

***UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
Regular Meeting***

***Wednesday  
July 11,  
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, July 11, 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 June 6, 2018 Meeting **Exhibit 1**
- B.** Acceptance of May 2018 Unaudited Financial Statement **Exhibit 2**

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

- A.** Audit Response Letter **Exhibit 3**
- B.** Consideration and Adoption of Resolution 2018-04 Ratifying  
the Public Hearing **Exhibit 4**

#### **V. Budget Workshop **Exhibit 5****

#### **VI. Staff Reports**

- A.** District Manager
  - 1. Aquatic Systems June Report **Exhibit 6**
  - 2. Discussion for Online Security Voting **Exhibit 7**
  - 3. June Field Report **Exhibit 8**
- B.** Attorney
- C.** District Engineer

#### **VII. Supervisors Requests**

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

#### **IX. Adjournment**

## **EXHIBIT 1.**



On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved **Items A & B** for the Union Park Community Development District.

C. Audit Letter

**Mr. Cusmano presented the Audit Letter and asked for comments or questions.**

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **the audit letter** for the Union Park Community Development District.

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

A. District Manager

1. Aquatic Systems May Report

**Mr. Cusmano presented the Aquatic Systems report for May and asked for comments or questions.**

2. Security Budget Proposal at Amenities Center with Security Elite Agency and Pasco County Sheriff

**Mr. Cusmano presented the proposal and asked for comments or questions.**

3. Field Report for the month of May

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 Union Park Community Development District.

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

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

70 **Signature**  
71  
72 \_\_\_\_\_  
73 **Printed Name**  
74 **Title:**   ☐ **Secretary**       ☐ **Assistant Secretary**

**Signature**  
\_\_\_\_\_  
**Printed Name**  
**Title:**   ☐ **Chairman**       ☐ **Vice Chairman**

**EXHIBIT 2.**

# **Union Park Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2018

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

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

	GENERAL FUND	DEBT SERVICE 2013 A-1	DEBT SERVICE 2013 A-2	DEBT SERVICE 2013 A-3	DEBT SERVICE 2015 A-1	DEBT SERVICE 2015 A-2 & A-3	DEBT SERVICE 2016 A-1	DEBT SERVICE 2016 A-2	CAPITAL PROJECTS	CAPITAL PROJECTS 2016	CONSOLIDATED TOTAL
<b><u>ASSETS:</u></b>											
CASH	\$ 187,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,866
RESTRICTED CASH	-	-	-	-	-	-	-	-	-	-	-
INVESTMENT / TRUST FUNDS:											
REVENUE	-	165,434	830	845	84,735	-	199,759	28,835	-	-	480,438
RESERVE	-	259,606	1,860	3,775	100,313	6,875	282,000	101,813	-	-	756,242
INTEREST	-	1	-	-	-	-	-	-	-	-	1
CAPITAL INTEREST	-	-	-	-	-	21,830	-	-	-	-	21,830
OPTIONAL REDEMPTION	-	-	-	2	-	2	-	-	-	-	4
PREPAYMENT	-	-	2,475	2,260	-	2,603	-	617,453	-	-	624,791
CONSTRUCTION 2013 - A1	-	-	-	-	-	-	-	-	4,996	-	4,996
CONSTRUCTION 2013- A3	-	-	-	-	-	-	-	-	12,783	-	12,783
CONSTRUCTION FUND 2016	-	-	-	-	-	-	-	-	-	71,241	71,241
UTILITY DEPOSITS	11,491	-	-	-	-	-	-	-	-	-	11,491
PREPAID ITEMS	2,192	-	-	-	-	-	-	-	-	-	2,192
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-	-	25,736	25,736
ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	830	844	-	-	-	5,535	-	-	7,209
<b>TOTAL ASSETS</b>	<b><u>\$ 201,549</u></b>	<b><u>\$ 425,041</u></b>	<b><u>\$ 5,995</u></b>	<b><u>\$ 7,726</u></b>	<b><u>\$ 185,048</u></b>	<b><u>\$ 31,310</u></b>	<b><u>\$ 481,759</u></b>	<b><u>\$ 753,636</u></b>	<b><u>\$ 17,779</u></b>	<b><u>\$ 96,977</u></b>	<b><u>\$ 2,206,820</u></b>
<b><u>LIABILITIES:</u></b>											
ACCOUNTS PAYABLE	\$ 13,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,674	\$ 43,108
DEFERRED REVENUE - OFF ROLL	-	-	830	844	-	-	3,308	5,535	-	-	10,517
<b><u>FUND BALANCE:</u></b>											
NONSPENDABLE:											
PREPAID AND DEPOSITS	13,683	-	-	-	-	-	-	-	-	-	13,683
RESTRICTED FOR:											
ASSIGNED:	-	425,041	5,165	6,882	185,048	31,310	478,451	748,101	17,779	67,303	1,965,080
UNASSIGNED:	174,432	-	-	-	-	-	-	-	-	-	174,432
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 201,549</u></b>	<b><u>\$ 425,041</u></b>	<b><u>\$ 5,995</u></b>	<b><u>\$ 7,726</u></b>	<b><u>\$ 185,048</u></b>	<b><u>\$ 31,310</u></b>	<b><u>\$ 481,759</u></b>	<b><u>\$ 753,636</u></b>	<b><u>\$ 17,779</u></b>	<b><u>\$ 96,977</u></b>	<b><u>\$ 2,206,820</u></b>

