

***UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
Regular Meeting***

***Wednesday  
March 7, 2018***

***6:00 p.m.***

***At:***

***Hampton Inn  
2740 Cypress Ridge Blvd  
Wesley Chapel, Florida***

***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 COUNTY COMMUNITY DEVELOPMENT DISTRICT AGENDA

Hampton Inn & Suites  
2740 Cypress Ridge Blvd.  
Wesley Chapel FL

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	Vivek Babbar	Straley , Robin & Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**  
**The District Agenda is comprised of seven different sections:**

The first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

## **UNION PARK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, March 7, 2018  
Time: 6:00 p.m.  
Location: Hampton Inn & Suites  
2740 Cypress Ridge Blvd.  
Wesley Chapel, Florida

Conference Call No.: (563) 999-2090  
Code: 686859#

### ***AGENDA***

#### **I. Roll Call**

#### **II. Audience Comments**

#### **III. Consent Agenda**

- A. Approval of Minutes from November 7, 2017 Meeting Exhibit 1
- B. Acceptance of January 2018 Unaudited Financial Statement Exhibit 2

#### **IV. Business Matters**

- A. Consideration and Adoption of Resolution 2018-02 Designating Primary Administrative Office & Headquarters Exhibit 3
- B. DPFG Special Authorization – Amortization Table Services Exhibit 4
- C. LLS Tax Solutions – Arbitrage Report Exhibit 5

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

- A. District Manager
  - 1. Aquatic Systems Report Exhibit 6
- B. Attorney
- C. District Engineer

#### **VI. Supervisors Requests**

#### **VII. Audience Questions and Comments on Other Items**

#### **VIII. Adjournment**

## **EXHIBIT 1.**

**MINUTES OF MEETING  
UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Union Park Community Development District was held on Tuesday, November 7, 2017 at 9:00 a.m. at the Resident Inn, 2101 Northpointe Parkway, Lutz, Florida 33544

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Lori Price	Board Supervisor, Assistant Secretary
Doug Draper	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
John Vericker	District Attorney
Tonja Stewart	District Engineer ( <i>via phone</i> )

*The following is a summary of the discussion and actions taken at the Supervisors meeting on November, 7, 2017.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, next item followed.

**THIRD ORDER OF BUSINESS – Consent Agenda**

**A. Approval of Minutes of October 4, 2017 Regular Meeting**

**B. Approval of minutes from October 4, 2017 Audit Committee Meeting**

**C. Acceptance of the September 2017 Unaudited Financial Statements**

Mr. Cusmano presented Items A-C and asked for any comments, questions or corrections.

Mr. Draper stated that the day on the minutes should be Wednesday, not Tuesday.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Items A – C**, with noted corrections to the minutes, for the Union Park Community Development District.

**FOURTH ORDER OF BUSINESS – Business Matters**

**A. Aquatic Systems Waterway Inspection Report**

Mr. Cusmano presented the Aquatic Systems Waterway Inspection Report and asked for any comments or questions.

Discussion ensued.

**B. Audit Vendor Selection**

Mr. Cusmano presented the Audit Vendor Selection, stating we only received one bid from DiBartolomeo, McBee, Hartley & Barnes, P.A.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the Audit Vendor Selection of DiBartolomeo, McBee, Hartley & Barnes, P.A. for the Union Park Community Development District.

### C. Budget Amendment Resolution 2018-01

Mr. Cusmano presented the Budget Amendment Resolution 2018-01.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board authorized the Chairman to sign off on the Budget Amendment **Resolution 2018-01**, subject to changing the name to Union Park for the Union Park Community Development District.

### FIFTH ORDER OF BUSINESS – Staff Reports

#### A. District Manager

There being none, the next item followed.

#### B. Attorney

There being none, the next item followed.

#### C. Engineer

There being none, the next item followed.

### SIXTH ORDER OF BUSINESS – Public Comments

There being none, the next item followed.

### SEVENTH ORDER OF BUSINESS – Supervisor Requests

There being none, next item followed.

### EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Union Park 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 2.**

# **Union Park Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2018



**Union Park CDD**  
**Balance Sheet**  
**January 31, 2018**

	GENERAL FUND	DEBT SERVICE 2013 A-1	DEBT SERVICE 2013 A-2	DEBT SERVICE 2013 A-3	DEBT SERVICE 2015 A-1	DEBT SERVICE 2015 A-2 & A-3	DEBT SERVICE 2016 A-1	DEBT SERVICE 2016 A-2	CAPITAL PROJECTS	CAPITAL PROJECTS 2016	CONSOLIDATED TOTAL
<b><u>ASSETS:</u></b>											
CASH	\$ 395,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070	\$ 396,613
INVESTMENT / TRUST FUNDS:											
REVENUE	-	229,425	-	-	173,941	-	182,164	37,936	-	-	623,466
RESERVE	-	260,206	1,856	3,762	100,544	6,875	282,000	203,344	-	-	858,587
CAPITAL INTEREST	-	-	-	-	-	24,687	-	-	-	-	24,687
INTEREST	-	687	-	-	-	-	-	13	-	-	700
OPTIONAL REDEMPTION	-	-	-	2	-	2	-	-	-	-	4
PREPAYMENT	-	-	17,423	7,238	267	2,594	-	1,498,614	-	-	1,526,136
CONSTRUCTION 2013 - A1	-	-	-	-	-	-	-	-	4,979	-	4,979
CONSTRUCTION 2013- A3	-	-	-	-	-	-	-	-	12,751	-	12,751
CONSTRUCTION FUND 2016	-	-	-	-	-	-	-	-	-	79,253	79,253
UTILITY DEPOSITS	11,583	-	-	-	-	-	-	-	-	-	11,583
DEPOSIT - RUST PREVENTION	-	-	-	-	-	-	-	-	-	-	-
DUE FROM DS 2015	-	-	-	-	-	-	66,976	-	-	-	66,976
DUE FROM GENERAL FUND	-	-	-	-	-	-	-	-	-	-	-
PREPAID ITEMS	64	-	-	-	-	-	-	-	-	-	64
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-	-	46,821	46,821
ASSESSMENTS RECEIVABLE - ON ROLL	99,439	41,881	-	-	16,183	-	34,583	-	-	-	192,086
ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 506,629</b>	<b>\$ 532,199</b>	<b>\$ 19,279</b>	<b>\$ 11,002</b>	<b>\$ 290,935</b>	<b>\$ 34,158</b>	<b>\$ 565,723</b>	<b>\$ 1,739,907</b>	<b>\$ 17,730</b>	<b>\$ 127,144</b>	<b>\$ 3,844,706</b>
<b><u>LIABILITIES:</u></b>											
ACCOUNTS PAYABLE	\$ 28,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,614	\$ 94,191.00
DEFERRED REVENUE - ON ROLL	99,439	41,881	-	-	16,183	-	34,583	-	-	-	192,086
DEFERRED REVENUE - OFF ROLL	37,342	-	-	-	-	-	-	-	-	-	37,342
DUE TO DS 2016 A1	-	-	-	-	66,976	-	-	-	-	-	66,976
<b><u>FUND BALANCE:</u></b>											
NONSPENDABLE:											
PREPAID AND DEPOSITS	11,647	-	-	-	-	-	-	-	-	-	11,647
RESTRICTED FOR:											
ASSIGNED:	-	490,318	19,279	11,002	207,776	34,158	531,140	1,739,907	17,730	61,530	3,112,840
UNASSIGNED:	329,624	-	-	-	-	-	-	-	-	-	329,624
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 506,629</b>	<b>\$ 532,199</b>	<b>\$ 19,279</b>	<b>\$ 11,002</b>	<b>\$ 290,935</b>	<b>\$ 34,158</b>	<b>\$ 565,723</b>	<b>\$ 1,739,907</b>	<b>\$ 17,730</b>	<b>\$ 127,144</b>	<b>\$ 3,844,706</b>

