

***UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
Regular Meeting***

***Wednesday  
June 6, 2018***

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

***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, June 6, 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 May 2, 2018 Meeting Exhibit 1
- B. Acceptance of April 2018 Unaudited Financial Statement Exhibit 2

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

- A. Presentation of Fiscal Year 2018-2019 Proposed Budget Exhibit 3
- B. Consideration and approval of Resolution 2018-03 Approving the Proposed Budget and setting the Public Hearing for 08-01-2018 Exhibit 4
- C. Audit Letter Exhibit 5

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

- A. District Manager
  - 1. Aquatic Systems May Report Exhibit 6
  - 2. Security Budget Proposal at Amenities Center with Security Elite Agency and Pasco County Sheriff Exhibit 7
  - 3. Field Report for the month of May Exhibit 8
- B. Attorney
- C. District Engineer

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

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

#### **VIII. Adjournment**

## **EXHIBIT 1.**



2. Aquatic Systems Notice of Projected Increase for 2019 Budget - \$788 Per Month  
– Effective: May 1, 2019

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Aquatic Systems Projected Increase for 2019 Budget - \$788 per month** for the Union Park Community Development District.

**B. Attorney**

There being none, next item followed.

**C. District Engineer**

There being none, next item followed.

**SIXTH ORDER OF BUSINESS – Supervisors Requests**

There being none, next item followed.

**SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

There being none, next item followed.

**EIGHTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Highland Lakes 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**

**Title:** ☐ Secretary ☐ Assistant Secretary

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

**Title:** ☐ Chairman ☐ Vice Chairman

**EXHIBIT 2.**

# **Union Park Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2018

[www.dpfg.com](http://www.dpfg.com)

**Union Park CDD**  
**Balance Sheet**  
**April 30, 2018**

	<b>GENERAL FUND</b>	<b>DEBT SERVICE 2013 A-1</b>	<b>DEBT SERVICE 2013 A-2</b>	<b>DEBT SERVICE 2013 A-3</b>	<b>DEBT SERVICE 2015 A-1</b>	<b>DEBT SERVICE 2015 A-2 &amp; A-3</b>	<b>DEBT SERVICE 2016 A-1</b>	<b>DEBT SERVICE 2016 A-2</b>	<b>CAPITAL PROJECTS</b>	<b>CAPITAL PROJECTS 2016</b>	<b>CONSOLIDATED TOTAL</b>
<b><u>ASSETS:</u></b>											
CASH	\$ 238,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238,972
RESTRICTED CASH	64,575	-	-	-	-	-	-	-	-	-	64,575
INVESTMENT / TRUST FUNDS:											
REVENUE	-	273,094	2,489	2,532	124,264	-	299,514	74,760	-	-	776,653
RESERVE	-	259,606	1,860	3,771	100,313	6,875	282,000	204,763	-	-	859,188
INTEREST	-	689	-	-	-	-	-	-	-	-	689
CAPITAL INTEREST	-	-	-	-	-	24,766	-	-	-	-	24,766
OPTIONAL REDEMPTION	-	-	-	2	-	2	-	-	-	-	4
PREPAYMENT	-	-	17,457	7,252	-	2,601	-	1,187,098	-	-	1,214,408
CONSTRUCTION 2013 - A1	-	-	-	-	-	-	-	-	4,991	-	4,991
CONSTRUCTION 2013- A3	-	-	-	-	-	-	-	-	12,783	-	12,783
CONSTRUCTION FUND 2016	-	-	-	-	-	-	-	-	-	71,168	71,168
UTILITY DEPOSITS	11,643	-	-	-	-	-	-	-	-	-	11,643
PREPAID ITEMS	64	-	-	-	-	-	-	-	-	-	64
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-	-	89,611	89,611
<b>TOTAL ASSETS</b>	<b><u>\$ 315,254</u></b>	<b><u>\$ 533,389</u></b>	<b><u>\$ 21,806</u></b>	<b><u>\$ 13,557</u></b>	<b><u>\$ 224,577</u></b>	<b><u>\$ 34,244</u></b>	<b><u>\$ 581,514</u></b>	<b><u>\$ 1,466,621</u></b>	<b><u>\$ 17,774</u></b>	<b><u>\$ 160,779</u></b>	<b><u>\$ 3,369,515</u></b>
<b><u>LIABILITIES:</u></b>											
ACCOUNTS PAYABLE	\$ 25,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,069	\$ 118,240.00
DEFERRED REVENUE - OFF ROLL	64,575	-	-	-	-	-	-	-	-	-	64,575
<b><u>FUND BALANCE:</u></b>											
NONSPENDABLE:											
PREPAID AND DEPOSITS	11,707	-	-	-	-	-	-	-	-	-	11,707
RESTRICTED FOR:											
ASSIGNED:	-	533,389	21,806	13,557	224,577	34,244	581,514	1,466,621	17,774	67,710	2,961,192
UNASSIGNED:	213,801	-	-	-	-	-	-	-	-	-	213,801
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 315,254</u></b>	<b><u>\$ 533,389</u></b>	<b><u>\$ 21,806</u></b>	<b><u>\$ 13,557</u></b>	<b><u>\$ 224,577</u></b>	<b><u>\$ 34,244</u></b>	<b><u>\$ 581,514</u></b>	<b><u>\$ 1,466,621</u></b>	<b><u>\$ 17,774</u></b>	<b><u>\$ 160,779</u></b>	<b><u>\$ 3,369,515</u></b>

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to April 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
SPECIAL ASSESSMENTS ON ROLL (Net)	\$ 616,391	\$ 616,390.94	\$ 616,561	\$ 170
ASSESSMENTS OFF ROLL - GOLDENRANCH LLC	72,621	54,466	53,381	(1,085)
ASSESSMENTS OFF ROLL - DR HORTON	-	-	11,544	11,544
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	7,696	7,696
MISCELLANEOUS REVENUE	-	-	-	-
GATE ACCESS CARDS	-	-	235	235
RENTAL REVENUE	-	-	-	-
INTEREST REVENUE	-	-	312	312
DISCOUNTS	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 689,012</b>	<b>\$ 670,857</b>	<b>\$ 689,729</b>	<b>\$ 18,872</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
BOARD OF SUPERVISORS	8,000	4,667	1,800	2,867
PAYROLL TAXES	612	357	138	219
PAYROLL SERVICES	745	435	172	263
SUPERVISOR TRAVEL PER DIEM	300	175	-	175
MANAGEMENT CONSULTING SERVICES	25,000	14,583	14,581	2
CONSTRUCTION ACCOUNTING SERVICES	3,000	3,000	3,000	-
PLANNING & COORDINATING SERVICES	36,000	21,000	21,000	-
ADMINISTRATIVE SERVICES	3,600	2,100	2,100	-
BANK FEES	175	104	104	-
MISCELLANEOUS	500	292	-	292
AUDITING	4,000	-	-	-
INSURANCE (Liability, Property & Casualty)	18,385	14,272	14,272	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	438	353	85
LEGAL SERVICES	8,500	4,958	3,540	1,418
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	-
ENGINEERING SERVICES	8,500	4,958	2,540	2,418
PROPERTY APPRAISER	750	-	-	-
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	60	60	128	(68)
MEETING ROOM RENTAL	1,440	840	180	660
WEBSITE HOSTING	720	420	420	-
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>123,712</b>	<b>75,333</b>	<b>67,003</b>	<b>8,330</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	47,845	48,038	(193)
ELECTRICITY (Pumps )	4,200	2,450	1,718	732
WATER	3,000	1,750	655	1,095
WATER RECLAIMED	-	-	-	-
LANDSCAPE MAINTENANCE	172,488	100,618	123,810	(23,192)
LANDSCAPE REPLENISHMENT	56,573	46,727	46,727	-
TREE REMOVAL	-	-	-	-
IRRIGATION MAINTENANCE	9,000	5,250	5,198	52
RUST PREVENTION	8,140	4,748	7,800	(3,052)
ENVIRONMENTAL MITIGATION & MAINTENANCE	6,900	3,450	2,500	950
POND MAINTENANCE	8,556	4,991	6,262	(1,271)
STORMWATER DRAIN	8,000	4,667	-	4,667
NPDES	5,400	3,150	-	3,150
BRIDGE MAINTENANCE	5,000	2,917	-	2,917
EROSION CONTROL	-	-	-	-

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to April 30, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
FIELD MANAGER	8,781	5,122	10,888	(5,766)
AMENITY MANAGEMENT	3,000	1,750	1,750	-
FIELD SERVICE MANAGEMENT	5,000	2,917	2,917	-
FIELD MANAGER TRAVEL	1,400	817	801	16
SPLASH ZONE MAINTENANCE	2,500	1,458	270	1,188
STREET SWEEP	8,000	4,667	13,400	(8,733)
FIELD CONTINGENCY/ MISC FIELD EXPENSES	3,000	1,750	1,276	474
SECURITY	3,600	2,100	2,100	-
HOLIDAY LIGHTING	5,000	5,000	5,900	(900)
PAVEMENT REPAIRS	-	-	-	-
CAPITAL OUTLAY	-	-	-	-
PAINTING	-	-	-	-
<b>TOTAL FIELD OPERATIONS</b>	<b>409,558</b>	<b>254,143</b>	<b>282,010</b>	<b>(27,866)</b>
<b>COMMUNITY AMENITIES MAINTENANCE:</b>				
POOL MAINTENANCE ( Contract )	7,260	4,235	5,031	(796)
POOL MAINTENANCE & REPAIRS	4,260	2,485	8,430	(5,945)
SPLASH PAD MAINTENANCE	1,620	945	1,494	(549)
POOL PERMITS	275	-	-	-
AMENITY CENTER CLEANING & MAINTENANCE	11,400	6,650	5,700	950
AMENITY CENTER INTERNET	2,100	1,225	1,348	(123)
AMENITY CENTER ELECTRICITY	14,400	8,400	5,606	2,794
AMENITY CENTER WATER	14,400	8,400	4,966	3,434
AMENITY CENTER PEST CONTROL	636	371	371	-
AMENITY CENTER RUST REMOVAL	6,000	6,000	8,300	(2,300)
PET WASTE REMOVAL	2,400	1,400	2,150	(750)
AMENITY CENTER REFUSE SERVICE	2,000	1,167	760	407
AMENITY CENTER LANDSCAPE MAINTENANCE	5,000	2,917	-	2,917
COMMUNITY EVENTS & SUPPLIES	5,000	2,917	-	2,917
MISC AMENITY CENTER REPAIRS & MAINTENANCE	5,000	4,525	4,525	-
<b>TOTAL COMMUNITY AMENITIES MAINTENANCE</b>	<b>81,751</b>	<b>51,636</b>	<b>48,681</b>	<b>2,955</b>
<b>RESERVES</b>				
RESERVE STUDY	3,600	-	-	-
<b>TOTAL RESERVES</b>				
<b>TOTAL EXPENDITURES O&amp;M</b>	<b>689,012</b>	<b>451,504</b>	<b>472,968</b>	<b>(21,464)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 219,353</b>	<b>\$ 216,761</b>	<b>\$ (2,591)</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>\$ 219,353</b>	<b>\$ 216,761</b>	<b>\$ (2,592)</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>\$ 219,353</b>	<b>\$ 225,507</b>	<b>\$ 6,154</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 April 30, 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	\$ 259,607	\$ 259,679 (a)	\$ 72
PREPAYMENT ON BONDS	-	-	-	-
INTEREST-INVESTMENT	-	-	1,896	1,896
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	534	-	-	-
LESS: DISCOUNT ASSESSMENTS	(11,047)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>265,665</b></u>	<u><b>259,607</b></u>	<u><b>261,575</b></u>	<u><b>1,968</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>259,607</b></u>	<u><b>261,575</b></u>	<u><b>1,968</b></u>
NET CHANGE IN FUND BALANCE	1,103	259,607	261,575	1,968
FUND BALANCE - BEGINNING	-	-	271,815	271,815
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 1,103</b></u>	<u><b>\$ 259,607</b></u>	<u><b>\$ 533,390</b></u>	<u><b>\$ 273,783</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 April 30, 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	\$ 2,489	\$ 2,489	\$ -
PREPAYMENT ON BONDS	-	-	12,499	12,499
INTEREST--INVESTMENT	-	-	59	59
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>4,794</b>	<b>2,489</b>	<b>15,047</b>	<b>12,558</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>2,489</b>	<b>15,047</b>	<b>12,558</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>2,489</b>	<b>15,047</b>	<b>15,047</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>\$ 2,489</b>	<b>\$ 21,806</b>	<b>\$ 21,806</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 April 30, 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	\$ 2,531	\$ 2,531	\$ -
PREPAYMENT ON BONDS	-	-	5,000	5,000
INTEREST-INVESTMENT	-	-	43	43
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>3,750</b>	<b>2,531</b>	<b>7,574</b>	<b>5,043</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>2,531</b>	<b>7,574</b>	<b>5,043</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>2,531</b>	<b>7,574</b>	<b>5,043</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>\$ 2,531</b>	<b>\$ 13,556</b>	<b>\$ 11,025</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 April 30, 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	\$ 100,312	\$ 100,341 (a)	\$ 29
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	-	-
INTEREST--INVESTMENT	-	-	931	931
MISCELLANEOUS REVENUE	-	-	-	-
PREPAYMENT ON BONDS	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(4,269)	-	-	-
<b>TOTAL REVENUE</b>	<b>102,446</b>	<b>100,312</b>	<b>101,272</b>	<b>960</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>100,312</b>	<b>101,272</b>	<b>960</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>100,312</b>	<b>101,272</b>	<b>960</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>\$ 100,312</b>	<b>\$ 224,577</b>	<b>\$ 124,265</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 April 30, 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	-	-	183	183
PREPAYMENT ON BONDS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>6,875</b>	<b>-</b>	<b>183</b>	<b>183</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>183</b>	<b>183</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>183</b>	<b>183</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>\$ 34,244</b>	<b>\$ 34,244</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 April 30, 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	\$ 210,055.42	\$ 214,431 (a)	\$ 4,376
OFF ROLL ASSESSMENTS (GROSS)	71,945	5,811.20	64,950	59,139
INTEREST--INVESTMENT	-	-	1,933	1,933
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(12,000)	-	-	-
<b>TOTAL REVENUE</b>	<b>288,000</b>	<b>215,867</b>	<b>281,314</b>	<b>65,447</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>215,867</b>	<b>281,314</b>	<b>65,447</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>215,867</b>	<b>281,314.00</b>	<b>65,447</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>\$ 215,867</b>	<b>\$ 581,514</b>	<b>\$ 365,647</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 April 30, 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	\$ -	\$ 51,083	\$ 51,083
PREPAYMENT ON BONDS	-	-	1,857,926	1,857,926
INTEREST--INVESTMENT	-	-	5,480	5,480
MISCELLANEOUS REVENUE	-	-	-	-
<b>TOTAL REVENUE</b>	<b>1,323,406</b>	<b>-</b>	<b>1,914,489</b>	<b>1,914,489</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE (MAY & NOV 2018)	223,312	-	13,430	(13,430)
PRINCIPAL PREPAYMENT	-	-	955,000	(955,000)
<b>TOTAL EXPENDITURES</b>	<b>223,312</b>	<b>-</b>	<b>968,430</b>	<b>(968,430)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE:</b>	<b>1,100,094</b>	<b>-</b>	<b>946,059</b>	<b>946,059</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	-	946,059	946,059
FUND BALANCE - BEGINNING	-	-	520,561	520,561
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,100,094</b>	<b>\$ -</b>	<b>\$ 1,466,620</b>	<b>\$ 1,466,620</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 April 30, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ -
INTEREST REVENUE	85
<b>TOTAL REVENUE</b>	<u>85</u>
<b>EXPENDITURES</b>	
CONSTRUCTION EXPENSE	-
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>85</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>85</b>
<b>FUND BALANCE - BEGINNING</b>	17,689
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 17,774</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 April 30, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ 186,257
INTEREST REVENUE	394
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u><u>186,651</u></u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	203,586
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u><u>203,586</u></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(16,935)</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>(16,935)</b>
<b>FUND BALANCE - BEGINNING</b>	84,644
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 67,709</u></u>