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Period From October 1, 2017 to May 31, 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	\$ 618,104	\$ 1,713
ASSESSMENTS OFF ROLL - GOLDENRANCH LLC	72,621	72,621	53,381	(19,240)
ASSESSMENTS OFF ROLL - DR HORTON	-	-	11,544	11,544
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	7,696	7,696
MISCELLANEOUS REVENUE	-	-	-	-
GATE ACCESS CARDS	-	-	270	270
RENTAL REVENUE	-	-	-	-
INTEREST REVENUE	-	-	311	311
DISCOUNTS	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 689,012</b>	<b>\$ 689,012</b>	<b>\$ 691,306</b>	<b>\$ 2,294</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
BOARD OF SUPERVISORS	8,000	5,333	2,400	2,933
PAYROLL TAXES	612	408	184	224
PAYROLL SERVICES	745	497	252	245
SUPERVISOR TRAVEL PER DIEM	300	200	19	181
MANAGEMENT CONSULTING SERVICES	25,000	16,667	16,664	3
CONSTRUCTION ACCOUNTING SERVICES	3,000	3,000	3,000	-
PLANNING & COORDINATING SERVICES	36,000	24,000	24,000	-
ADMINISTRATIVE SERVICES	3,600	2,400	2,400	-
BANK FEES	175	175	276	(101)
MISCELLANEOUS	500	333	-	333
AUDITING	4,000	-	-	-
INSURANCE (Liability, Property & Casualty)	18,385	16,129	16,129	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	500	353	147
LEGAL SERVICES	8,500	5,667	3,646	2,021
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	-
ENGINEERING SERVICES	8,500	5,667	2,540	3,127
PROPERTY APPRAISER	750	150	150	-
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	60	60	128	(68)
MEETING ROOM RENTAL	1,440	960	180	780
WEBSITE HOSTING	720	480	498	(18)
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>123,712</b>	<b>85,300</b>	<b>75,494</b>	<b>9,806</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSEMINATION AGENT	6,500	6,500	6,500	-
TRUSTEE FEES	12,391	12,391	12,391	-
ARBITRAGE	1,500	1,500	1,400	100
BUDGET FUNDING AGREEMENT	50,000	50,000	50,000	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>70,391</b>	<b>70,391</b>	<b>70,291</b>	<b>100</b>
<b>FIELD OPERATIONS:</b>				
STREETLIGHTS	82,020	54,680	56,482	(1,802)
ELECTRICITY (Pumps )	4,200	2,800	1,950	850
WATER	3,000	2,000	691	1,309
WATER RECLAIMED	-	-	-	-
LANDSCAPE MAINTENANCE	172,488	114,992	114,990	2
LANDSCAPE REPLENISHMENT	56,573	46,727	46,727	-
TREE REMOVAL	-	-	-	-
IRRIGATION MAINTENANCE	9,000	6,000	5,198	802
RUST PREVENTION	8,140	4,832	4,165	667
ENVIRONMENTAL MITIGATION & MAINTENANCE	6,900	3,450	2,500	950
POND MAINTENANCE	8,556	5,704	5,462	242
STORMWATER DRAIN	8,000	5,333	-	5,333
NPDES	5,400	3,600	-	3,600
BRIDGE MAINTENANCE	5,000	3,333	-	3,333
EROSION CONTROL	-	-	-	-
FIELD MANAGER	8,781	5,854	14,141	(8,287)