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
SPECIAL ASSESSMENTS ON ROLL (Net)	\$ 616,391	\$ 431,474	\$ 516,952	\$ 85,478
ASSESSMENTS OFF ROLL - GOLDENRANCH LLC	72,621	57,166	53,381	(3,785)
ASSESSMENTS OFF ROLL - DR HORTON	-	-	11,544	11,544
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	19,241	19,241
MISCELLANEOUS REVENUE	-	-	-	-
GATE ACCESS CARDS	-	-	175	175
RENTAL REVENUE	-	-	-	-
INTEREST REVENUE	-	-	-	-
DISCOUNTS	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 689,012</b>	<b>\$ 488,639</b>	<b>\$ 601,293</b>	<b>\$ 112,654</b>
OFF ROLL ASSESSMENTS - TITLE CO.				
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
BOARD OF SUPERVISORS	8,000	2,667	1,200	1,467
PAYROLL TAXES	612	204	92	112
PAYROLL SERVICES	745	248	66	182
SUPERVISOR TRAVEL PER DIEM	300	100	-	100
MANAGEMENT CONSULTING SERVICES	25,000	8,332	8,332	-
CONSTRUCTION ACCOUNTING SERVICES	3,000	3,000	3,000	-
PLANNING & COORDINATING SERVICES	36,000	12,000	12,000	-
ADMINISTRATIVE SERVICES	3,600	1,200	1,200	-
BANK FEES	175	58	104	(46)
MISCELLANEOUS	500	167	-	167
AUDITING	4,000	-	-	-
INSURANCE (Liability, Property & Casualty)	18,385	8,700	8,700	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	250	353	(103)
LEGAL SERVICES	8,500	2,833	1,164	1,669
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	-
ENGINEERING SERVICES	8,500	2,833	686	2,147
PROPERTY APPRAISER	750	-	-	-
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	60	60	128	(68)
MEETING ROOM RENTAL	1,440	480	180	300
WEBSITE HOSTING	720	240	240	-
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>123,712</b>	<b>46,048</b>	<b>40,120</b>	<b>5,928</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSEMINATION AGENT	6,500	6,500	6,500	-
TRUSTEE FEES	12,391	12,391	14,874	(2,483)
ARBITRAGE	1,500	1,500	3,900	(2,400)
BUDGET FUNDING AGREEMENT	50,000	50,000	50,000	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>70,391</b>	<b>70,391</b>	<b>75,274</b>	<b>(4,883)</b>
<b>FIELD OPERATIONS:</b>				
STREETLIGHTS	82,020	27,340	17,026	10,314
ELECTRICITY (Pumps )	4,200	1,400	555	845
WATER	3,000	1,000	120	880
WATER RECLAIMED	-	-	-	-
LANDSCAPE MAINTENANCE	172,488	57,496	62,535	(5,039)
LANDSCAPE REPLENISHMENT	56,573	18,858	22,251	(3,393)
TREE REMOVAL	-	-	-	-
IRRIGATION MAINTENANCE	9,000	3,000	1,205	1,795
RUST PREVENTION	8,140	2,713	3,900	(1,187)
ENVIRONMENTAL MITIGATION & MAINTENANCE	6,900	2,300	-	2,300
POND MAINTENANCE	8,556	2,852	2,912	(60)
RETENTION POND MOWING	-	-	600	(600)
STORMWATER DRAIN	8,000	2,667	-	2,667
NPDES	5,400	1,800	-	1,800
BRIDGE MAINTENANCE	5,000	1,667	-	1,667
SOLID WASTE DISPOSAL	-	-	478	(478)
EROSION CONTROL	-	-	-	-
FIELD MANAGER	8,781	2,927	5,369	(2,442)

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
AMENITY MANAGEMENT	3,000	1,000	1,000	-
FIELD SERVICE MANAGEMENT	5,000	1,667	1,667	-
FIELD MANAGER TRAVEL	1,400	467	443	24
SPLASH ZONE MAINTENANCE	2,500	833	270	563
STREET SWEEP	8,000	2,667	7,513	(4,846)
FIELD CONTINGENCY/ MISC FIELD EXPENSES	3,000	1,000	3,580	(2,580)
SECURITY	3,600	1,200	1,200	-
HOLIDAY LIGHTING	5,000	1,667	-	1,667
PAVEMENT REPAIRS	-	-	-	-
CAPITAL OUTLAY	-	-	-	-
SECURITY KEY FOBS & ACCESS CARDS	-	-	-	-
SECURITY OTHER	-	-	-	-
PAINTING	-	-	-	-
<b>TOTAL FIELD OPERATIONS</b>	<b>409,558</b>	<b>136,519</b>	<b>132,624</b>	<b>3,896</b>
<b>COMMUNITY AMENITIES MAINTENANCE:</b>				
POOL MAINTENANCE ( Contract )	7,260	2,420	1,815	605
POOL MAINTENANCE & REPAIRS	4,260	1,420	3,500	(2,080)
SPLASH PAD MAINTENANCE	1,620	540	405	135
POOL PERMITS	275	-	-	-
AMENITY CENTER CLEANING & MAINTENANCE	11,400	3,800	3,800	-
AMENITY CENTER INTERNET	2,100	700	825	(125)
AMENITY CENTER ELECTRICITY	14,400	4,800	2,080	2,720
AMENITY CENTER WATER	14,400	4,800	2,052	2,748
AMENITY CENTER PEST CONTROL	636	212	212	-
AMENITY CENTER RUST REMOVAL	6,000	4,800	4,800	-
PET WASTE REMOVAL	2,400	800	1,260	(460)
AMENITY CENTER REFUSE SERVICE	2,000	667	-	667
AMENITY CENTER LANDSCAPE MAINTENANCE	5,000	1,667	-	1,667
COMMUNITY EVENTS & SUPPLIES	5,000	1,667	-	1,667
MISC AMENITY CENTER REPAIRS & MAINTENANCE	5,000	1,667	-	1,667
<b>TOTAL COMMUNITY AMENITIES MAINTENANCE</b>	<b>81,751</b>	<b>29,959</b>	<b>20,749</b>	<b>9,210</b>
<b>RESERVES</b>				
RESERVE STUDY	3,600	-	-	-
<b>TOTAL RESERVES</b>				
<b>TOTAL EXPENDITURES O&amp;M</b>	<b>689,012</b>	<b>282,917</b>	<b>268,767</b>	<b>14,150</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 205,722</b>	<b>\$ 332,526</b>	<b>\$ 126,805</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 205,722</b>	<b>\$ 332,526</b>	<b>\$ 126,804</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>8,746</b>	<b>8,746</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 205,722</b>	<b>\$ 341,272</b>	<b>\$ 135,550</b>

**Union Park CDD**  
**Debt Service Series 2013 A-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<u>FY2018 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
ON ROLL ASSESSMENTS (GROSS)	\$ 276,178	\$ 181,725	\$ 217,726 (a)	\$ 36,001
PREPAYMENT ON BONDS	-	-	-	-
INTEREST-INVESTMENT	-	-	778	778
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	534	-	-	-
LESS: DISCOUNT ASSESSMENTS	(11,047)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>265,665</b></u>	<u><b>181,725</b></u>	<u><b>218,504</b></u>	<u><b>36,779</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	5,524	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	219,038	-	-	-
PRINCIPAL EXPENSE	40,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u><b>264,562</b></u>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>-</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u><b>1,103</b></u>	<u><b>181,725</b></u>	<u><b>218,504</b></u>	<u><b>36,779</b></u>
NET CHANGE IN FUND BALANCE	1,103	181,725	218,504	36,779
FUND BALANCE - BEGINNING	-	-	271,815	271,815
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 1,103</b></u>	<u><b>\$ 181,725</b></u>	<u><b>\$ 490,319</b></u>	<u><b>\$ 308,594</b></u>

(a) Budgeted on roll assessments reported at gross while budget year-to-date and actual year-to-date reported net of discount and collection fees.

**Union Park CDD**  
**Debt Service Series 2013 A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 4,794	\$ -	\$ -	\$ -
PREPAYMENT ON BONDS	-	-	12,499	12,499
INTEREST--INVESTMENT	-	-	21	21
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>4,794</b>	<b>-</b>	<b>12,520</b>	<b>12,520</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	4,426	-	-	-
PRINCIPAL PREPAYMENT EXPENSE	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>4,426</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>368</b>	<b>-</b>	<b>12,520</b>	<b>12,520</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>12,520</b>	<b>12,520</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>6,759</b>	<b>6,759</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,279</b>	<b>\$ 19,279</b>

**Union Park CDD**  
**Debt Service Series 2013 A-3**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 3,750	\$ -	\$ -	\$ -
PREPAYMENT ON BONDS	-	-	5,000	5,000
INTEREST-INVESTMENT	-	-	19	19
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>3,750</b>	<b>-</b>	<b>5,019</b>	<b>5,019</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	3,750	-	-	-
PRINCIPAL EXPENSE	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>3,750</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>5,019</b>	<b>5,019</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>5,019</b>	<b>5,019</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>5,982</b>	<b>5,982</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,001</b>	<b>\$ 11,001</b>

**Union Park CDD**  
**Debt Service Series 2015 A1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 106,715	\$ 70,218	\$ 84,130 (a)	\$ 13,912
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	-	-
INTEREST--INVESTMENT	-	-	342	342
MISCELLANEOUS REVENUE	-	-	-	-
PREPAYMENT ON BONDS	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(4,269)	-	-	-
<b>TOTAL REVENUE</b>	<b>102,446</b>	<b>70,218</b>	<b>84,472</b>	<b>14,254</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES (3.5%)	2,134	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	80,000	-	-	-
PRINCIPAL RETIREMENT	20,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>102,134</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>312</b>	<b>70,218</b>	<b>84,472</b>	<b>14,254</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>312</b>	<b>70,218</b>	<b>84,472</b>	<b>14,254</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>123,305</b>	<b>123,305</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 312</b>	<b>\$ 70,218</b>	<b>\$ 207,777</b>	<b>\$ 137,559</b>

(a) Budgeted on roll assessments reported at gross while budget year-to-date and actual year-to-date reported net of discount and collection fees.

**Union Park CDD**  
**Debt Service Series 2015 A2 & A3**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<b>FY 2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 6,875	\$ -	\$ -	\$ -
INTEREST--INVESTMENT	-	-	98	98
PREPAYMENT ON BONDS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>6,875</b>	<b>-</b>	<b>98</b>	<b>98</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE (MAY & NOV 2018)	6,876	-	-	-
PRINCIPAL PREPAYMENT	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>6,876</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>-</b>	<b>-</b>	<b>98</b>	<b>98</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>98</b>	<b>98</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>34,061</b>	<b>34,061</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,159</b>	<b>\$ 34,159</b>



**Union Park CDD**  
**Debt Service Series 2016 A1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON ROLL (GROSS)	\$ 228,055	\$ 147,038.79	\$ 179,789 (a)	\$ 32,750
OFF ROLL ASSESSMENTS (GROSS)	71,945	5,811.20	50,339	44,528
INTEREST-INVESTMENT	-	-	811	811
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(12,000)	-	-	-
<b>TOTAL REVENUE</b>	<b>288,000</b>	<b>152,850</b>	<b>230,939</b>	<b>78,089</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	6,000	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	213,306	-	-	-
PRINCIPAL RETIREMENT	65,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>284,306</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,694</b>	<b>152,850</b>	<b>230,939</b>	<b>78,089</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>3,694</b>	<b>152,850</b>	<b>230,939.00</b>	<b>78,089</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>300,200</b>	<b>300,200</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,694</b>	<b>\$ 152,850</b>	<b>\$ 531,139</b>	<b>\$ 378,289</b>

(a) Budgeted on and off roll assessments reported at gross while budget year-to-date and actual year-to-date reported net of discount and collection fees.