**Union Park CDD**  
**Operating Account**  
**Bank Reconciliation**  
**April 30, 2018**

Balance Per Bank Statement	\$ 339,054.50
Less: Outstanding Checks	(35,507.31)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 303,547.19</u></u></b>

Beginning Bank Balance Per Books	\$ 324,706.60
Cash Receipts	117,903.74
Cash Disbursements	(139,063.15)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 303,547.19</u></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	WITHLACOOCHIE 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	WITHLACOOCHIE 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
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

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
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 MARRIOTT	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	WITHLACOOCHEE 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
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	WITHLACOOCHEE 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

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
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>
02/01/2018	3159	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - February		6,049.66	389,493.77
02/01/2018	3160	IPFS	Insurance FY 2018		1,857.28	387,636.49
02/01/2018	3161	BRIGHTVIEW LANDSCAPE SERVICES	Mulch		13,185.00	374,451.49
02/01/2018	3162	WITHLACOCOCHEE RIVER ELECTRIC COOPER	Streetlights		300.13	374,151.36
02/01/2018	ACH20180201	Paychex	P/R Fee		30.00	374,121.36
02/05/2018	3164	WASTE MANAGEMENT INC. OF FLORIDA	2/1-2/28 - Solid Waste		94.00	374,027.36
02/05/2018	3165	Pasco County Utilities Services Branch	12/2-1/3 - Water		512.06	373,515.30
02/05/2018	3166	LLS TAX SOLUTIONS, INC.	Arbitrage Series 2016A-2, 2016A-1		650.00	372,865.30
02/06/2018	3167	AQUATIC SYSTEMS, INC	Lake & Pond Maint - February		728.00	372,137.30
02/06/2018	3168	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - February		14,373.75	357,763.55
02/06/2018	3169	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - January		750.00	357,013.55
02/06/2018	3170	STRALEY ROBIN VERICKER	Legal Svcs thru 1/15/18		212.50	356,801.05
02/06/2018	3171	SUNCOAST RUST CONTROL, INC.	Rust Prevention - January		1,300.00	355,501.05
02/06/2018	3172	TERMINIX	Pest Control - January		53.00	355,448.05
02/06/2018	3173	TRIANGLE POOL SERVICE	Pool Maint - January		740.00	354,708.05
02/06/2018	3174	USA Services	Power Sweep		562.50	354,145.55
02/06/2018	3175	VENTURESIN.COM, INC.	Web Site Hosting - February		60.00	354,085.55
02/09/2018	3176	LLS TAX SOLUTIONS, INC.	Arbitrage - Series 2013A-1 & 2		2,600.00	351,485.55
02/09/2018	3177	DPFG FIELD SERVICES, INC.	1/14-2/10 - Field P/R		1,722.55	349,763.00
02/13/2018		Mike Fasano, Pasco Cty Tax Collector	1/1-1/31/18 - Tax Collections	45,855.46		395,618.46
02/14/2018		Mike Fasano, Pasco Cty Tax Collector	Tax Collections - Interest	66.77		395,685.23
02/14/2018	3178	Cistech, Inc.	Camera Replacement		397.97	395,287.26
02/14/2018	3179	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep		1,350.00	393,937.26
02/14/2018	3180	H2 Pool Services	CH Cleaning - February		950.00	392,987.26
02/14/2018	3181	H2O POWER CLEAN, LLC	Rust Removal/Power Wash		8,300.00	384,687.26
02/14/2018	3182	TRIANGLE POOL SERVICE	Pool Chemicals		312.35	384,374.91
02/14/2018	3183	USA Services	Power Sweep - November		250.00	384,124.91
02/14/2018	3184	Patrick Larrabee	Travel - November		78.70	384,046.21
02/15/2018	3185	Patrick Larrabee	Travel - December		109.09	383,937.12
02/22/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,256.11		387,193.23
02/23/2018	3188	Critical Intervention Services Inc	CCTV Monitoring - February		300.00	386,893.23
02/23/2018	3189	Suncoast Pool Services	Replace 10HP Motor for Swimming Pool Pump		2,404.00	384,489.23
02/23/2018	3190	TECO	1/16-2/13 - Electricity & Streetlighting		8,985.88	375,503.35
02/23/2018	3191	TRIANGLE POOL SERVICE	Pool Chemicals		154.50	375,348.85
02/23/2018	3192	USA Services	Power Sweep - February		312.50	375,036.35
02/23/2018	3193	BRIGHT HOUSE NETWORKS	2/23-3/22 - Internet		174.28	374,862.07
02/23/2018		WRA Engineering	Refund	182.00		375,044.07
<b>EOM BALANCE</b>				<b>49,360.34</b>	<b>69,859.70</b>	<b>375,044.07</b>
03/01/2018	3195	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - March		6,049.66	368,994.41
03/01/2018		Union Park CDD	Refund - closed account	936.90		369,931.31
03/02/2018	3196	BRIGHTVIEW LANDSCAPE SERVICES	Lake & Walking Trail Maint - February		1,260.00	368,671.31
03/02/2018	3197	Critical Intervention Services Inc	CCTV Monitoring - March		300.00	368,371.31
03/02/2018	3198	Pasco County Utilities Services Branch	1/3-2/2 - Water		521.35	367,849.96
03/02/2018	3199	STANTEC CONSULTING SERVICES	Engineering Svcs thru 1/12/18		482.00	367,367.96
03/02/2018	3200	TECO	12/12-1/15 - Streetlighting & Electricity		7,513.50	359,854.46
03/02/2018	3202	IPFS	Insurance FY 2018		1,857.28	357,997.18
03/06/2018		Union Park CDD	Key Fobs	35.00		358,032.18
03/09/2018	3203	Cistech, Inc.	Key Cards		197.55	357,834.63
03/09/2018	3204	Poop 911	Pet Waste Removal - February		444.81	357,389.82
03/09/2018	3206	STRALEY ROBIN VERICKER	Legal Svcs thru 2/15/18		275.50	357,114.32
03/09/2018	3207	SUNCOAST RUST CONTROL, INC.	Rust Prevention - February		1,300.00	355,814.32
03/09/2018	3208	USA Services	Power Sweep		1,000.00	354,814.32
03/09/2018	3209	WASTE MANAGEMENT INC. OF FLORIDA	3/1-3/31 - Solid Waste		94.00	354,720.32
03/09/2018	3210	AQUATIC SYSTEMS, INC	Lake & Pond Maint - March		728.00	353,992.32
03/09/2018	3211	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - March		14,373.75	339,618.57
03/09/2018	3212	DPFG FIELD SERVICES, INC.	2/25-3/24 - Field P/R		2,265.90	337,352.67
03/09/2018	3213	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - February		600.00	336,752.67
03/09/2018	3214	STANTEC CONSULTING SERVICES	Engineering Svcs thru 2/16/18		490.00	336,262.67
03/09/2018	3215	USA Services	Power Sweep - February 16		312.50	335,950.17
03/09/2018	3216	TERMINIX	Pest Control - February		53.00	335,897.17
03/09/2018	3217	TRIANGLE POOL SERVICE	Pool Maint - February & Pool Chem		771.25	335,125.92
03/09/2018	3218	VENTURESIN.COM, INC.	Web Site Hosting - March		60.00	335,065.92
03/13/2018		Mike Fasano, Pasco Cty Tax Collector	2/1-2/28 - Tax Collections	31,274.45		366,340.37
03/16/2018	3219	BRIGHTVIEW LANDSCAPE SERVICES	Irrigation Repairs (Faulty ADM)		2,292.10	364,048.27
03/16/2018	3220	TERMINIX	Pest Control - March		53.00	363,995.27
03/16/2018	3221	USA Services	Power Sweep - March 3,9		687.50	363,307.77

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
03/19/2018	3222	Grandview Botanicals Landscape Co	Bush Hog, Trim, Debris Removal, Pruning		1,850.00	361,457.77
03/19/2018	3223	H2 Pool Services	CH Cleaning - March		950.00	360,507.77
03/19/2018	3224	Union Park CDD	Tax Collection Distributions c/o US Bank		10,012.51	350,495.26
03/19/2018	3225	Union Park CDD	Tax Collection Distributions c/o US Bank		3,868.88	346,626.38
03/19/2018	3226	Union Park CDD	Tax Collection Distributions c/o US Bank		8,267.89	338,358.49
03/19/2018	3231	Pasco County Utilities Services Branch	Meter Installation		485.00	337,873.49
03/21/2018	3228	BRIGHTVIEW LANDSCAPE SERVICES	Annuals		2,925.00	334,948.49
03/21/2018	3229	PRECISION POWER SYSTEMS, INC.	Outdoor Lighting		1,995.00	332,953.49
03/21/2018	3230	J & J Lighting Solutions	Holiday Lighting		5,900.00	327,053.49
03/22/2018	3232	USA Services	Power Sweep - March 16		312.50	326,740.99
03/23/2018	3233	BRIGHT HOUSE NETWORKS	3/23-4/22 - Internet		174.28	326,566.71
03/23/2018	3234	STRALEY ROBIN VERICKER	Legal Svcs thru 3/15/18		1,129.00	325,437.71
03/23/2018	3235	TECO	2/14-3/14 - Streetlighting		8,420.38	317,017.33
03/26/2018		Union Park CDD	Key Fob	25.00		317,042.33
03/27/2018	3236	BRIGHTVIEW LANDSCAPE SERVICES	Cut Vegetation		366.30	316,676.03
03/27/2018	3237	Patrick Larrabee	Travel - January		142.74	316,533.29
03/28/2018		Shutts & Bowen	O & M (Shutts & Bowen)	9,768.33		326,301.62
03/29/2018	3238	Pasco County Utilities Services Branch	2/2-3/5 - 32885 Natural Bridge Rd		861.72	325,439.90
03/29/2018	ACH03292018	Paychex	P/R Fee		87.40	325,352.50
03/29/2018	20046	IRA D. DRAPER	BOS Mtg - 3/7/18		184.70	325,167.80
03/29/2018	20048DD	LORI PRICE	BOS Mtg - 3/7/18		184.70	324,983.10
03/29/2018	20047	MICHAEL S LAWSON	BOS Mtg - 3/7/18		184.70	324,798.40
03/29/2018	ACH03292018	Paychex	BOS Mtg - 3/7/18		91.80	324,706.60
<b>EOM BALANCE</b>				<b>42,039.68</b>	<b>92,377.15</b>	<b>324,706.60</b>
04/01/2018	3240	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - April		6,049.66	318,474.94
04/02/2018	3241	AQUATIC SYSTEMS, INC	Removal of Decaying Cattails & Sesbania		800.00	317,674.94
04/02/2018	3242	Critical Intervention Services Inc	CCTV Monitoring - April		300.00	317,374.94
04/02/2018	3243	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - March		750.00	316,624.94
04/02/2018	3244	IPFS	Insurance FY 2018		1,857.28	314,767.66
04/02/2018	3245	Pasco County Utilities Services Branch	2/2-3/5 - Water		36.13	314,731.53
04/02/2018	3246	Poop 911	Pet Waste Removal - March		444.81	314,286.72
04/02/2018	3247	STANTEC CONSULTING SERVICES	Engineering Svcs thru 3/16/18		320.00	313,966.72
04/04/2018		Paychex.	Deposit	21.26		313,987.98
04/06/2018	3248	BRIGHTVIEW LANDSCAPE SERVICES	Replace Decoders; Tree Removal/Sod/Stump Grind; Playground Mulch		14,731.60	299,256.38
04/06/2018	3249	DPFG FIELD SERVICES, INC.	3/25-4/21 - Field P/R		1,530.26	297,726.12
04/06/2018	3250	SUNCOAST RUST CONTROL, INC.	Rust Prevention - March		1,300.00	296,426.12
04/06/2018	3251	TRIANGLE POOL SERVICE	Replace 3HP 3 PH Motor & Seal		2,027.51	294,398.61
04/06/2018	3252	WASTE MANAGEMENT INC. OF FLORIDA	4/1-4/30 - Solid Waste		94.00	294,304.61
04/06/2018	3253	ALL AMERICAN LAWN & TREE SPECIALIST INC	Repair Pavers		1,880.00	292,424.61
04/10/2018	3254	USA Services	Power Sweep - 3/30/18		250.00	292,174.61
04/16/2018		Mike Fasano, Pasco Cty Tax Collector	3/1-3/31 - Tax Collections	115,200.47		407,375.08
04/16/2018		Mike Fasano, Pasco Cty Tax Collector	Tax Collection - Interest	17.92		407,393.00
04/17/2018	3255	WITHLACOOCHIEE RIVER ELECTRIC COOPER	Streetslights - February-March		601.26	406,791.74
04/20/2018	3256	GOLDEN RANCH PROPERTY, LLC	GOLDEN RANCH PROPERTY, LLC		182.00	406,609.74
04/20/2018	3257	Union Park CDD	Tax Collection Distribution c/o US Bank		31,940.14	374,669.60
04/20/2018	3258	Union Park CDD	Tax Collection Distribution c/o US Bank		12,341.79	362,327.81
04/20/2018	3259	Union Park CDD	Tax Collection Distribution c/o US Bank		26,374.75	335,953.06
04/26/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,664.09		338,617.15
04/27/2018	3260	AQUATIC SYSTEMS, INC	Lake & Pond Maint - April		728.00	337,889.15
04/27/2018	3261	BRIGHT HOUSE NETWORKS	4/23-5/22 - Internet		174.28	337,714.87
04/27/2018	3262	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - April; Plants/Soil/Mulch		21,431.64	316,283.23
04/27/2018	3263	Pasco County Utilities Services Branch	3/5-4/6 - Water		1,604.34	314,678.89
04/27/2018	3264	STRALEY ROBIN VERICKER	Legal Svcs thru 4/15/18		971.00	313,707.89
04/27/2018	3265	TECO	3/15-4/13 - Streetlighting & Electricity		9,422.55	304,285.34
04/27/2018	3266	TERMINIX	Pest Control - April		53.00	304,232.34
04/27/2018	3267	USA Services	Power Sweep - 4/6/18 & 4/16/18		500.00	303,732.34
04/27/2018	3268	VENTURESIN.COM, INC.	Web Site Hosting - April		60.00	303,672.34
04/27/2018	3269	WITHLACOOCHIEE RIVER ELECTRIC COOPER	Streetslights - April		307.15	303,365.19
<b>EOM BALANCE</b>				<b>117,903.74</b>	<b>139,063.15</b>	<b>303,365.19</b>

