
47 PHYSICAL ENVIRONMENT CONTINGENCY	30,000	7,500	27,745	(20,245)
48 TOTAL PHYSICAL ENVIRONMENT	471,800	117,950	122,986	5,036
49 AMENITY OPERATIONS				
50 POOL SERVICE CONTRACT	22,800	5,700	5,700	-
51 POOL MAINTENANCE & REPAIRS	2,500	625	-	625
52 POOL PERMIT	275	69	-	69
53 AMENITY MANAGEMENT	7,000	1,750	2,333	(583)
54 AMENITY CENTER CLEANING & MAINTENANCE	15,500	3,875	4,095	(220)
55 AMENITY CENTER INTERNET	3,600	900	1,006	(106)
56 AMENITY CENTER ELECTRICITY	9,420	2,355	832	1,523
57 AMENITY CENTER WATER	8,000	2,000	-	2,000
58 AMENITY CENTER PEST CONTROL	500	125	75	50
59 AMENITY CENTER RUST REMOVAL	-	-	4,500	(4,500)
60 REFUSE SERVICE	1,400	350	169	181
61 LANDSCAPE MAINTENANCE - INFILL	4,000	1,000	-	1,000
62 SECURITY MONITORING	38,000	9,500	6,593	2,908
63 COMMUNITY EVENTS & DECORATIONS	15,000	7,500	7,500	-
64 MISC AMENITY CENTER REPAIRS	40,000	10,000	2,709	7,291
65 TOTAL AMENITY OPERATIONS	167,995	45,749	35,512	10,236
66 OTHER EXPENDITURES				
67 UNBUDGETED EXPENDITURES	-	-	-	-
68 TOTAL OTHER EXPENDITURES	-	-	-	-
69 TOTAL EXPENDITURES	790,687	211,886	206,658	5,228
70 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	104,389	538,081	433,692
71 FUND BALANCE - BEGINNING	152,261	152,261	237,566	85,305
72 FUND BALANCE - ENDING	\$ 152,261	\$ 256,650	\$ 775,647	\$ (518,997)

Union Park East CDD
Construction Funds
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2022 through December 31, 2022

	Construction Funds
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 INTEREST	505
4 MISC. REVENUE	-
5 TOTAL REVENUE	505
6 EXPENDITURES	
7 REQUISITION EXPENSE	5,435
8 TOTAL EXPENDITURES	5,435
9 OTHER REVENUES/EXPENDITURES	
10 TRANSFERS IN	-
11 TRANSFERS OUT	-
12 TOTAL OTHER REVENUES/EXPENDITURES	-
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(4,930)
10 FUND BALANCE - BEGINNING	22,205
11 FUND BALANCE - ENDING	\$ 17,275

Union Park East CDD

Cash Reconciliation

December 31, 2022

Bank beg bal	401,313.67
Deposits	1,531,740.43
chks	(233,810.33)
Bank end bal	1,699,243.77

Book beg Balance	1,732,671.82
less OS Chks	(33,428.05)
Book Balance	1,699,243.77