

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

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:  
Thursday, June 1, 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

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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 1, 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, June 1, 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](mailto:patricia@breezehome.com)*

**I.     Roll Call**

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

**III.   Business Items**

**A. District Engineer- Greg Woodcock**

- Pickleball Proposal- \$77,404.00                      **Exhibit 1**
- Pond H Control Structure Review                      **Exhibit 2**
- Amenity Addition Outline                              **Exhibit 3**
- Certification of Completion of Series 2019A-1                      **Exhibit 4**  
    (Assessment Area Two) Capital Improvement Revenue Bonds
- Presentation of Pool and Basketball Review Memo                      **Exhibit 5**

**B. Breeze Field Report**                                      **Exhibit 6**

**C. Consideration of Proposals**

- Top Guard Brand Detectable Warning Proposal- Roadway Concepts- \$8,422.60                      **Exhibit 7**
- Wall Patch Repair- Florida Brother's Maintenance & Repair, LLC- \$230.00                      **Exhibit 8**
- Repair/ Replace Sink Plumbing- Florida Brother's Maintenance & Repair, LLC- \$230.00                      **Exhibit 9**
- Booth Well Drilling Control Box Replacement for 3 Motors - \$3,860.00                      **Exhibit 10**
- Floralawn Pump Control Box Replacement for 3 Motors - \$4,037.20                      **Exhibit 11**

**D. Consideration for Adoption of **Resolution 2023-04**, Approving Proposed Budget and Setting Public Hearing**                      **Exhibit 12**

- Exhibit A- Proposed Budget for FY 2023/2024

#### **IV. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 4, 2023 **Exhibit 13**
- B. Acceptance of the April Unaudited Financial Statement **Exhibit 14**
- C. Ratification of Contracts
  - \$4,890.00- 3 Automatic Meter Reading Unit- Locher Environmental **Exhibit 15**

#### **V. Staff Reports**

- A. District Manager
- B. District Attorney

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

- A. Discussion of Alligator Removal
  - Nuisance Reference Number: 613020

#### **VII. Supervisor Requests**

- A. Discussion of Gym Policies

#### **VIII. Adjournment**



# **EXHIBIT 1**



ITEM NO.	DESCRIPTION	Unit	Quantity	Unit Price	Estimated Price
<b>1</b>	<b>2 Pickleball Courts Behind Tennis Courts</b>				
1.1	Construct 2 Pickleball Courts complete with net installation and equipment	LS	1	\$ 40,000.00	\$ 40,000.00
	<b>Subtotal Pick</b>				<b>\$ 40,000.00</b>
	<b>Site Construction</b>				
1.2	Grading for Pickleball Pad	LS	1	\$ 3,000.00	\$ 3,000.00
1.3	Misc. Concrete Sidewalk Removal	SY	5	\$ 100.00	\$ 500.00
1.4	Misc. Concrete Sidewalk (6' wide)	SY	28	\$ 58.00	\$ 1,624.00
1.5	Silt Fence	LF	340	\$ 2.00	\$ 680.00
	<b>Total Site Construction</b>				<b>\$ 5,804.00</b>
	<b>Total Site and Courts</b>				<b>\$ 45,804.00</b>
	<b>Engineering and Survey Costs</b>				
1.60	Survey - Complete	LS	1	\$ 3,500.00	\$ 3,500.00
1.70	Compaction Test (during construction)	LS	1	\$ 2,200.00	\$ 2,200.00
1.80	Cardno Construction Plan Preparation	LS	1	\$ 10,000.00	\$ 10,000.00
1.90	SWFWMD permit submittal -Minor Modification	LS	1	\$ 5,000.00	\$ 5,000.00
1.10	County Submittal - Straight to Construction	LS	1	\$ 5,000.00	\$ 5,000.00
1.11	County Application Fee	LS	1	\$ 3,351.03	\$ 3,400.00
1.12	Construction Oversight	LS	1	\$ 2,500.00	\$ 2,500.00
	<b>Subtotal Engineering, Survey, Permitting, and Material Testing Costs</b>				<b>\$ 31,600.00</b>
	<b>Total Court Costs</b>				<b>\$ 77,404.00</b>

## **EXHIBIT 2**

**Finn Outdoor**  
241 17th Ave NE  
Saint Petersburg, FL 33704 US  
(813)957-6075  
robb@finnoutdoor.com



## Estimate

**ADDRESS** Union Park East CDD

**ESTIMATE #** 1985

**DATE** 01/04/2023

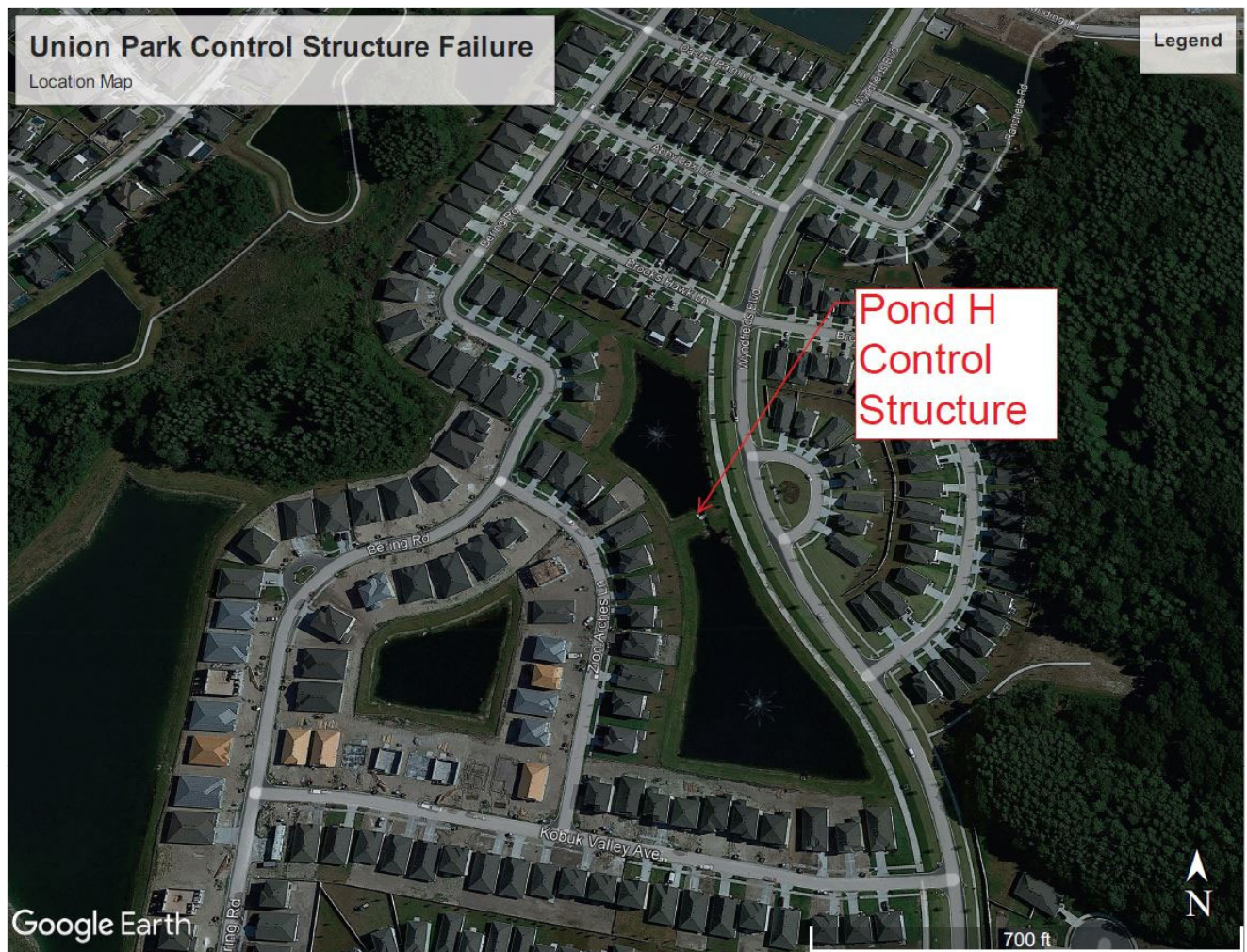
ACTIVITY	QTY	RATE	AMOUNT
<b>Control Structure Modification</b> Pond H Control Weir -- Dam both side of project area; Remove failed weir and excavate area as needed; Pour in place new footer for replacement weir; Provide and install 30' concrete weir per engineer drawings, meeting all requirements thereof; Pour in place flat and angled ditch entrance/outfall areas; Restore bank/berm area with fill and Bahia sod; Remove dams and regrade adjacent pond areas as needed. Failed weir to be broken and used as rip rap for additional protection of bank and entrance/outfall areas.	1	46,500.00	46,500.00
TOTAL			<b>\$46,500.00</b>

Accepted By

Accepted Date

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](mailto: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.**



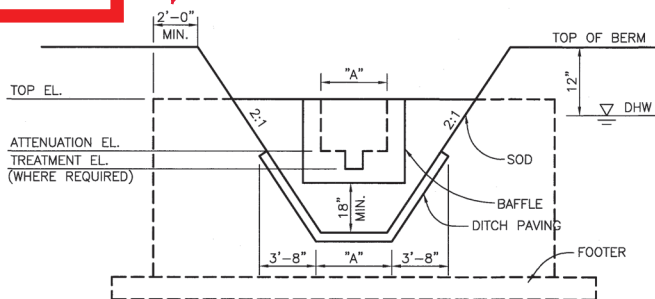


# CONTROL STRUCTURE DATA

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

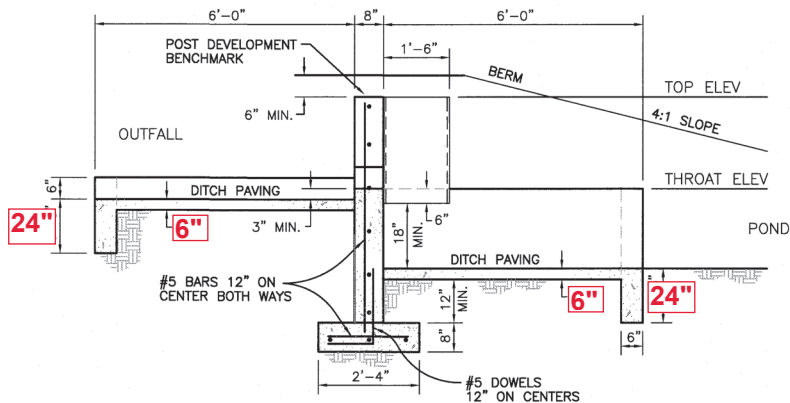
30'

extend additional 2' into berm both directions



SECTION "S-S"

NOT TO SCALE



SECTION "R-R"

DETENTION POND

ADD'L # 7 BARS TYPICAL

TREATMENT OPENING

BAFFLE REQ'D FOR ALL STRUCTURES  
1/4" THICK ALUMINUM OR 3/16" FIBERGLASS  
FASTENED TO CONTROL STRUCTURE AT  
3 LOCATIONS (MIN.) EACH SIDE

POST DEVELOPMENT BENCHMARK

TOP ELEV

THROAT ELEV

TREATMENT OPENING ELEV

DETENTION POND

4:1 SLOPE

FIGURE

## NOTES:

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

BY SHEET TITLE: CONTROL STRUCTURE DETAILS

NO. 1

DATE 10-05-17

REVISION PER FC & SWFMD COMMENTS

BY GS

HEATHER E. WERTZ, PE

LICENSE # 4591

DRAWN G

JOB #

SEC TW

DATE:

# **EXHIBIT 3**



# Union Park East Community Development District

## Amenities Expansion

May 2023

# Union Park East Community Development District

## > Projects

- *Sand Volleyball Court*
- *Dog Park*
- *Tot Lot at Amenity Center*
- *Gazebo in Liberty Square*