**Union Park CDD**  
**Debt Service Series 2016 A2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 1,323,406	\$ -	\$ -	\$ -
PREPAYMENT ON BONDS	-	-	1,216,604	1,216,604
INTEREST--INVESTMENT	-	-	2,741	2,741
MISCELLANEOUS REVENUE	-	-	-	-
<b>TOTAL REVENUE</b>	<b>1,323,406</b>	<b>-</b>	<b>1,219,345</b>	<b>1,219,345</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE (MAY & NOV 2018)	223,312	-	-	-
PRINCIPAL PREPAYMENT	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>223,312</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE:</b>	<b>1,100,094</b>	<b>-</b>	<b>1,219,345</b>	<b>1,219,345</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS A-2	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	1,100,094	-	1,219,345	1,219,345
FUND BALANCE - BEGINNING	-	-	520,561	520,561
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,100,094</b>	<b>\$ -</b>	<b>\$ 1,739,906</b>	<b>\$ 1,739,906</b>

**Union Park CDD**  
**Capital Projects 2013 & 2015**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ -
INTEREST REVENUE	41
<b>TOTAL REVENUE</b>	<u>41</u>
<b>EXPENDITURES</b>	
CONSTRUCTION EXPENSE	-
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>41</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER-IN	-
TRANSFER-OUT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>41</b>
<b>FUND BALANCE - BEGINNING</b>	17,689
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 17,730</u></u>

**Union Park CDD**  
**Capital Projects 2016**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to January 31, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ 51,023
INTEREST REVENUE	209
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u><u>51,232</u></u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	74,346
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u><u>74,346</u></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(23,114)</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
BOND PROCEEDS	-
TRANSFER-IN	-
TRANSFER-OUT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><u>-</u></u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(23,114)</b>
<b>FUND BALANCE - BEGINNING</b>	84,644
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 61,530</u></u>

**Union Park CDD**  
**Operating Account**  
**Bank Reconciliation**  
**January 31, 2018**

Balance Per Bank Statement	\$ 552,661.90
Less: Outstanding Checks	(156,048.47)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 396,613.43</u></b>

Beginning Bank Balance Per Books	\$ 609,432.44
Cash Receipts	56,480.15
Cash Disbursements	(269,299.16)
<b><i>Balance Per Books</i></b>	<b><u>\$ 396,613.43</u></b>

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>EOY BALANCE</b>						<b>26,076.69</b>
10/03/2017		Goldenranch Property LLC	GF 2017-08 (Ins. FY 2018)	20,855.00		46,931.69
10/09/2017	3015	Egis Insurance Advisors, LLC	Insurance FY 2018		3,128.25	43,803.44
10/10/2017	3016	BRIGHT HOUSE NETWORKS	9/23-10/22 - Cable/Internet		174.28	43,629.16
10/10/2017	3017	BUSINESS OBSERVER	Legal Ad		68.00	43,561.16
10/10/2017	3018	Pasco County Utilities Services Branch	7/31-8/31 -Water		1,005.84	42,555.32
10/10/2017	3019	TECO	8/15-9/14 Electricity & Streetlights		7,623.39	34,931.93
10/10/2017	3020	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - September		292.24	34,639.69
10/13/2017		Goldenranch Property LLC	Key Fob	10.00		34,649.69
10/13/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	7,696.26		42,345.95
10/13/2017	3021	AQUATIC SYSTEMS, INC	Lake & Pond Maint - August & September		1,456.00	40,889.95
10/13/2017	3022	BRIGHTVIEW LANDSCAPE SERVICES	Remove (2) Trees & Stumps		400.00	40,489.95
10/13/2017	3023	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - September		750.00	39,739.95
10/13/2017	3024	H2 Pool Services	CH Cleaning - September		950.00	38,789.95
10/13/2017	3025	STANTEC CONSULTING SERVICES	Engineering Svcs thru 8/18/17		2,197.75	36,592.20
10/13/2017	3026	STRALEY ROBIN VERICKER	Legal Svcs thru 9/15/17		60.50	36,531.70
10/13/2017	3027	TRIANGLE POOL SERVICE	Pool Chemicals		210.95	36,320.75
10/13/2017	3028	USA Services	Pwer Sweep - Aug & Sep		1,250.00	35,070.75
10/17/2017	3029	AQUATIC SYSTEMS, INC	Lake & Pond Maint - October		728.00	34,342.75
10/17/2017	3030	Critical Intervention Services Inc	CCTV Monitoring - October		300.00	34,042.75
10/17/2017	3031	DPFG FIELD SERVICES, INC.	9/24-10/7 - Field P/R		1,527.50	32,515.25
10/17/2017	3032	VENTURESIN.COM, INC.	Web Site Hosting - October		60.00	32,455.25
10/17/2017	3033	WASTE MANAGEMENT INC. OF FLORIDA	10/1-10/31 - Solid Waste		194.07	32,261.18
10/18/2017		Goldenranch Property LLC	GF 2018-01	11,849.66		44,110.84
10/18/2017		Goldenranch Property LLC	DS	194,679.39		238,790.23
10/19/2017	3034	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt		11,549.66	227,240.57
10/19/2017	3035	Union Park CDD	DS		194,688.39	32,552.18
10/23/2017	3039	Poop 911	Pet Waste Removal - September		271.70	32,280.48
10/23/2017	3040	TRIANGLE POOL SERVICE	Pool Maint		225.65	32,054.83
10/24/2017	3036	BRIGHT HOUSE NETWORKS	10/23-11/22 - Internet		174.28	31,880.55
10/24/2017	3037	TECO	Electricity		4,117.76	27,762.79
10/24/2017	3038	TERMINIX	Pest Control - October		53.00	27,709.79
10/25/2017		Goldenranch Property LLC	DS Series 2013 A-2	9.00		27,718.79
10/26/2017	3043	TECO	Electricity		7,880.09	19,838.70
10/27/2017	3044	STEVE FAISON	Travel		328.97	19,509.73
<b>EOM BALANCE</b>				<b>235,099.31</b>	<b>241,666.27</b>	<b>19,509.73</b>
11/01/2017	3045	IPFS	Insurance - November		1,857.28	17,652.45
11/02/2017	3046	STEVE FAISON	Travel		336.00	17,316.45
11/02/2017		Goldenranch Property LLC	GF 2017-09	16,605.75		33,922.20
11/03/2017	3047	BRIGHTVIEW LANDSCAPE SERVICES	Landscape		16,605.75	17,316.45
11/03/2017	3048	BUSINESS OBSERVER	Legal Ad		119.01	17,197.44
11/03/2017	3049	Critical Intervention Services Inc	CCTV Monitoring - November		300.00	16,897.44
11/03/2017	3050	Elton Seals Property Maintenance, LLC	Plumbing Repairs Splash Pad		175.00	16,722.44
11/03/2017	3051	TRIANGLE POOL SERVICE	Pool Chemicals		124.50	16,597.94
11/03/2017	3052	USA Services	Power Sweep - October		312.50	16,285.44
11/03/2017	3053	BUSINESS OBSERVER	Legal Ad		63.75	16,221.69
11/03/2017	3054	STRALEY ROBIN VERICKER	Legal Svcs		679.10	15,542.59
11/03/2017	3055	USA Services	Power Sweep		562.50	14,980.09
11/03/2017	3056	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - October		292.24	14,687.85
11/06/2017		Goldenranch Property LLC	Key Fob	10.00		14,697.85
11/06/2017		Mike Fasano, Pasco Cty Tax Collector	Excess Fees FY 2017	1,692.00		16,389.85
11/07/2017	3057	Grandview Botanicals Landscape Co	Landscape Maint Oldwoods - November		600.00	15,789.85
11/07/2017		Shutts & Bowen	O & M (Shutts & Bowen)	11,544.39		27,334.24
11/07/2017	3058	TECO	Electricity		3,492.94	23,841.30
11/07/2017	3059	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		6,049.66	17,791.64
11/10/2017		Goldenranch Property LLC	O & M (Goldenranch Property LLC)	41,181.53		58,973.17
11/10/2017	ACH20171026	Paychex	Qtr Fee		10.00	58,963.17
11/13/2017		Mike Fasano, Pasco Cty Tax Collector	6/1-11/1 - Tax Collections - Installments	1,391.25		60,354.42
11/14/2017	3060	METRO DEVELOPMENT GROUP, LLC	July-Sept - Cell Phone Reimbursement		55.54	60,298.88
11/14/2017	3061	STEVE FAISON	Travel - October		255.35	60,043.53
11/16/2017	3062	Pasco County Utilities Services Branch	Water		756.36	59,287.17
11/16/2017	3063	Union Park CDD	Tax Collection Distribution c/o US Bank		859.15	58,428.02
11/16/2017	3064	Union Park CDD	Tax Collections C/O US Bank		331.98	58,096.04
11/16/2017	3065	Union Park CDD	Tax Collections C/O US Bank		358.53	57,737.51
11/16/2017	3066	DPFG FIELD SERVICES, INC.	10/22-11/18 - Field P/R		1,555.50	56,182.01
11/16/2017	3067	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	56,007.01
11/16/2017	3068	Pasco County Utilities Services Branch	Solid Waste Water Assessment - 32885 Natural Bridge Road		79.88	55,927.13
11/16/2017	3069	TRIANGLE POOL SERVICE	Pool Maint - September		740.00	55,187.13
11/16/2017	3070	VENTURESIN.COM, INC.	Web Site Hosting - November		60.00	55,127.13
11/16/2017	3071	WASTE MANAGEMENT INC. OF FLORIDA	11/1-11/30 - Solid Waste		83.00	55,044.13
11/20/2017	3072	BRIGHT HOUSE NETWORKS	11/23-12/22 - Internet		174.28	54,869.85
11/20/2017	3073	H2 Pool Services	CH Cleaning - October		950.00	53,919.85
11/20/2017	3075	LERNER REPORTING SERVICES, LLC	Disemination Svcs		6,500.00	47,419.85
11/20/2017	3076	PRECISION POWER SYSTEMS, INC.	Replace Motor/Pump		2,111.00	45,308.85

