

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

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Thursday, June 2, 2022  
6:00 P.M.***

***Location:***

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

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

# **Union Park East Community Development District**

**c/o Breeze  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32745  
813-564-7847**

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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, June 2, 2022 at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

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

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

Sincerely,

*Patricia Thibault*

Patricia Thibault  
District Manager  
813-564-7847

CC: Attorney  
Engineer  
District Records

**District:** UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Thursday, June 2, 2022

**Time:** 6:00 P.M.

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

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

## ***Agenda***

*For the full agenda packet, please contact: [patricia@breezehome.com](mailto:patricia@breezehome.com)*

### **I. Roll Call**

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

### **III. Business Items**

- A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*
- B. Consideration and Adoption of **Resolution 2022-07, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)** **Exhibit 1**
  - Exhibit A – Proposed Budget for FY 2022-2023
- C. Consideration and Adoption of **Resolution 2022-08, Change in Meeting Dates** **Exhibit 2**
- D. Consideration and Adoption of **Resolution 2022-09, Parking and Towing Policy** **Exhibit 3**
- E. Service Agreement Amendment – Innovative Employer Solutions, Inc. **Exhibit 4**
- F. Amortization Recalculation Agreement Union Park East CDD **Exhibit 5**
- G. Presentation of GatePros Proposal **Exhibit 6**
  - Exhibit A - Basketball Post - **\$20,300.00**
  - Exhibit B – Basketball Goal Dimensions
- H. Presentation of Arinton - Black Algae Removal Services Proposal **Exhibit 7**  
- **\$2,000.00**

### **IV. Consent Agenda**

- A. Acceptance of the March Unaudited Financial Statements **Exhibit 8**
- B. Presentation of Union Park East CDD Number of Qualified Electors – **1077** **Exhibit 9**

C. Ratification of Contracts

**Exhibit 10**

D. Presentation of Notification of Suspension to Resident

**Exhibit 11**

**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**

## RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Union Park East Community Development District (**“District”**) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Proposed Budget”**); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 4, 2022

HOURL: 6:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 2, 2022.**

Attest:

**Union Park East Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

## **EXHIBIT 2**



## RESOLUTION 2022-08

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A MEETING SCHEDULE TO DESIGNATE DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE BALANCE OF THE FISCAL YEAR 2021-2022, AND PROVIDING FOR AN EFFECTIVE DATE

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) desires to change the date of its regular meetings for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 (“**FY 21-22 Meeting Schedule**”); and

**WHEREAS**, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

1. **Adoption of Meeting Schedule** The FY 21-22 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 21-22 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on June 2, 2022.**

**Attest:**

**Union Park East  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

## **Exhibit A**

### **Notice of FY 2021/2022 Meeting Schedule Union Park East Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2021/2022, regular meetings of the Board of Supervisors of the Union Park East Community Development District are scheduled to be held at 6:00 P.M. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, as follows:

June 2, 2022  
July 7, 2022  
August 4, 2022  
September 1, 2022

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

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

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

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Breeze, District Management

*Publish: May 20, 2022 in Business Observer*

# **EXHIBIT 3**

## RESOLUTION 2022-09

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING RESTRICTIONS ON DISTRICT OWNED PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Union Park East Community Development District (the “**District**”) owns and maintains recreation facilities and common areas that are located within the boundaries of the District, including, without limitation, a clubhouse, pool, and recreational area (the “**District Facilities**”); and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Section 190.011(15), Florida Statutes, to establish a parking and towing policy for District Property and to have vehicles or vessels towed that are parked on District Property in violation of the District’s policies or applicable regulatory requirements;

**WHEREAS**, unauthorized vehicles or vessels on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

**WHEREAS**, the Board held a public meeting to receive public comment on its proposed parking and towing policy; and

**WHEREAS**, the District desires to authorize the engagement of a towing operator to tow unauthorized vehicles or vessels from District Facilities.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy**. The Board hereby adopts the finalized form of the parking and towing policy attached hereto as **Exhibit A** (the “**Parking and Towing Policy**”).
3. **Authorizing the Engagement of an Approved Towing Operator**.
  - a. The Board hereby authorizes the entering into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the Parking and Towing Policy.
  - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**PASSED AND ADOPTED THE 2<sup>nd</sup> DAY OF June, 2022.**