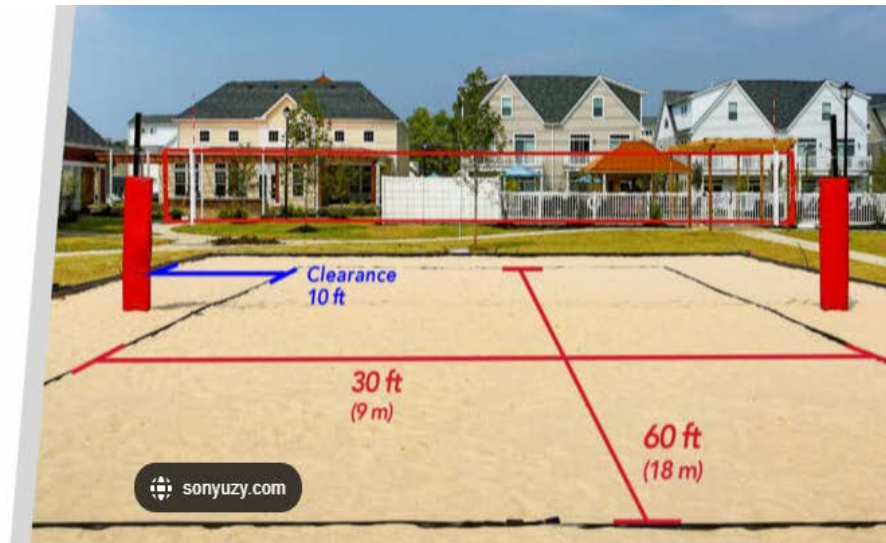
# Union Park Community Development District

## > Sand Volleyball Court

Recreation Beach Volleyball  
Court Dimensions -  
4-6 Players

**Net Heights**  
Women: 7'4 1/8"  
Men: 7'11 5/8"

sports imports  
AT THE CENTER OF EVERY VOLLEYBALL CHAMPIONSHIP

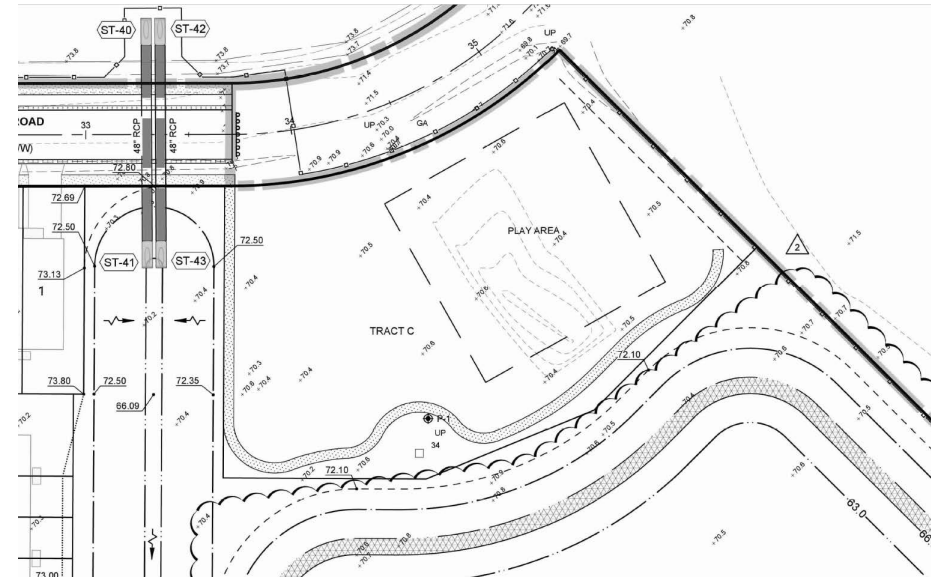


## > Court Dimensions

- 50'x80' exterior limits
- Approximate area needed for development of Sand Volleyball Court = 0.10 acres

# Union Park East Community Development District

## > Sand Volleyball Court Construction Plan Layout



## > Sand Volleyball Cost Estimate

**ENGINEER'S OPINION OF PROBABLE COST**  
**Union Park East Community Development District**  
**Sand Volleyball Court**

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT SAND VOLLEYBALL COURT 4/27/2023					
Stantec					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
<b>1</b>	<b>Sand Volleyball Court</b>				
1.1	Posts, Net, Pads	EA	1	\$ 2,500.00	\$ 2,500.00
1.2	Installation of Posts	EA	1	\$ 2,000.00	\$ 2,000.00
1.3	Layout and Grading of Sand Volleyball Court	LS	1	\$ 1,500.00	\$ 1,500.00
1.4	Sand for Volleyball Court (24" min depth)	TN	205	\$ 40.00	\$ 8,200.00
1.5	Gravel (#57 stone)	SF	4000	\$ 2.00	\$ 8,000.00
1.6	Filter Fabric Underlay	SF	4000	\$ 1.00	\$ 4,000.00
	<b>Sub-Total Sand Volleyball Improvement Costs</b>				<b>\$ 26,200.00</b>
<b>2</b>	<b>Miscellaneous</b>				
2.1	Contingency (10%)	LS	1	\$ 2,620.00	\$ 2,620.00
2.2	Construction Oversight	LS	1	\$ 2,000.00	\$ 2,000.00
	<b>Total Project Costs</b>				<b>\$ 30,820.00</b>

# Union Park East Community Development District

## > Dog Park



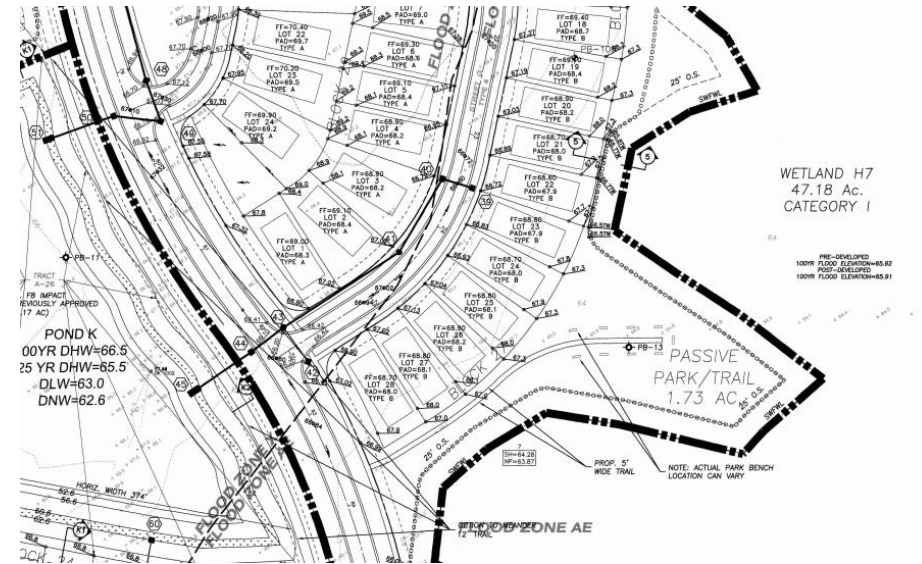
## > Dimensions

- *1 acres of land or more*
- *Water Service is recommended*
- *6' high fence around site.*
- *Shade trees in park for benches.*
- *Usually dog parks are divided into two sides for different sized dogs.*



# Union Park East Community Development District

## > Dog Park Construction Plan Layout



## > Dog Park Cost Estimate

### ENGINEER'S OPINION OF PROBABLE COST Union Park East Community Development District Dog Park

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DOG PARK COST SUMMARY 4/27/2023					
Stantec					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
1	<b>Dog Park</b>				
1.1	6' Commercial Grade Black Vinyl Coated Chain Link Fence with Installation	LF	500	\$ 30.00	\$ 15,000.00
1.2	5' Access Gate	EA	3	\$ 1,200.00	\$ 3,600.00
1.3	10' Access Gate	EA	2	\$ 1,700.00	\$ 3,400.00
1.4	Pet Waste Stations with Installation	EA	2	\$ 800.00	\$ 1,600.00
1.5	Concrete Installation with Site Preparation	CY	10	\$ 1,200.00	\$ 12,000.00
1.6	Benches with Installation	EA	2	\$ 1,800.00	\$ 3,600.00
1.7	Water Service Line, Shutoff Valves, Back Flow Preventer and Drain Line (Including Site Restoration) (Allowance)	LS	1	\$ 7,000.00	\$ 7,000.00
1.8	Dog Water Fountains, with Installation	EA	2	\$ 4,000.00	\$ 8,000.00
1.9	Hose Bib Installation	EA	1	\$ 1,000.00	\$ 1,000.00
1.10	Dog Park Signage	LS	1	\$ 800.00	\$ 800.00
	<b>Sub-Total Dog Park Improvement Costs</b>				<b>\$ 56,000.00</b>
2	<b>Miscellaneous</b>				
2.1	Contingency (10%)	LS	1	\$ 5,600.00	\$ 5,600.00
2.2	County Permitting Fees	LS	1	\$ 3,000.00	\$ 3,000.00
2.3	Construction Oversight	LS	1	\$ 2,000.00	\$ 2,000.00
	<b>Total Project Costs</b>				<b>\$ 66,600.00</b>



# Union Park East Community Development District

## > **Amenity Center Tot Lot**



## > **Dimensions**

- *Tot Lot for Ages 2-12*
- *Shad Structure is recommended*
- *Area is approximately 30'x30'*
- *Pricing provided does not include permitting or permitting fees. Approximate costs are \$10,000*
- *Price includes product, freight, install, playground mulch, plastic mulch borders and a ramp, engineering.*

# Union Park East Community Development District

## > Tot Lot Option 1

- *Engineers Estimate*

- \$95,000



# Union Park East Community Development District

## > Tot Lot Option 2

- *Engineers Estimate*

- \$60,000



# Union Park East Community Development District

## > Tot Lot Option 3

- *Engineers Estimate*

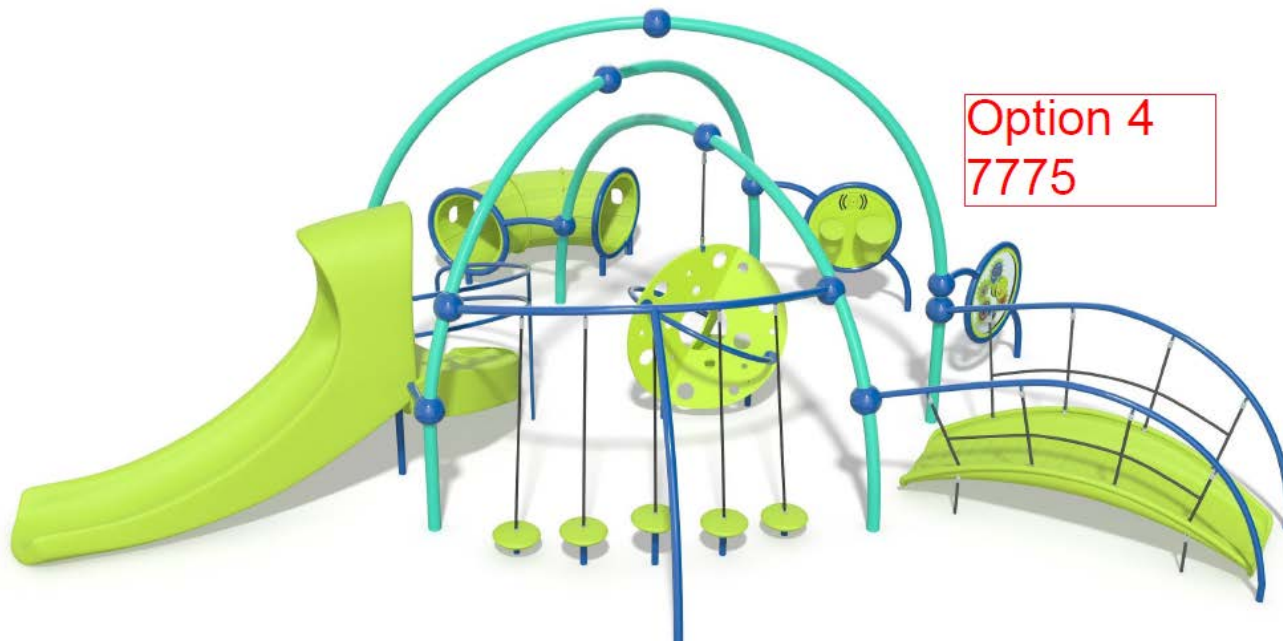
- \$75,000



# Union Park East Community Development District

## > Tot Lot Option 4

- *Engineers Estimate*
- \$90,000



# Union Park East Community Development District

## > Tot Lot Shade Structure

- *Engineers Estimate*

- *\$45,000*





# Union Park Community Development District

## > Liberty Square Gazebo



## > Dimensions

- 10'x14'

# Union Park East Community Development District

## > Liberty Square Gazebo



## > Gazebo Cost Estimate

**ENGINEER'S OPINION OF PROBABLE COST**  
**Union Park East Community Development District**  
**Gazebo Furnish and Install**

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT GAZEBO 4/27/2023					
Stantec					
ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
1	<b>Gazebo</b>				
1.1	Furnish and install Gazebo	EA	1	\$ 24,000.00	\$ 24,000.00
1.2	Layout and Grading - Site Preparation for installation	EA	1	\$ 3,000.00	\$ 3,000.00
	<b>Sub-Total Gazebo-Furnish and Install Costs</b>				<b>\$ 27,000.00</b>
2	<b>Miscellaneous</b>				
2.1	Contingency (10%)	LS	1	\$ 2,700.00	\$ 2,700.00
2.2	Construction Oversight	LS	1	\$ 2,000.00	\$ 2,000.00
2.3	Permitting - Includes Plan Preparation	LS	1	\$ 8,000.00	\$ 8,000.00
	<b>Total Project Costs</b>				<b>\$ 39,700.00</b>



## **EXHIBIT 4**



**Stantec Consulting Services Inc.**

777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

April 6, 2023  
File: 215613663

**Union Park East Community Development District**

c/o Breeze  
1540 International Pkwy, Suite 2000  
Lake Mary, FL 32746

**Reference: Union Park East Community Development District  
Series 2019A-1 (Assessment Area Two) Capital Improvement Revenue Bonds  
Certificate of Completion**

I am providing this letter to certify that the Series 2019A-1 (Assessment Area Two) Project is complete, as described in the Report of the District Engineer, dated April 16, 2019.