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
11/20/2017	3077	STANTEC CONSULTING SERVICES	Engineering Svcs thru 10/13/17		686.00	44,622.85
11/20/2017	3078	TECO	Electricity		3,473.06	41,149.79
11/20/2017	3079	US BANK	Trustee Fees - Series 2015		4,310.00	36,839.79
11/20/2017	3080	USA Services	Power Sweep		562.50	36,277.29
11/20/2017	3081	Poop 911	Pet Waste Removal - October		271.70	36,005.59
11/20/2017	3082	TERMINIX	Pest Control - November		53.00	35,952.59
11/20/2017		Shutts & Bowen	O & M (Shutts & Bowen)	2,170.74		38,123.33
11/20/2017		Mike Fasano, Pasco Cty Tax Collector	6/1-9/30 Interest - Tax Collections	4.47		38,127.80
11/21/2017	ACH11212017	Paychex	P/R Fees		55.50	38,072.30
11/21/2017	20043	IRA D. DRAPER	BOS Mtgs - 10/4 & 11/7/17		369.40	37,702.90
11/21/2017	20045DD	LORI PRICE	BOS Mtgs - 10/4 & 11/7/17		348.57	37,354.33
11/21/2017	20044	MICHAEL S LAWSON	BOS Mtgs - 10/4 & 11/7/17		369.40	36,984.93
11/21/2017	ACH11212017	Paychex	BOS Mtgs - 10/4 & 11/7/17		204.43	36,780.50
11/22/2017	3083	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Plants		2,281.67	34,498.83
11/24/2017		Mike Fasano, Pasco Cty Tax Collector	11/1-11/12 - Tax Collections	33,196.16		67,694.99
11/28/2017	3085	TECO	Electricity		4,171.59	63,523.40
11/29/2017	3087	IPFS	Insurance FY 2018		1,857.28	61,666.12
11/29/2017	3089	MIKE FASANO TAX COLLECTOR	Tax - Stormwater		127.68	61,538.44
11/30/2017	ACH1130217	Deluxe Business Products	Checks		103.58	61,434.86
<b>EOM BALANCE</b>				<b>107,796.29</b>	<b>65,871.16</b>	<b>61,434.86</b>
12/01/2017	3088	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - December		6,049.66	55,385.20
12/08/2017		Mike Fasano, Pasco Cty Tax Collector	11/13-11/20 Tax Collections	186,194.75		241,579.95
12/08/2017	3091	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - October		14,373.75	227,206.20
12/08/2017	3092	Critical Intervention Services Inc	12/1-12/31 - CCTV Monitoring		300.00	226,906.20
12/08/2017	3093	H2 Pool Services	Clubhouse Cleaning - November		950.00	225,956.20
12/08/2017	3094	RESIDENCE INN BY MARRIOT	Meeting Room - 11/7/17		180.00	225,776.20
12/08/2017	3096	TRIANGLE POOL SERVICE	Pool Repairs		1,000.41	224,775.79
12/08/2017	3097	US BANK	Trustee Fees - Series 2013		8,081.25	216,694.54
12/11/2017	3098	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint		14,973.55	201,720.99
12/11/2017	3099	DPFG FIELD SERVICES, INC.	11/19-12/16 - Field P/R		1,152.80	200,568.19
12/11/2017	3100	Hancock Environmental Seeding, Inc.	Seed & Mulch		1,500.00	199,068.19
12/11/2017	3101	Poop 911	Pet Waste Removal - November		271.70	198,796.49
12/12/2017		Mike Fasano, Pasco Cty Tax Collector	11/21-11/27/17 - Tax Collections	59,708.32		258,504.81
12/13/2017	3102	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - October		600.00	257,904.81
12/13/2017	3103	H2 Pool Services	CH Cleaning - December		950.00	256,954.81
12/13/2017	3104	Pasco County Utilities Services Branch	9/30-11/1 - Water		772.79	256,182.02
12/13/2017	3105	STRALEY ROBIN VERICKER	Legal Svcs thru 11/15/17		349.50	255,832.52
12/13/2017	3106	TRIANGLE POOL SERVICE	Pool Maint - October, Pool Chem, Pump Repairs		1,251.50	254,581.02
12/13/2017	3107	USA Services	Power Sweep - November		500.00	254,081.02
12/13/2017	3108	VENTURESIN.COM, INC.	Web Site Hosting - December		60.00	254,021.02
12/13/2017	3109	WASTE MANAGEMENT INC. OF FLORIDA	12/1-12/31 - Solid Waste		107.13	253,913.89
12/13/2017	3110	WITHLACOOCHIE RIVER ELECTRIC COOPER	Streetlights - November		292.24	253,621.65
12/13/2017		DR HORTON	DS & O & M (DR Horton)	23,166.81		276,788.46
12/15/2017	3112	BRIGHTVIEW LANDSCAPE SERVICES	Annuals - Winter		2,232.00	274,556.46
12/15/2017	3113	TERMINIX	Pest Control - December		53.00	274,503.46
12/15/2017	3114	Union Park CDD	Assessments (DR Horton) c/o US Bank		11,622.42	262,881.04
12/15/2017		Mike Fasano, Pasco Cty Tax Collector	Tax Collections	606,267.40		869,148.44
12/17/2017		Goldenranch Property LLC	Key Fobs	90.00		869,238.44
12/28/2017	3118	Union Park CDD	Tax Collection Distribution c/o US Bank		152,443.14	716,795.30
12/28/2017	3119	Union Park CDD	Tax Collection Distribution c/o US Bank		58,904.63	657,890.67
12/28/2017	3120	Union Park CDD	Tax Collection Distribution c/o US Bank		125,880.28	532,010.39
12/29/2017		Mike Fasano, Pasco Cty Tax Collector	12/4-12/17/17 - Tax Collections	77,422.05		609,432.44
<b>EOM BALANCE</b>				<b>952,849.33</b>	<b>404,851.75</b>	<b>609,432.44</b>
01/01/2018	3121	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		6,049.66	603,382.78
01/02/2018	3122	BRIGHT HOUSE NETWORKS	12/23-1/22 - Internet		174.28	603,208.50
01/02/2018	3123	IPFS	Insurance FY 2018-3		1,857.28	601,351.22
01/02/2018	3124	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/17		293.25	601,057.97
01/02/2018	3125	TECO	11/11-12/12 - Streetpole Lighting		7,761.31	593,296.66
01/02/2018	3126	USA Services	Power Sweep - December		1,250.00	592,046.66
01/02/2018	3127	BRIGHTVIEW LANDSCAPE SERVICES	Irrigation Repairs, Landscape Maint - Dec, etc		25,868.75	566,177.91
01/02/2018	3129	TRIANGLE POOL SERVICE	Pool Chemicals		121.50	566,056.41
01/02/2018	3130	WASTE MANAGEMENT INC. OF FLORIDA	1/1-1/31 - Solid Waste		94.00	565,962.41
01/02/2018	3131	Poop 911	Pet Waste Removal - December		271.70	565,690.71
01/05/2018	3132	GOLDEN RANCH PROPERTY, LLC	Deficit Refunding		50,000.00	515,690.71
01/05/2018	3133	LLS TAX SOLUTIONS, INC.	Arbitrage Series 2015A1, & 3		650.00	515,040.71
01/05/2018	3134	TRIANGLE POOL SERVICE	Pool Maint- Dec, Pool Chemicals		784.75	514,255.96
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	9,768.33		524,024.29
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,170.74		526,195.03
01/12/2018		Mike Fasano, Pasco Cty Tax Collector	12/18-12/31/17 - Tax Collections	35,808.49		562,003.52
01/18/2018	3137	AQUATIC SYSTEMS, INC	Lake & Pond Maint - January		728.00	561,275.52
01/18/2018	3138	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - January & Palm Pruning		16,377.75	544,897.77
01/18/2018	3139	DPFG FIELD SERVICES, INC.	12/17-1/13 - Field P/R		1,179.20	543,718.57
01/18/2018	3140	H2 Pool Services	CH Cleaning - January		950.00	542,768.57
01/18/2018	3141	Pasco County Utilities Services Branch	11/1-12/2 - Water		887.51	541,881.06