**Attest:**

**Union Park East Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

## EXHIBIT “A”

### UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING POLICY

The Union Park East Community Development District (the “**District**”) has adopted the following policies regarding the parking of vehicles on common areas and recreational facilities owned by the District:

1. No automobiles, motorcycles, or vehicles of any kind and nature may be parked overnight at the District clubhouse, recreational facilities, or pool (the “**District Facilities**”). During daylight hours, automobiles, motorcycles, and other vehicles may only park in the area designated for parking.
2. Any vehicle or vessel that is parked on District Property in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
3. The District Manager or designee shall inform the towing operator of any vehicles or vessels that are authorized to be on District Property.
4. Upon discovery of a violation, the towing operator with whom the District entered into a towing authorization agreement shall tow the vehicle or vessel from District Property in accordance with said agreement.
5. The towing operator may patrol the community for violations of this policy (roam towing).
6. Residents may contact the towing operator directly for any concerns of violations of this policy.

**Policy Adoption Date:** \_\_\_\_\_, 2022.

# **EXHIBIT 4**

## Service Agreement Amendment

**Service Agreement  
Between Innovative Employer Solutions Inc  
and Union Park East Community Development District  
Dated April 1st, 2019**

The Service Agreement dated April 1st, 2019, by and between Innovative Employer Solutions, Inc., a Florida corporation, (Innovative) and Union Park East Community Development District (Client) is hereby amended effective April 8th, 2022.

### Assignment

Client agrees to accept the assignment of the above referenced service agreement to Engage HRO.

### AGREED TO:

#### INNOVATIVE EMPLOYER SOLUTIONS, INC.

By:  4/19/2022  
DocuSigned by:  
2C8FEE5893E74AF... (Date)

635 93<sup>rd</sup> Ave North  
Saint Petersburg, FL 33702

#### CLIENT

By:  4/19/2022  
DocuSigned by:  
36AA13D883C14F2... (Date)

15310 Amberly Drive, Suite 175  
Tampa, Florida 33647.



# **EXHIBIT 5**



**U.S. Bank, N.A.**  
**Global Corporate Trust**  
**225 E. Robinson Street, Suite 250**  
**Orlando, FL 32801**

**James Audette**  
**Vice President**  
**Email: james.audette@usbank.com**  
**Phone: 407-835-3820 Fax: 407-835-3814**

### **Amortization Recalculation Agreement**

April 22, 2022

Union Park East Community Development District  
c/o District Manager  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

Re: Union Park East Community Development District Master Trust Indenture and as supplemented

Dear Sir/Madam:

U.S. Bank Trust Company, National Association (“U.S. Bank” or the “Recalculation Agent”) hereby agrees with The Union Park East Community Development District (the “District”) to act as the District’s Amortization Recalculation Agent. The duties of U.S. Bank are set forth in this Amortization Recalculation Agreement (the “Agreement”). The purpose of this Agreement is to provide calculations to the District to facilitate the District’s compliance with the provisions of the Indenture concerning the calculation of bond debt payments. U.S. Bank is acting as an independent contractor for this purpose and is not an agent of the District.

1. **Duties:** U.S. Bank shall have only such duties as are specifically set forth herein. U.S. Bank shall provide to the District up to two (2) re-amortization schedules per calendar year per bond issue as requested by the District. Recalculations will take into account bond redemptions as specified by the District with the goal of creating a schedule of substantially level annual debt service for the remaining bond term. The District shall be solely responsible for determining whether any such recalculated amortization schedule meets the requirements of the applicable trust indenture.
2. **Fees:** The fee for U.S. Bank’s services under this Agreement will be \$250 per schedule to be paid in arrears with annual administration fees for the applicable bond issue.
3. **Termination:** Both the District and U.S. Bank will have the right to terminate this Agreement upon 30 days prior written notice.
4. **Representation of the District:** The District represents and warrants that it will provide in a timely manner all information necessary for U.S. Bank to carry out its duties under this Agreement and as otherwise requested by U.S. Bank.
5. **Reliance on Documents, etc.**



U.S. Bank may conclusively rely on the truth and accuracy of all information furnished to U.S. Bank by the District.