Regards,  
**Stantec Consulting Services, Inc.**

A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over a faint, larger blue ink signature.

Tonja L. Stewart, P.E.  
District Engineer  
Phone: 813.223.9500  
Fax: 813.223.0009  
Tonja.stewart@stantec.com

# **EXHIBIT 5**

## Memo

To:	Patricia Comings-Thibault 1540 International Parkway, Suite 2000, Lake Mary, FL 32746	From:	Greg Woodcock Brooksville
Project/File:	215613663	Date:	May 24, 2023

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### **Reference: Union Park East Basketball Court and Pool Review**

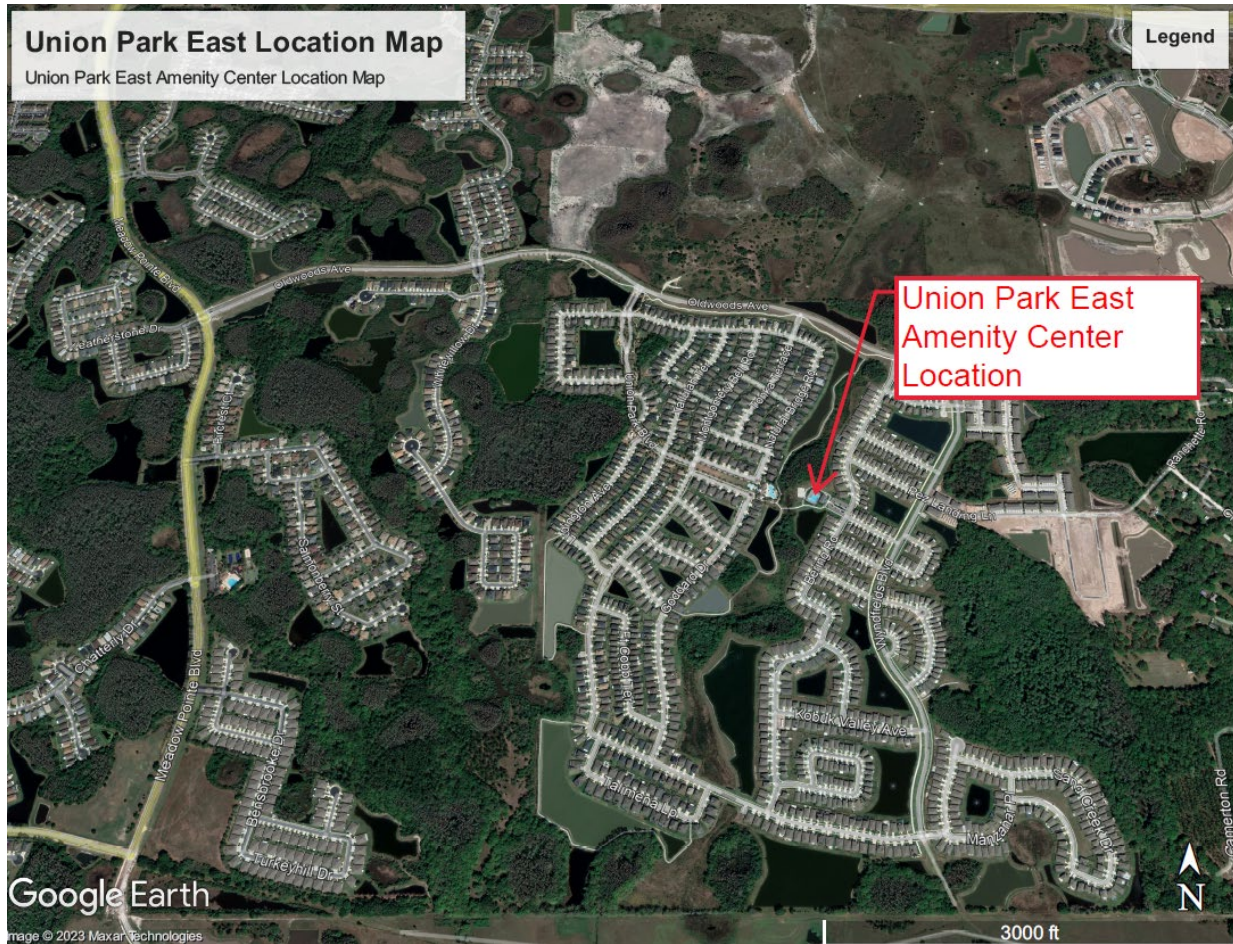
On May 24, 2023, Stantec met with District Staff and Chairman of the board to review the pool and basketball area for deficiencies. Based on our review we observed brick pavers around the pool depressed and holding water. The depressed pavers are to be graded to drain away from the pool and off the pool deck as designed. During a significant rain event the ponding water could encroach onto the wet deck (4' from the edge of the pool). Per Chapter 4, Section 454.1.3.1.2 requires a uniform slope away from the pool that prevents standing water. Photos documenting the pavers are below. Also included with this report is an email provided by Cooper Pools outlining pool leak issues and locations.

During our onsite review it was requested that we review the existing concrete basketball court. During our review we observed that the steel wire mesh reinforcement is protruding through the top of the 6" thick concrete slab. The improper concrete cover is causing spalls and delaminations in the surface. We also observed surface alligator cracking that likely due to an improperly wet concrete mix or overworking during the finishing process. This issue will cause increased maintenance costs in the future and possible removal and replacement of the concrete court to eliminate the shallow steel embedment and surface cracking of the slab. The spall holes in the basketball court could present a trip hazard.

Below please find photos documenting the conditions during our onsite review.

Reference: Union Park East

## Location Map





2  
SH=69.63  
NP=

## FLOOD ZONE A

100YR F  
100YR F

MITIGATION AREA B1  
Location 1  
Pavers  
depressed.

Depression in paver  
area. Area not  
draining and holding  
water.

Location 2.  
Depressed  
area holding  
water.

Location 2. Pavers  
depressed.

Location 3 Pavers  
Depressed.

Pool Paver  
Review Map  
with Photos  
outlining issues  
during on site  
review.

Location 3  
Pavers depressed  
and holding water

EX. P  
(PHASE 8 ERP APP  
TOB  
100YR D  
25 YR D  
DLW  
DNW  
PB-9



# Cooper Pools Leak Detection Report

On Friday, May 12, 2023, Shawn Keyes <[leakdetection@cooperpoolsinc.com](mailto:leakdetection@cooperpoolsinc.com)> wrote:



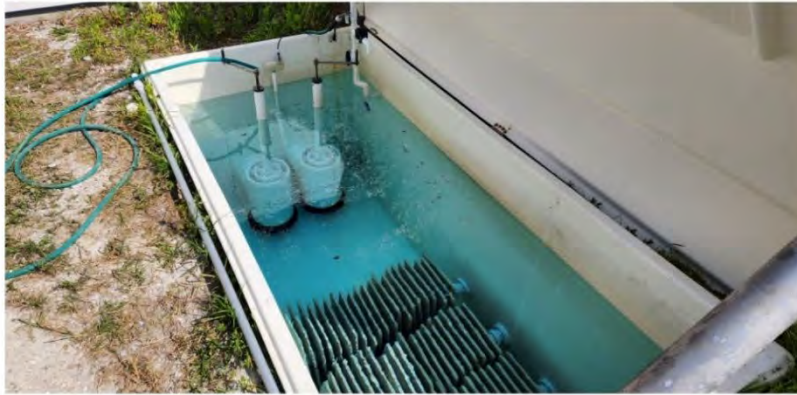
Deck - pavers



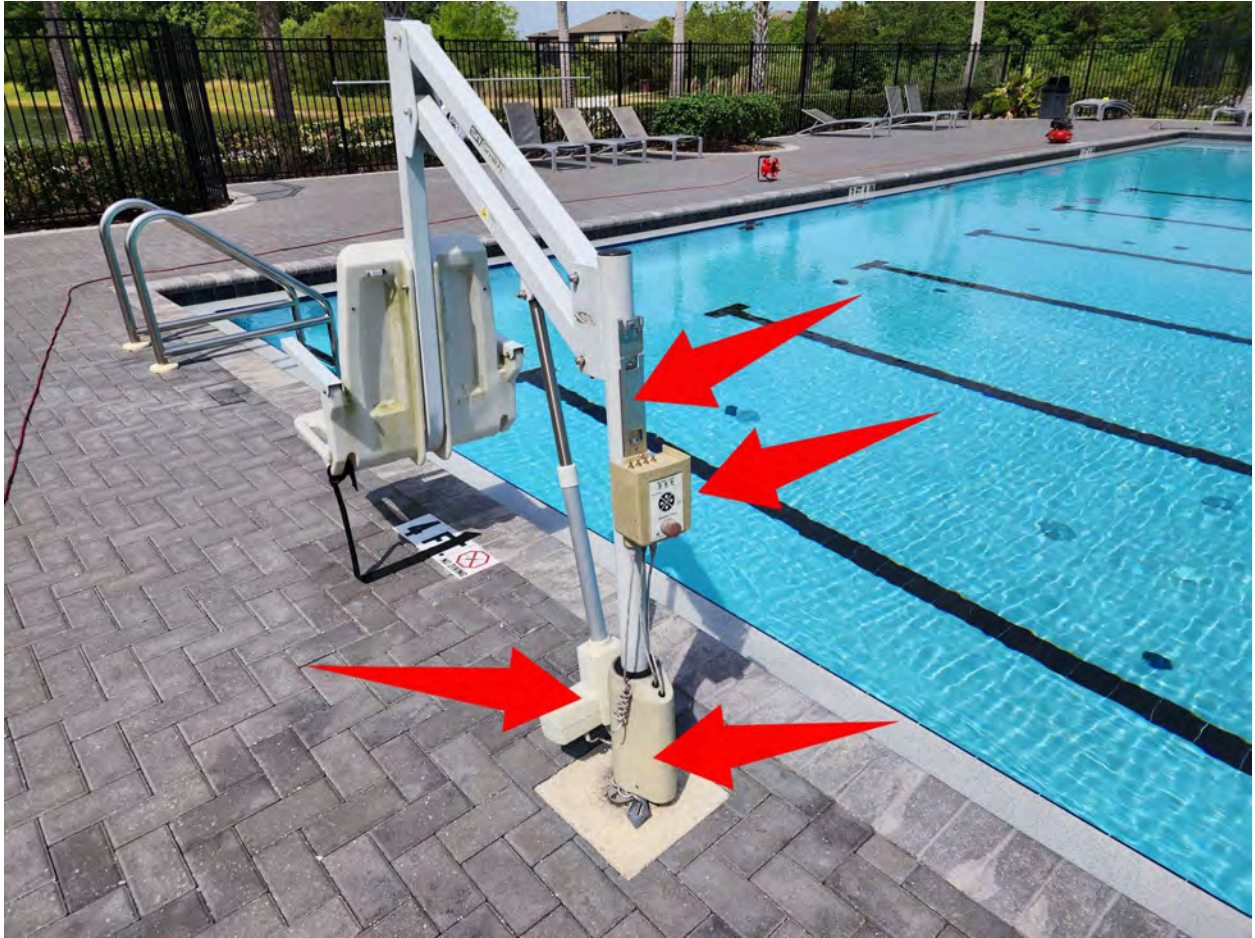


Surface - sky blue





Equipment



Chair lift is not operational. Battery, control unit, actuator, motor cable, and cover is needed.