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
01/18/2018	3142	TRIANGLE POOL SERVICE	Pool Chemicals		325.50	541,555.56
01/18/2018	3143	USA Services	Power Sweep - October-Jan		1,125.00	540,430.56
01/18/2018	3144	VENTURESIN.COM, INC.	Web Site Hosting - January		60.00	540,370.56
01/18/2018	3145	WITHLACOOCHIE RIVER ELECTRIC COOPER	Streetlight - December		257.30	540,113.26
01/18/2018	3146	SUNCOAST RUST CONTROL, INC.	Rust Prevention - Oct-Dec		3,900.00	536,213.26
01/19/2018	3148	BUSINESS OBSERVER	Legal Ad		170.00	536,043.26
01/19/2018		Goldenranch Property LLC	Key Fobs	65.00		536,108.26
01/25/2018	3149	Critical Intervention Services Inc	CCTV Monitoring - January		300.00	535,808.26
01/25/2018		Shutts & Bowen	O & M (Shutts & Bowen)	7,597.59		543,405.85
01/29/2018	3150	BRIGHT HOUSE NETWORKS	1/23-2/22 - Internet		174.28	543,231.57
01/29/2018	3151	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Novembr		728.00	542,503.57
01/29/2018	3152	TRIANGLE POOL SERVICE	Pool Chemicals		108.00	542,395.57
01/29/2018	3153	AQUATIC SYSTEMS, INC	Lake & Pond Maint - December		728.00	541,667.57
01/30/2018	3154	Union Park CDD	Tax Collection Distribution c/o US Bank		65,284.32	476,383.25
01/30/2018	3155	Union Park CDD	Tax Collection Distribution c/o US Bank		25,199.57	451,183.68
01/30/2018	3156	Union Park CDD	Tax Collection Distribution c/o US Bank		53,935.44	397,248.24
01/30/2018	3157	Poop 911	Pet Waste Removal - January		444.81	396,803.43
01/30/2018	3158	BRIGHTVIEW LANDSCAPE SERVICES	Landscape - Lake & Walking Trail - January		1,260.00	395,543.43
01/31/2018		Goldenranch Property LLC	CF 2016-89	1,070.00		396,613.43
<b>EOM BALANCE</b>				<b>56,480.15</b>	<b>269,299.16</b>	<b>396,613.43</b>



**EXHIBIT 3.**

## RESOLUTION 2018-02

### **A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE UNION PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

**Section 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at c/o DPFM Management & Consulting, LLC, 250 International Parkway, Suite 250, Lake Mary, FL 32746.

**Section 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located at c/o DPFM Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

**Section 3.** The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building

**Section 4.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS** 6th day of March, 2018.

**ATTEST:**

**UNION PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT 4.**

**SPECIAL AUTHORIZATION NO.  
UNION PARK CDD  
AMORTIZATION TABLE SERVICES**

February 20, 2018

DPFG Management and Consulting LLC ("DPFG" or "Manager") provides general management services to Union Park Community Development District ("District") under a general District management agreement. The parties contemplate that when special projects are necessitated that they will utilize written special authorizations to effectuate the procurement of special work at additional compensation. Based upon mutual consideration, the parties hereby agree as follows:

- 1. Required Adjustments to Amortization Tables** –the Accounting team makes necessary adjustments to the debt service amortization tables to account for Extraordinary Mandatory Redemptions pursuant to the Trustee's requirements (Exhibit 1).
- 2. Fee** – A fixed fee of \$500 per amortization table.
- 3. Commencement** – Work commenced on February 16, 2018 to accommodate the Trustee's requirement to have the updated amortization tables to meet deadlines for upcoming Extraordinary Mandatory Redemptions and Debt Service Payments.
- 4. Date** – The effective date of this special authorization shall be \_\_\_\_\_, 2017.

IT IS SO AGREED.

DPFG Management and Consulting LLC by:

\_\_\_\_\_

Paul Cusmano, Manager

Approved and accepted by Union Park Community Development District by:

\_\_\_\_\_

Chairman

\_\_\_\_\_

Date

## **Exhibit 1 (Trustee Email & Table)**

**From:** Abbas, Tami J [mailto:tami.abbas@usbank.com]

**Sent:** Wednesday, February 14, 2018 4:30 PM

**To:** Jacob Cohen

**Subject:** Amort Request

Hello Jacob,

Please send me updated amorts for the following Districts.

Updated Scheduled Needed						
<u>Issue</u>	<u>CUSIP</u>	<u>11/1 Balance</u>	<u>11/1</u> <u>Mandatory</u>	<u>11/1 Prepay</u>	<u>8/1 Prepay</u>	<u>Current</u> <u>Outstanding</u>
Union Park 2015A2	907873AF0	\$110,000.00	\$-	\$(15,000.00)	\$-	\$95,000.00
Union Park 2016A2	907873AK9	3,615,000.00	\$ -	\$(850,000.00)	\$(955,000.00)	\$1,810,000.00

Thank you!

Tami

**Tami Abbas**

Officer | Trust Finance Management  
p. 651.466.7523 | f. 651.312.2583 | [tami.abbas@usbank.com](mailto:tami.abbas@usbank.com)

**U.S. Bank Global Corporate Trust Services**

**West Side Flats**

60 Livingston Avenue, St. Paul, MN 55107 | EP-MN-WS3T | [usbank.com](http://usbank.com)

Please see the attached link for our Secure E-mail: <https://www.usbank.com/securemail>  
<https://res.cisco.com/websafe/help?topic=ContactSupport>  
<https://www.youtube.com/playlist?list=PLD320F3D8E7F8C935>

**EXHIBIT 5.**



LLS Tax Solutions  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 8, 2018

Ms. Patricia Comings-Thibault  
Union Park Community Development District  
c/o Development Planning and Financing Group, Inc.  
1060 Maitland Center Commons Blvd, Suite 340  
Maitland, Florida 32751

**Union Park Community Development District**  
**\$4,120,000 Capital Improvement Revenue Bonds, Series 2016A-1**  
**\$5,040,000 Capital Improvement Revenue Bonds, Series 2016A-2**

Dear Ms. Comings-Thibault:

Attached you will find our arbitrage rebate report for the above-referenced issue for the period ended April 25, 2017 ("Computation Period"). This report indicates that there is no cumulative rebate liability as of April 25, 2017.

The next annual arbitrage rebate report date is April 25, 2018. We have enclosed an engagement letter for the next computation. Please sign and return the annual engagement letter. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Mr. James Audette, US Bank, Orlando, FL.

# ***Union Park Community Development District***

*Union Park Community Development District \$4,120,000  
Capital Improvement Revenue Bonds, Series 2016A-1,  
\$5,040,000 Capital Improvement Revenue Bonds, Series  
2016A-2*

*For the period ended April 25, 2017*





LLS Tax Solutions  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: liscott@llstax.com

January 8, 2018

Union Park Community Development District  
c/o Development Planning and Financing Group, Inc.  
1060 Maitland Center Commons Blvd, Suite 340  
Maitland, Florida 32751

Re: Union Park Community Development District \$4,120,000 Capital Improvement Revenue Bonds, Series 2016A-1 and \$5,040,000 Capital Improvement Revenue Bonds, Series 2016A-2

Union Park Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 25, 2017 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(205,026.92) at April 25, 2017. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Certificate As To Arbitrage And Certain Tax Matters, the calculations have been performed based upon a Bond Yield of 5.5430 %. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Union Park Community Development District

January 8, 2018

Capital Improvement Revenue Bonds, Series 2016A-1, Series 2016A-2

For the period ended April 25, 2017

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is April 26, 2016.
2. The end of the first Bond Year for the Bonds is April 25, 2017.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Union Park Community Development District

January 8, 2018

Capital Improvement Revenue Bonds, Series 2016A-1, Series 2016A-2

For the period ended April 25, 2017

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. The amounts on deposit in the Debt Service Funds are invested in non-purpose investments. However, the yield on these investments is less than the Arbitrage Yield. Further, the Debt Service Funds are only included in the calculation of Rebatable Arbitrage Liability if the Bona Fide Debt Service Fund exemption requirements are not met. Including the transaction activity recorded in the Debt Service Funds in the event that the Bona Fide Debt Service Fund exemption requirements are not met would only serve to increase the amount of negative arbitrage for the issue. Therefore, we have excluded the transaction activity recorded in the Debt Service Funds from the calculation of Rebatale Arbitrage Liability for the Current Computation Period.
11. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
12. The Series 2016A-1 Bonds are issued in an aggregate principal amount of \$4,120,000, for the purpose of: (i) financing the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's Capital Improvement Program (as more particularly described in Exhibit A to each of the Supplemental Indentures, the "Series 2016 Project"); (ii) paying certain costs associated with the issuance of the Series 2016A-1 Bonds; (iii) making a deposit into the Series 2016A-1 Reserve Account for the benefit of all of the Series 2016A-1 Bonds; and (iv) paying a portion of the interest to become due on the Series 2016A-1 Bonds. The Series 2016A-2 Bonds are issued in an aggregate principal amount of \$5,040,000, for the purpose of: (i) financing the cost of acquiring, constructing and equipping a portion of the Series 2016 Project; (ii) paying certain costs associated with the issuance of the Series 2016A-2 Bonds; (iii) making a deposit into the Series 2016A-2 Reserve Account for the benefit of all of the Series 2016A-2 Bonds; (iv) paying a portion of the interest to become due on the Series 2016A-2 Bonds; and (v) refunding and redeeming (A) a portion of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2013A-3 (the "Series 2013A-3 Bonds") and (B) all of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2015A-3 (the "Series 2015A-3 Bonds" and, together with the Series 2013A-3 Bonds, the "Refunded Bonds").