**EXHIBIT 3.**

**STATEMENT 1**  
**UNION PARK CDD**  
**FY 2019 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD-MARCH	FY 2019 PROPOSED	VARIANCE 2018 TO 2019
<b>REVENUE</b>						
ON ROLL COLLECTION (AS IF ALL ON-ROLL)	\$ 201,940	\$ 476,658	\$ 689,012	\$ 629,536	\$ 874,209	\$ 185,197
DEVELOPER OFF ROLL	395,911	196,928	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-	-	-
ASSESSMENTS DEVELOPER - NET	-	-	-	-	-	-
MISCELLANEOUS REVENUE	2,173	270	-	235	-	-
RENTAL	538	438	-	-	-	-
INTEREST	102	210	-	312	-	-
DEFICIT FUNDING	-	50,000	-	-	-	-
<b>TOTAL REVENUE</b>	<b>600,664</b>	<b>724,503</b>	<b>689,012</b>	<b>630,083</b>	<b>874,209</b>	<b>185,197</b>
<b>EXPENDITURES</b>						
<b>GENERAL ADMINISTRATIVE</b>						
SUPERVISORS COMPENSATION	6,800	2,400	8,000	1,800	8,000	-
PAYROLL TAXES	520	184	612	138	612	-
PAYROLL SERVICES	576	249	745	183	685	(60)
SUPERVISOR TRAVEL PER DIEM	49	38	300	-	300	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	25,000	12,498	25,000	-
CONSTRUCTION ACCOUNTING SERVICES PLANNING,	9,000	9,000	3,000	3,000	1,000	(2,000)
COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	100	200	175	104	175	-
MISCELLANEOUS	1,901	171	500	-	500	-
AUDITING SERVICES	2,500	2,800	4,000	-	4,000	-
INSURANCE (Liability, Property & Casualty)	17,808	16,714	18,385	12,415	22,941	4,556
MASS MAILING	-	1,074	-	-	-	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,659	1,220	750	353	750	-
ENGINEERING SERVICES	9,134	8,876	8,500	1,978	8,500	-
LEGAL SERVICES	8,200	11,717	8,500	2,569	8,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	2,500	2,500	-
PROPERTY APPRAISER	150	-	750	-	750	-
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	-	55	60	128	150	90
MEETING ROOM RENTAL	920	180	1,440	180	1,440	-
WEBSITE HOSTING	983	737	720	360	720	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>123,575</b>	<b>118,889</b>	<b>123,712</b>	<b>58,181</b>	<b>126,298</b>	<b>2,586</b>
<b>DEBT ADMINISTRATION:</b>						
DISSEMINATION AGENT	6,500	6,500	6,500	6,500	6,500	-
TRUSTEE FEES	8,081	14,165	12,391	14,874	17,455	5,064
ARBITRAGE	-	-	1,500	3,900	1,950	450
BUDGET FUNDING AGREEMENT	-	-	50,000	50,000	65,000	15,000
<b>TOTAL DEBT ADMINISTRATION</b>	<b>14,581</b>	<b>20,665</b>	<b>70,391</b>	<b>75,274</b>	<b>90,905</b>	<b>20,514</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>						
STREETPOLE LIGHTING	51,656	75,228	82,020	39,587	98,000	15,980
ELECTRICITY (IRRIGATION & POND PUMPS)	1,440	3,995	4,200	1,365	4,200	-
WATER - RECLAIMED (Purchase well water)	-	2,707	-	-	-	-
WATER - PASCO COUNTY UTILITIES	14,135	-	3,000	275	800	(2,200)
LANDSCAPING MAINTENANCE	241,802	199,259	172,488	93,803	246,108	73,620
LANDSCAPE REPLINISHMENT	2,905	16,163	56,573	39,669	56,573	-
IRRIGATION MAINTENANCE	8,656	15,981	9,000	4,325	9,000	-
RUST PREVENTION	6,545	13,090	8,140	6,500	15,600	7,460
ENVIRONMENTAL MITIGATION & MAINTENANCE	5,950	2,500	6,900	2,500	6,900	-
POND MAINTENANCE	5,315	7,733	8,556	5,335	8,736	180
RETENTION POND MOWING	6,400	7,832	-	600	4,020	4,020
STORMWATER DRAIN & MAINTENANCE	13,037	4,564	8,000	-	1,500	(6,500)
NPDES MONITORING	5,025	3,150	5,400	-	1,500	(3,900)
BRIDGE MAINTENANCE	-	6,600	5,000	-	5,000	-
FIELD SERVICE MANAGEMENT	-	-	5,000	2,500	5,000	-
FIELD SERVICE TECH	12,233	15,486	8,781	9,358	11,678	2,897
FIELD MANAGER TRAVEL	2,724	1,346	1,400	586	1,400	-
STREET SWEEP	7,800	9,463	8,000	11,738	-	(8,000)
CONTINGENCY	4,071	-	3,000	-	3,000	-
SECURITY	1,800	3,600	3,600	1,800	3,600	-
SECURITY - OTHER	-	2,092	-	398	69,000	69,000
SECURITY KEY FOBS AND ACCESS CARD	-	2,704	-	198	6,000	6,000
CAPITAL OUTLAY & MISC. CONSTRUCTION	20,144	119,720	-	-	-	-
HOLIDAY LIGHTING	-	-	5,000	5,900	6,000	1,000
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>411,638</b>	<b>513,213</b>	<b>404,058</b>	<b>226,437</b>	<b>563,615</b>	<b>159,557</b>

**STATEMENT 1  
UNION PARK CDD  
FY 2019 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD-MARCH	FY 2019 PROPOSED	VARIANCE 2018 TO 2019
<b>COMMUNITY AMENITIES MAINTENANCE</b>						
POOL SERVICE CONTRACT	7,260	7,260	7,260	3,936	17,940	10,680
POOL MAINTENANCE & REPAIRS	6,503	8,919	4,260	8,430	1,500	(2,760)
SPLASH PAD MAINTENANCE	-	-	1,620	1,094	500	(1,120)
POOL PERMIT	435	570	275	-	275	-
AMENITY MANAGEMENT	-	-	3,000	1,500	4,500	1,500
AMENITY CENTER CLEANING & MAINTENANCE	4,080	13,756	11,400	5,700	11,400	-
AMENITY CENTER INTERNET	1,965	2,051	2,100	1,174	2,100	-
AMENITY CENTER ELECTRICITY	13,385	10,539	14,400	4,682	13,200	(1,200)
AMENITY CENTER WATER	-	11,759	14,400	3,397	13,000	(1,400)
AMENITY CENTER PEST CONTROL	1,280	636	636	318	636	-
AMENITY CENTER RUST REMOVAL	-	17,200	6,000	8,300	6,000	-
PET WASTE REMOVAL	1,833	2,958	2,400	2,150	5,340	2,940
REFUSE SERVICE	-	-	2,000	666	2,000	-
LANDSCAPE MAINTENANCE	-	-	5,000	-	5,000	-
COMMUNITY EVENTS & SUPPLIES	3,979	1,227	5,000	-	5,000	-
SPLASH ZONE MAINTENANCE	2,554	2,490	2,500	270	-	(2,500)
MISC. AMENITY CENTER REPAIRS & MAINT.	10,075	3,563	5,000	4,070	5,000	-
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>53,349</b>	<b>82,927</b>	<b>87,251</b>	<b>45,687</b>	<b>93,391</b>	<b>6,140</b>
<b>RESERVES</b>						
RESERVE STUDY	-	-	3,600	-	-	(3,600)
<b>TOTAL RESERVES</b>	<b>-</b>	<b>-</b>	<b>3,600</b>	<b>-</b>	<b>-</b>	<b>(3,600)</b>
<b>TOTAL EXPENDITURES</b>	<b>603,143</b>	<b>735,693</b>	<b>689,012</b>	<b>405,579</b>	<b>874,209</b>	<b>185,197</b>
<b>CONSTRUCTION EXPENDITURES (TRANSFER-OUT)</b>	<b>(8,966)</b>		-	-	-	-
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(11,445)</b>	<b>(11,190)</b>	-	<b>224,504</b>	-	-
FUND BALANCE - BEGINNING	31,381	-	-	-	-	-
FUND BALANCE APPROPRIATED	-	-	-	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>19,936</b>	<b>(11,190)</b>	<b>-</b>	<b>224,504</b>	<b>-</b>	<b>-</b>
FUND BALANCE ANALYSIS:						
Two Months Operating					\$ 145,702	
Unassigned					(145,702)	
<b>TOTAL FUND BALANCE</b>					<b>\$ -</b>	

**STATEMENT 3  
UNION PARK - 609 UNITS  
ADOPTED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	NA	8,000	Estimated 5 Supervisors to be in attendance for 8 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	NA	612	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL FEES	NA	685	Approximately \$54 per payroll and 1x yearly fee of \$25
SUPERVISOR TRAVEL PER DIEM	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
MANAGEMENT CONSULTING SRVS	DPFG	25,000	The District receives Management & Accounting services as part of the District Management agreement
CONSTRUCTION ACCOUNTING	NA	1,000	Construction Accounting Service for Debt Issuance
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600	The District receives administrative services as part of the District Management agreement
BANK FEES	BANK UNITED	175	Fees associated with maintaining the District's bank accounts
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DEBARTELEMEO	4,000	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	22,941	Annual; for general liability, property and officer and director insurance
MASS MAILING			Mailings to Residents
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	750	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	8,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY & ROBIN	8,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments

**STATEMENT 3  
UNION PARK - 609 UNITS  
ADOPTED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
PERFORMANCE & WARRANTY BOND PREMIUM	DPFG	2,500	
PROPERTY APPRAISER		750	Collection fees
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD		150	32885 Natural Bridge Rd Property Taxes
MEETING ROOM RENTAL	RESIDENCE INN	1,440	\$180 each for 8 meetings
WEBSITE HOSTING	VENTURES INC	720	\$60 Monthly, required by Florida Statute to maintain a District website
<b>EXPENDITURES DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	LERNER SERVICES	6,500	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK	17,455	Confirmed amount with Trustee to maintain the District's bond funds
ARBITRAGE		1,950	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. Series 2013, Series 2015 and Series 2016
BUDGET FUNDING AGREEMENT		65,000	Projected

**STATEMENT 3  
UNION PARK - 609 UNITS  
ADOPTED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>			
STREETPOLE LIGHTING	TECO AND WITHLACOCHEE	98,000	Phase 1A - \$265 for 7 poles, Union Park Blvd - \$2,014 for 41 poles, Phase 1B - \$950 for 25 poles, Phase 2A - \$1,625 for 43 poles, Phase 2B \$1,400 for 37 poles, Phase 4A - \$1,900 for 41 poles, and Withlacoochee for 105 poles \$308 . Increase from TECO
ELECTRICITY (IRRIGATION & POND PUMPS)	PASCO COUNTY	4,200	\$350 mo - Electric utilities to maintain irrigation system & pond pumps
WATER RECLAIMED FROM THE WELL		-	Reclaimed and potable
WATER - PASCO COUNTY UTILITIES	PASCO COUNTY	800	Total of 2 Meters. Meter 13459632 approximates \$10 monthly, and meter 13459633 approximates \$30 monthly
LANDSCAPING MAINTENANCE	BRIGHTVIEW	246,108	Brightview contract expires 4/1/2020. Brightview Base mgmt:\$127,452 Fert/Chem: \$23,172, Irrigation:\$17,961. Palm injections \$3,900. July 2017 added maintenance for the lake and walking trail at \$1,260 monthly. Additional maintenance for Oldwoods and additional common areas. March 2, 2018 - \$58,500 per year
LANDSCAPE REPLINISHMENT	BRIGHTVIEW	56,573	Annuals - 4x yearly - \$10,665. Mulch:36,900. Palm Tree Pruning: \$4,008. Additional \$5,000 for misc. replacement
IRRIGATION MAINTENANCE	BRIGHTVIEW	9,000	Miscellaneous repairs and maintenance
RUST PREVENTION	SUNCOAST	15,600	Provides rust inhibitor and monthly services of cleaning of rust from the property. New contract as of July 2017
ENVIRONMENTAL MITIGATION & MAINTENANCE	ECOLOGICAL CONSULTANTS	6,900	Semi-Annual Monitoring-\$1,550 each; Mitigation Maintenance - \$950 each quarterly
POND MAINTENANCE	AQUATIC SYSTEMS	8,736	Resource management program for waterway systems - \$328 plus an additional \$400 for sites 5-12
RETENTION POND MOWING	BRIGHTVIEW	4,020	Now part of the Brightview contract
STORMWATER DRAIN & MAINTENANCE	GENESIS	1,500	Storm drain and wash out maintenance, repairs are as needed and vary
NPDES INSPECTION	GENESIS	1,500	
BRIDGE MAINTENANCE	MISC. AS NEEDED	5,000	As needed
EROSION CONTROL	MISC. AS NEEDED	-	
FIELD SERVICE MANAGEMENT		5,000	Directs day to day operations of District and oversees Field Tech Services
FIELD SERVICE TECH	DPFG FIELD SERVICES	11,678	Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board
FIELD MANAGER TRAVEL	DPFG FIELD SERVICES	1,400	Estimated for mileage for Field Service Tech