Aquatic Lift

Model #:

310-0000

SR Smith

SN: A0658

Year of Mfg: 2019

Weight limit:

300 lb/136 kg

EC REP



24VDC CE

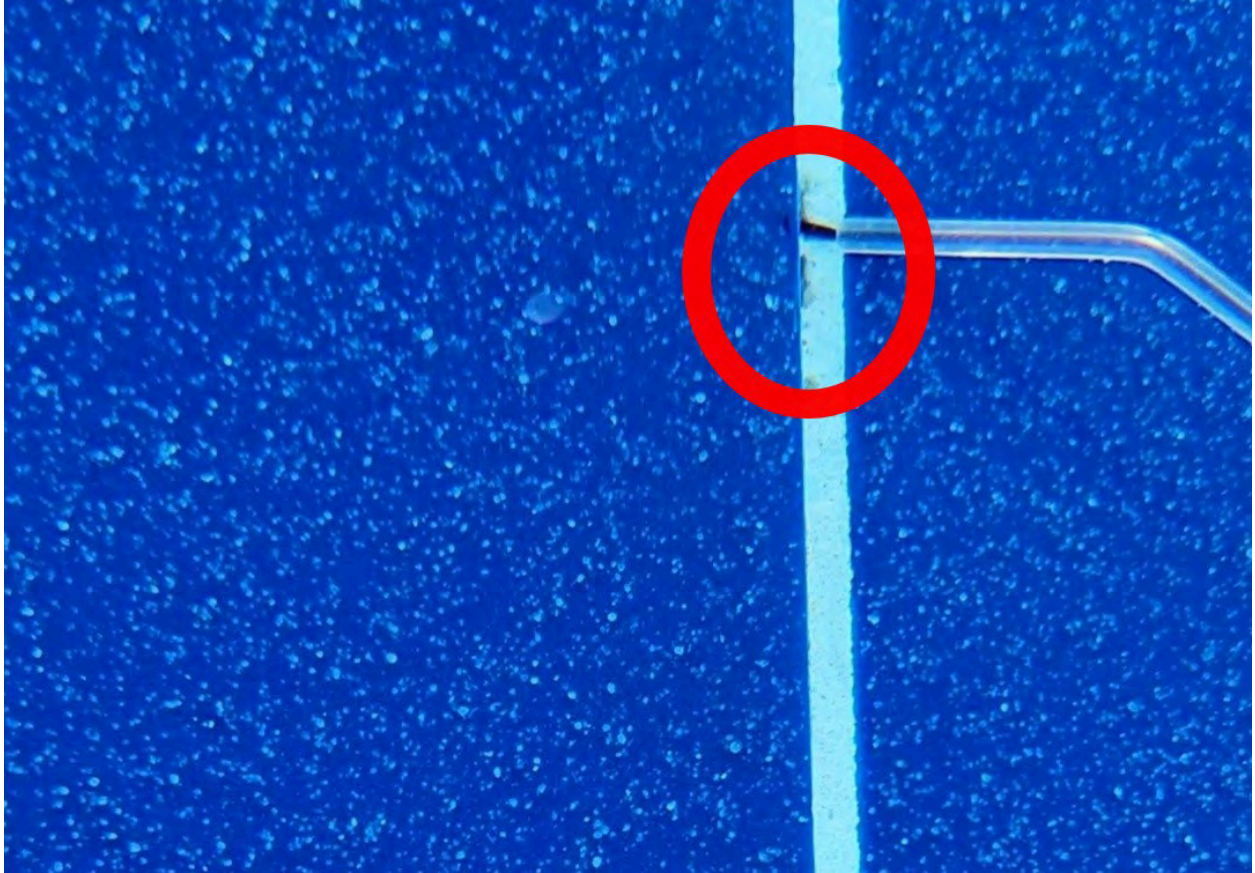
12578 V  
Kantoor 19  
65076 NP Haaren  
The Netherlands



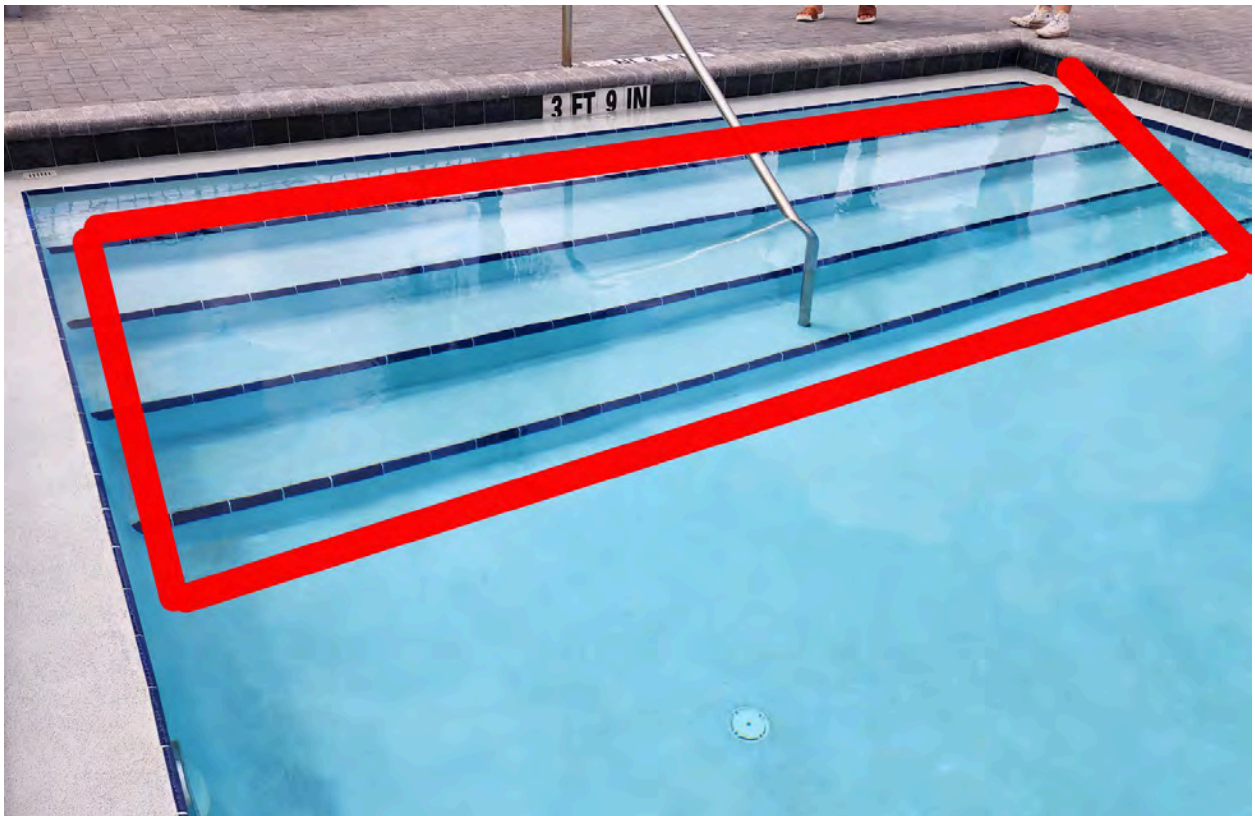




7+ feet of border tile grout line leaks are visible in the north west area of the pool. Recommend proper repair.

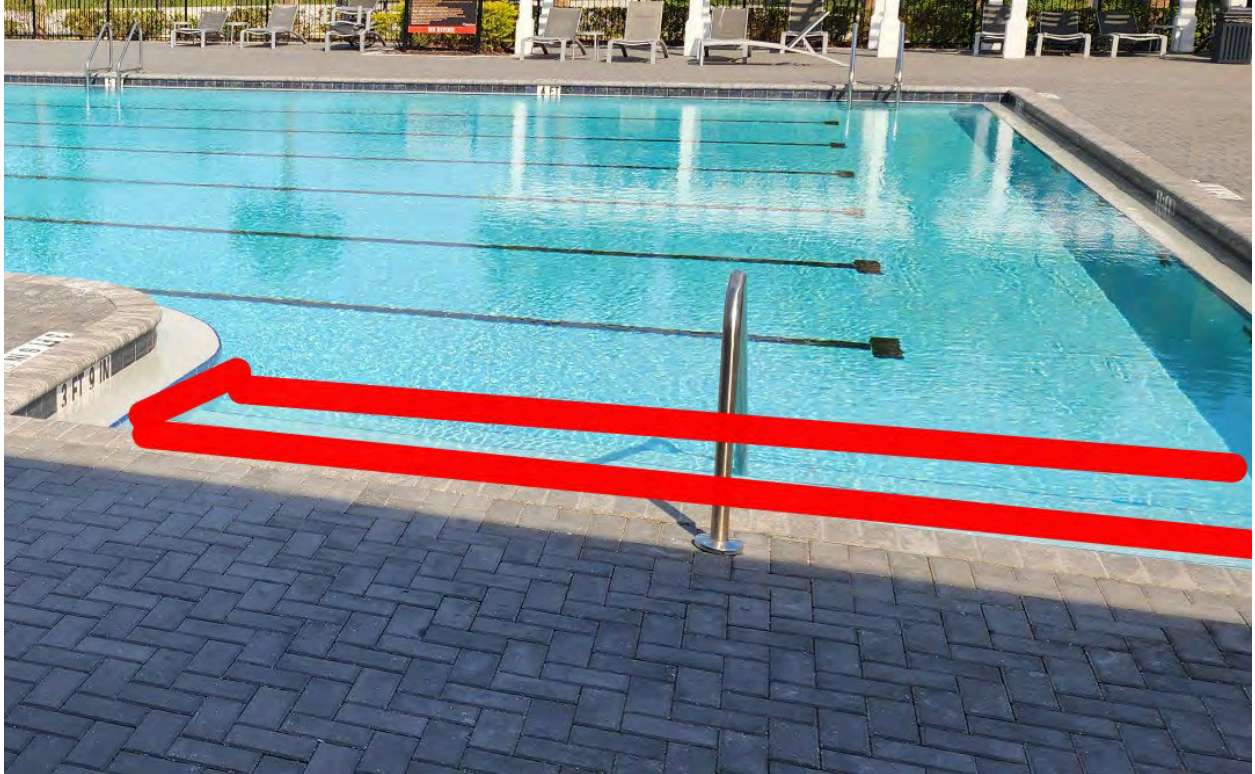


Video enclosed.





Multiple grout line leaks found throughout all 4 steps in the north west entry of the pool. Recommend proper repair.



Multiple grout line leaks found throughout all 4 steps in the south east entry of the pool. Recommend proper repair.

It is our recommendation to have the pool inspected by ground penetrating radar. If voids exist, we can submit a remediation plan and quote for soil stabilization. We can coordinate both if necessary.

This pool will continue to leak until repairs are completed.

## Basketball Court Review Photos



Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review photo  
showing surface  
cracking of concrete  
slab.







Basketball Court  
Review photo  
showing surface  
cracking of concrete  
slab.



Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





A photograph of a basketball court surface, likely made of concrete. The surface is heavily damaged, showing extensive chipping and crumbling of the concrete. A dark, cylindrical object, possibly a steel rebar or a pipe, is visible protruding through the damaged concrete in the upper left quadrant. The overall texture is rough and uneven, with various shades of brown and grey. A red-bordered text box is overlaid on the right side of the image.

Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.



Basketball Court  
Review Photo  
showing concrete  
chipping and steel  
protruding through  
concrete.