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
AMENITY MANAGEMENT	3,000	2,000	2,000	-
FIELD SERVICE MANAGEMENT	5,000	3,333	3,333	-
FIELD MANAGER TRAVEL	1,400	933	1,480	(547)
SPLASH ZONE MAINTENANCE	2,500	1,667	270	1,397
STREET SWEEP	8,000	5,333	5,250	83
FIELD CONTINGENCY/ MISC FIELD EXPENSES	3,000	3,000	2,789	211
SECURITY	3,600	2,400	2,400	-
HOLIDAY LIGHTING	5,000	5,000	5,900	(900)
PAVEMENT REPAIRS	-	-	-	-
CAPITAL OUTLAY	-	-	-	-
PAINTING	-	-	-	-
<b>TOTAL FIELD OPERATIONS</b>	<b>409,558</b>	<b>282,972</b>	<b>275,728</b>	<b>7,244</b>
<b>COMMUNITY AMENITIES MAINTENANCE:</b>				
POOL MAINTENANCE ( Contract )	7,260	4,840	4,235	605
POOL MAINTENANCE & REPAIRS	4,260	3,915	3,915	-
SPLASH PAD MAINTENANCE	1,620	1,080	945	135
POOL PERMITS	275	275	280	(5)
AMENITY CENTER CLEANING & MAINTENANCE	11,400	7,600	6,650	950
AMENITY CENTER INTERNET	2,100	1,400	1,522	(122)
AMENITY CENTER ELECTRICITY	14,400	9,600	7,552	2,048
AMENITY CENTER WATER	14,400	9,600	7,214	2,386
AMENITY CENTER PEST CONTROL	636	424	426	(2)
AMENITY CENTER RUST REMOVAL	6,000	6,000	8,300	(2,300)
PET WASTE REMOVAL	2,400	1,600	1,600	-
AMENITY CENTER REFUSE SERVICE	2,000	1,333	854	479
AMENITY CENTER LANDSCAPE MAINTENANCE	5,000	3,333	-	3,333
COMMUNITY EVENTS & SUPPLIES	5,000	3,333	-	3,333
MISC AMENITY CENTER REPAIRS & MAINTENANCE	5,000	5,000	4,670	330
<b>TOTAL COMMUNITY AMENITIES MAINTENANCE</b>	<b>81,751</b>	<b>59,334</b>	<b>48,163</b>	<b>11,171</b>
<b>RESERVES</b>				
RESERVE STUDY	3,600	-	-	-
<b>TOTAL RESERVES</b>				
<b>UNBUDGETED EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>42,259</b>	<b>(42,259)</b>
<b>TOTAL EXPENDITURES O&amp;M</b>	<b>689,012</b>	<b>497,997</b>	<b>511,935</b>	<b>(13,938)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 191,015</b>	<b>\$ 179,371</b>	<b>\$ (11,643)</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>\$ 191,015</b>	<b>\$ 179,371</b>	<b>\$ (11,644)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>8,745</b>	<b>8,745</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 191,015</b>	<b>\$ 188,116</b>	<b>\$ (2,899)</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 May 31, 2018**