U.S. Bank shall not be liable for any error of judgment made in good faith. U.S. Bank shall not be liable except to the extent that a court of competent jurisdiction determines that U.S. Bank's gross negligence or willful misconduct hereunder was the sole cause of the District's loss and in no event shall U.S. Bank's liability exceed an amount equal to the fees paid by the District to U.S. Bank. Notwithstanding the preceding, in no event shall U.S. Bank be liable for incidental, indirect, special, consequential or punitive damages (including, but not limited to lost profits), even if the U.S. Bank has been advised of the likelihood of such loss or damage and regardless of the form of action.

6. Indemnification: To the extent allowed by law, the District shall indemnify and hold U.S. Bank harmless against any loss, cost, claim, liability or expense arising out of or in connection with the Bank's acceptance or administration of the Bank's duties hereunder (except any loss, liability or expense as may be determined by a court of competent jurisdiction to have been caused solely by the Bank's gross negligence or willful misconduct). Such indemnification and hold harmless provision shall survive the termination of this Agreement or the Indenture or discharge of the Bonds.
7. Waiver of Jury Trial: EACH OF THE DISTRICT AND U.S. BANK KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY.
8. Agreement Governed by Florida Law: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida without application of its conflicts of laws principles.
9. Amendments: This Agreement may be amended only by a written instrument executed by both parties.
10. Entire Agreement: This Agreement constitutes the entire agreement between the parties concerning the recalculation of amortization schedules.

This Agreement shall be effective upon the District's acceptance hereof as indicated below.

Sincerely,  
U.S. Bank Trust Company, National Association

Approved and Accepted:  
Union Park East Community Development District

By: James Audette  
Its: Vice President

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

# **EXHIBIT 6**



2550 US HWY 17 South  
Wauchula, FL 33873

(863) 781-2277 ph

# GatePros

## PROPOSAL

(941) 776-0857 fax

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

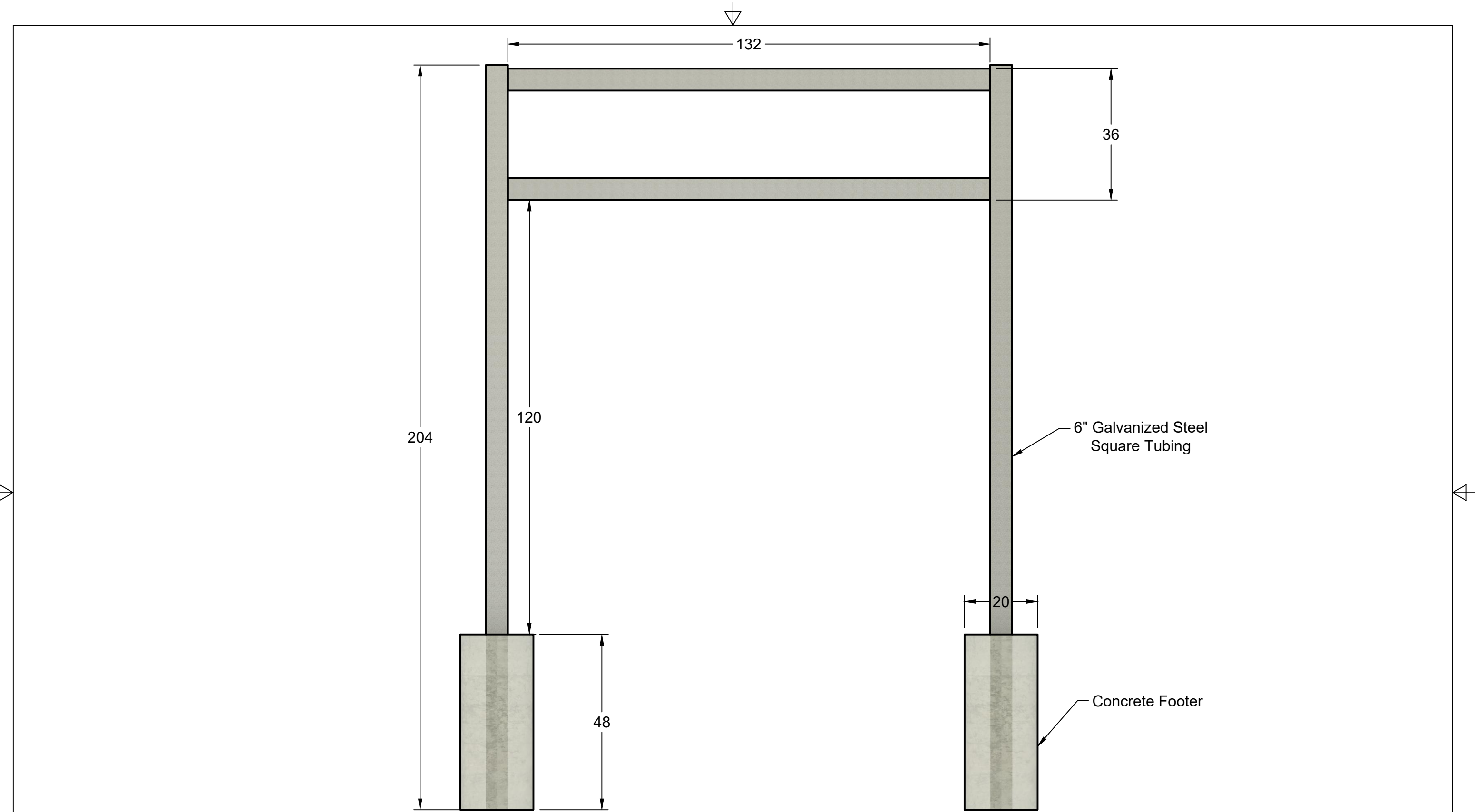
NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