May 24, 2023  
Patricia Comings-Thibault

Reference: Union Park East

Respectfully,

**STANTEC CONSULTING SERVICES INC.**

**Greg Woodcock**  
Project Manager  
Phone: (352) 777-0183  
greg.woodcock@stantec.com

[stantec.com](http://stantec.com)

Attachment: [Attachment]

# **EXHIBIT 6**



# Legacy Report

April 26 – May 25

351 Tickets Created

1st Resolution Time:  
3h 31mins

Resolution Time:  
12h 31mins

**151**

Phone Calls

**58**

Account Related Questions

**185**

Emails

**34**

Access

**11**

Portal

**32**

Amenity Reservations

**4**

Outbound Email

**32**

ARB Requests

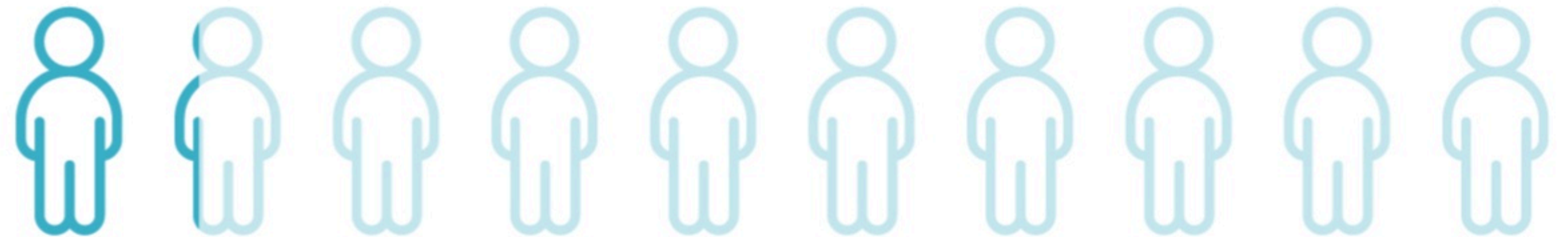
30 days happiness guarantee stats

88%



satisfied union park residents

12%





# **EXHIBIT 7**



# TOP GUARD BRAND DETECTABLE WARNING PROPOSAL

Prepared for Union Park CDD  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746



By: Jay Arnold  
Roadway Concepts





Roadway Concepts  
5196 Le Tourneau Circle  
Tampa, FL 33610  
813-412-5152 | jay@roadwayconcepts.com

May 10, 2023

**Union Park East CDD  
c/o Gaby Arroyo  
1540 International Pkwy  
Suite 2000  
Lake Mary, FL 32746**

We greatly appreciate the opportunity to provide a proposal for this project. In the report, our analysis found the following detectable warning conditions:

- A. Failed epoxy mats
- B. Curb ramps missing detectable warnings
- C. Damaged Top Guard Brand mats

**Recommendations**

- A. Remove & replace failed epoxy mat with Top Guard Brand
- B. Install Top Guard Brand Liquid detectable warnings
- C. Top Coat existing Top Guard Brand mats

**Service Pricing**

New Installation .....	<b>\$196.00</b>
Replacement .....	<b>\$7,467.60</b>
Removal Charge .....	<b>\$309.00</b>
Top Coat .....	<b>\$450.00</b>



# A Note from the Manufacturer

---

## **Who is Roadway Concepts?**

Roadway Concepts is the manufacturer and installer of Top Guard Brand liquid detectable warnings which alert the visually impaired of upcoming hazards and streets crossings, allowing them to navigate more independently and safely to access important services and activities in the community.

## **What sets Top Guard apart from other detectable warnings?**

Top Guard is designed with functionality, aesthetics, and most importantly (for some) budget in mind. Top Guard Brand liquid detectable warnings are custom installed at each and every location. Top Guard is poured in place and seamlessly adheres to concrete and asphalt, effortlessly wrapping any radius while the truncated domes always remain in the direction of travel.

Top Guard is composed of a high-quality MMA resin, manufactured in Tampa and available in standard colors (red, yellow, black) with the option of custom colors as well. Top Guard comes standard with a 5-year parts and labor warranty and can even be Top Coated to bring it back to its original look after years of extended exposure to the elements.

Often ADA mats are damaged requiring replacement. With Top Guard, repairs are simple and can range from a single dome to a line or section of domes replaced – without having to remove the entire mat. Damaged Top Guard mats pose no additional threat like damaged rigid mats that could potentially have screws which protrude from the surface, tripping hazards created by a failed adhesion, or even complete mat lift off from the surface, only to land in a sewer or in the middle of the street. Also, save time and money by not removing ramps with a crack as Top Guard can bond both sides of a crack together.

Lastly, Top Guard is only installed by Roadway Concepts. Our technicians are highly skilled, expertly trained, and exceptionally knowledgeable in adhering to ADA standards and best practices. Using Roadway Concepts to install your detectable warnings allows for consistency throughout the community and leaves your customers with a reliable point of contact long after the completion of construction.



Item Number	Intersection	Quantity	SQFT	Total SQFT	Product	Surface Type	Color	Recommendation
1	Oldwoods Ave & Bering Rd	2	25	50	Liquid Domes	Concrete	Red	Remove / Replace
2	Bering Rd & Cumberland Lane	3	11	33	Liquid Domes	Concrete	Red	Remove / Replace
3	Bering Rd & Kobuk Valley Ave (south)	1	10	10		Concrete	Red	New Installation
4	Bering Rd & Montgomery Bell Rd	2	10	20	Top Guard	Concrete	Red	Top Coat
5	Montgomery Bell Rd & Wynfields Blvd	7	10	70	Top Guard	Concrete	Red	Top Coat
6	Wynfields Blvd & Kobuk Valley Ave (north)	1	24	24	Safety Step TD	Concrete	Red	Remove / Replace
7	Wynfields Blvd & Abby Lax Lane	2	24	48	Safety Step TD	Concrete	Red	Remove / Replace
8	Wynfields Blvd & Dashed Palm Lane	1	24	24	Safety Step TD	Concrete	Red	Remove / Replace
9	Wynfields Blvd & Pez Landing (westside)	2	24	48	Safety Step TD	Concrete	Red	Remove / Replace
10	Wynfields Blvd & Ansley Bloom Lane	2	24	48	Safety Step TD	Concrete	Red	Remove / Replace
11	Wynfields Blvd & Cumberland Lane (Tupelo Sun Lane)	4	24	96	Liquid Domes	Concrete	Red	Remove / Replace
12	Wynfields Blvd & Cumberland Lane (Tupelo Sun Lane)	1	10	10	Liquid Domes	Concrete	Red	Remove / Replace
13	Removal Charge	1		103		Concrete	Red	Removal Charge

Row Labels	Sum of Quantity	Sum of Total SQFT	Sum of Total Cost
New Installation	1	10	\$ 196.00
Removal Charge	1	103	\$ 309.00
Remove / Replace	18	381	\$ 7,467.60
Top Coat	9	90	\$ 450.00
<b>Grand Total</b>	<b>29</b>	<b>584</b>	<b>\$ 8,422.60</b>







# **EXHIBIT 8**



Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



Estimate

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

ESTIMATE 1065  
DATE 05/16/2023  
EXPIRATION DATE 06/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Repair	Wall Patch & Repair Installation of wall patch over large (1'x8") hole in wall between men & women bathrooms in clubhouse. Sand, & paint to match existing paint. Cost covers the installation, patch in size needed, & paint needed to match existing wall.	1	185.00	185.00
	Install	Installation of door stops to prevent the doors from hitting the walls and causing further holes in the wall	2	22.50	45.00

Thank you for your business opportunity!

Customer is tax exempt.  
Installation of wall patch over large hole in wall between men & women bathrooms in clubhouse. Sand, & paint to match existing paint. Cost covers the installation, patch in size needed, & paint needed to match existing wall. Install door stops to prevent the doors from hitting the walls and causing further holes in the walls.

Customer is tax exempt.

SUBTOTAL	230.00
TAX	0.00
TOTAL	\$230.00

Accepted By

Accepted Date



# **EXHIBIT 9**



Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



Estimate

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

ESTIMATE 1068  
DATE 05/16/2023  
EXPIRATION DATE 06/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Plumbing Repair	Repair/Replace under sink plumbing repair needed. For piping from sink to piping in wall. This is a fix from a broken pipe that can no longer be used.	1	125.00	125.00
	Labor	Labor Charge	1	105.00	105.00

Thank you for your business opportunity.	SUBTOTAL	230.00
This repair is to replace the under sink plumbing piping in UPE women's restroom (handicap stall). The piping replacement is the piping from sink to piping in wall. The existing piping is broken and can no longer be fixed.	TAX	0.00
Customer is tax exempt.	TOTAL	\$230.00

Accepted By

Accepted Date







# **EXHIBIT 10**



**Quotation** **BOOTH WELL DRILLING, Inc.**

**Quotation** **BOOTH WELL DRILLING, Inc.**

813 920-4488

5/30/2023

[illegible]



# **EXHIBIT 11**





## Proposal

**Date:** 3/28/2023

**Work Order #**5857

**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

## Control boxes replacement on three pumps

Replace bad control boxes to further test pumps to ensure proper function.

### Pump Repair

#### Pump Repair

Items	Quantity	Unit
5 hp Deluxe Control Box	3.00	ea
Miscellaneous Electrical for Pump	1.00	ea

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**PROJECT TOTAL:** **\$4,037.20**



## Terms & Conditions

WE HEREBY ESTIMATE TO FURNISH LABOR AND MATERIALS, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF:

( 4037.20000000000 ) with payment to be made as follows: 50% Deposit with the Remaining Balance Due Upon Completion with a signed proposal.

SPECIAL INSTRUCTIONS/REMARKS Floralawn, LLC is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. Polk Pump & Irrigation 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.

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 estimate is subject to acceptance within 15 days and is void thereafter at the option of the undersigned.

By \_\_\_\_\_

**Damon Smith**

Date 3/28/2023

**Floralawn**

By \_\_\_\_\_

Date \_\_\_\_\_

**Union Park East CDD**



## **EXHIBIT 12**



**RESOLUTION 2023-\_04\_\_**

**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 2023/2024; 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, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**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 3, 2023

HOUR: 6:00 pm

LOCATION: Residence Inn  
2867 Lajuana Blvd.  
Wesley Chapel, Florida 33543

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 1, 2023.**

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 2023/2024**



STATEMENT 1  
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
FY 2024 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2023 ADOPTED	FY 2023 Actual 04.30.2023	FY 2023 05.01 09.30.2023	FY 2023 Projected	Variance	FY 2024 PROPOSED	VARIANCE FY 2023- 2024
<b>I. REVENUE</b>							
GENERAL FUND REVENUES /(a)	\$ 790,687	\$ 814,155	\$ -	\$ 814,155	\$ 23,468	\$ 1,217,491	\$ 426,804
DEVELOPER FUNDING	-	-	-	-	-	-	-
LOT CLOSINGS	-	10,996	-	10,996	10,996	-	-
INTEREST & MISCELLANEOUS REVENUE	-	350	-	350	350	-	-
<b>TOTAL REVENUE</b>	<b>790,687</b>	<b>825,501</b>	<b>-</b>	<b>825,501</b>	<b>34,814</b>	<b>1,217,491</b>	<b>426,804</b>
<b>II. EXPENDITURES</b>							
<b>GENERAL ADMINISTRATIVE</b>							
SUPERVISORS COMPENSATION	4,800	4,969	4,800	9,769	4,969	14,000	9,200
PAYROLL TAXES	367	398	367	765	398	1,071	704
PAYROLL PROCESSING	490	568	300	868	378	600	110
MANAGEMENT CONSULTING SERVICES	25,000	12,250	12,250	24,500	(500)	25,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-	-
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	21,000	15,000	36,000	-	36,000	-
ADMINISTRATIVE SERVICES	3,600	2,100	1,500	3,600	-	3,600	-
BANK FEES	300	-	150	150	(150)	300	-
MISCELLANEOUS	-	-	-	-	-	-	-
AUDITING SERVICES	3,600	-	3,600	3,600	-	4,000	400
TRAVEL PER DIEM	300	183	150	333	33	300	-
INSURANCE	35,660	23,416	11,200	34,616	(1,044)	42,726	7,066
REGULATORY AND PERMIT FEES	175	175	-	175	-	175	-
LEGAL ADVERTISEMENTS	1,500	506	1,000	1,506	6	1,500	-
ENGINEERING SERVICES - in FY 2023 pursuant to the change order for service	4,000	2,231	18,000	20,231	16,231	14,000	10,000
LEGAL SERVICES	7,500	10,263	7,500	17,763	10,263	16,000	8,500
WEBSITE HOSTING	2,015	2,015	-	2,015	-	2,015	-
ADMINISTRATIVE CONTINGENCY	2,500	4,599	2,500	7,099	4,599	2,500	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>127,807</b>	<b>84,673</b>	<b>78,317</b>	<b>162,990</b>	<b>35,183</b>	<b>163,787</b>	<b>35,980</b>