**STATEMENT 3**  
**UNION PARK - 609 UNITS**  
**ADOPTED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREET SWEEP	GRIFFIN PARKING AND USA SERVICES	-	Griffin sweeps 1x monthly at \$600 and USA Services sweeps 4x monthly at \$1,000 monthly (USA has a 5 Year Contract with a 6 Month Penalty for cancelation)
CONTINGENCY		3,000	For unaccounted items not appropriated in other line items
SECURITY	PURCHASE ORDER UP-002	3,600	Critical Intervention - security monitoring
SECURITY - OTHER		69,000	40,564 for Security Company (11 hour days from May - Sept & 5 hour days from Sept - April)and 28,800 off duty police
SECURITY KEY FOBS AND ACCESS CARDS		6,000	Access Fobs for 600 residents
CAPITAL OUTLAY & MISC CONSTRUCTION		-	Install new tile in pool (\$7,372) and grout (\$3,000) and permits (\$165). Miscellaneous \$1,000
HOLIDAY LIGHTING		6,000	Holiday Lighting

**STATEMENT 3  
UNION PARK - 609 UNITS  
ADOPTED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>AMENITY CENTER OPERATIONS</b>			
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	17,940	Clean pool and splash pad 3x weekly. Includes chemicals. Contract entered into March 2018
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	1,500	Miscellaneous repairs and maintenance as needed
SPALSH PAD MAINTENANCE	SUNCOAST POOL SERVICES	500	Spash pad maintenance as needed
POOL PERMIT		275	Statutory Requirement
AMENITY MANAGEMENT		4,500	Track & handle facility access keys, cordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	H2 POOL SERVCIES	11,400	H2 community clubhouse & restrooms 3 days weekly and 2 powerwashing per month, \$950 monthly
AMENITY CENTER INTERNET	BRIGHTHOUSE	2,100	Internet for amenity center-\$175 monthly
AMENITY CENTER ELECTRICITY	TECO	13,200	Estimated at \$1,100 per month
AMENITY CENTER WATER	PASCO COUNTY	13,000	32885 Natural Bridge Road - \$1,083monthly
AMENITY CENTER PEST CONTROL	TERMINEX UP-033	636	Pest Control Services - \$53 mo.
AMENITY CENTER RUST REMOVAL	H20 POWER CLEAN	6,000	Rust control in amenity area
PET WASTE REMOVAL	POOP 911. UP-005	5,340	Increase in Pet Waste Services in December 2017, \$445 monthly until Dec. 2018. New rate in 2019
REFUSE SERVICE		2,000	Estimated from Waste Management
LANDSCAPE MAINTENANCE		5,000	Estimated for unanticiapted landscape & irrigation repairs
COMMUNITY EVENTS & SUPPLIES		5,000	Estimated for events
MISC AMENITY CENTER REPAIRS		5,000	
RESERVE STUDY		-	

**STATEMENT 2  
UNION PARK CDD  
PROPOSED FY 2019  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

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

Lot Width	Units	ERU	Total ERU	% ERU
45'	196	0.90	176.40	25.26%
55'	159	1.10	174.90	25.05%
65'	170	1.30	221.00	31.65%
75'	84	1.50	126.00	18.04%
<b>Total</b>	<b>609</b>		<b>698.30</b>	<b>100.00%</b>

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

AR = TOTAL EXPENDITURES - NET:	\$	874,209.00	
Plus: Early Payment Discount (4.0%)		37,200.38	
Plus: County Collection Charges (2.0%)		18,600.19	
<b>Total Expenditures - GROSS</b>	<b>\$</b>	<b>930,009.57</b>	[a]
Total ERU:		698.30	[b]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>		<b>\$1,331.82</b>	[a] / [b]
Total AR / ERU - NET:		1,251.91	

**3. Current FY Allocation of AR (as if all On-Roll) /(a)**

Lot Width	Units	ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
45'	196	0.90	\$1,127	\$1,199	\$234,933
55'	159	1.10	\$1,377	\$1,465	\$232,935
65'	170	1.30	\$1,627	\$1,731	\$294,333
75'	84	1.50	\$1,878	\$1,998	\$167,809
<b>Total</b>	<b>609</b>				<b>\$930,011</b>

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

Lot Width	Units	ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
45'	196	0.90	\$888	\$945	\$185,163
55'	159	1.10	\$1,085	\$1,155	\$183,589
65'	170	1.30	\$1,283	\$1,365	\$231,979
75'	84	1.50	\$1,480	\$1,575	\$132,260
<b>Total</b>	<b>609</b>				<b>\$732,991</b>

**5. INCREASE IN GROSS ASSMT/UNIT**

Lot Width	Units	Increase	% Increase	Mo. Amount
45'	196	\$254	26.88%	\$21
55'	159	\$310	26.88%	\$26
65'	170	\$367	26.88%	\$31
75'	84	\$423	26.88%	\$35
<b>Total</b>	<b>609</b>			

**STATEMENT 4  
UNION PARK CDD  
PROPOSED FY 2019  
\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 276,178
FUND BALANCE FORWARD	534
LESS: DISCOUNT ASSESSMENTS (4%)	(11,047)
<b>TOTAL REVENUE</b>	<b>265,665</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	5,524
INTEREST EXPENSE	
05/01/19	108,044
11/01/19	108,044
PRINCIPAL RETIREMENT	
11/01/19	40,000
<b>TOTAL EXPENDITURES</b>	<b>261,611</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>4,054</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,054</b>

**Table 1. Allocation of Maximum Annual Debt Service to Lots**

<b>Lot Width</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>MADS</b>	<b>MADS/Lot</b>
55'	108	1.10	118.80	42.10%	109,289	\$1,012
65'	83	1.30	107.90	38.24%	99,261	\$1,196
75'	37	1.50	55.50	19.67%	51,057	\$1,380
<b>Total</b>	<b>228</b>		<b>282.20</b>	<b>100.00%</b>	<b>259,606</b>	

MADS Assmt. per ERU - net \$ 920  
MADS Assmt. per ERU - gross \$ 979  
Total revenue - gross, if all is on the roll \$ 276,178

**STATEMENT ;**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
7/30/2013						3,070,000
11/1/2013		7.375%	57,232	57,232	57,232	3,070,000
5/1/2014		7.375%	113,206	113,206		3,070,000
11/1/2014	-	7.375%	113,206	113,206	226,413	3,070,000
5/1/2015		7.375%	113,206	113,206		3,070,000
11/1/2015	30,000	7.375%	113,206	143,206	256,413	3,040,000
5/1/2016		7.375%	112,100	112,100		3,040,000
11/1/2016	35,000	7.375%	112,100	147,100	259,200	3,005,000
5/1/2017		7.375%	110,809	110,809		3,005,000
11/1/2017	35,000	7.375%	110,809	145,809	256,619	2,970,000
5/1/2018		7.375%	109,518.75	109,519		2,970,000
11/1/2018	40,000	7.375%	109,519	149,519	259,038	2,930,000
5/1/2019		7.375%	108,044	108,044		2,930,000
11/1/2019	40,000	7.375%	108,044	148,044	256,088	2,890,000
5/1/2020		7.375%	106,569	106,569		2,890,000
11/1/2020	45,000	7.375%	106,569	151,569	258,138	2,845,000
5/1/2021		7.375%	104,909	104,909		2,845,000
11/1/2021	45,000	7.375%	104,909	149,909	254,819	2,800,000
5/1/2022		7.375%	103,250	103,250		2,800,000
11/1/2022	50,000	7.375%	103,250	153,250	256,500	2,750,000
5/1/2023		7.375%	101,406	101,406		2,750,000
11/1/2023	55,000	7.375%	101,406	156,406	257,813	2,695,000
5/1/2024		7.375%	99,378	99,378		2,695,000
11/1/2024	60,000	7.375%	99,378	159,378	258,756	2,635,000
5/1/2025		7.375%	97,166	97,166		2,635,000
11/1/2025	60,000	7.375%	97,166	157,166	254,331	2,575,000
5/1/2026		7.375%	94,953	94,953		2,575,000
11/1/2026	65,000	7.375%	94,953	159,953	254,906	2,510,000
5/1/2027		7.375%	92,556	92,556		2,510,000
11/1/2027	70,000	7.375%	92,556	162,556	255,113	2,440,000
5/1/2028		7.375%	89,975	89,975		2,440,000
11/1/2028	75,000	7.375%	89,975	164,975	254,950	2,365,000
5/1/2029		7.375%	87,209	87,209		2,365,000
11/1/2029	80,000	7.375%	87,209	167,209	254,419	2,285,000
5/1/2030		7.375%	84,259	84,259		2,285,000

**STATEMENT 5**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
11/1/2030	90,000	7.375%	84,259	174,259	258,519	2,195,000
5/1/2031		7.375%	80,941	80,941		2,195,000
11/1/2031	95,000	7.375%	80,941	175,941	256,881	2,100,000
5/1/2032		7.375%	77,438	77,438		2,100,000
11/1/2032	100,000	7.375%	77,438	177,438	254,875	2,000,000
5/1/2033		7.375%	73,750	73,750		2,000,000
11/1/2033	110,000	7.375%	73,750	183,750	257,500	1,890,000
5/1/2034		7.375%	69,694	69,694		1,890,000
11/1/2034	115,000	7.375%	69,694	184,694	254,388	1,775,000
5/1/2035		7.375%	65,453	65,453		1,775,000
11/1/2035	125,000	7.375%	65,453	190,453	255,906	1,650,000
5/1/2036		7.375%	60,844	60,844		1,650,000
11/1/2036	135,000	7.375%	60,844	195,844	256,688	1,515,000
5/1/2037		7.375%	55,866	55,866		1,515,000
11/1/2037	145,000	7.375%	55,866	200,866	256,731	1,370,000
5/1/2038		7.375%	50,519	50,519		1,370,000
11/1/2038	155,000	7.375%	50,519	205,519	256,038	1,215,000
5/1/2039		7.375%	44,803	44,803		1,215,000
11/1/2039	170,000	7.375%	44,803	214,803	259,606	1,045,000
5/1/2040		7.375%	38,534	38,534		1,045,000
11/1/2040	180,000	7.375%	38,534	218,534	257,069	865,000
5/1/2041		7.375%	31,897	31,897		865,000
11/1/2041	195,000	7.375%	31,897	226,897	258,794	670,000
5/1/2042		7.375%	24,706	24,706		670,000
11/1/2042	205,000	7.375%	24,706	229,706	254,413	465,000
5/1/2043		7.375%	17,147	17,147		465,000
11/1/2043	225,000	7.375%	17,147	242,147	259,294	240,000
5/1/2044		7.375%	8,850	8,850		240,000
11/1/2044	240,000	7.375%	8,850	248,850	257,700	-
5/1/2045				-		
<b>Total</b>	<b>\$ 3,070,000</b>		<b>\$ 4,915,145</b>	<b>\$ 7,985,145</b>	<b>\$ 7,985,145</b>	

**Footnote:**

Max annual ds: 259,606

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6  
UNION PARK CDD  
PROPOSED FY 2019  
\$3,150,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-2**

	<b>ADOPTED BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL	\$ 4,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>4,241</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
05/01/19	1,659
11/01/19	1,659
PRINCIPAL RETIREMENT	
11/01/19	-
<b>TOTAL EXPENDITURES</b>	<b>3,319</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>922</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 922</b>

**STATEMENT 7**  
**UNION PARK CDD**  
**\$3,150,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-2**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
5/1/2018	-	7.375%	1,659.38	1,659		45,000
11/1/2018	-	7.375%	1,659	1,659	3,319	45,000
5/1/2019	-	7.375%	1,659	1,659		45,000
11/1/2019	-	7.375%	1,659	1,659	3,319	45,000
5/1/2020	-	7.375%	1,659	1,659		45,000
11/1/2020	-	7.375%	1,659	1,659	3,319	45,000
5/1/2021	-	7.375%	1,659	1,659		45,000
11/1/2021	45,000	7.375%	1,659	46,659	48,319	-
<b>Total</b>	<b>\$ 60,000</b>		<b>\$ 18,336</b>	<b>\$ 63,336</b>	<b>\$ 63,336</b>	

MADS (interest only) 4,241

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 8  
UNION PARK CDD  
PROPOSED FY 2019  
CAPITAL IMPROVEMENT REVENUE BONDS SERIES 2013 A-3**

	<b>ADOPTED BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL	\$ 3,375
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
<b>TOTAL REVENUE</b>	<b>3,375</b>
<b>EXPENDITURES</b>	
INTEREST EXPENSE	
05/01/19	1,688
11/01/19	1,688
PRINCIPAL RETIREMENT	
11/01/19	-
<b>TOTAL EXPENDITURES</b>	<b>3,375</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**STATEMENT 9**  
**UNION PARK CDD**  
**\$3,410,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-3**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
11/1/2017	-	7.50%	1,687.50	1,687.50	3,750	45,000
5/1/2018	-	7.50%	1,687.50	1,687.50		45,000
11/1/2018	-	7.50%	1,687.50	1,687.50	3,375	45,000
5/1/2019	-	7.50%	1,687.50	1,687.50		45,000
11/1/2019	-	7.50%	1,687.50	1,687.50	3,375	45,000
5/1/2020	-	7.50%	1,687.50	1,687.50		45,000
11/1/2020	-	7.50%	1,687.50	1,687.50	3,375	45,000
5/1/2021	-	7.50%	1,687.50	1,687.50		45,000
11/1/2021	-	7.50%	1,687.50	1,687.50	3,375	45,000
5/1/2022	-	7.50%	1,687.50	1,687.50		45,000
11/1/2022	45,000	7.50%	1,687.50	46,687.50	48,375	-
<b>Total</b>	<b>\$ 45,000</b>		<b>\$ 20,250</b>	<b>\$ 65,625</b>	<b>\$ 65,625</b>	

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 10  
UNION PARK CDD  
PROPOSED FY 2019  
\$1,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015 A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 106,715
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(4,269)
<b>TOTAL REVENUE</b>	<b>102,447</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	2,134
INTEREST EXPENSE	
05/01/19	39,375
11/01/19	39,375
PRINCIPAL RETIREMENT	
11/01/19	20,000
<b>TOTAL EXPENDITURES</b>	<b>100,884</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>1,563</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,563</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots in Phase 1B, 4A, and 4B-1**