**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	
Location	Union Park East
Drawn By	Mike Lockhart 4/28/2022

Description
Basketball Goal Dimensions

Scale
1:25
Sheet Size
11"x 17"

Revision
Sheet
1/1

# **EXHIBIT 7**

**ARINTON**

9414 Candice Ct  
Orlando, FL 32832  
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 #**

1387

**DATE**

04/06/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Service</b>	Drain, acid wash, and pressure wash pool to remove black algae	1	2,000.00	2,000.00

SUBTOTAL 2,000.00

TAX 0.00

**TOTAL \$2,000.00**

Accepted By

Accepted Date



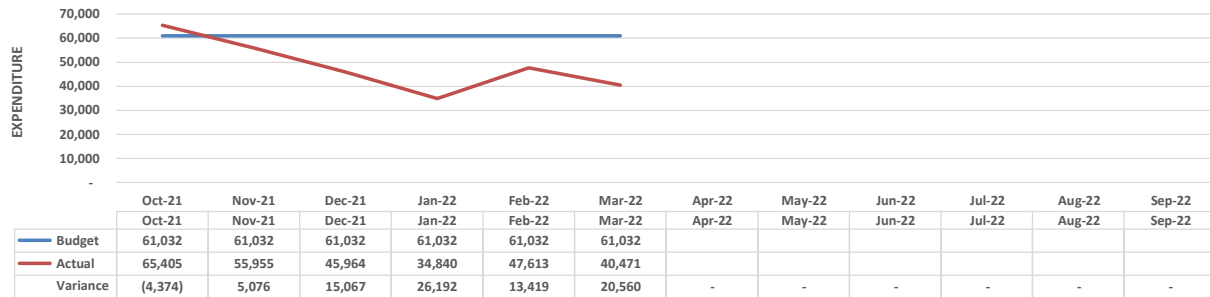
# **EXHIBIT 8**

**Union Park East CDD**  
**Financial Report Summary - General Fund & Construction Fund**  
**3/31/2022**

	GENERAL FUND 3/31/2022	CONSTRUCTION 2017 A-1 3/31/2022	CONSTRUCTION 2019 A-1/A-2 3/31/2022	CONSTRUCTION 2021 3/31/2022
<b>For The Period Ending :</b>				
CASH BALANCE	\$ 614,689	\$ 20,127	\$ 45,915	\$ 661,012
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	8,742	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	800	-	-	-
PLUS: DEPOSITS AND PREPAID	3,360	-	-	-
LESS: ACCOUNTS PAYABLE	(14,756)	(825)	(75,773)	(669,272)
LESS: DUE TO DEBT SERVICE	(13,780)	-	-	-
LESS: DEFERRED REVENUE - ON ROLL	(8,742)	-	-	-
<b>NET CASH BALANCE</b>	<b>\$ 590,313</b>	<b>\$ 19,302</b>	<b>\$ (29,857)</b>	<b>\$ (8,259)</b>

GENERAL FUND REVENUE AND EXPENDITURES:	3/31/2022 ACTUAL YEAR-TO-DATE	3/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 730,355	\$ 659,141	\$ 71,214
EXPENDITURES (YTD)	(290,249)	(371,352)	81,103
<b>NET OPERATING CHANGE</b>	<b>\$ 440,106</b>	<b>\$ 287,789</b>	<b>\$ 152,317</b>
AVERAGE MONTHLY EXPENDITURES	\$ 48,375	\$ 61,892	\$ 13,517
PROJECTED EOY BASED ON AVERAGE	\$ 870,747	\$ 659,141	\$ 211,606
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	3/31/2022 ACTUAL YEAR-TO-DATE	3/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
<b>REVENUE:</b>			
ASSESSMENTS ON-ROLL (NET)	\$ 719,968	\$ 659,141	\$ 60,827
MISCELLANEOUS REVENUE	9,587	-	9,587
<b>TOTAL REVENUE:</b>	<b>729,555</b>	<b>659,141</b>	<b>70,414</b>