STATEMENT 1  
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
FY 2024 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2023 ADOPTED	FY 2023 Actual 04.30.2023	FY 2023 05.01 09.30.2023	FY 2023 Projected	Variance	FY 2024 PROPOSED	VARIANCE FY 2023- 2024
<b>DEBT ADMINISTRATION:</b>							
DISSEMINATION AGENT	6,500	6,500	-	6,500	-	6,500	-
TRUSTEE FEES	15,085	8,800	6,285	15,085	-	15,085	-
ARBITRAGE	1,500	-	1,500	1,500	-	1,500	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>23,085</b>	<b>15,300</b>	<b>7,785</b>	<b>23,085</b>	<b>-</b>	<b>23,085</b>	<b>-</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>							
COMPREHENSIVE FIELD TECH SERVICES	17,000	8,750	6,250	15,000	(2,000)	17,000	-
STREETPOLE LIGHTING	86,400	52,432	34,545	86,977	577	93,696	7,296
ELECTRICITY (IRRIGATION & POND PUMPS)	35,000	17,298	15,500	32,798	(2,202)	35,000	-
LANDSCAPING MAINTENANCE	181,528	92,811	82,044	174,855	(6,673)	181,528	-
LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	-	-	-	(40,272)	40,272	-
IRRIGATION MAINTENANCE	15,000	6,060	8,040	14,100	(900)	16,080	1,080
POND MAINTENANCE	30,000	14,681	13,815	28,496	(1,504)	32,882	2,882
FOUNTAIN MAINTENANCE	15,000	1,791	9,225	11,016	(3,984)	15,000	-
PET WASTE REMOVAL	3,600	-	-	-	(3,600)	6,192	2,592
RUST CONTROL	18,000	10,725	7,875	18,600	600	19,200	1,200
PHYSICAL ENVIRONMENT CONTINGENCY - In FY 2023 repair of Pond H Control Structure	30,000	47,424	60,000	107,424	77,424	50,000	20,000
INCREASE IN OPERATING RESERVES	-	-	-	-	-	50,000	50,000
INCREASE IN ASSET RESERVES	-	-	-	-	-	75,000	75,000
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>471,800</b>	<b>251,972</b>	<b>237,294</b>	<b>489,266</b>	<b>17,466</b>	<b>631,850</b>	<b>160,050</b>



STATEMENT 1  
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
FY 2024 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2023 ADOPTED	FY 2023 Actual 04.30.2023	FY 2023 05.01 09.30.2023	FY 2023 Projected	Variance	FY 2024 PROPOSED	VARIANCE FY 2023- 2024
<b>AMENITY CENTER OPERATIONS</b>							
POOL SERVICE CONTRACT	22,800	13,300	23,400	36,700	13,900	46,800	24,000
POOL MAINTENANCE & REPAIRS	2,500	2,355	4,500	6,855	4,355	5,000	2,500
POOL PERMIT	275	280	-	280	5	275	-
AMENITY MANAGEMENT	7,000	4,083	2,917	7,000	(0)	7,000	(0)
AMENITY CENTER CLEANING & MAINTENANCE	15,500	8,955	6,750	15,705	205	15,500	-
AMENITY CENTER INTERNET	3,600	2,036	2,070	4,106	506	4,224	624
AMENITY CENTER ELECTRICITY	9,420	1,907	7,200	9,107	(313)	9,420	-
AMENITY CENTER WATER	8,000	7,702	3,250	10,952	2,952	10,000	2,000
AMENITY CENTER PEST CONTROL	500	525	375	900	400	900	400
REFUSE SERVICE	1,400	-	900	900	(500)	2,650	1,250
LANDSCAPE MAINTENANCE - INFILL	4,000	-	-	-	(4,000)	4,000	-
SECURITY MONITORING	38,000	23,254	14,500	37,754	(246)	38,000	-
POOL MONNITORS	-	-	-	-	-	20,000	
COMMUNITY EVENTS & DECORATIONS	15,000	14,997	3,000	17,997	2,997	15,000	-
MISC AMENITY CENTER REPAIRS & CONTINGENCY	40,000	4,063	45,000	49,063	9,063	220,000	180,000
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>167,995</b>	<b>83,457</b>	<b>113,862</b>	<b>197,319</b>	<b>29,324</b>	<b>398,769</b>	210,774
<b>TOTAL EXPENDITURES</b>	<b>790,687</b>	<b>435,402</b>	<b>437,258</b>	<b>872,660</b>	<b>81,973</b>	<b>1,217,491</b>	\$ 426,804
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>390,099</b>	<b>(437,258)</b>	<b>(47,159)</b>	<b>(47,159)</b>	<b>-</b>	-
FUND BALANCE - BEGINNING	222,325					24,325	-
ASSIGNMENT OF FUND BALANCE FORWARD FOR OPERATING RESERVE	(198,000)					-	
<b>FUND BALANCE - ENDING</b>	<b>\$ 24,325</b>					<b>\$ 24,325</b>	<b>\$ -</b>



**STATEMENT 2  
UNION PARK EAST CDD  
FY 2024 ADOPTED  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

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

Lot Width	Units	ERU	Total ERU	% ERU
TH	416	0.47	195.52	26.32%
40'	174	0.80	139.20	18.74%
50'	306	1.00	306.00	41.20%
60'	85	1.20	102.00	13.73%
<b>Total</b>	<b>981</b>		<b>742.72</b>	<b>100.00%</b>

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

AR = TOTAL EXPENDITURES - NET:	\$ 186,872	/(b)
Plus: Early Payment Discount (4.0%)	\$ 7,952	
Plus: County Collection Charges (2.0%)	\$ 3,976	
<b>Total Expenditures - GROSS</b>	<b>\$ 198,800</b>	[A]
Total ERU:	742.72	[B]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$267.66</b>	[A] / [B]
Total AR / ERU - NET:	\$251.60	

**3. O&M FIELD & AMENITY Assessment Requirement ("AR")**

AR = TOTAL EXPENDITURES - NET:	\$ 1,030,619	/(b)
Plus: Early Payment Discount (4.0%)	\$ 43,856	
Plus: County Collection Charges (2.0%)	\$ 21,928	
<b>Total Expenditures - GROSS</b>	<b>\$ 1,096,403</b>	[A]
Total ERU:	742.72	[B]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,476.20</b>	[A] / [B]
Total AR / ERU - NET:	\$1,387.63	

**Total Expenditures - GROSS \$ 1,295,203.15**

**4. Proposed Admin FY 2024 Allocation of AR (as if all On-Roll) /(a)**

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	416	0.47	\$118	\$49,192	\$126	\$52,334
40'	174	0.80	\$201	\$35,023	\$214	\$37,259
50'	306	1.00	\$252	\$76,990	\$268	\$81,905
60'	85	1.20	\$302	\$25,664	\$321	\$27,302
<b>Total</b>	<b>981</b>			<b>\$186,868</b>		<b>\$198,800</b>

**5. Proposed Field FY 2024 Allocation of AR (as if all On-Roll) /(a)**

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	416	0.47	\$652	\$271,309	\$694	\$288,627
40'	174	0.80	\$1,110	\$193,158	\$1,181	\$205,487
50'	306	1.00	\$1,388	\$424,614	\$1,476	\$451,717
60'	85	1.20	\$1,665	\$141,538	\$1,771	\$150,572
<b>Total</b>	<b>981</b>			<b>\$1,030,619</b>		<b>\$1,096,403</b>

**6. Proposed Total FY 2024 Allocation of AR (as if all On-Roll) /(a)**

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	416	0.47	\$770	\$320,501	\$819.62	\$340,960.42
40'	174	0.80	\$1,311	\$228,181	\$1,395.09	\$242,745.96
50'	306	1.00	\$1,639	\$501,604	\$1,743.86	\$533,622.58
60'	85	1.20	\$1,967	\$167,202	\$2,092.64	\$177,874.19
<b>Total</b>	<b>981</b>			<b>\$1,217,488</b>		<b>\$1,295,203.15</b>



**STATEMENT 3  
UNION PARK EAST  
FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	NA	14,000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	1,071	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	NA	600	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	-	Construction accounting services are provided for the processing of requisitions and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	3,600	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	300	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NA	-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DMHB	4,000	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	42,726	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS.



**STATEMENT 3  
UNION PARK EAST  
FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	14,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY & ROBIN	16,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager
WEBSITE HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY		2,500	Estimated for items not known and considered in the administrative allocations
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	Lerner Reporting	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US Bank	15,085	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances
ARBITRAGE		1,500	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
<b>PHYSICAL ENVIRONMENT:</b>			
COMPREHENSIVE FIELD TECH SERVICES	BREEZE	17,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.



**STATEMENT 3  
UNION PARK EAST  
FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREETPOLE LIGHTING	TECO	93,696	Oldwoods Ave PH 8C-11 fixtures- \$605 mo. 1241 Wynfields PH 7B-13 fixtures-\$713 mo. 1195 Wynfields Blvd. \$330 mo. . 1548 Wynfields. 98 Fixtures - \$5118 mo. . 1241 Wyndfields PH8B - 19 factures- - \$1042 mo.
ELECTRICITY	TECO	35,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	FLORALAWN	181,528	Flora lawn Contract dated 10.11.2022: Landscape Maintenance \$121,608, Fertilization - \$18,984, Shrub Fertilization - \$2,112, Palm tree trimming - \$2,796, Mulch - \$7,860, annuals - \$1,008
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8 .	FLORLAWN	40,272	
IRRIGATION MAINTENANCE	FLORLAWN	16,080	Irrigation Maintenance & Repairs. Annual irrigation inspection is \$10,080 plus an additional \$6,000 for repairs
POND MAINTENANCE	Solitude	32,882	Contract with Solitude expires on 07.31.2023. Current contract is at \$2,491 mo. Budget includes a 10% contingency for any increase
FOUNTAIN MAINTENANCE	FLORIDA FOUNTAINS	15,000	Fountain cleaning \$175/qtr. per fountain.- There will be 7 fountains total and additional amounts are allocated for fountain repairs
PET WASTE REMOVAL	POOP 911	6,192	Pet Waste Services for 15 waste stations at \$516 per month.
RUST CONTROL	SUNCOAST RUST	19,200	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.
PHYSICAL ENVIRONMENT CONTINGENCY		50,000	Misc. contingency as needed and determined by the Board of Supervisors
INCREASE IN OPERATING RESERVES		50,000	For the replacement of any operating reserves utilized for any budget overages
INCREASE IN ASSET RESERVES		75,000	This is an estimate until the reselected analysis is provided
AMENITY CENTER OPERATIONS:			



**STATEMENT 3  
UNION PARK EAST  
FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
POOL SERVICE CONTRACT	Cooper Pools	46,800	Cooper pools will provide all work, labor, and equipment to perform pool maintenance services 5 days per week
POOL MAINTENANCE & REPAIRS	Cooper Pools	5,000	Miscellaneous repairs and maintenance as needed (estimate)
POOL PERMIT		275	Statutory Requirement, annual
AMENITY MANAGEMENT		7,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	Catherine Pro Clean	15,500	Community clubhouse & restrooms - 7 day week cleaning May - Nov at \$9,450 annually and 5 days week for the time period Dec - April at \$4,950 annually. An additional \$1,100 for any special event cleanup
AMENITY CENTER INTERNET	BRIGHTHOUSE	4,224	Internet for amenity center entry system. \$352 mo.
AMENITY CENTER ELECTRICITY	TECO	9,420	Estimated \$785/mo. Electricity related to 5 meters
AMENITY CENTER WATER	PASCO COUNTY	10,000	Estimated \$10,000 yearly.
AMENITY CENTER PEST CONTROL	NatureZone	900	Amount is estimated for pest control of the amenity sites at \$75 per month
REFUSE SERVICE	Waste Management	2,650	Estimated from Waste Management for 4 yard dumpster and 2x per week pickup. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL		4,000	4K estimated for infill planting
SECURITY MONITORING	Pasco Sheriff	38,000	Security Monitoring provided by Pasco County Sheriff . Amounts for services are shared with Union Park CDD and the HOA. Amount allocated is for UPE. \$28,000 plus additional \$10,000 for contingency.
POOL MONITORS	TBD	20,000	The District is considering the addition of pool monitors to monitor the amenity center during summer time hours
COMMUNITY EVENTS & DECORATIONS		15,000	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY		220,000	Needed for repairs and maintenance .