<b>Lot Width</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>MADS</b>	<b>MADS/Lot</b>
45'	57	0.90	51.30	46.98%	47,125	\$827
55'	16	1.10	17.60	16.12%	16,168	\$1,010
65'	16	1.30	20.80	19.05%	19,107	\$1,194
75'	13	1.50	19.50	17.86%	17,913	\$1,378
<b>Total</b>	<b>102</b>		<b>109.20</b>	<b>100.00%</b>	<b>100,313</b>	

MADS Assmt. per ERU - net \$ 100,313  
MADS Assmt. per ERU - gross \$ 106,715

**STATEMENT 11**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2015A-1**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
7/30/2014						1,310,000
11/1/2014		6.250%	-	-	-	1,310,000
5/1/2015		6.250%	6,937	6,937		1,310,000
11/1/2015	-	6.250%	6,937	6,937	13,874	1,310,000
5/1/2016		6.250%	40,938	40,938		1,310,000
11/1/2016	15,000	6.250%	40,938	55,938	96,875	1,295,000
5/1/2017		6.250%	40,469	40,469		1,295,000
11/1/2017	15,000	6.250%	40,469	55,469	95,938	1,280,000
5/1/2018		6.250%	40,000	40,000		1,280,000
11/1/2018	20,000	6.250%	40,000	60,000	100,000	1,260,000
5/1/2019		6.250%	39,375	39,375		1,260,000
11/1/2019	20,000	6.250%	39,375	59,375	98,750	1,240,000
5/1/2020		6.250%	38,750	38,750		1,240,000
11/1/2020	20,000	6.250%	38,750	58,750	97,500	1,220,000
5/1/2021		6.250%	38,125	38,125		1,220,000
11/1/2021	20,000	6.250%	38,125	58,125	96,250	1,200,000
5/1/2022		6.250%	37,500	37,500		1,200,000
11/1/2022	25,000	6.250%	37,500	62,500	100,000	1,175,000
5/1/2023		6.250%	36,719	36,719		1,175,000
11/1/2023	25,000	6.250%	36,719	61,719	98,438	1,150,000
5/1/2024		6.250%	35,938	35,938		1,150,000
11/1/2024	25,000	6.250%	35,938	60,938	96,875	1,125,000
5/1/2025		6.250%	35,156	35,156		1,125,000
11/1/2025	30,000	6.250%	35,156	65,156	100,313	1,095,000
5/1/2026		6.250%	34,219	34,219		1,095,000
11/1/2026	30,000	6.250%	34,219	64,219	98,438	1,065,000
5/1/2027		6.250%	33,281	33,281		1,065,000
11/1/2027	30,000	6.250%	33,281	63,281	96,563	1,035,000
5/1/2028		6.250%	32,344	32,344		1,035,000
11/1/2028	35,000	6.250%	32,344	67,344	99,688	1,000,000
5/1/2029		6.250%	31,250	31,250		1,000,000
11/1/2029	35,000	6.250%	31,250	66,250	97,500	965,000
5/1/2030		6.250%	30,156	30,156		965,000
11/1/2030	35,000	6.250%	30,156	65,156	95,312	930,000
5/1/2031		6.250%	29,063	29,063		930,000
11/1/2031	40,000	6.250%	29,063	69,063	98,125	890,000

**STATEMENT 11**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2015A-1**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2032		6.250%	27,813	27,813		890,000
11/1/2032	40,000	6.250%	27,813	67,813	95,625	850,000
5/1/2033		6.250%	26,563	26,563		850,000
11/1/2033	45,000	6.250%	26,563	71,563	98,125	805,000
5/1/2034		6.250%	25,156	25,156		805,000
11/1/2034	45,000	6.250%	25,156	70,156	95,313	760,000
5/1/2035		6.250%	23,750	23,750		760,000
11/1/2035	50,000	6.250%	23,750	73,750	97,500	710,000
5/1/2036		6.250%	22,188	22,188		710,000
11/1/2036	55,000	6.250%	22,188	77,188	99,375	655,000
5/1/2037		6.250%	20,469	20,469		655,000
11/1/2037	55,000	6.250%	20,469	75,469	95,938	600,000
5/1/2038		6.250%	18,750	18,750		600,000
11/1/2038	60,000	6.250%	18,750	78,750	97,500	540,000
5/1/2039		6.250%	16,875	16,875		540,000
11/1/2039	65,000	6.250%	16,875	81,875	98,750	475,000
5/1/2040		6.250%	14,844	14,844		475,000
11/1/2040	70,000	6.250%	14,844	84,844	99,688	405,000
5/1/2041		6.250%	12,656	12,656		405,000
11/1/2041	75,000	6.250%	12,656	87,656	100,313	330,000
5/1/2042		6.250%	10,313	10,313		330,000
11/1/2042	75,000	6.250%	10,313	85,313	95,625	255,000
5/1/2043		6.250%	7,969	7,969		255,000
11/1/2043	80,000	6.250%	7,969	87,969	95,938	175,000
5/1/2044		6.250%	5,469	5,469		175,000
11/1/2044	85,000	6.250%	5,469	90,469	95,938	90,000
5/1/2045		6.250%	2,813	2,813		90,000
11/1/2045	90,000	6.250%	2,813	92,813	95,625	-
5/1/2046				-		
<b>Total</b>	<b>\$ 1,310,000</b>		<b>\$ 1,631,687</b>	<b>\$ 2,941,687</b>	<b>\$ 2,941,687</b>	

maximum annual debt service      100,313

**STATEMENT 12  
UNION PARK CDD  
PROPOSED FY 2019  
CAPITAL IMPROVEMENT REVENUE BONDS SERIES 2015 A-2**

	<b>ADOPTED BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 5,938
FUND BALANCE FOREWARD	
LESS: DISCOUNT ASSESSMENTS (4%)	
<b>TOTAL REVENUE</b>	<b>5,938</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	
INTEREST EXPENSE	
05/01/19	2,969
11/01/19	2,969
PRINCIPAL RETIREMENT	
11/01/19	-
<b>TOTAL EXPENDITURES</b>	<b>5,938</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**STATEMENT 13  
UNION PARK CDD  
SERIES 2015A-2 BONDS  
FY 2018 ADOPTED BUDGET**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
5/1/2018		6.250%	2,969	2,969	
11/1/2018		6.250%	2,969	2,969	5,938
5/1/2019		6.250%	2,969	2,969	
11/1/2019		6.250%	2,969	2,969	5,938
5/1/2020		6.250%	2,969	2,969	
11/1/2020		6.250%	2,969	2,969	5,938
5/1/2021		6.250%	2,969	2,969	
11/1/2021		6.250%	2,969	2,969	5,938
5/1/2022		6.250%	2,969	2,969	
11/1/2022		6.250%	2,969	2,969	5,938
5/1/2023		6.250%	2,969	2,969	
11/1/2023		6.250%	2,968.75	2,969	5,938
5/1/2024		6.250%	2,969	2,969	
11/1/2024		6.250%	2,969	2,969	5,938
5/1/2025		6.250%	2,969	2,969	
11/1/2025		6.250%	2,969	2,969	5,938
5/1/2026		6.250%	2,969	2,969	
11/1/2026		6.250%	2,969	2,969	5,938
5/1/2027		6.250%	2,969	2,969	
11/1/2027		6.250%	2,969	2,969	5,938
5/1/2028		6.250%	2,969	2,969	
11/1/2028		6.250%	2,969	2,969	5,938
5/1/2029		6.250%	2,969	2,969	
11/1/2029		6.250%	2,969	2,969	5,938
5/1/2030		6.250%	2,969	2,969	
11/1/2030		6.250%	2,969	2,969	5,938
5/1/2031		6.250%	2,969	2,969	
11/1/2031		6.250%	2,969	2,969	5,938
5/1/2032		6.250%	2,969	2,969	
11/1/2032		6.250%	2,969	2,969	5,938
5/1/2033		6.250%	2,969	2,969	
11/1/2033		6.250%	2,969	2,969	5,938
5/1/2034		6.250%	2,969	2,969	
11/1/2034		6.250%	2,969	2,969	5,938
5/1/2035		6.250%	2,969	2,969	
11/1/2035	\$95,000.00	6.250%	2,969	97,969	100,938

**STATEMENT 14  
UNION PARK CDD  
PROPOSED FY 2019  
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1**

	<b>ADOPTED BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS -ON-ROLL	\$ 300,000
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(12,000)
<b>TOTAL REVENUE</b>	<b>288,000</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	6,000
INTEREST EXPENSE	
05/01/19	105,434
11/01/19	105,434
PRINCIPAL RETIREMENT	
11/01/19	70,000
<b>TOTAL EXPENDITURES</b>	<b>286,869</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>1,131</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,131</b>

Lot Width	Lots	ERU	Total ERU	% ERU	MADS	MADS/Lot
45'	139	0.90	125.10	40.76%	114,950	\$827
55'	35	1.10	38.50	12.54%	35,376	\$1,011
65'	71	1.30	92.30	30.07%	84,811	\$1,195
75'	34	1.50	51.00	16.62%	46,862	\$1,378
<b>Total</b>	<b>279</b>		<b>306.90</b>	<b>100.00%</b>	<b>282,000</b>	

MADS Assmt. per ERU - net \$ 919  
MADS Assmt. per ERU - gross \$ 978  
Total revenue - gross, if all is on the roll \$ 300,001

**STATEMENT 15**  
**UNION PARK CDD**  
**\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1**  
**Bond Debt Service**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
4/26/2016						4,120,000
11/1/2016	-	3.750%	110,868	110,868	110,868	4,120,000
5/1/2017		3.750%	107,872	107,872		4,120,000
11/1/2017	65,000	3.750%	107,872	172,872	280,744	4,055,000
5/1/2018		3.750%	106,653.13	106,653		4,055,000
11/1/2018	65,000	3.750%	106,653	171,653	278,306	3,990,000
5/1/2019		3.750%	105,434	105,434		3,990,000
11/1/2019	70,000	3.750%	105,434	175,434	280,869	3,920,000
5/1/2020		3.750%	104,122	104,122		3,920,000
11/1/2020	70,000	3.750%	104,122	174,122	278,244	3,850,000
5/1/2021		4.750%	102,809	102,809		3,850,000
11/1/2021	75,000	4.750%	102,809	177,809	280,619	3,775,000
5/1/2022		4.750%	101,028	101,028		3,775,000
11/1/2022	75,000	4.750%	101,028	176,028	277,056	3,700,000
5/1/2023		4.750%	99,247	99,247		3,700,000
11/1/2023	80,000	4.750%	99,247	179,247	278,494	3,620,000
5/1/2024		4.750%	97,347	97,347		3,620,000
11/1/2024	85,000	4.750%	97,347	182,347	279,694	3,535,000
5/1/2025		4.750%	95,328	95,328		3,535,000
11/1/2025	90,000	4.750%	95,328	185,328	280,656	3,445,000
5/1/2026		4.750%	93,191	93,191		3,445,000
11/1/2026	95,000	4.750%	93,191	188,191	281,381	3,350,000
5/1/2027		4.750%	90,934	90,934		3,350,000
11/1/2027	100,000	4.750%	90,934	190,934	281,869	3,250,000
5/1/2028		5.375%	88,559	88,559		3,250,000
11/1/2028	100,000	5.375%	88,559	188,559	277,119	3,150,000
5/1/2029		5.375%	85,872	85,872		3,150,000
11/1/2029	105,000	5.375%	85,872	190,872	276,744	3,045,000
5/1/2030		5.375%	83,050	83,050		3,045,000
11/1/2030	115,000	5.375%	83,050	198,050	281,100	2,930,000
5/1/2031		5.375%	79,959	79,959		2,930,000
11/1/2031	120,000	5.375%	79,959	199,959	279,919	2,810,000
5/1/2032		5.375%	76,734	76,734		2,810,000
11/1/2032	125,000	5.375%	76,734	201,734	278,469	2,685,000
5/1/2033		5.375%	73,375	73,375		2,685,000
11/1/2033	135,000	5.375%	73,375	208,375	281,750	2,550,000

**STATEMENT 15**  
**UNION PARK CDD**  
**\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1**  
**Bond Debt Service**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2034		5.375%	69,747	69,747		2,550,000
11/1/2034	140,000	5.375%	69,747	209,747	279,494	2,410,000
5/1/2035		5.375%	65,984	65,984		2,410,000
11/1/2035	145,000	5.375%	65,984	210,984	276,969	2,265,000
5/1/2036		5.375%	62,088	62,088		2,265,000
11/1/2036	155,000	5.375%	62,088	217,088	279,175	2,110,000
5/1/2037		5.375%	57,922	57,922		2,110,000
11/1/2037	165,000	5.375%	57,922	222,922	280,844	1,945,000
5/1/2038		5.500%	53,488	53,488		1,945,000
11/1/2038	175,000	5.500%	53,488	228,488	281,975	1,770,000
5/1/2039		5.500%	48,675	48,675		1,770,000
11/1/2039	180,000	5.500%	48,675	228,675	277,350	1,590,000
5/1/2040		5.500%	43,725	43,725		1,590,000
11/1/2040	190,000	5.500%	43,725	233,725	277,450	1,400,000
5/1/2041		5.500%	38,500	38,500		1,400,000
11/1/2041	205,000	5.500%	38,500	243,500	282,000	1,195,000
5/1/2042		5.500%	32,863	32,863		1,195,000
11/1/2042	215,000	5.500%	32,863	247,863	280,725	980,000
5/1/2043		5.500%	26,950	26,950		980,000
11/1/2043	225,000	5.500%	26,950	251,950	278,900	755,000
5/1/2044		5.500%	20,763	20,763		755,000
11/1/2044	240,000	5.500%	20,763	260,763	281,525	515,000
5/1/2045		5.500%	14,163	14,163		515,000
11/1/2045	250,000	5.500%	14,163	264,163	278,325	265,000
5/1/2046		5.500%	7,288	7,288		265,000
11/1/2046	265,000	5.500%	7,288	272,288	279,575	-
5/1/2047		5.500%	-	-		-
<b>Total</b>	<b>\$ 4,120,000</b>		<b>\$ 4,378,206</b>	<b>\$ 8,498,206</b>	<b>\$ 8,498,206</b>	