<b>EXPENDITURES:</b>			
ADMINISTRATIVE EXPENDITURES	59,764	75,235	15,470
FIELD SERVICE EXPENDITURES - LANDSCAPE	81,706	115,900	34,194
FIELD SERVICE EXPENDITURES - STREETLIGHTS	35,081	43,200	8,119
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	13,043	5,000	(8,043)
FIELD SERVICE EXPENDITURES - OTHER	47,096	58,220	11,124
AMENITY CENTER EXPENDITURES	53,559	73,798	20,239
UNBUDGETED EXPENDITURES	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 290,249</b>	<b>\$ 371,352</b>	<b>\$ 81,103</b>

**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**  
**March 31, 2022**

	<b>General Fund</b>	<b>Debt Service 2017 A1</b>	<b>Debt Service 2019 A1</b>	<b>Debt Service 2019A2</b>	<b>Debt Service 2021</b>	<b>TOTAL</b>
1 <b><u>ASSETS:</u></b>						
2 CASH - OPERATING ACCTS	\$ 614,689	\$ 0	\$ -	\$ -	\$ -	\$ 614,689
3 INVESTMENTS:						
4 REVENUE TRUST FUND	-	446,142	345,506	73,529	16,947	882,124
5 INTEREST FUND	-	-	-	-	-	-
6 RESERVE FUND	-	413,650	345,588	57,356	173,400	989,994
7 PREPAYMENT FUND	-	825	-	-	-	825
8 ACCOUNTS RECEIVABLE	800	-	-	-	-	800
9 ASSESSMENTS RECEIVABLE - ON ROLL	8,742	4,878	4,073	839	176	18,708
10 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-
11 DUE FROM OTHER FUNDS	-	7,376	5,644	618	142	13,780
12 DEPOSITS	3,360	-	-	-	-	3,360
13 PREPAID ITEMS	-	-	-	-	-	-
14 <b>TOTAL ASSETS</b>	<b>\$ 627,591</b>	<b>\$ 872,872</b>	<b>\$ 700,810</b>	<b>\$ 132,341</b>	<b>\$ 190,665</b>	<b>\$ 2,524,280</b>
15 <b><u>LIABILITIES:</u></b>						
16 ACCOUNTS PAYABLE	\$ 14,756	\$ -	\$ -	\$ -	\$ -	\$ 14,756
17 DUE TO OTHER FUNDS	13,780	-	-	-	-	13,780
18 ACCRUED EXPENSES	-	-	-	-	-	-
19 DEFERRED REVENUE ON-ROLL	8,742	4,878	4,073	839	176	18,708
						-
20 <b><u>FUND BALANCE:</u></b>						
21 NON SPENDABLE	3,360	-	-	-	-	3,360
22 FB RESERVED	-	-	-	-	-	-
23 UNASSIGNED	146,847	757,808	541,205	84,184	193,560	1,723,605
24 NET CHANGE IN FUND BALANCE	440,106	110,185	155,532	47,318	(3,071)	753,142
25 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 627,591</b>	<b>\$ 872,872</b>	<b>\$ 700,810</b>	<b>\$ 132,341</b>	<b>\$ 190,665</b>	<b>\$ 2,527,350</b>