	<u>FY2018 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
ON ROLL ASSESSMENTS (GROSS)	\$ 276,178	\$ 259,607	\$ 260,329 (a)	\$ 722
PREPAYMENT ON BONDS	-	-	-	-
INTEREST-INVESTMENT	-	-	2,417	2,417
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>262,746</b></u>	<u><b>3,139</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	5,524	-	-	-
INTEREST EXPENSE	219,038	219,038	220,328	(1,290)
PRINCIPAL EXPENSE	40,000	40,000	35,000	5,000
<b>TOTAL EXPENDITURES</b>	<u><b>264,562</b></u>	<u><b>259,038</b></u>	<u><b>255,328</b></u>	<u><b>3,710</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u><b>1,103</b></u>	<u><b>569</b></u>	<u><b>7,418</b></u>	<u><b>6,849</b></u>
NET CHANGE IN FUND BALANCE	1,103	569	7,418	6,849
FUND BALANCE - BEGINNING	-	-	417,624	417,624
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 1,103</b></u></u>	<u><u><b>\$ 569</b></u></u>	<u><u><b>\$ 425,042</b></u></u>	<u><u><b>\$ 424,473</b></u></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 May 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 4,794	\$ 3,319	\$ 2,489	\$ (830)
PREPAYMENT ON BONDS	-	-	12,499	12,499
INTEREST--INVESTMENT	-	-	77	77
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>4,794</b>	<b>3,319</b>	<b>15,065</b>	<b>11,746</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE	4,426	4,426	3,503	923
PRINCIPAL PREPAYMENT EXPENSE	-	-	20,000	(20,000)
<b>TOTAL EXPENDITURES</b>	<b>4,426</b>	<b>4,426</b>	<b>23,503</b>	<b>(19,077)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>368</b>	<b>(1,107)</b>	<b>(8,438)</b>	<b>(7,331)</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>(1,107)</b>	<b>(8,438)</b>	<b>(7,331)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>13,602</b>	<b>13,602</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ (1,107)</b>	<b>\$ 5,164</b>	<b>\$ 5,164</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 May 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 3,750	\$ 3,375	\$ 2,531	\$ (844)
PREPAYMENT ON BONDS	-	-	5,000	5,000
INTEREST-INVESTMENT	-	-	55	55
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>3,750</b>	<b>3,375</b>	<b>7,586</b>	<b>4,211</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE	3,750	3,750	3,563	187
PRINCIPAL EXPENSE	-	-	-	-
PREPAYMENT	-	-	10,000	(10,000)
<b>TOTAL EXPENDITURES</b>	<b>3,750</b>	<b>3,750</b>	<b>13,563</b>	<b>(9,813)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(375)</b>	<b>(5,977)</b>	<b>(5,602)</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>(375)</b>	<b>(5,977)</b>	<b>(5,602)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>12,857</b>	<b>12,857</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ (375)</b>	<b>\$ 6,880</b>	<b>\$ 7,255</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 May 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 106,715	\$ 100,312	\$ 100,592 (a)	\$ 280
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	-	-
INTEREST--INVESTMENT	-	-	1,151	1,151
MISCELLANEOUS REVENUE	-	-	-	-
PREPAYMENT ON BONDS	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(4,269)	-	-	-
<b>TOTAL REVENUE</b>	<b>102,446</b>	<b>100,312</b>	<b>101,743</b>	<b>1,431</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES (3.5%)	2,134	-	-	-
INTEREST EXPENSE	80,000	80,000	80,469	(469)
PRINCIPAL RETIREMENT	20,000	20,000	15,000	5,000
<b>TOTAL EXPENDITURES</b>	<b>102,134</b>	<b>100,000</b>	<b>95,469</b>	<b>4,531</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>312</b>	<b>312</b>	<b>6,274</b>	<b>5,962</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>312</b>	<b>6,274</b>	<b>5,962</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>178,774</b>	<b>178,774</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 312</b>	<b>\$ 312</b>	<b>\$ 185,048</b>	<b>\$ 184,736</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 May 31, 2018**

	<b>FY 2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 6,875	\$ 6,875	\$ -	\$ (6,875)
INTEREST--INVESTMENT	-	-	218	218
PREPAYMENT ON BONDS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>6,875</b>	<b>6,875</b>	<b>218</b>	<b>(6,657)</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE	6,876	6,876	6,407	469
PRINCIPAL PREPAYMENT	-	-	15,000	(15,000)
<b>TOTAL EXPENDITURES</b>	<b>6,876</b>	<b>6,876</b>	<b>21,407</b>	<b>(14,531)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(1)</b>	<b>(21,189)</b>	<b>(21,188)</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>(1)</b>	<b>(21,189)</b>	<b>(21,188)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>52,498</b>	<b>52,498</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$ 31,309</b>	<b>\$ 31,310</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 May 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON ROLL (GROSS)	\$ 228,055	\$ 210,055	\$ 214,968 (a)	\$ 4,913
OFF ROLL ASSESSMENTS (GROSS)	71,945	66,266	67,430	1,164
INTEREST--INVESTMENT	-	-	2,505	2,505
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(12,000)	-	-	-
<b>TOTAL REVENUE</b>	<b>288,000</b>	<b>276,321</b>	<b>284,903</b>	<b>8,582</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	6,000	-	-	-
INTEREST EXPENSE	213,306	213,306	214,525	(1,219)
PRINCIPAL RETIREMENT	65,000	-	65,000	(65,000)
<b>TOTAL EXPENDITURES</b>	<b>284,306</b>	<b>213,306</b>	<b>279,525</b>	<b>(66,219)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,694</b>	<b>63,015</b>	<b>5,378</b>	<b>(57,637)</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>63,015</b>	<b>5,378.00</b>	<b>(57,637)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>473,072</b>	<b>473,072</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,694</b>	<b>\$ 63,015</b>	<b>\$ 478,450</b>	<b>\$ 415,435</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 May 31, 2018**