maximum annual debt service      282,000

**STATEMENT 16  
UNION PARK CDD  
PROPOSED FY 2019  
\$5,040,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-2**

	<b>ADOPTED BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL	\$ 101,813
FUND BALANCE FOREWARD	
LESS: DISCOUNT ASSESSMENTS (4%)	-
<b>TOTAL REVENUE</b>	<b>101,813</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	-
INTEREST EXPENSE	
05/01/19	50,906
11/01/19	50,906
PRINCIPAL RETIREMENT	
11/01/19	-
<b>TOTAL EXPENDITURES</b>	<b>101,813</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	-
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**STATEMENT 17**  
**UNION PARK CDD**  
**\$5,040,000 Capital Improvement and Refunding Bonds, Series 2016A-2**  
**Bond Debt Service**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2018		5.625%	50,906	50,906		1,810,000
11/1/2018	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2019		5.625%	50,906	50,906		1,810,000
11/1/2019	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2020		5.625%	50,906	50,906		1,810,000
11/1/2020	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2021		5.625%	50,906	50,906		1,810,000
11/1/2021	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2022		5.625%	50,906	50,906		1,810,000
11/1/2022	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2023		5.625%	50,906	50,906		1,810,000
11/1/2023	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2024		5.625%	50,906	50,906		1,810,000
11/1/2024	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2025		5.625%	50,906	50,906		1,810,000
11/1/2025	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2026		5.625%	50,906	50,906		1,810,000
11/1/2026	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2027		5.625%	50,906	50,906		1,810,000
11/1/2027	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2028		5.625%	50,906	50,906		1,810,000
11/1/2028	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2029		5.625%	50,906	50,906		1,810,000
11/1/2029	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2030		5.625%	50,906	50,906		1,810,000
11/1/2030	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2031		5.625%	50,906	50,906		1,810,000
11/1/2031	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2032		5.625%	50,906	50,906		1,810,000
11/1/2032	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2033		5.625%	50,906	50,906		1,810,000
11/1/2033	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2034		5.625%	50,906	50,906		1,810,000
11/1/2034	-	5.625%	50,906	50,906	101,813	1,810,000
5/1/2035		5.625%	50,906	50,906		1,810,000
11/1/2035	1,810,000	5.625%	50,906	1,860,906	1,911,813	-
5/1/2036		5.625%	-	-		-
<b>Total</b>	<b>\$ 1,810,000</b>		<b>\$ 1,832,625</b>	<b>\$ 3,642,625</b>	<b>\$ 3,642,625</b>	

maximum annual debt service (interest only): 101,813

**EXHIBIT 4.**

**RESOLUTION 2018- 03\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Union Park Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: August 1, 2018

HOUR: 6:00 p.m.

LOCATION: Hampton Inn & Suites  
2740 Cypress Creek Ridge Blvd.  
Wesley Chapel, FL

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

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

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 THIS 6TH DAY OF JUNE, 2018.**

ATTEST:

**UNION PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

**Exhibit A:** Proposed FY 2018/2019 Budget

**EXHIBIT 5.**

# STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.  
Tampa, Florida 33606  
Tel: (813) 223-9400  
Fax: (813) 223-5043

Writer's Direct Dial: (813) 901-4945  
Writer's E-mail: [jvericker@srvlegal.com](mailto:jvericker@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

June 4, 2018

*Via Email (Theresa@dmhbcpa.com)  
and U.S. Mail*

DiBartolomeo, McBee, Hartley & Barnes  
2222 Colonial Road, Suite 200  
Fort Pierce, Florida 34950

Attn: Theresa Goldstein

Re: Union Park Community Development District

Ladies and Gentlemen:

By this communication, we are responding to the letter of Ms. Patricia Comings-Thibault dated May 1, 2018, received in our office via email on June 4, 2018, requesting that we furnish certain information to you concerning our representation of Union Park Community Development District (the "District") and pending or threatened litigation involving the District.

While this firm may represent the District on a regular basis, our engagements have been limited to specific matters as to which we may have been consulted. There may exist matters of a legal nature that could have a bearing on the financial position of the District with respect to which we have not been consulted and consequently have no knowledge. The information furnished by this letter is limited to matters which have been given substantive attention by the lawyers in this firm in the form of legal consultation and, where appropriate, legal representation from October 1, 2016, to the effective date of this response. We have, to the extent believed necessary, attempted to determine from the lawyers in this firm who have performed services for the District since the beginning of the period upon which the report is based, whether such services involved substantive attention in the form of legal consultation or representation in litigation. Beyond that, no review has been made of any of the District's transactions or other matters for the purposes of identifying loss contingencies, nor have we made inquiry with other law firms who either are now or who have in the past performed services for the District.

The response of this firm is limited to loss contingencies coming within the meaning of the American Bar Association Statement of Policy Regarding Lawyers' Responses to Auditors' Requests for Information (the "Statement of Policy") which are considered to be probable (within the meaning of the Commentary accompanying the Statement of Policy) of assertion and which are considered individually or collectively material to the presentation of the District's financial statements and is further limited to the matters set out herein. The firm is not

undertaking to respond or comment upon all aspects of the District's business activities and except as noted in this communication, no inference should be drawn on any matters beyond the scope of this response.

The information as supplied in this audit response is solely for the auditor's information in connection with your audit of the financial condition of the District. Without the express written approval of this law firm and the District, it is not to be quoted in whole or in part or otherwise referred to in any financial statements of the District or related documents, nor is it to be filed with any governmental agency or other person.

This response is limited by, and subject to, the Statement of Policy; without limiting the generality of the foregoing, the limitations set forth in the Statement of Policy on the scope and use of this response are specifically incorporated herein by reference, and any description herein of any "loss contingencies" is qualified by the meaning as described in the Statement of Policy and the accompanying commentary.

The District does not intend to waive the attorney-client privilege with respect to any information which the District has furnished to us. Moreover, please be advised that our response to you should not be construed in any way to constitute a waiver of the protection of the attorney work-product privilege with respect to any of our files involving the District.

Subject to the foregoing, we advise you that from October 1, 2016, to the effective date of this response, we have not been engaged to give substantive attention to, or represent the District in connection with, material (defined by Ms. Comings-Thibault in her aforesaid letter to us as matters involving amounts exceeding \$5,000 individually or in the aggregate) loss contingencies coming within the scope of clause (a) of paragraph 5 of the Statement of Policy.

In Ms. Comings-Thibault's letter to us, the District did not specifically identify and specifically request us to comment on any loss contingencies coming within the scope of clause (c) of Paragraph 5 of the Statement of Policy. Therefore, we have not commented on any such loss contingencies. Please be advised that pursuant to clauses (b) and (c) of Paragraph 5 of the Statement of Policy and accompanying Commentary, it would be inappropriate for us to respond to a general inquiry relating to the existence of unasserted possible claims or assessments involving the District. We can only furnish information concerning those upon which the District has specifically requested in writing that we comment, nor can we comment upon the adequacy of the District's listing, if any, of unasserted possible claims or assessments or its assertions concerning the advice, if any, about the need to disclose same.

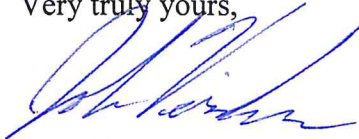
Consistent with the last sentence of Paragraph 6 of the Statement of Policy and pursuant to the District's request, however, this letter will confirm as correct the District's understanding as set forth in Ms. Comings-Thibault's aforesaid letter to us that whenever, in the course of performing legal services for the District with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, we have formed a professional conclusion that the District must disclose or consider disclosure

concerning such possible claim or assessment, we as a matter of profession responsibility to the District, will so advise the District of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5.

The information set forth herein is as of the date hereof, except as otherwise noted, and we assume no obligation to advise you of changes which may have been or are brought to our attention thereafter.

The District was indebted to this law firm in the amount of \$60.50 as of September 30, 2017.

Very truly yours,



John M. Vericker  
*Board Certified – City, County & Local  
Government Law*

JMV/lab

cc: Patricia Comings-Thibault, District Accountant (*via email*)  
Paul Cusmano, DPFG (*via email*)  
Lore Yeira, District Manager (*via email*)  
Mike Lawson, Chairman of the Board of Supervisors (*via email*)

**EXHIBIT 6.**



# Union Park CDD Waterway Inspection Report

---

**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 5/21/2018

**Prepared for:**

Mr. Paul Cusmano, District Manager/Owner Representative

DPFG

15310 Amberly Drive, Suite #175

Tampa, Florida 33647

**Prepared by:**

Morgan Melatti, 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****Comments:** Site looks good

Pickerelweed and Arrowhead plants appear quite healthy following the increase in rainfall. Minor amounts of Pennywort will continue to be carefully treated to avoid damaging the beneficial plants of the shelf.

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

Site #2 was observed to be in good condition with a few clusters of healthy Pickerelweed and Arrowhead throughout the perimeter. A minor amount of Planktonic algae was observed on the Southwestern corner of the pond. Planktonic algae will require treatment at an upcoming maintenance visit.

**Site: 3****Comments:** Normal growth observed

Site #3 was observed with slightly turbid water containing a reddish-brown hue. This has not been observed before in the site and will be monitored in future site visits.

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

Site #4 appears to be in good condition with no new algae growth and elevated water levels. Regular maintenance will continue as scheduled.

**Site:** 7/8**Comments:** Site looks good

Site #7 (above) and Site #8 (top and bottom right) were observed with elevated water levels during the onsite inspection. The control structure of site #8 did not have water visibly flowing, indicating that the storm-water control function may have been at capacity.

**Site:** 6/5**Comments:** Site looks good

Site #6 (above) and Site #5 (top and bottom right) both appeared to be in good condition. Water was visibly flowing into the control structure of Site #5 due to the rainfall event.

**Site:** 11/12



**Comments:** Treatment in progress

Site #11 (above) and Site #12 (top and bottom right) were observed to be in good condition. Site #12 can be seen with decomposing cattails following our treatment for the nuisance vegetation.

**Site:** 9/10



**Comments:** Site looks good

Site #9 (above) and Site #10 (top and bottom right) appear to be in good condition. No obvious issues were observed and regular maintenance will continue as scheduled.

**Site: 13****Comments:** Normal growth observed

Site #13 was observed with high turbidity during the onsite inspection. High turbidity is common in a pond at the base of several active construction sites and turbidity will be monitored as construction finishes.

**Site: 15****Comments:** Treatment in progress

Although Site #15 is not near new housing construction, it was observed with high turbidity. The turbidity was the highest near the inflow structure from site #13 (pictured top right). The outflow structure of site #13 was activity flowing into site #15 at the time of the onsite inspection (pictured bottom right). Turbidity and other water quality issues can be shared between the two sites and should be kept in mind in regards to treatment.

Site: 16



**Comments:** Normal growth observed

Site #16 is still under construction. Monitoring and maintenance will continue as needed.

### Management Summary

This Waterway Inspection Report for Union Park CDD was performed on May 21st, 2018 for all sites. The majority of sites were in good condition, having visibly benefited from an increase in rainfall this week.

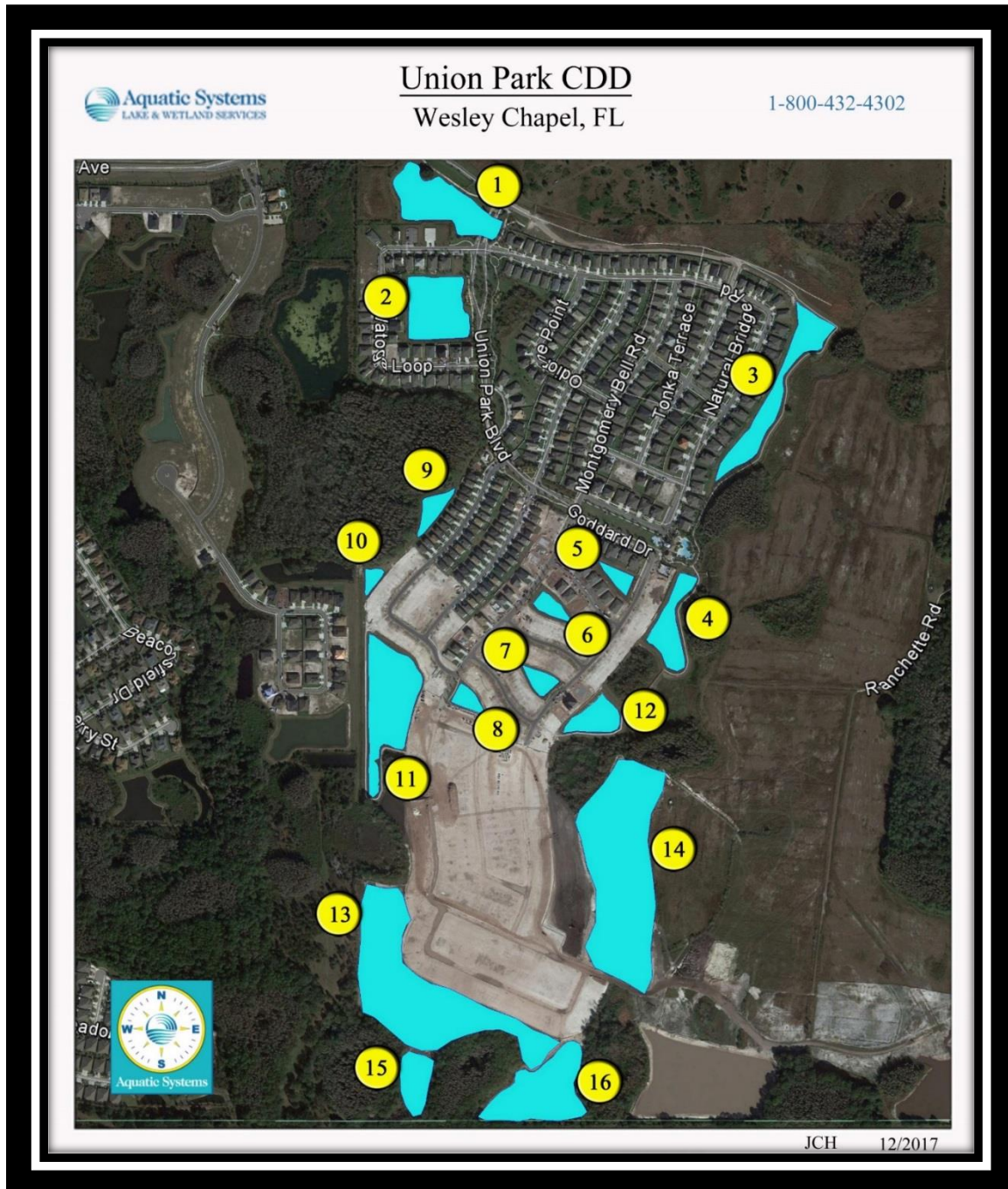
Heavy rainfall events can also help demonstrated the connectivity of the storm-water control system. Sites #5-8 sit adjacent to each other and are very similar in size, shape and storm-water function design. The control structure of a site is designed to prevent the water level of a pond or lake from becoming higher than desired. The control structure of site #5 had water flowing into it and out of the site into a connected pond. Site #8 was observed with water levels approximately six inches above the control structure, with no visible flow. The structure itself was observed with no physical obstruction. Engineering designs may help to illuminate where the outflow structure is connected to and whether the destination was overburdened. The main concern for this site to have proper function is for flood control in a heavier rain event.