**Union Park East CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2021 through March 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Budget Year-to-Date</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>				
2 GENERAL FUND REVENUE	\$ 732,379	\$ 659,141	\$ 719,968	60,827
3 DEVELOPER FUNDING	-	-	800	800
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	-	-
6 MISCELLANEOUS REVENUE	-	-	9,587	9,587
<b>7 TOTAL REVENUE</b>	<b>\$ 732,379</b>	<b>\$ 659,141</b>	<b>\$ 730,355</b>	<b>\$ 71,214</b>
<b>8 EXPENDITURES</b>				
<b>9 GENERAL ADMINISTRATIVE</b>				
10 SUPERVISORS COMPENSATION	\$ 6,000	\$ 3,000	\$ 831	\$ 2,169
11 PAYROLL TAXES	459	230	92	138
12 PAYROLL PROCESSING	349	175	100	75
13 MANAGEMENT CONSULTING SERVICES	21,000	10,500	8,125	2,375
14 CONSTRUCTION ACCOUNTING SERVICES	2,500	1,250	967	283
15 PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	18,000	13,929	4,071
16 ADMINISTRATIVE SERVICES	3,600	1,800	1,393	407
17 BANK FEES	300	150	-	150
18 MISCELLANEOUS	500	250	488	(238)
19 AUDITING SERVICES	3,500	1,750	-	1,750
20 TRAVEL PER DIEM	300	150	369	(219)
21 INSURANCE	31,588	15,794	18,503	(2,709)
22 REGULATORY AND PERMIT FEES	175	175	175	-
23 LEGAL ADVERTISEMENTS	2,000	2,000	436	1,564
24 ENGINEERING SERVICES	4,000	2,000	306	1,694
25 LEGAL SERVICES	7,500	3,750	5,841	(2,091)
26 PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-
27 WEBSITE HOSTING	1,650	1,650	1,708	(58)
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-
<b>29 TOTAL GENERAL ADMINISTRATIVE</b>	<b>121,421</b>	<b>62,623</b>	<b>53,264</b>	<b>9,359</b>
<b>30 DEBT ADMINISTRATION</b>				
31 DISSEMINATION AGENT	6,500	6,500	6,500	-
32 TRUSTEE FEES	10,723	5,362	-	5,362
33 ARBITRAGE	1,500	750	-	750
<b>34 TOTAL DEBT ADMINISTRATION</b>	<b>18,723</b>	<b>12,612</b>	<b>6,500</b>	<b>6,112</b>

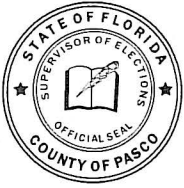
**Union Park East CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2021 through March 31, 2022**