	<b>FY2018 BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 1,323,406	\$ 1,323,406	\$ 54,394	\$ (1,269,012)
PREPAYMENT ON BONDS	-	-	1,975,652	1,975,652
INTEREST--INVESTMENT	-	-	6,829	6,829
MISCELLANEOUS REVENUE	-	-	-	-
<b>TOTAL REVENUE</b>	<b>1,323,406</b>	<b>1,323,406</b>	<b>2,036,875</b>	<b>713,469</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE	223,312	223,312	166,008	57,304
PRINCIPAL PREPAYMENT	-	-	2,595,000	(2,595,000)
<b>TOTAL EXPENDITURES</b>	<b>223,312</b>	<b>223,312</b>	<b>2,761,008</b>	<b>(2,537,696)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE:</b>	<b>1,100,094</b>	1,100,094	(724,133)	(1,824,227)
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS A-2	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	1,100,094	1,100,094	(724,133)	(1,824,227)
FUND BALANCE - BEGINNING	-	-	1,472,233	1,472,233
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,100,094</b>	<b>\$ 1,100,094</b>	<b>\$ 748,100</b>	<b>\$ (351,994)</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 May 31, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ -
INTEREST REVENUE	90
<b>TOTAL REVENUE</b>	<u><u>90</u></u>
<b>EXPENDITURES</b>	
CONSTRUCTION EXPENSE	-
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u><u>-</u></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>90</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER-IN	-
TRANSFER-OUT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><u>-</u></u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>90</b>
<b>FUND BALANCE - BEGINNING</b>	17,689
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 17,779</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 May 31, 2018**

	<u><b>ACTUAL YTD</b></u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ 203,432
INTEREST REVENUE	468
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u><b>203,900</b></u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	221,241
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u><b>221,241</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(17,341)</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
BOND PROCEEDS	-
TRANSFER-IN	-
TRANSFER-OUT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>-</b></u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(17,341)</b>
<b>FUND BALANCE - BEGINNING</b>	84,644
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 67,303</b></u></u>

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

Balance Per Bank Statement	\$ 273,041.35
Less: Outstanding Checks	(85,175.53)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 187,865.82</u></b>

Beginning Bank Balance Per Books	\$ 303,547.19
Cash Receipts	9,230.80
Cash Disbursements	(124,912.17)
<b><i>Balance Per Books</i></b>	<b><u>\$ 187,865.82</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

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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