**STATEMENT 4  
UNION PARK EAST CDD  
FY 2023-2024 ADOPTED BUDGET  
DEBT SERVICE SCHEDULES**

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	SERIES 2021	TOTAL FY24 BUDGET
<b>REVENUE</b>					
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 438,936	\$ 366,336	\$ 80,152	\$ 184,468	1,069,893
SPECIAL ASSESSMENTS - OFF-ROLL - NET					
LESS: EARLY PAYMENT DISCOUNT (4%)	(17,557)	(14,653)	(3,206)	(7,379)	(42,796)
<b>TOTAL REVENUE</b>	<b>421,379</b>	<b>351,683</b>	<b>76,946</b>	<b>177,089</b>	<b>1,027,097</b>
<b>EXPENDITURES</b>					
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,779	7,327	1,603	3,689	21,398
INTEREST EXPENSE					
05/01/24	147,263	121,603	27,825	42,234	338,924
11/01/24	147,263	121,603	27,300	41,574	337,739
PRINCIPAL RETIREMENT					
05/01/24	-	-	20,000	55,000	75,000
11/01/24	115,000	100,000	-	-	215,000
<b>TOTAL EXPENDITURES</b>	<b>418,304</b>	<b>350,533</b>	<b>76,728</b>	<b>142,497</b>	<b>988,062</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>3,075</b>	<b>1,150</b>	<b>218</b>	<b>34,593</b>	<b>39,036</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,075</b>	<b>\$ 1,150</b>	<b>\$ 218</b>	<b>\$ 34,593</b>	<b>\$ 39,036</b>

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	178	0.47	83.7	21.9%	\$95,913	\$538.84
40'	71	0.80	56.8	14.8%	\$65,119	\$917.17
50'	186	1.00	186.0	48.6%	\$213,243	\$1,146.47
60'	47	1.20	56.4	14.7%	\$64,661	\$1,375.76
<b>TOTAL</b>	<b>482</b>		<b>382.9</b>	<b>100.0%</b>	<b>\$ 438,936</b>	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$60,916	\$597.21
40'	103	0.80	82.4	30.4%	\$111,258	\$1,080.18
50'	103	1.00	103.0	38.0%	\$139,073	\$1,350.22
60'	34	1.20	40.8	15.0%	\$55,089	\$1,620.27
<b>TOTAL</b>	<b>342</b>		<b>271.3</b>		<b>366,336</b>	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$1,302	\$12.77
40'	89	0.80	71.2	26.2%	\$51,222	\$575.53
50'	87	1.00	87.0	32.1%	\$26,470	\$304.26
60'	34	1.20	40.8	15.0%	\$1,157	\$34.04
<b>TOTAL</b>	<b>312</b>		<b>244.1</b>		<b>\$80,152</b>	

**Table 4. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS before Paydown	ASSMT / LOT before Partial Paydown	ASSMT / LOT after Partial Paydown
TH 7B	30	0.47	14.10	5.2%	\$9,587	\$611.70	\$611.70
TH 7F	136	0.47	63.92	23.6%	\$43,459	\$1,221.28	\$611.70
<b>TOTAL</b>	<b>166</b>		<b>78.02</b>		<b>\$184,468</b>		



# **EXHIBIT 13**



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, May 4, 2023 at 6:00 p.m. at Residence Inn 2867 Blvd, Wesley Chapel, FL  
6 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 Bianchi	Board Supervisor, Vice Chairman
12 Wendy Perez	Board Supervisor, Assistant Secretary

13 Also Present:

14 Patricia Thibault	Breeze, District Manager
15 Alexander Alt	Sheriff Office
16 Brian Banner	Sheriff Office
17 Kristen Land	Principle, Union Park Charter Academy

18 *The following is a summary of the discussions and actions taken at the May 4, 2023 Union Park East CDD*  
19 *Board of Supervisors Regular Meeting.*

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

22 - There being none, the next item followed.

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

- 24 A. Exhibit 1: Breeze Field Report
- 25 ➤ Sheriff Introduction
- 26 B. Consideration of Proposals
- 27 - All proposals not motioned were tabled until the board looks at everything from a fiscal
- 28 diligence perspective.
- 29 ➤ Exhibit 2: Cooper Pools- Pool Service Agreement
- 30 • Option 1- 3 Days a Week- \$2,900.00
  - 31 • Option 2- 5 Days a Week- \$3,900.00

32 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
33 Approved **Option 2- 5 Days a Week- \$3,900.00** for the Union Park East Community Development District.

- 34 • Option 3- 7 Days a Week- \$4,900.00
- 35 ➤ Exhibit 3: Catherine ProCleaners LLC- Cleaning Amenity Center Proposal
- 36 • Option A- 3 Days a Week- \$14,040.00
- 37 • Option B- 5 Days a Week- \$18,200.00
- 38 • Option C- 7 Days a Week in Summer & 5 Days a Week in Winter- \$19,200.00
- 39 - Contract to begin October 1<sup>st</sup>.

40 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
41 Approved **the Catherine ProCleaners proposal Option C with the contract starting on October 1<sup>st</sup>**  
42 **for the Union Park East Community Development District.**



- Exhibit 4: \$484.00- DC Integrations- Extend Plexiglass for Main Gate Pool Entrance
- Exhibit 5: \$290.40- FITREV- Precor Lat- Row Repair

On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved **\$290.40- FITREV- Precor Lat- Row Repair** for the Union Park East Community Development District.

- Exhibit 6: \$186.93-Florida Brothers Maintenance Repair LLC- Install New Stop Sign
- An investigation is needed to determine if this is required.
- Exhibit 7: \$170.00- DC Integrations- Attach Horizontal Aluminum Bars to Existing Pickets in Gate
- Exhibit 8: \$95.50- Florida Brothers Maintenance Repair LLC- Repair Road Sign

On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved **\$95.50- Florida Brothers Maintenance Repair LLC- Repair Road Sign** for the Union Park East Community Development District.

- Exhibit 9: \$3,710.00- DC Integrations- Install Solar Camera Station in Clubhouse
- Exhibit 10: \$2,200.00- H2 Lagoon Solutions- Labor and Materials for Pool Cleaning 5 Days a Week
- Exhibit 11: \$1,155.99-Floralawn-Bed Prep and Plant Removal and Plant Installation
- Need to check to see what the original contract annuals is being utilized for.
- Need to see if the board can offset against the annuals that are in the contract with this proposal.
- Bring this back to the budget meeting.
- Exhibit 12: \$29,476.52-Awning Works Inc- 3 Freestanding Gable Vinyl Canopies
- Bring this back to the budget.
- Exhibit 13: \$29,095.00- Tampa Bay Awning- 3 Awning Installation Proposals
- Bring this back to the budget.
- Exhibit 14: \$29,422.95- Florida State Fence- Removal and Installation of New Aluminum Fence Around Clubhouse
- Bring this back to the budget.

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

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

- A. Exhibit 15: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 6, 2023
- B. Exhibit 16: Acceptance of the February Unaudited Financial Statement.
- C. Ratification of Contracts
- Exhibit 17: \$3,530.00- Cooper Pools- Clean Out of Lap Pool One Time

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

- A. District Manager
  - Bring back proposal to the budget meeting - Need infrastructure.
  - Number of registered voters in the District 1, 186.
- B. District Attorney
  - There being none, the next item followed.



C. District Engineer

- District Engineer was moved to the top of the agenda after the Sheriff presentation.
- Finn Outdoor - \$46,500.00

On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board Approved **Finn Outdoor - \$46,500.00** for the Union Park East Community Development District.

- Amenities expansion: Summary report was presented by the District Engineer
- Pickleball proposal will be brought back.
- Maps were presented.

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

- A resident mentioned the ADA paving is worn.
- A resident mentioned needing a light for the crosswalk.
- Signage proposal to the budget workshop for 22.

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

- There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman



# **EXHIBIT 14**

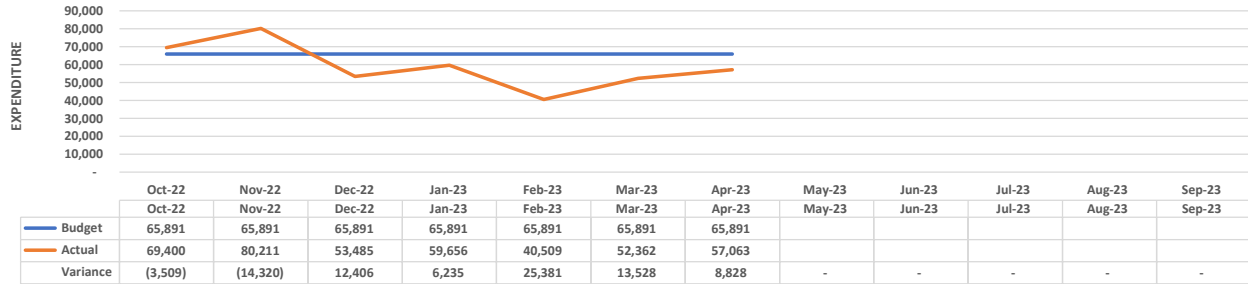


**Union Park East CDD**  
**Financial Report Summary - General Fund & Construction Fund**  
**4/30/2023**

	GENERAL FUND 4/30/2023	DEBT SERVICE 2017 A1 4/30/2023	DEBT SERVICE 2019 A1 4/30/2023	DEBT SERVICE 2019 A2 4/30/2023	DEBT SERVICE 2021 4/30/2023
<b>For The Period Ending :</b>					
CASH BALANCE	\$ 640,404	\$ 852,723	\$ 686,487	\$ 131,085	\$ 640,317
CASH BALANCE-RESTRICTED	\$ 93,729				
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	15,546	-	-	-	-
PLUS: DEPOSITS AND PREPAID	5,717	-	-	-	-
PLUS: DUE FROM GF	-	39,277	33,248	7,136	14,068
LESS: ACCOUNTS PAYABLE	(34,765)	-	-	-	-
LESS: DUE TO DEBT SERVICE (OTHER FUNDS)	(93,729)	-	-	-	-
LESS: DEFERRED REVENUE - ON ROLL	-	-	-	-	-
<b>NET CASH BALANCE</b>	<b>\$ 626,902</b>	<b>\$ 892,001</b>	<b>\$ 719,734</b>	<b>\$ 138,221</b>	<b>\$ 654,385</b>

<b>GENERAL FUND REVENUE AND EXPENDITURES:</b>	<b>4/30/2023 ACTUAL YEAR-TO-DATE</b>	<b>4/30/2023 BUDGET YEAR-TO-DATE</b>	<b>FAVORABLE (UNFAVORABLE) VARIANCE</b>
REVENUE (YTD) COLLECTED	\$ 825,501	\$ 711,618	\$ 113,882
EXPENDITURES (YTD)	(431,400)	(474,340)	42,940
<b>NET OPERATING CHANGE</b>	<b>\$ 394,100</b>	<b>\$ 237,278</b>	<b>\$ 156,822</b>
AVERAGE MONTHLY EXPENDITURES	\$ 61,629	\$ 67,763	\$ 6,134
PROJECTED EOY BASED ON AVERAGE	\$ 739,543	\$ 790,687	\$ 51,144
<b>GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:</b>	<b>4/30/2023 ACTUAL YEAR-TO-DATE</b>	<b>4/30/2023 BUDGET YEAR-TO-DATE</b>	<b>FAVORABLE (UNFAVORABLE) VARIANCE</b>
<b>REVENUE:</b>			
ASSESSMENTS ON-ROLL (NET)	\$ 814,155	\$ 711,618	\$ 102,537
MISCELLANEOUS REVENUE AND LOT CLOSINGS	11,346	-	11,346
<b>TOTAL REVENUE:</b>	<b>825,501</b>	<b>711,618</b>	<b>113,882</b>
<b>EXPENDITURES:</b>			
GENERAL AND DEBT ADMINISTRATIVE EXPENDITURES	99,971	94,880	(5,091)
FIELD SERVICE EXPENDITURES - LANDSCAPE	98,871	138,133	39,263
FIELD SERVICE EXPENDITURES - STREETLIGHTS	52,431	50,400	(2,031)
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	14,681	17,500	2,820
FIELD SERVICE EXPENDITURES - OTHER	80,729	69,183	(11,546)
AMENITY CENTER EXPENDITURES	84,718	104,243	19,525
UNBUDGETED EXPENDITURES	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 431,400</b>	<b>\$ 474,340</b>	<b>\$ 42,939</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