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Union Park Community Development District

January 8, 2018

Capital Improvement Revenue Bonds, Series 2016A-1, Series 2016A-2

For the period ended April 25, 2017

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Union Park Community Development District

January 8, 2018

Capital Improvement Revenue Bonds, Series 2016A-1, Series 2016A-2

For the period ended April 25, 2017

**SOURCE INFORMATION**

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Certificate As To Arbitrage And Certain  
Other Tax Matters

Investments

Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULE**

Union Park Community Development District

January 8, 2018

Capital Improvement Revenue Bonds, Series 2016A-1, Series 2016A-2

For the period ended April 25, 2017

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
\$4,120,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1  
\$5,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

DATE		FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5430%	ALLOWABLE EARNINGS
4 / 26 / 2016	ISSUE DATE	INITIAL DEPOSIT		0.00	282,000.00	297,802.64	15,802.64
8 / 1 / 2016	BEGINNING OF COMPUTATION PERIOD	RESERVE ACCOUNT A-2		1.45	0.00	0.00	0.00
8 / 2 / 2016	COMPUTATION DATE	RESERVE ACCOUNT A-2		0.00	(1.45)	(1.51)	(0.06)
9 / 1 / 2016		RESERVE ACCOUNT A-2		1.45	0.00	0.00	0.00
9 / 2 / 2016		RESERVE ACCOUNT A-2		0.00	(1.45)	(1.50)	(0.05)
10 / 3 / 2016		RESERVE ACCOUNT A-2		1.40	0.00	0.00	0.00
10 / 4 / 2016		RESERVE ACCOUNT A-2		0.00	(1.40)	(1.44)	(0.04)
11 / 1 / 2016		RESERVE ACCOUNT A-2		1.45	0.00	0.00	0.00
11 / 2 / 2016		RESERVE ACCOUNT A-2		0.00	(1.45)	(1.49)	(0.04)
12 / 1 / 2016		RESERVE ACCOUNT A-2		1.40	0.00	0.00	0.00
12 / 2 / 2016		RESERVE ACCOUNT A-2		0.00	(1.40)	(1.43)	(0.03)
12 / 29 / 2016		RESERVE ACCOUNT A-2		0.02	0.00	0.00	0.00
1 / 3 / 2017		RESERVE ACCOUNT A-2		20.11	0.00	0.00	0.00
1 / 4 / 2017		RESERVE ACCOUNT A-2		0.00	(20.11)	(20.45)	(0.34)
2 / 1 / 2017		RESERVE ACCOUNT A-2		42.92	0.00	0.00	0.00
2 / 2 / 2017		RESERVE ACCOUNT A-2		0.00	(42.92)	(43.46)	(0.54)
3 / 1 / 2017		RESERVE ACCOUNT A-2		39.69	0.00	0.00	0.00
3 / 2 / 2017		RESERVE ACCOUNT A-2		0.00	(39.69)	(40.01)	(0.32)
4 / 3 / 2017		RESERVE ACCOUNT A-2		62.30	0.00	0.00	0.00
4 / 4 / 2017		RESERVE ACCOUNT A-2		0.00	(62.30)	(62.50)	(0.20)
4 / 26 / 2016		INITIAL DEPOSIT	283,500.02	175.27	283,324.75	299,209.68	15,884.93
5 / 2 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.00	110,868.32	117,081.13	6,212.81
5 / 3 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.09	0.00	0.00	0.00
6 / 1 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.00	0.23	0.24	0.01
6 / 2 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.57	0.00	0.00	0.00
7 / 1 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.00	1.44	1.51	0.07
7 / 5 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.55	0.00	0.00	0.00
8 / 1 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.00	1.40	1.46	0.06
8 / 2 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.57	0.00	0.00	0.00
9 / 1 / 2016		CAPITALIZED INTEREST ACCOUNT A-1		0.00	1.44	1.50	0.06
				0.57	0.00	0.00	0.00

UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
\$4,120,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1  
\$5,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 26 / 2016 ISSUE DATE  
4 / 26 / 2016 BEGINNING OF COMPUTATION PERIOD  
4 / 25 / 2017 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5430%	ALLOWABLE EARNINGS
4 / 26 / 2016	INITIAL DEPOSIT		0.00	282,000.00	297,802.64	15,802.64
9 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-1		0.00	1.44	1.49	0.05
10 / 3 / 2016	CAPITALIZED INTEREST ACCOUNT A-1		0.55	0.00	0.00	0.00
10 / 4 / 2016	CAPITALIZED INTEREST ACCOUNT A-1		0.00	1.40	1.44	0.04
11 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-1		0.57	0.00	0.00	0.00
11 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-1		0.00	(110,868.32)	(113,837.25)	(2,968.93)
2 / 13 / 2017	CAPITALIZED INTEREST ACCOUNT A-1	0.00	0.00	(10.82)	(10.94)	(0.12)
			3.47	(3.47)	3,240.58	3,244.05
4 / 26 / 2016	INITIAL DEPOSIT		0.00	287,437.50	303,544.84	16,107.34
5 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.24	0.00	0.00	0.00
5 / 3 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	0.23	0.24	0.01
6 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		1.47	0.00	0.00	0.00
6 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.45	1.52	0.07
7 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		1.42	0.00	0.00	0.00
7 / 5 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.40	1.46	0.06
8 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		1.47	0.00	0.00	0.00
8 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.45	1.51	0.06
9 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		1.47	0.00	0.00	0.00
9 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.45	1.50	0.05
10 / 3 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		1.42	0.00	0.00	0.00
10 / 4 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.40	1.44	0.04
11 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		1.47	0.00	0.00	0.00
11 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	(145,687.50)	(149,588.85)	(3,901.35)
11 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.45	1.49	0.04
12 / 1 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.70	0.00	0.00	0.00
12 / 2 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.00	1.40	1.43	0.03
12 / 29 / 2016	CAPITALIZED INTEREST ACCOUNT A-2		0.01	0.00	0.00	0.00
1 / 3 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		10.05	0.00	0.00	0.00
1 / 4 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		21.47	20.11	20.45	0.34
2 / 1 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		0.00	0.00	0.00	0.00
2 / 2 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		0.00	42.92	43.46	0.54



UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
\$4,120,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1  
\$5,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 26 / 2016 ISSUE DATE  
4 / 26 / 2016 BEGINNING OF COMPUTATION PERIOD  
4 / 25 / 2017 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5430%	ALLOWABLE EARNINGS
4 / 26 / 2016	INITIAL DEPOSIT	142,017.49	0.00	282,000.00	297,802.64	15,802.64
3 / 1 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		19.86	0.00	0.00	0.00
3 / 2 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		0.00	39.69	40.01	0.32
4 / 3 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		31.19	0.00	0.00	0.00
4 / 4 / 2017	CAPITALIZED INTEREST ACCOUNT A-2		0.00	62.30	62.50	0.20
4 / 26 / 2016	INITIAL DEPOSIT	142,017.49	92.24	141,925.25	154,133.00	12,207.75
4 / 26 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	1,591,117.12	1,680,279.70	89,162.58
5 / 2 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	3,552,319.73	3,751,383.63	199,063.90
5 / 10 / 2016	ACQUIS & CONST ACCT A1 & A2		4.24	0.00	0.00	0.00
5 / 10 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(99,774.42)	(105,141.75)	(5,367.33)
5 / 17 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(4,065.00)	(4,283.68)	(218.68)
6 / 1 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(21,938.05)	(23,093.64)	(1,155.59)
6 / 2 / 2016	ACQUIS & CONST ACCT A1 & A2		25.88	0.00	0.00	0.00
6 / 2 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(36,530.30)	(38,367.03)	(1,836.73)
6 / 2 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(50,326.81)	(52,857.22)	(2,530.41)
6 / 2 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(1,725.00)	(1,811.73)	(86.73)
6 / 2 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(45,251.50)	(47,526.72)	(2,275.22)
6 / 3 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	4,065.00	4,268.74	203.74
6 / 3 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(596,238.78)	(626,122.27)	(29,883.49)
6 / 3 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(368,065.64)	(386,513.09)	(18,447.45)
6 / 14 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(11,193.75)	(11,735.16)	(541.41)
6 / 14 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(30,221.90)	(31,683.65)	(1,461.75)
6 / 14 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(45,345.00)	(47,538.21)	(2,193.21)
6 / 23 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(3,576.75)	(3,744.62)	(167.87)
6 / 23 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(17,826.75)	(18,663.45)	(836.70)
6 / 23 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(444,674.73)	(465,545.57)	(20,870.84)
7 / 1 / 2016	ACQUIS & CONST ACCT A1 & A2		18.90	0.00	0.00	0.00
7 / 11 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(536.21)	(559.84)	(23.63)
7 / 11 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(1,248.00)	(1,303.01)	(55.01)
7 / 22 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(23,786.00)	(24,792.96)	(1,006.96)
7 / 22 / 2016	ACQUIS & CONST ACCT A1 & A2		0.00	(16,675.00)	(17,380.92)	(705.92)

UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
 \$4,120,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1  
 \$5,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