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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	318,656.94
04/02/2018	3241	AQUATIC SYSTEMS, INC	Removal of Decaying Cattails & Sesbania		800.00	317,856.94
04/02/2018	3242	Critical Intervention Services Inc	CCTV Monitoring - April		300.00	317,556.94
04/02/2018	3243	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - March		750.00	316,806.94
04/02/2018	3244	IPFS	Insurance FY 2018		1,857.28	314,949.66
04/02/2018	3245	Pasco County Utilities Services Branch	2/2-3/5 - Water		36.13	314,913.53
04/02/2018	3246	Poop 911	Pet Waste Removal - March		444.81	314,468.72
04/02/2018	3247	STANTEC CONSULTING SERVICES	Engineering Svcs thru 3/16/18		320.00	314,148.72
04/04/2018		Paychex.	Refund	21.26		314,169.98
04/06/2018	3248	BRIGHTVIEW LANDSCAPE SERVICES	Replace Decoders; Tree Removal/Sod/Stump Grind; Playground Mulch		14,731.60	299,438.38
04/06/2018	3249	DPFG FIELD SERVICES, INC.	3/25-4/21 - Field P/R		1,530.26	297,908.12
04/06/2018	3250	SUNCOAST RUST CONTROL, INC.	Rust Prevention - March		1,300.00	296,608.12
04/06/2018	3251	TRIANGLE POOL SERVICE	Replace 3HP 3 PH Motor & Seal		2,027.51	294,580.61
04/06/2018	3252	WASTE MANAGEMENT INC. OF FLORIDA	4/1-4/30 - Solid Waste		94.00	294,486.61
04/06/2018	3253	ALL AMERICAN LAWN & TREE SPECIALIST INC	Repair Pavers		1,880.00	292,606.61
04/10/2018	3254	USA Services	Power Sweep - 3/30/18		250.00	292,356.61
04/16/2018		Mike Fasano, Pasco Cty Tax Collector	3/1-3/31 - Tax Collections	115,200.47		407,557.08
04/16/2018		Mike Fasano, Pasco Cty Tax Collector	Tax Collection - Interest	17.92		407,575.00
04/17/2018	3255	WITHLACOOCHIEE RIVER ELECTRIC COOPER	Streetlights - February-March		601.26	406,973.74
04/20/2018	3256	GOLDEN RANCH PROPERTY, LLC	GOLDEN RANCH PROPERTY, LLC		182.00	406,791.74
04/20/2018	3257	Union Park CDD	Tax Collection Distribution c/o US Bank		31,940.14	374,851.60
04/20/2018	3258	Union Park CDD	Tax Collection Distribution c/o US Bank		12,341.79	362,509.81
04/20/2018	3259	Union Park CDD	Tax Collection Distribution c/o US Bank		26,374.75	336,135.06
04/26/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,664.09		338,799.15
04/27/2018	3260	AQUATIC SYSTEMS, INC	Lake & Pond Maint - April		728.00	338,071.15
04/27/2018	3261	BRIGHT HOUSE NETWORKS	4/23-5/22 - Internet		174.28	337,896.87
04/27/2018	3262	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - April; Plants/Soil/Mulch		21,431.64	316,465.23
04/27/2018	3263	Pasco County Utilities Services Branch	3/5-4/6 - Water		1,604.34	314,860.89
04/27/2018	3264	STRALEY ROBIN VERICKER	Legal Svcs thru 4/15/18		971.00	313,889.89
04/27/2018	3265	TECO	3/15-4/13 - Streetlighting & Electricity		9,422.55	304,467.34
04/27/2018	3266	TERMINIX	Pest Control - April		53.00	304,414.34
04/27/2018	3267	USA Services	Power Sweep - 4/6/18 & 4/16/18		500.00	303,914.34
04/27/2018	3268	VENTURESIN.COM, INC.	Web Site Hosting - April		60.00	303,854.34
04/27/2018	3269	WITHLACOOCHIEE RIVER ELECTRIC COOPER	Streetlights - April		307.15	303,547.19
<b>EOM BALANCE</b>				<b>117,903.74</b>	<b>139,063.15</b>	<b>303,547.19</b>
05/01/2018	3270	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - May		6,049.66	297,497.53
05/01/2018	3271	IPFS	Ins - FY 2018		1,857.28	295,640.25
05/01/2018	05012018	Deluxe Business Products	Checks		118.60	295,521.65
05/02/2018	3272	Suncoast Pool Services	Pool Maint		3,565.00	291,956.65
05/02/2018	3273	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - April		600.00	291,356.65
05/02/2018	3274	Suncoast Pool Services	Pool Maint - May		1,495.00	289,861.65
05/02/2018	3275	ALL AMERICAN LAWN & TREE SPECIALIST INC	Landscape		650.00	289,211.65
05/02/2018	05020218	Deluxe Business Products	Checks		53.52	289,158.13
05/07/2018	3276	BRIGHTVIEW LANDSCAPE SERVICES	Landscape		16,506.89	272,651.24
05/07/2018	3277	Critical Intervention Services Inc	5/1-5/31 - CCTV Monitoring		300.00	272,351.24
05/07/2018	3278	IRA D. DRAPER	Travel BOS Mtg - 5/2/18		19.07	272,332.17
05/07/2018	3279	Patrick Larrabee	Travel - February		214.89	272,117.28
05/07/2018	3280	STANTEC CONSULTING SERVICES	Engineering Svcs thru 4/13/18		562.00	271,555.28
05/07/2018	3281	SUNCOAST RUST CONTROL, INC.	Rust Prevention - April		1,300.00	270,255.28
05/07/2018	3282	USA Services	Power Sweep - 4/27/18		250.00	270,005.28
05/07/2018	3283	VENTURESIN.COM, INC.	Web Site Hosting - May		60.00	269,945.28
05/07/2018	3284	WASTE MANAGEMENT INC. OF FLORIDA	5/1-5/31 - Solid Waste		94.00	269,851.28
05/08/2018	3285	Meares Plumbing	Repipe Water Lines		336.00	269,515.28
05/08/2018		Union Park CDD	Keb Fobs	35.00		269,550.28

# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
05/09/2018	3286	USA Services	Power Sweep - 3/23/18		312.50	269,237.78
05/09/2018		Mike Fasano, Pasco Cty Tax Collector	4/1-4/30 - Tax Collections	2,979.59		272,217.37
05/10/2018	ACH5102018	Paychex	Qtr Fee		10.00	272,207.37
05/14/2018		Shutts & Bowen	O & M (Shutts & Bowen)	6,216.21		278,423.58
05/14/2018	556	Union Park CDD	Reclass to Restricted Cash for Overfunding Off Roll Assessment Rcd		70,791.31	207,632.27
05/14/2018	ACH05142018	Paychex	P/R Fee		80.66	207,551.61
05/14/2018	20049	IRA D. DRAPER	BOS Mtg - 5/2/18		184.70	207,366.91
05/14/2018	20050	MICHAEL S LAWSON	BOS Mtg - 5/2/18		184.70	207,182.21
05/14/2018	20051DD	LORI PRICE	BOS Mtg - 5/2/18		184.70	206,997.51
05/14/2018	ACH05142018	Paychex	BOS Mtg - 5/2/18		91.80	206,905.71
05/15/2018	3287	DPFG FIELD SERVICES, INC.	4/22-5/19 - Field P/R		1,521.30	205,384.41
05/15/2018	3288	Florida Dept of Health in Pasco County	Pool Permit		145.00	205,239.41
05/15/2018	3289	Florida Dept of Health in Pasco County	Pool Permit		280.00	204,959.41
05/16/2018	3290	Onsight Signage & Visual Solutions	Install Bike Rack		1,375.55	203,583.86
05/23/2018	3292	BRIGHT HOUSE NETWORKS	5/23-6/22 - Internet		174.28	203,409.58
05/23/2018	3293	Pasco County Utilities Services Branch	Water		2,284.17	201,125.41
05/23/2018	3294	REED ELECTRIC, LLC	Power & Lighting Inspection		230.00	200,895.41
05/23/2018	3295	TECO	Electricity		9,189.73	191,705.68
05/23/2018	3296	USA Services	Power Sweep		500.00	191,205.68
05/23/2018	3297	VENTURESIN.COM, INC.	Domain Name Renewal		17.99	191,187.69
05/25/2018	3298	BRIGHTVIEW LANDSCAPE SERVICES	Tot Lot Sand		591.00	190,596.69
05/25/2018	3299	Poop 911	Pet Waste Removal		889.62	189,707.07
05/25/2018	3300	STRALEY ROBIN VERICKER	Legal Svcs thru 5/15/18		106.00	189,601.07
05/25/2018	3301	Union Park CDD	Tax Collection Distribution c/o US Bank		649.64	188,951.43
05/25/2018	3302	Union Park CDD	Tax Collection Distribution c/o US Bank		251.03	188,700.40
05/25/2018	3303	Union Park CDD	Tax Collection Distribution c/o US Bank		536.45	188,163.95
05/29/2018	3305	WITHLACOOCHIE RIVER ELECTRIC COOPER	Streetlights - May		298.13	187,865.82
<b>EOM BALANCE</b>				<b>9,230.80</b>	<b>124,912.17</b>	<b>187,865.82</b>

**EXHIBIT 3.**

# STRALEY ROBIN VERICKER

Attorneys At Law

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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.

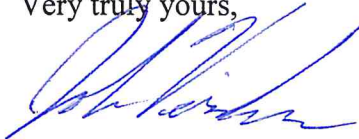
Consistent with the last sentence of Paragraph 6 of the Statement of Policy and pursuant to the District's request, however, this letter will confirm as correct the District's understanding as set forth in Ms. Comings-Thibault's aforesaid letter to us that whenever, in the course of performing legal 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, DPFPG (*via email*)  
Lore Yeira, District Manager (*via email*)  
Mike Lawson, Chairman of the Board of Supervisors (*via email*)

**EXHIBIT 4.**

**RESOLUTION 2018- 04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE RESCHEDULING OF THE PUBLIC HEARING DATE ON THE PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Union Park Community Development District (“District”) adopted Resolution 2018-03 on June 6, 2018, approving a proposed operations and maintenance budget for Fiscal Year 2018/2019 (“Budget”)and scheduling the public hearing on the Budget for August 1, 2018, at 6:00 p.m. at the Hampton Inn & Suites, 2740 Cypress Creek Ridge Blvd., Wesley Chapel, Florida; and

**WHEREAS**, the public hearing date to approve the Budget and levy the operations and maintenance assessments was scheduled for less than 60 days from the date of the Board meeting which adopted Resolution 2018-03; and

**WHEREAS**, the District Manager at the direction of the Chair of the Board of Supervisors rescheduled the public hearing to August 8, 2018, in order to meet the 60 day requirement pursuant to Florida Statutes; and