April 30, 2023

	General Fund	Debt Service 2017 A1	Debt Service 2019 A1	Debt Service 2019A2	Debt Service 2021	Construction Funds	TOTAL
1 <b><u>ASSETS:</u></b>							
2 CASH - OPERATING ACCTS	\$ 640,404	\$ -	\$ -	\$ -	\$ -	\$ 69,239	\$ 709,643
3 CASH - RESTRICTED	93,729	-	-	-	-	-	93,729
4 INVESTMENTS:							-
5 REVENUE TRUST FUND	-	439,073	341,905	73,902	152,840	-	1,007,720
6 INTEREST FUND	-	-	-	-	1,675	-	1,675
7 RESERVE FUND	-	412,600	344,356	56,175	145,200	-	958,331
8 PREPAYMENT FUND	-	1,050	225	1,008	340,602	-	342,885
9 ACCOUNTS RECEIVABLE	15,546	-	-	-	-	-	15,546
10 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	39,277	33,248	7,136	14,068	-	93,729
13 DEPOSITS	3,360	-	-	-	-	-	3,360
14 PREPAID ITEMS	2,357	-	-	-	-	-	2,357
15 <b>TOTAL ASSETS</b>	<b>\$ 755,396</b>	<b>\$ 892,001</b>	<b>\$ 719,734</b>	<b>\$ 138,221</b>	<b>\$ 654,385</b>	<b>\$ 69,239</b>	<b>\$ 3,228,975</b>
16 <b><u>LIABILITIES:</u></b>							
17 ACCOUNTS PAYABLE	\$ 34,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,765
18 DUE TO OTHER FUNDS	93,729	-	-	-	-	-	93,729
19 ACCRUED EXPENSES	-	-	-	-	-	-	-
20 DEFERRED REVENUE ON-ROLL	-	-	-	-	-	-	-
21 <b><u>FUND BALANCE:</u></b>							
22 NON SPENDABLE	5,717	-	-	-	-	-	5,717
23 FB RESERVED	-	-	-	-	-	-	-
24 UNASSIGNED	227,085	723,670	576,044	88,778	543,810	74,611	2,233,997
25 NET CHANGE IN FUND BALANCE	394,100	168,331	143,690	49,443	110,575	(5,372)	860,767
26 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 755,396</b>	<b>\$ 892,001</b>	<b>\$ 719,734</b>	<b>\$ 138,221</b>	<b>\$ 654,385</b>	<b>\$ 69,239</b>	<b>\$ 3,228,975</b>



**Union Park East CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2022 through April 30, 2023**

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Budget Year-to-Date</b>	<b>FY 2023 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>				
2 GENERAL FUND REVENUE	\$ 790,687	\$ 711,618	\$ 814,155	\$ 102,537
3 DEVELOPER FUNDING	-	-	-	-
4 LOT CLOSINGS	-	-	10,996	10,996
5 INTEREST	-	-	-	-
6 MISCELLANEOUS REVENUE	-	-	350	350
<b>7 TOTAL REVENUE</b>	<b>\$ 790,687</b>	<b>\$ 711,618</b>	<b>\$ 825,501</b>	<b>\$ 113,882</b>
<b>8 EXPENDITURES</b>				
<b>9 GENERAL ADMINISTRATIVE</b>				
10 SUPERVISORS COMPENSATION	\$ 4,800	\$ 2,800	\$ 4,969	\$ (2,169)
11 PAYROLL TAXES	367	214	398	(184)
12 PAYROLL PROCESSING	490	286	568	(282)
13 MANAGEMENT CONSULTING SERVICES	25,000	14,583	12,250	2,333
14 CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
15 PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	21,000	21,000	-
16 ADMINISTRATIVE SERVICES	3,600	2,100	2,100	-
17 BANK FEES	300	175	-	175
18 AUDITING SERVICES	3,600	2,100	-	2,100
19 TRAVEL PER DIEM	300	175	183	(8)
20 INSURANCE	35,660	23,416	23,416	-
21 REGULATORY AND PERMIT FEES	175	175	175	-
22 LEGAL ADVERTISEMENTS	1,500	1,500	505	995
23 ENGINEERING SERVICES	4,000	2,333	2,231	102
24 LEGAL SERVICES	7,500	4,375	10,263	(5,888)
26 WEBSITE HOSTING	2,015	2,015	2,015	(0)
27 ADMINISTRATIVE CONTINGENCY	2,500	1,458	4,599	(3,141)
<b>28 TOTAL GENERAL ADMINISTRATIVE</b>	<b>127,807</b>	<b>78,706</b>	<b>84,672</b>	<b>(5,966)</b>
<b>29 DEBT ADMINISTRATION</b>				
30 DISSEMINATION AGENT	6,500	6,500	6,500	-
31 TRUSTEE FEES	15,085	8,800	8,800	(0)
32 ARBITRAGE	1,500	875	-	875
<b>33 TOTAL DEBT ADMINISTRATION</b>	<b>23,085</b>	<b>16,175</b>	<b>15,300</b>	<b>875</b>



**Union Park East CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2022 through April 30, 2023**

	<b>FY 2023 Adopted</b>	<b>FY 2023 Budget</b>	<b>FY 2023 Actual</b>	<b>VARIANCE Favorable</b>
<b>34 PHYSICAL ENVIRONMENT</b>				
35 SECURITY	-	-	-	-
36 COMPREHENSIVE FIELD TECH SERVICES	17,000	9,917	8,750	1,167
37 FIELD TRAVEL	-	-	-	-
38 STREETPOLE LIGHTING	86,400	50,400	52,431	(2,031)
39 ELECTRICITY (IRRIGATION & POND PUMPS)	35,000	20,417	16,539	3,877
40 LANDSCAPING MAINTENANCE	181,528	105,891	92,811	13,081
41 LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	23,492	-	23,492
42 IRRIGATION MAINTENANCE	15,000	8,750	6,060	2,690
43 POND MAINTENANCE	30,000	17,500	14,681	2,820
44 FOUNTAIN MAINTENANCE	15,000	8,750	1,791	6,959
45 PET WASTE REMOVAL	3,600	2,100	-	2,100
46 RUST CONTROL	18,000	10,500	-	10,500
47 PHYSICAL ENVIRONMENT CONTINGENCY	30,000	30,000	53,649	(23,649)
<b>48 TOTAL PHYSICAL ENVIRONMENT</b>	<b>471,800</b>	<b>275,217</b>	<b>246,711</b>	<b>(28,505)</b>
<b>49 AMENITY OPERATIONS</b>				
50 POOL SERVICE CONTRACT	22,800	13,300	13,300	-
51 POOL MAINTENANCE & REPAIRS	2,500	1,458	2,355	(897)
52 POOL PERMIT	275	160	280	(120)
53 AMENITY MANAGEMENT	7,000	4,083	4,083	0
54 AMENITY CENTER CLEANING & MAINTENANCE	15,500	9,042	8,955	87
55 AMENITY CENTER INTERNET	3,600	2,100	2,036	64
56 AMENITY CENTER ELECTRICITY	9,420	5,495	2,665	2,830
57 AMENITY CENTER WATER	8,000	4,667	7,702	(3,035)
58 AMENITY CENTER PEST CONTROL	500	292	525	(233)
59 AMENITY CENTER RUST REMOVAL	-	-	4,500	(4,500)
60 REFUSE SERVICE	1,400	817	575	242
61 LANDSCAPE MAINTENANCE - INFILL	4,000	2,333	-	2,333
62 SECURITY MONITORING	38,000	22,167	18,684	3,483
63 COMMUNITY EVENTS & DECORATIONS	15,000	14,996	14,996	-
64 MISC AMENITY CENTER REPAIRS	40,000	23,333	4,062	19,271
<b>65 TOTAL AMENITY OPERATIONS</b>	<b>167,995</b>	<b>104,243</b>	<b>84,718</b>	<b>19,525</b>
<b>66 OTHER EXPENDITURES</b>				
67 UNBUDGETED EXPENDITURES	-	-	-	-
<b>68 TOTAL OTHER EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>69 TOTAL EXPENDITURES</b>	<b>790,687</b>	<b>474,340</b>	<b>431,400</b>	<b>42,940</b>
<b>70 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>237,278</b>	<b>394,100</b>	<b>156,822</b>
71 FUND BALANCE - BEGINNING	152,261	152,261	232,802	80,541
<b>72 FUND BALANCE - ENDING</b>	<b>\$ 152,261</b>	<b>\$ 389,539</b>	<b>\$ 626,902</b>	<b>\$ 237,363</b>



**Union Park East CDD**  
**Construction Funds**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2022 through April 30, 2023**

	<u>Construction Funds</u>
1 REVENUE	
2   DEVELOPER FUNDING	\$ -
3   INTEREST	1,371
4   MISC. REVENUE	-
5 TOTAL REVENUE	<u>1,371</u>
6 EXPENDITURES	
7   REQUISITION EXPENSE	<u>6,743</u>
8 TOTAL EXPENDITURES	<u>6,743</u>
9 OTHER REVENUES/EXPENDITURES	
10   TRANSFERS IN	-
11   TRANSFERS OUT	-
12 TOTAL OTHER REVENUES/EXPENDITURES	<u>-</u>
9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>(5,372)</u>
10 FUND BALANCE - BEGINNING	<u>22,205</u>
11 FUND BALANCE - ENDING	<u>\$ 16,833</u>



**Union Park East CDD**  
Cash Reconciliation  
April 30, 2023

Book beginning balance	669,271.27
Deposits	137,914.27
Checks	<u>(68,726.94)</u>
Bank ending balance	<u><u>738,458.60</u></u>

Bank beginning balance	795,605.06
less outstanding checks	<u>(57,146.46)</u>
Book ending balance	<u><u>738,458.60</u></u>



# **EXHIBIT 15**



# Locher

Environmental

752 Commerce Drive.  
Suite # 3  
Venice, FL 34292

**Bill To:**

Union Park East CDD  
250 International Parkway, Ste 280  
Lake Mary, FL 32746

**Ship To:**

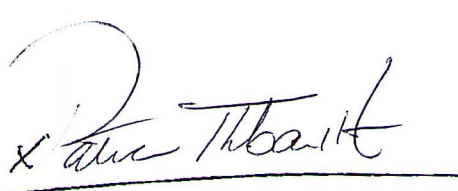
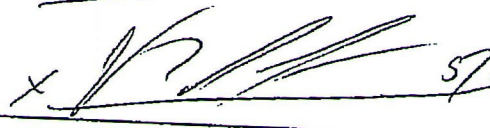
## Invoice

Invoice #: 13841

Invoice Date: 4/13/2023

Due Date: 4/13/2023

P.O. Number:

Item	Description	Qty	Price	Ext Price
	3 Automatic Meter Reading Unit Union Park East CDD			
DATA-HOSTING	Cellular data plan, VDV Webpage data hosting (\$45/month/site to be billed annually) 3 Sites = \$135.00 Month March 2021 to December 2021	10	135.00	1,350.00
DATA-HOSTING	Cellular data plan, VDV Webpage data hosting (\$45/month/site to be billed annually) 3 Sites = \$135.00 Month January 2022 to December 2022	12	135.00	1,620.00
MAINTENANCE	Annual calibration and maintenance; includes 1 field service a year Field service includes checking datalogger, cellular modem, battery, charging system, and calibrating AMR unit to flow meter totalizer	2	950.00	1,920.00
<div> x Paul Thibault  x [illegible] 5/18/23</div>				

Terms: Due on receipt

Late Payment Charge: Balances remaining unpaid after the due date indicated on the invoice are subject to a late payment charge of 1.5 percent per month plus expenses incidental to collection including reasonable attorney's fees.

VISA or MasterCard (Net 30 only upon credit approval).

\*\* 5% Convenience Fee will be added for Credit Card Purchases\*\*

Subtotal \$4,890.00

Sales Tax (7.0%) \$0.00

Payments/Credits \$0.00

**Total \$4,890.00**

Locher Environmental Technology, LLC  
752 Commerce Dr. Suite # 3  
Venice, FL 34292

Phone: (941) 483-3000

Fax: (443) 347-0534