DATE		ISSUE DATE		FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5430%	ALLOWABLE EARNINGS
4 / 26 / 2016	4 / 26 / 2016	4 / 26 / 2016	4 / 25 / 2017						
				INITIAL DEPOSIT		0.00	282,000.00	297,802.64	15,802.64
8 / 1 / 2016	8 / 1 / 2016	8 / 1 / 2016		ACQUIS & CONST ACCT A1 & A2		17.17	0.00	0.00	0.00
8 / 4 / 2016	8 / 4 / 2016	8 / 4 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(317,482.65)	(330,320.41)	(12,837.76)
8 / 18 / 2016	8 / 18 / 2016	8 / 18 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(6,600.00)	(6,852.29)	(252.29)
8 / 18 / 2016	8 / 18 / 2016	8 / 18 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(316,282.50)	(328,372.77)	(12,090.27)
8 / 31 / 2016	8 / 31 / 2016	8 / 31 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(2,777.06)	(2,877.53)	(100.47)
8 / 31 / 2016	8 / 31 / 2016	8 / 31 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(5,500.92)	(5,699.93)	(199.01)
9 / 1 / 2016	9 / 1 / 2016	9 / 1 / 2016		ACQUIS & CONST ACCT A1 & A2		14.81	0.00	0.00	0.00
9 / 16 / 2016	9 / 16 / 2016	9 / 16 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(10,000.00)	(10,338.20)	(338.20)
9 / 16 / 2016	9 / 16 / 2016	9 / 16 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(317,115.00)	(327,839.97)	(10,724.97)
9 / 26 / 2016	9 / 26 / 2016	9 / 26 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(231.00)	(238.45)	(7.45)
9 / 30 / 2016	9 / 30 / 2016	9 / 30 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(447.60)	(461.76)	(14.16)
10 / 3 / 2016	10 / 3 / 2016	10 / 3 / 2016		ACQUIS & CONST ACCT A1 & A2		12.46	0.00	0.00	0.00
10 / 18 / 2016	10 / 18 / 2016	10 / 18 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	5,460.70	5,618.01	157.31
10 / 18 / 2016	10 / 18 / 2016	10 / 18 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	562.87	579.09	16.22
11 / 1 / 2016	11 / 1 / 2016	11 / 1 / 2016		ACQUIS & CONST ACCT A1 & A2		12.05	0.00	0.00	0.00
11 / 4 / 2016	11 / 4 / 2016	11 / 4 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(86,028.75)	(88,292.27)	(2,263.52)
12 / 1 / 2016	12 / 1 / 2016	12 / 1 / 2016		ACQUIS & CONST ACCT A1 & A2		11.29	0.00	0.00	0.00
12 / 1 / 2016	12 / 1 / 2016	12 / 1 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(40,581.00)	(41,478.30)	(897.30)
12 / 16 / 2016	12 / 16 / 2016	12 / 16 / 2016		ACQUIS & CONST ACCT A1 & A2		0.00	(12,305.70)	(12,549.17)	(243.47)
12 / 29 / 2016	12 / 29 / 2016	12 / 29 / 2016		ACQUIS & CONST ACCT A1 & A2		0.13	0.00	0.00	0.00
1 / 3 / 2017	1 / 3 / 2017	1 / 3 / 2017		ACQUIS & CONST ACCT A1 & A2		157.47	0.00	0.00	0.00
1 / 30 / 2017	1 / 30 / 2017	1 / 30 / 2017		ACQUIS & CONST ACCT A1 & A2		0.00	(12,732.80)	(12,898.24)	(165.44)
2 / 1 / 2017	2 / 1 / 2017	2 / 1 / 2017		ACQUIS & CONST ACCT A1 & A2		335.88	0.00	0.00	0.00
3 / 1 / 2017	3 / 1 / 2017	3 / 1 / 2017		ACQUIS & CONST ACCT A1 & A2		309.00	0.00	0.00	0.00
3 / 3 / 2017	3 / 3 / 2017	3 / 3 / 2017		ACQUIS & CONST ACCT A1 & A2		0.00	(36,281.70)	(36,569.37)	(287.67)
3 / 3 / 2017	3 / 3 / 2017	3 / 3 / 2017		ACQUIS & CONST ACCT A1 & A2		0.00	(236,456.27)	(238,331.10)	(1,874.83)
3 / 10 / 2017	3 / 10 / 2017	3 / 10 / 2017		ACQUIS & CONST ACCT A1 & A2		0.00	(93,239.00)	(93,878.42)	(639.42)
3 / 10 / 2017	3 / 10 / 2017	3 / 10 / 2017		ACQUIS & CONST ACCT A1 & A2		0.00	(36,326.09)	(36,575.21)	(249.12)
4 / 3 / 2017	4 / 3 / 2017	4 / 3 / 2017		ACQUIS & CONST ACCT A1 & A2		405.02	0.00	0.00	0.00
4 / 11 / 2017	4 / 11 / 2017	4 / 11 / 2017		ACQUIS & CONST ACCT A1 & A2		0.00	(2,337.50)	(2,342.48)	(4.98)

UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
\$4,120,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1  
\$5,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 26 / 2016 ISSUE DATE  
4 / 26 / 2016 BEGINNING OF COMPUTATION PERIOD  
4 / 25 / 2017 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5430%	ALLOWABLE EARNINGS
4 / 26 / 2016	INITIAL DEPOSIT	1,282,398.88	0.00	282,000.00	297,802.64	15,802.64
4 / 11 / 2017	ACQUIS & CONST ACCT A1 & A2		0.00	(27,300.00)	(27,358.11)	(58.11)
4 / 12 / 2017	ACQUIS & CONST ACCT A1 & A2		0.00	(493,752.34)	(494,728.17)	(975.83)
4 / 25 / 2017	INTERST ACCRUAL		326.63	0.00	0.00	0.00
		1,282,398.88	1,650.93	1,280,747.95	1,435,462.50	154,714.55
4 / 26 / 2016	INITIAL DEPOSIT		0.00	1,130,720.82	1,194,083.84	63,363.02
5 / 2 / 2016	OPTIONAL REDEMPTION FUND A-3 2013		0.00	(40,844.82)	(43,094.38)	(2,249.56)
5 / 2 / 2016	OPTIONAL REDEMPTION FUND A-3 2013		0.93	0.00	0.00	0.00
5 / 4 / 2016	OPTIONAL REDEMPTION FUND A-3 2013		0.00	(1,089,876.00)	(1,149,552.59)	(59,676.59)
6 / 1 / 2016	OPTIONAL REDEMPTION FUND A-3 2013		0.55	0.00	0.00	0.00
6 / 1 / 2016	OPTIONAL REDEMPTION FUND A-3 2013		0.00	(1.48)	(1.55)	(0.07)
		0.00	1.48	(1.48)	1,435.32	1,436.80
4 / 26 / 2016	INITIAL DEPOSIT		0.00	1,573,080.46	1,661,232.30	88,151.84
5 / 2 / 2016	OPTIONAL REDEMPTION FUND A-3 2015		0.00	(47,187.70)	(49,786.60)	(2,598.90)
5 / 2 / 2016	OPTIONAL REDEMPTION FUND A-3 2015		1.30	0.00	0.00	0.00
5 / 4 / 2016	OPTIONAL REDEMPTION FUND A-3 2015		0.00	(1,525,892.76)	(1,609,443.63)	(83,550.87)
5 / 4 / 2016	OPTIONAL REDEMPTION FUND A-3 2015		0.00	(1.30)	(1.37)	(0.07)
		0.00	1.30	(1.30)	2,000.70	2,002.00
4 / 26 / 2016	INITIAL DEPOSIT		0.00	73,344.10	77,454.14	4,110.04
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-2		0.00	(72,781.23)	(76,859.72)	(4,078.49)
10 / 18 / 2016	COST OF ISSUANCE ACCOUNT A-2		0.00	(562.87)	(579.09)	(16.22)
		0.00	0.00	0.00	15.33	15.33
4 / 26 / 2016	INITIAL DEPOSIT		0.00	59,955.90	63,315.69	3,359.79
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	72,781.23	76,859.72	4,078.49
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(40,000.00)	(42,241.51)	(2,241.51)
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(39,000.00)	(41,185.47)	(2,185.47)
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(5,250.00)	(5,544.20)	(294.20)
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(15,500.00)	(16,368.58)	(868.58)
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(1,800.00)	(1,900.87)	(100.87)
4 / 26 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(20,000.00)	(21,120.75)	(1,120.75)
4 / 27 / 2016	COST OF ISSUANCE ACCOUNT A-1		0.00	(5,726.59)	(6,046.58)	(319.99)

UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
 \$4,120,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1  
 \$5,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 26 / 2016	ISSUE DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.5430%	ALLOWABLE EARNINGS
4 / 26 / 2016	BEGINNING OF COMPUTATION PERIOD	INITIAL DEPOSIT		0.00	282,000.00	297,802.64	15,802.64
4 / 25 / 2017	COMPUTATION DATE	COST OF ISSUANCE ACCOUNT A-1		0.01	0.00	0.00	0.00
		COST OF ISSUANCE ACCOUNT A-1		0.03	0.00	0.00	0.00
		COST OF ISSUANCE ACCOUNT A-1		0.03	0.00	0.00	0.00
		COST OF ISSUANCE ACCOUNT A-1		0.03	0.00	0.00	0.00
		COST OF ISSUANCE ACCOUNT A-1		0.03	0.00	0.00	0.00
		COST OF ISSUANCE ACCOUNT A-1		0.03	0.00	0.00	0.00
		COST OF ISSUANCE ACCOUNT A-1		0.00	0.00	0.00	0.00
10 / 18 / 2016		COST OF ISSUANCE ACCOUNT A-1	0.00	0.00	(5,460.70)	(5,618.01)	(157.31)
			1,989,916.41	0.16	(0.16)	149.44	149.60
				2,099.22	1,987,817.19	2,193,273.33	205,456.14
		ACTUAL EARNINGS		2,099.22			
		ALLOWABLE EARNINGS		205,456.14			
		REBATABLE ARBITRAGE		(203,356.92)			
		COMPUTATION DATE CREDIT		(1,670.00)			
		CUMULATIVE REBATABLE ARBITRAGE		(205,026.92)			