Site #3 was observed with slightly turbid water containing a reddish-brown hue. Reddish-brown staining was also seen on several sidewalks throughout Union Park, most noticeably near site #7. This staining typically indicates water with high levels of iron reacting with oxygen in the atmosphere. If enriched water is being introduced into the ponds, it must be considered when dealing with stubborn or quickly reoccurring algae. Varying proportions of nutrients and minerals can alter the dominant type of Algae, making treatment more or less difficult. Water quality testing in our in-house laboratory can help identify water quality issues and provide long-term, science-based solutions to a community.

### Recommendations/Action Items

- Continue Regular Waterway Maintenance.
- Monitor Turbidity and Hue in Sites #3, #13, and #15.
- Assess Storm-Water System Design.

Thank You For Choosing Aquatic Systems, Inc.!



**EXHIBIT 7.**

**Union Park**  
**Community Development District**  
**Security Budget Proposal**  
**2018-2019**

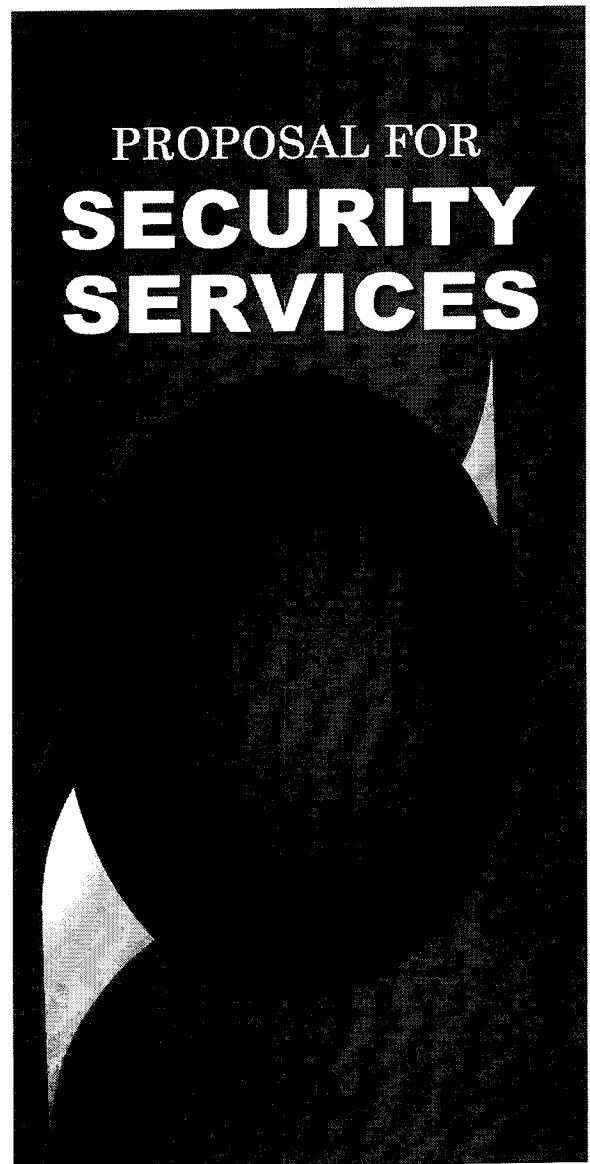
Union Park security Break Down

Summer Term			SECURITY ELITE AGENCY		
Month	Days	Time	Weekly Hours	Hourly Charges	
May	M-Sun	10 A.M.-9:00 P.M.	77	\$15.50	
June	M-Sun	10 A.M.-9:00 P.M.	77	\$15.50	
July	M-Sun	10 A.M.-9:00 P.M.	77	\$15.50	
August	M-Sun	10 A.M.-9:00 P.M.	77	\$15.50	
September (Ends on the 9th)	M-Sun	10 A.M.-9:00 P.M.	77	\$15.50	
May Monthly Total:	31 Days	11 HR Per Day x 31 Days=	341 HRS	\$5,285.50	
June Monthly Total:	30 Days	11 HR Per Day x 30 Days=	330 HRS	\$5,115.00	
July Monthly Total:	31 Days	11 HR Per Dayx 31 Days=	341 HRS	\$5,285.50	
August Monthly Total:	31 Days	11 HR Per Day x 31 Days=	341 HRS	\$5,285.50	
September Monthly Total:	9 Days	11 HR Per day x 9 Days=	99 HRS	\$1,534.50	
Total Summer Term Charge=			132 Days	1452 HRS	\$22,506.00
Winter Term					
September (Begins on the 10th)	M-Sun	2:00-7:00 P.M.	35	\$15.50	
October	M-Sun	2:00-7:00 P.M.	35	\$15.50	
November	M-Sun	2:00-7:00 P.M.	35	\$15.50	
December	M-Sun	2:00-7:00 P.M.	35	\$15.50	
January	M-Sun	2:00-7:00 P.M.	35	\$15.50	
February	M-Sun	2:00 -7:00 P.M.	35	\$15.50	
March	M-Sun	2:00 -7:00 P.M.	35	\$15.50	
April	M-Sun	2:00 -7:00 P.M.	35	\$15.50	
September Monthly Total:	21 Days	5 Hrs Per Day x 21 Days=	105 Hrs	\$1,627.50	
October Monthly Total:	31 Days	5 Hrs Per Day x 31 Days=	155 Hrs	\$2,402.50	
November Monthly Total:	30 Days	5 Hrs Per Day x 30 Days=	150 Hrs	\$2,325.00	
December Monthly Total:	31 Days	5 Hrs Per Day x 31 Days=	155 Hrs	\$2,402.50	
January Monthly Total:	31 Days	5 Hrs Per Day x 31 Days=	155 Hrs	\$2,402.50	
February Monthly Total:	28 Days	5 Hrs Per Day x 28 Days=	140 Hrs	\$2,170.00	
March Monthly Total:	31 Days	5 Hrs Per Day x 31 Days=	155 Hrs	\$2,402.50	
April Monthly Total:	30 Days	5 Hrs Per Day x 30 Days=	150 Hrs	\$2,325.00	
Total Winter Charge=			235 Days	1165 HRS	\$18,057.50
Totals:			367 Days	2617 Hrs	\$40,563.50

October 1 Through September 30th  
Fiscal Year 2018-2019

Union Park security Break Down

Summer Term			PASCO COUNTY SHERIFF	
Month	Days	Time	Weekly Hours	Hourly Charges
May	F-Sun	2:00-9:00 P.M.	21	\$40.00
June	F-Sun	2:00-9:00 P.M.	21	\$40.00
July	F-Sun	2:00-9:00 P.M.	21	\$40.00
August	F-Sun	2:00-9:00 P.M.	21	\$40.00
September (Ends on the 9th)	F-Sun	2:00-9:00 P.M.	21	\$40.00
May Monthly Total :	12 Days	7 Hrs Per Day x 12 Days=	84 Hrs	\$3,360.00
June Monthly Total :	14 Days	7 Hrs Per Day x 14 Days=	98 Hrs	\$3,920.00
July Monthly Total :	12 Days	7 Hrs Per Day x 12 Days=	84 Hrs	\$3,360.00
August Monthly Total :	13 Days	7 Hrs Per Day x 13 Days=	91 Hrs	\$3,640.00
September Monthly Total:	5 Days	7 Hrs Per Day x 5 Days=	35 Hrs	\$1,400.00
Total Summer Term Charge:	56 Days		392 Hrs	\$15,680.00
Winter Term				
September (Begins on the 10th)	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
October	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
November	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
December	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
January	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
February	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
March	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
April	Sat-Sun	2:00-7:00 P.M.	10	\$40.00
September Monthly Total :	6 Days	5 Hrs Per Day x 6 Days=	30 Hrs	\$1,200.00
October Monthly Total :	8 Days	5 Hrs Per Day x 8 Days=	40 Hrs	\$1,600.00
November Monthly Total :	8 Days	5 Hrs Per Day x 8 Days=	40 Hrs	\$1,600.00
December Monthly Total :	10 Days	5 Hrs Per Day x 10 Days=	50 Hrs	\$2,000.00
January Monthly Total :	8 Days	5 Hrs Per Day x 8 Days=	40 Hrs	\$1,600.00
February Monthly Total :	8 Days	5 Hrs Per Day x 8 Days=	40 Hrs	\$1,600.00
March Monthly Total :	10 Days	5 Hrs Per Day x 10 Days=	50 Hrs	\$2,000.00
April Monthly Total :	8 Days	5 Hrs Per Day x 8 Days=	40 Hrs	\$1,600.00
Total Winter Term Charge=	66 Days		330 Hrs	\$13,200.00
Totals=	122 Days		722 Hrs	\$28,880



# PROPOSAL FOR **SECURITY SERVICES**

## **Security Elite Agency**

(813) 713-7575

10335 Cross Creek Blvd Suite 13  
Tampa, FL 33647

[NCabrera@SecurityEliteAgency.Com](mailto:NCabrera@SecurityEliteAgency.Com)



S.E.A

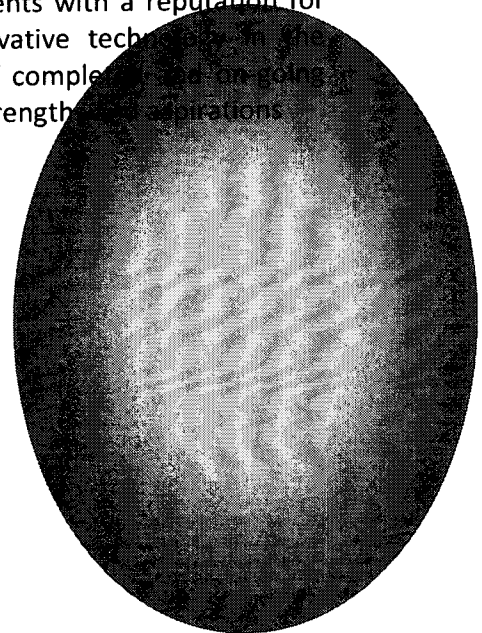
## Dear Potential Client,

It is with great pleasure herewith we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Security Elite Agency is an acclaimed firm of security agents with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of completed and on-going projects. We think that your project is well suited to our strengths and aspirations.

Yours Sincerely,

*N.Cabrera*  
*President, CEO*  
Security Elite Agency



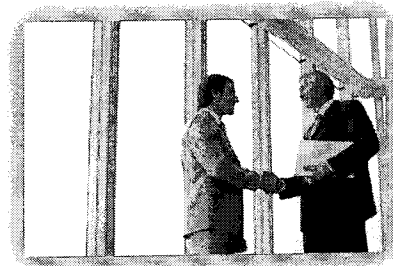
## Index

1	Security Elite Agency Personnel	4
2	Applicant Screening	5
3	Training	5
4	Method	5
5	Patrol	6
6	Compliance	6
7	Uniforms	6
8	Supervision	7
9	24 Hour Customer Service	7
10	Cost	7
11	Liability	8
12	Executive Protection	9
13	Uniformed Security	9
14	Security Consulting	9
15	International Travel Security	10
16	Events	10
17	Club	10
18	"Exhibit A"	11

## Security Personnel

## Exceptionally Trained and Rigorously Screened Uniformed Security Professionals

Security Elite Agency will provide you with certified, licensed, insured, Security Guards. Each Security Professional has been screened, above state minimum requirements.



- 1) Our personnel all submit to a battery of aptitude tests, a 5-panel drug screening, and extensive in-service training.
- 2) Security Elite Agency offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. Security Elite Agency supervisors are utilized as a liaison between Security Elite Agency and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- 3) At Security Elite Agency, all our security guards will be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- 4) Each and every security guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

Security Elite Agency has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility. The following is an overview of our Security Guard Project:

## Patrol

- 7) The placement of our security guards is what generally places Security Elite Agency in the position to confidently describe the implementation of our security guard project as authentic. Our security guards are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post

## Compliance

Security Elite Agency has developed a theory of  
*" Enforcement through Reinforcement"*



Our team, management has 8 combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.

## Uniforms

- 8) Our uniformed security guards are outfitted with non-police-type uniforms. Our general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

## Supervision

- 9) Security Elite Agency supervisory personnel are required to possess a minimum of 3 years of security experience. Our supervisors and management are responsible with scheduling, assigning security posts, and acting as liaison between Security Elite Agency and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of Security Elite Agency.

## 24 Hour Customer Service

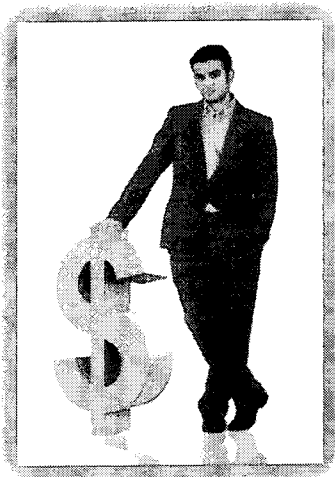
Security Elite Agency stands above our competitors by providing an open line of communication with our clientele 24/7

Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, Security Elite Agency staffs fully functional office. Our customer service representatives are not salespeople; they are security professionals assigned to 24/7 customer service response. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for Security Elite Agency.