	<b>FY 2022 Adopted</b>	<b>FY 2022 Budget</b>	<b>FY 2022 Actual</b>	<b>VARIANCE Favorable</b>
<b>35 PHYSICAL ENVIRONMENT</b>				
36 SECURITY	-	-	-	-
37 COMPREHENSIVE FIELD TECH SERVICES	15,000	7,500	10,169	(2,669)
38 FIELD TRAVEL	-	-	-	-
39 STREETPOLE LIGHTING - whatever for 7B carry over to 7F	86,400	43,200	35,081	8,119
40 ELECTRICITY (IRRIGATION & POND PUMPS)	31,500	15,750	16,979	(1,229)
41 LANDSCAPING MAINTENANCE	181,528	90,764	80,373	10,391
42 LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	20,136	-	20,136
43 IRRIGATION MAINTENANCE	10,000	5,000	1,333	3,667
44 POND MAINTENANCE	10,000	5,000	13,043	(8,043)
45 FOUNTAIN MAINTENANCE	15,000	7,500	-	7,500
46 PET WASTE REMOVAL	5,340	2,670	5,148	(2,478)
47 RUST CONTROL	18,000	9,000	9,000	-
48 PHYSICAL ENVIRONMENT CONTINGENCY	31,600	15,800	5,800	10,001
<b>49 TOTAL PHYSICAL ENVIRONMENT</b>	<b>444,640</b>	<b>222,320</b>	<b>176,926</b>	<b>(45,394)</b>
<b>50 AMENITY OPERATIONS</b>				
51 POOL SERVICE CONTRACT	18,600	9,300	8,900	400
52 POOL MAINTENANCE & REPAIRS	2,500	1,250	955	295
53 POOL PERMIT	275	138	-	138
54 AMENITY MANAGEMENT	7,000	3,500	3,583	(83)
55 AMENITY CENTER CLEANING & MAINTENANCE	15,500	7,750	10,167	(2,417)
56 AMENITY CENTER INTERNET	3,000	1,500	1,480	20
57 AMENITY CENTER ELECTRICITY	9,420	4,710	4,005	705
58 AMENITY CENTER WATER	8,000	4,000	358	3,642
59 AMENITY CENTER PEST CONTROL	500	250	-	250
60 AMENITY CENTER RUST REMOVAL	-	-	-	-
61 REFUSE SERVICE	2,000	1,000	752	248
62 LANDSCAPE MAINTENANCE - INFILL	4,000	2,000	-	2,000
63 SECURITY MONITORING	57,800	28,900	10,519	18,381
64 COMMUNITY EVENTS & DECORATIONS	15,000	7,500	6,450	1,050
65 MISC AMENITY CENTER REPAIRS	4,000	2,000	6,389	(4,389)
<b>66 TOTAL AMENITY OPERATIONS</b>	<b>147,595</b>	<b>73,798</b>	<b>53,559</b>	<b>20,239</b>
<b>67 OTHER EXPENDITURES</b>				
68 UNBUDGETED EXPENDITURES	-	-	-	-
<b>69 TOTAL OTHER EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>70 TOTAL EXPENDITURES</b>	<b>732,379</b>	<b>371,352</b>	<b>290,249</b>	<b>81,103</b>
<b>71 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>287,789</b>	<b>440,106</b>	<b>152,317</b>
72 FUND BALANCE - BEGINNING	150,207	150,207	150,207	-
<b>73 FUND BALANCE - ENDING</b>	<b>\$ 150,207</b>	<b>\$ 437,996</b>	<b>\$ 590,313</b>	<b>\$ (152,317)</b>

**Union Park East CDD**  
**Construction Funds**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2021 through March 31, 2022**

	<b>Construction 2017 A-1</b>	<b>Construction 2019 A-1/A-2</b>	<b>Construction 2021</b>	<b>TOTAL</b>
<b>1 REVENUE</b>				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ 200	\$ 200
3 INTEREST	0	1	49	51
4 MISC. REVENUE	-	-	-	-
<b>5 TOTAL REVENUE</b>	<u>0</u>	<u>1</u>	<u>249</u>	<u>251</u>
<b>6 EXPENDITURES</b>				
7 REQUISITION EXPENSE	-	5,185	2,025,987	2,031,172
<b>8 TOTAL EXPENDITURES</b>	<u>-</u>	<u>5,185</u>	<u>2,025,987</u>	<u>2,031,172</u>
<b>9 OTHER REVENUES/EXPENDITURES</b>				
10 TRANSFERS IN	-	-	1	1
11 TRANSFERS OUT	-	-	-	-
<b>12 TOTAL OTHER REVENUES/EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>1</u>	<u>1</u>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>0</u>	<u>(5,184)</u>	<u>(2,025,737)</u>	<u>(2,030,920)</u>
10 FUND BALANCE - BEGINNING	19,301	(24,674)	2,017,477	2,012,105
<b>11 FUND BALANCE - ENDING</b>	<u>\$ 19,302</u>	<u>\$ (29,857)</u>	<u>\$ (8,259)</u>	<u>\$ (18,815)</u>