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January 8, 2018

Union Park Community Development District  
c/o Development Planning and Financing Group, Inc.  
1060 Maitland Center Commons Blvd, Suite 340  
Maitland, Florida 32751

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Union Park Community Development District ("Client") for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Union Park Community Development District  
\$4,120,000 Capital Improvement Revenue Bonds, Series 2016A-1  
\$5,040,000 Capital Improvement Revenue Bonds, Series 2016A-2

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for services listed above for the bond year ending April 25, 2018 is \$650. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Union Park Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT 6.**





# Union Park CDD

## Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 1/12/2018

**Prepared for:**

Mr. Paul Cusmano, District Manager/ Owner Representative  
DPFG  
15310 Amberly Drive, Suite #175  
Tampa, Florida 33647

**Prepared by:**

Sarah Walter, Assistant Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office  
Corporate Headquarters  
2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069  
1-800-432-4302

**Site: 1, 2****Comments:** Normal growth observed

Sites #1 (above and top right) and #2 (bottom right) were observed with minor filamentous algae along their perimeters which will be targeted during upcoming routine maintenance visits. Pickerelweed and Gulf Spikerush within site #1 was noted to be in a stressed state as we enter the colder, winter months.

**Site: 3****Comments:** Site looks good

Minor surface filamentous algae was observed within the southern cove of site #3. Nuisance grasses along the site perimeter were noted to be well maintained. Treatment will continue to target this growth during upcoming maintenance visits.



**Site: 4****Comments:** Site looks good

Site #4 is looking good. Reductions of surface filamentous algae continue along the pond perimeter. Minor shoreline Torpedograss and Primrose Willow will receive treatment during upcoming scheduled maintenance visits.

**Site: 6, 5****Comments:** Normal growth observed

Water levels within sites #5 (top and bottom right) and #6 (above) continue to decrease. Nuisance grasses along the exposed pond banks were noted to be well maintained, further treatment will be applied as necessary to target any remaining or new growth within each site.

## Site: 7, 8

**Comments:** Normal growth observed

Reductions of surface filamentous algae were observed within both sites #7 (above) and #8 (top and bottom right). Much of the remaining vegetation was noted to be well into the decomposition stage.

## Site: 10, 9

**Comments:** Normal growth observed

Both sites #9 (top and bottom right) and #10 (above) were observed with minor surface filamentous algae along their perimeters. Site #9 also had moderate growth of filamentous algae within its northern cove. Perimeter nuisance grasses within each site were showing signs of decay.



## Site: 11

**Comments:** Site looks good

Site #11 looks great! Continued reduction of nuisance grasses was observed along the perimeter and northern shoreline.

## Site: 13

**Comments:** Normal growth observed

The open water of site #13 is looking good. Nuisance grasses and brush along the perimeter were noted to be well into the decomposition stage following treatment during last months routine maintenance visit.

## Site: 12

**Comments:** Normal growth observed

Site #12 was observed with a reduction of surface filamentous algae. The remaining algae was noted to be showing signs of decay. Minor shoreline grasses will be targeted during upcoming routine maintenance visits.

## Site: 15, 16

**Comments:** Normal growth observed

Sites #15 (above) and #16 (top and bottom right) will begin to receive treatment during upcoming maintenance visits to target nuisance grasses and algae within both sites.

**Management Summary**

Overall, the waterways within the Union Park CDD community are looking good and responding well to routine maintenance. Treatment is in progress to target nuisance grasses, brush, and algae throughout the community, much of the remaining vegetation was noted to be in varying stages of decomposition. Beneficial Pickerelweed and Gulf Spikerush were noted to be showing signs of stress as they enter a dormant state for the winter. During this time the beneficial vegetation will store nutrients that will be used for further growth during the spring and summer once conditions are once again favorable.

Reductions of surface filamentous algae were observed within sites #7, #8, and #12. Much of the remaining algae was noted to be showing signs of decay. Treatment will continue during upcoming routine maintenance visits to target the remaining growth as well as any new growth.

Sites #3, #9, and #10 were observed with minor surface filamentous algae along their perimeters. Treatment will be applied during upcoming routine maintenance visits. Typically, results may be expected within 10-14 days following initial treatment application.

Lake assessment results from sites #1 and #2 showed that both sites are exhibiting elevated Phosphorus levels and showing signs of stratification. The addition of aeration is vital to the overall health of these waterways. Each of the ponds have experienced frequently reoccurring algal blooms following treatment application, when nutrient levels are high, especially phosphorus, algal blooms are more likely to take place as phosphorus is the limiting nutrient that fuels algal growth. Within both sites #1 and #2 nutrient levels are consistently higher on the bottom of the water column, suggesting that due to low oxygen levels on the bottom of the water column, nutrients are leaching out of the bottom sediments.

Aeration will help to reduce nutrient levels by binding them up within the sediments. The addition of aeration will also aid in the de-stratification of the water column by circulating the entire water column thus increasing dissolved oxygen throughout the entire water body helping to reduce the possibility of fish kills, algae blooms, much accumulation, and foul odors.

**Recommendations/Action Items**

- Continue to monitor and promote beneficial vegetation throughout the community.
- Consider the introduction of aeration to sites #1 and #2.
- Begin routine treatment on add-on sites.
- Continue routine treatment within all sites.

Thank You for Choosing Aquatic Systems, Inc.!

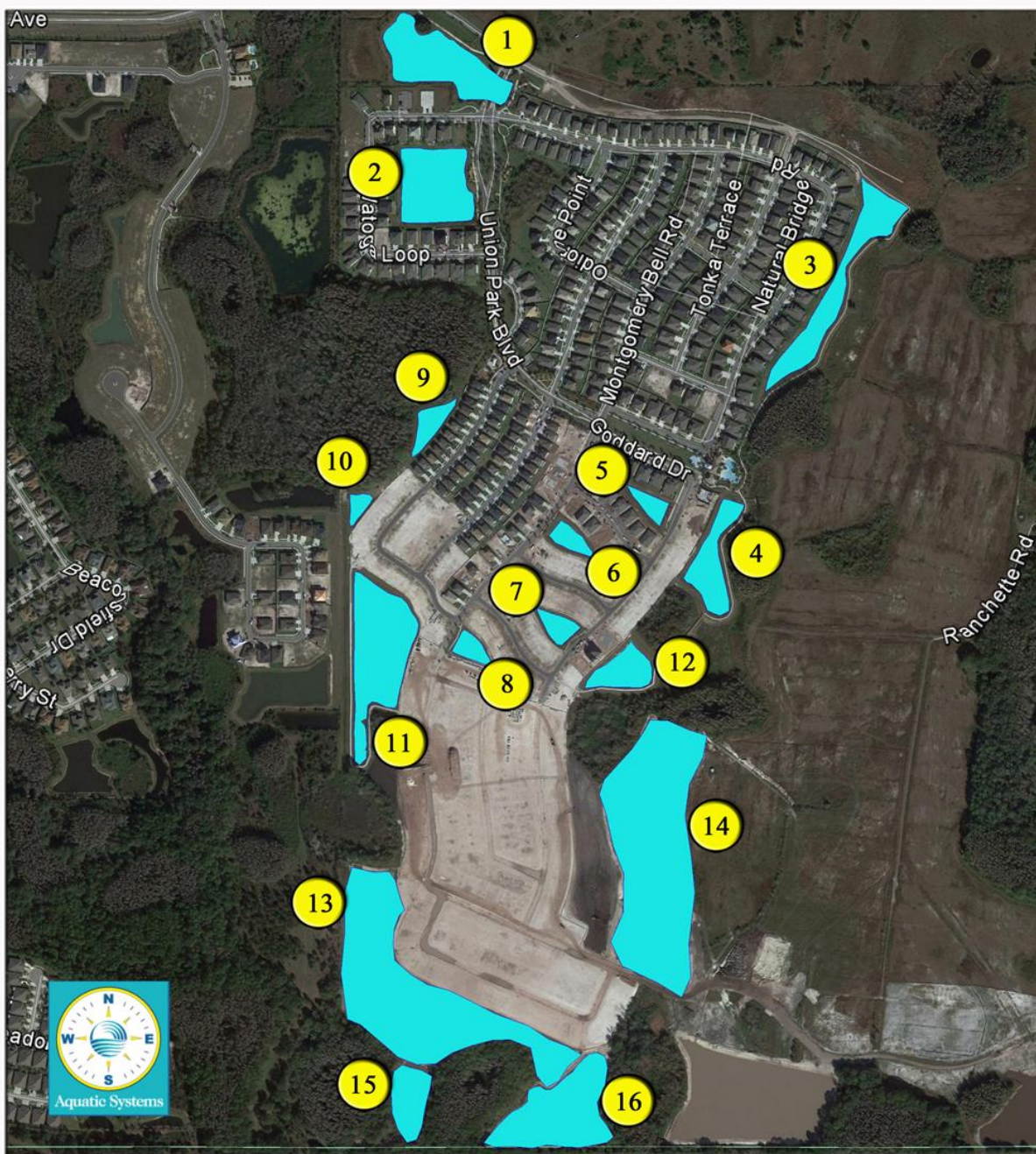




## Union Park CDD

Wesley Chapel, FL

1-800-432-4302



JCH 12/2017





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