## Cost

You can significantly reduce your liability with our \$1 Million comprehensive Insurance Policy



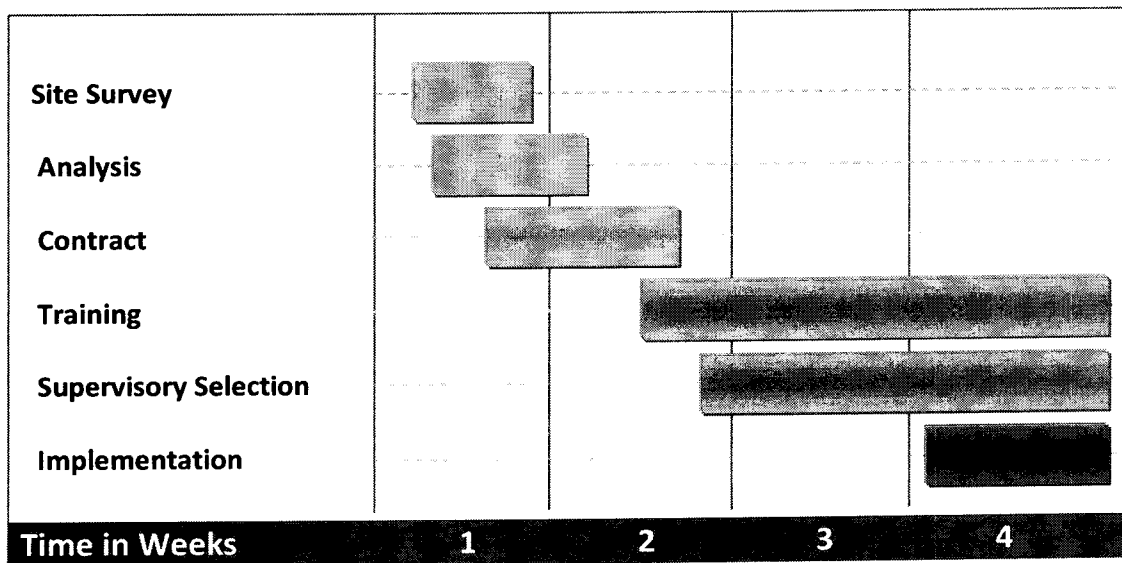
Security Elite Agency will provide you with a forensic breakdown of our costing specifications. Security Elite Agency maintains a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. Security Elite Agency has resolved to reduce our profit margin rather than decrease a security guard's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

## Liability

Security Elite Agency maintains insurance that is three times the minimum aggregate coverage obtained by most of our competitors. Our Legal Division recommends that in order to protect our assets as well as yours, we must maintain financial security in full force and effect at a level that far exceeds industry standard.



## Security Service Project Schedule



Having reviewed in detail your request for proposal particulars and understood the scope and schedule of the project, Security Elite Agency has put together a first class team of security professionals who we think are particularly suited to the project. We have selected prospective supervisory personnel on their ability and suitability for the type of project, and of course their availability to start right away if we are fortunate enough to be appointed.

Pictured above is a preliminary plan for project development. Security Elite Agency will partner with you in every stage of this project and act as both consultants and colleagues to work in a manner commensurate with both of our agency's relative skills – bringing greatly enhanced value to the project.

## Executive Protection

- ☒ Discrete Bodyguard Service
- ☒ Overt Bodyguard Service
- ☒ Residential Protection Details
- ☒ Corporate Protection Details

## Uniformed Security

- ☒ Residential /CDD/HOA
- ☒ Residential Complexes
- ☒ Corporate Buildings
- ☒ Loss Prevention
- ☒ Retail Venues
- ☒ Parking Lots
- ☒ Governmental
- ☒ Bike Patrol
- ☒ Hotel Security

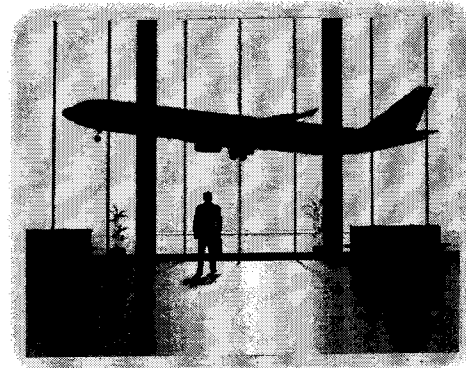
## Security Consulting



- ☑ Physical Safety and Security Tours of Each Property
- ☑ Review of Incident Reports & Other Foresee-ability Issues
- ☑ Property Manual Review and Preparation
- ☑ International Travel Security Consulting & Protection Service
- ☑ Review of Property Security Procedures and Equipment
- ☑ Management and Employee Safety & Security training
- ☑ In-house Security Rules and Procedures

## International Travel Security

- ☑ Travel warnings
- ☑ Crime reports
- ☑ Unusual currency
- ☑ Entry requirements
- ☑ Areas of instability
- ☑ Consulate contacts
- ☑ U.S Embassy
- ☑ Extremist Groups



## **Event Security**

- Corporate Conferences Events
- Pharmaceutical Conferences
- Private Parties
- Weddings
- Diamond dealer transportation
- Construction Sites
- Fire Watch
- Concerts
- Sporting Events
- Movie Theaters

## **Event/Club Security**

- Metal Detecting
- Checking IDs
- Monitoring Behavior
- Trespassing Unwelcomed Customers
- Investigate and Stop Underage Drinking
- Deescalating and peaceful removal of unruly patrons
- Knowledge and Understanding of use of Force

## **“Exhibit A”**

### **Cost Structure**

Security Elite Agency will furnish You, with licensed, insured security officers. Our hourly rates for this project are:

**\$18.50**      Security Officer (Seasonal)  
\$15.50      Security Officer (Daily, Hours)

**Account Manager(s) time is not billed in any way to You. Our account manager(s) will be on site approximately 5 hours per week at un-announced times to check up on the account supervisor and the assigned security guards.**

**Overtime is never billed to You. We have accounted for project overtime in our billable rate.**

**Holidays are billed at time and a half. Security Elite Agency recognizes federally recognized holidays only.**

**Uniforms, radios are never billed to You.**

**Pre-employment drug testing costs are not billed to You. Random drug testing costs are never billed to You.**

**Training and in-service seminars and coursework are not billed to You.**

### **Recent Client References**

Pat Roth- (727) 226-5712  
Tom Pepin- (813) 610-6500  
Andy Brouillard- (813) 326-5360  
Long Leaf (Cdd)- (727) 836-9777  
Randy Feldman- (813) 695-5252  
Randy Yoho-(352) 588-4697  
Pasco County Fair- (352) 567-6678  
Health Plan Services- (877) 300-9488

### **Company Contact**

Nicholas Cabrera- (813) 713-7575

24/7 Emergency Contact- (813) 838-8643

Pasco Sheriff's Office

**APPLICATION FOR EXTRA DUTY DETAIL EMPLOYMENT**

*As provided for in Florida State Statute 30.2905*

Requesting Secondary Employer (Name): \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone #: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ or (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

Date(s) Needed: \_\_\_\_\_ to \_\_\_\_\_

Time(s) Needed: \_\_\_\_\_

Number of Deputies Requested: \_\_\_\_\_ Total Hours Requested for all Deputies for Extra-Duty Detail: \_\_\_\_\_

---

<b>Fees:</b>	♦ Regular Detail \$40.00 per hour	♦ Alcohol \$45.00 per hour
	♦ Holiday \$50.00 per hour	♦ Alcohol & Holiday \$55.00 per hour

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Location of Extra Duty Detail: \_\_\_\_\_

Nature of Detail and Duties: \_\_\_\_\_

Special directions, and/or additional information: \_\_\_\_\_

If Worker's Compensation and Liability Insurance is provided, please enclose certificate of insurance with application.

Payment in full must be included with this application and remitted at least 5 days in advance of the requested detail.

Make Checks Payable to: Pasco Sheriff's Office Extra-Duty Detail  
Attn: Extra-Duty Program Coordinator  
8700 Citizen Drive  
New Port Richey, Florida 34654  
Telephone: (727) 844-7795  
Fax: (727) 844-7731  
E-mail: rtrani@pascosheriff.org

I have read and understand the terms and conditions contained on both sides of this application and have the legal authority to enter into the contract under Florida Law.

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

Accepted By: \_\_\_\_\_  
*Chris Nocco, Sheriff or Designee*

Signature: \_\_\_\_\_

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

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

Tracking Number: \_\_\_\_\_  
*Office Use Only*

**EXTRA DUTY DETAIL EMPLOYER RESPONSIBILITIES:**

1. All public or private entities desiring to contract with the Sheriff for eligible members to perform security-related services, during their off-duty hours, must make a formal request by submitting a completed application along with payment in full at least 5 business days in advance of the requested extra-duty detail. (NOTE: S. 10 ART VII Florida Constitution does not allow a Sheriff to extend credit.) The completed application must contain the following information:

- a. Date, time, duration, type of event, and expected attendance;
- b. Number of members needed;
- c. The nature of duties to be performed;
- d. Whether the extra-duty employment request is a one-time job, or will be on a continuing basis;
- e. Members will receive a minimum of four hours pay for any extra-duty employment detail; and,
- f. A statement as to whether the secondary employer has worker's compensation insurance or liability insurance to cover the member while performing the duties associated with the extra-duty detail, along with proof of such insurance.

2. Cancellations must be made within 24 hours prior to the scheduled detail, during working business hours Monday thru Friday. The Sheriff's Office will reimburse any unused funds collected, less a minimal service charge. However, failure to notify the Coordinator or designee within the above required time frames will result in the secondary employer receiving reimbursement minus four hours hourly wage per member scheduled for the extra-duty detail and a minimal service charge.

3. All contracts that request services on a continual basis may be re-established, in writing, each January.

**4. PROHIBITED EXTRA-DUTY DETAILS:** Any secondary employment that is prohibited by law, has been determined to create a conflict of interest, interferes with official duties, or may cause an adverse reflection on the Office of the Sheriff will not be accepted. These include, but are not limited to: Bail bondsman; Store detective; Investigative work for attorneys, insurance firms, collection agencies, or security service companies. Certified members may be employed by establishments licensed under the beverage law to provide outdoor security-related services with the approval of the Sheriff. Such requests will be reviewed and approved on a case-by-case basis.

**Note:** Extra-duty detail contracts for large public events must conform to County Ordinance No. 10-29. The need for six or more members requires the employment of an extra-duty member of supervisory rank.

1. One sergeant will be required for each assignment requiring six to ten members.
2. Two sergeants will be required for groups of 11 to 20 members.
3. Three sergeants will be required for groups of 21 to 30 members.
4. One lieutenant will be required for three or more sergeants.

**Charges:**      **Total Cost Per Hour = \$40.00/Deputy      \$42.00/Sergeant      \$46.00/Lieutenant**

**NOTICE:** The Sheriff's Office makes no guarantee that any extra-duty detail will be filled. The Sheriff assumes no responsibility beyond notifying eligible members of legitimate opportunities for extra-duty employment details, and informing prospective employers of the name(s) of members who have accepted a particular detail. Once a contract has been accepted, the Sheriff's Office reserves the right to cancel any extra-duty contract without notice or liability when necessary for community safety. In such case(s), any unused prepaid contracted funds will be reimbursed to the secondary employer.

*This program operates in compliance with Florida State Statute 30.2905.*

**EXHIBIT 8.**

### Union Park May Maintenance Checklist

General Maintenance	Revised	Needs Work	Follow-Up	Location	Notes
<b>Information Welcome Area</b>	X	No	None needed at the time	Welcome area	No work needed at this time.
<b>Rock Garden</b>	X	No	Being looked after	Rock Garden	Landscape has been addressed and returning to its original state.
<b>Clubhouse Amenity exterior perimeter (clean and free of clutter)</b>	X	No	Periodically cleaned and looked after.	Clubhouse	In good condition. Bike racks were installed.
<b>Clubhouse Amenity Inside perimeter</b>	X	No	Monitoring and addressed as needed	Clubhouse	Periodically power washed and cleaned.
<b>Clubhouse restrooms clean</b>	X	No	Periodically cleaned and looked after.	Clubhouse restrooms	In good condition. Two estimates have been requested for repainting the bathroom floors with a non slip surface. Water bill was high, plumber corrected the issue by making adjustments on the toilets. Will monitor the next months water bill for water usage.
<b>Clubhouse signage in place</b>	X	No	None at this time	Clubhouse	In good condition
<b>Pool Clean and free of mold and debris</b>	X	No	Periodically cleaned and looked after.	Pool area	In good condition
<b>Pool showers</b>	X	No	Periodically cleaned and looked after.	Pool area	Showers were power washed.
<b>Pool water features</b>	X	No	None at this time	Pool area	In good condition

Inspectors Signature

\_\_\_\_\_

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

### Union Park May Maintenance Checklist

<b>Pool deck clean and in good condition</b>	X	No	Periodically cleaned and looked after.	Pool area	In good condition. Recently power washed and as needed.
<b>Pool Deck growth around pool fence and trimmed</b>	X	No	Periodically cleaned and looked after.	Pool Area	In good condition.
<b>Pool Gate in working order</b>	X	No	None at this time	Pool area	In good condition
<b>Tot Lot clean of debris, mulch, equipment in working order</b>	X	No	None at this time	Tot Lot	Playground equipment was recently power washed and sanitized.
<b>Tot Lot Sand box, water fountains, and play equipment</b>	X	No	None at these time	Tot Lot	Sandbox was refilled and cleaned. Water fountains were fixed and in working condition. Bike racks were installed.
<b>Tot Lot Landscape</b>	X	No	None at this time	Tot Lot	Landscape in surrounding area was fertilized.
<b>Nature Trail clean and undergrowth trimmed back</b>	X	No	Periodically trimmed and maintained	Nature Trail	In good condition.
<b>Excursive equipment functioning</b>	X	No	Not at this time		In good condition.
<b>Trash pick up</b>	X	No	Spoke with major builders and vendors to pick up trash through out the community. Periodically cleaned and looked after.	Trash through out the community.	Requested builders to sweep and clean streets from mud and dirt due to construction. Dumpster pad was installed and set dumpster in place.
<b>Fertilization Grass</b>	X	No	Periodically maintained	Through out community	Recently fertilized and weed controlled

Inspectors Signature

\_\_\_\_\_

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

**Union Park May Maintenance Checklist**

<b>Fertilization Oak Trees</b>	X	No	Periodically maintained	Through out community	Recently fertilized with granular fertilizer.
<b>Fertilization Palm Tress</b>	X	No	Periodically maintained	Through out community	Recently fertilized. Treated three times a year due to decline.

Inspectors Signature

\_\_\_\_\_

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

# Union Park Maintenance

May 2018



Sand box at Tot Lot is being cleaned and maintained

New water meter and back flow was installed and supply line was re-piped for Tot Lot and for the Dogs drinking fountain.



# Dog Park

**Gate needs to be replaced.**



**Sod and dead plants need to be replaced.**



# Sidewalks

**Sidewalk at Talimena was installed.**



## Dumpster Area

Dumpster pad was installed and dumpster set in place.