# **EXHIBIT 9**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

1-800-851-8754  
[www.pascovotes.com](http://www.pascovotes.com)

April 19, 2022

Patricia Thibault, District Manager  
Breeze  
1540 International Pkwy Suite 2000  
Lake Mary FL 32746

Dear Patricia Thibault:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

• Ballantrae Community Development District	1,777
• Epperson North Community Development District	440
• Epperson Ranch II Community Development District	382
• Highland Trails Community Development District	0
• LakeShore Ranch Community Development District	1,386
• Mirada Community Development District	849
• Mirada II Community Development District	0
• North AR-1 Community Development District	0
• Union Park East Community Development District	1,077
• Zephyr Lakes Community Development District	243

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162



# **EXHIBIT 10**

## RATIFICATION OF CONTRACTS

<b>12GRPT01-653 CO#2</b>	Ripa & Associates – Deduct of Building Demolition and Well Abandonment from Contract	<b>(\$61,800.00)</b>
<b>12GRPT01-653 CO#3</b>	Ripa & Associates – Deduct from General Conditions, Earthwork, Paving, and Storm Sewer	<b>(366,650.00)</b>
<b>12GRPT01-653 CO#4</b>	Ripa & Associates – General Conditions, Earthwork and Paving	<b>\$126,200.00</b>
<b>SC-000599</b>	Brightview Landscapes Development, Inc – UPE 7F Landscape	<b>\$163,702.00</b>

# **EXHIBIT 11**

# STRALEY ROBIN VERICKER

Attorneys At Law

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Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 544-1344  
Writer's E-mail: [dcollier@srvlegal.com](mailto:dcollier@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

April 8, 2022

***Via Certified Mail, Return Receipt Requested  
and First Class U.S. Mail***

Matt and Kristina Hinnant  
1896 Tallulah Terrace  
Wesley Chapel, Florida 33543-7181

**Re: Union Park East Community Development District  
Notice of Suspension of Amenity Privileges**

Dear Mr. and Mrs. Hinnant:

This law firm represents the Union Park East Community Development District (the "**District**"). The District owns the common areas and easements within the Union Park East community including, but not limited to, the fitness center, pool, and clubhouse (the "**District Property**").

On April 3, 2022, the minors in the enclosed photograph used your access card to enter the fitness center. Other residents were using the fitness center when the unaccompanied minor and companion entered the fitness center. Residents reported that the minor seated on the equipment was beating the equipment with his fists, that the two minors depicted in the photograph opened the door to allow other minors into the fitness center, and that the group of minors, including the two in the photograph, were rude to other guests in the fitness center.

In accordance with the amenity rules, children under the age of 16 should be accompanied by an adult when using the District Amenities. Part III of the Amenity Rules provides that the District Board, District Manager, or Amenities Manager has the right to restrict, suspend, or terminate the amenities privileges of any person for any of the following behavior:

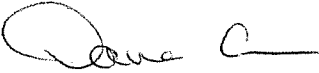
- Permitting the unauthorized use of an amenity pass;
- Exhibiting unsatisfactory behavior;
- Failing to abide by any District rules or policies;
- Treating other residents or guests in an unreasonable or abusive manner;
- Damaging or destroying District property; or
- Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District or other residents or guests.

For the violations summarized above, the District has suspended your amenity center privileges at Union Park and Union Park East for a period of thirty (30) days, effective immediately. Please be advised that, if your minor again enters the District Property unaccompanied by an adult or is again involved in further violation of the rules, including damaging District property, the amenity privileges for your household will be terminated.

April 8, 2022  
Page 2

Should you wish to address the District Board of Supervisors regarding this matter, you may attend the next regular meeting of the Board of Supervisors, scheduled for May 4, 2022, at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel.

Sincerely,



Dana Crosby Collier