**WHEREAS**, the Board desires to ratify and confirm the rescheduling of the public hearing date to August 8, 2018, at the same time and location as stated in Resolution 2018-03, and the District Manager has caused the notice of the public hearing, with the new date, time and location, to be published in a newspaper of general circulation in Pasco County consistent with the requirements of Chapters 197 and 190, Florida Statutes; and

**WHEREAS**, the Board desires to ratify the District Manager's action in rescheduling the date of the public hearing.

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

**SECTION 1. PUBLIC HEARING DATE.** The District Manager’s actions in rescheduling the public hearing date is hereby ratified. Resolution 2018-03 is hereby amended to reflect that the public hearing as declared in Resolution 2018-03 is rescheduled to:

**August 8, 2018, at 6:00 p.m. located at the Hampton Inn & Suites,  
2740 Cypress Creek Ridge Blvd., Wesley Chapel, Florida**

**SECTION 2. RESOLUTION 2018-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2018-03 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED THIS 11TH DAY OF JULY, 2018.**

ATTEST:

**UNION PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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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 5.**

# UNION PARK COMMUNITY DEVELOPMENT DISTRICT



**OCTOBER 1, 2018 – SEPTEMBER 30, 2019**

# UNION PARK COMMUNITY DEVELOPMENT DISTRICT

## **BUDGET DEVELOPMENT:**

FLORIDA STATUTE 189.418:

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

***(A Balanced Budget)***

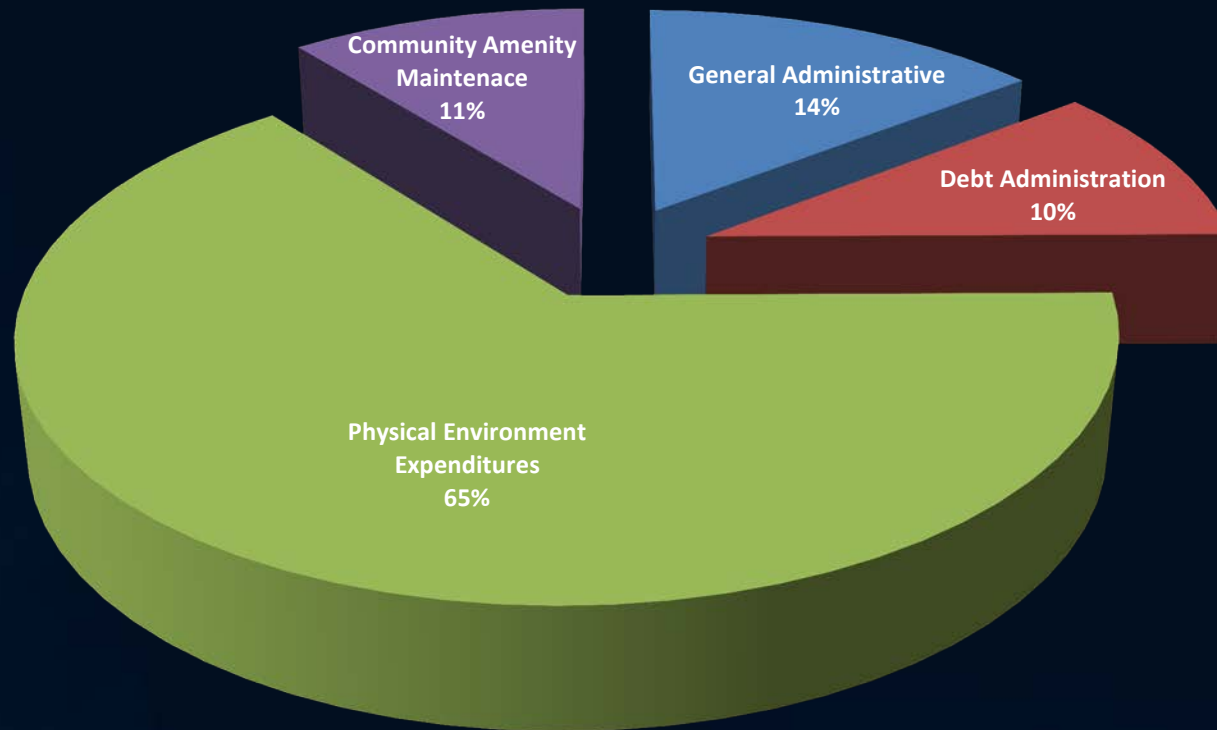
# Union Park Community Development District

## **BOARD BUDGET DEVELOPMENT:**

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

# UNION PARK CDD

FY 2019 Expenditure Summary: \$874,209

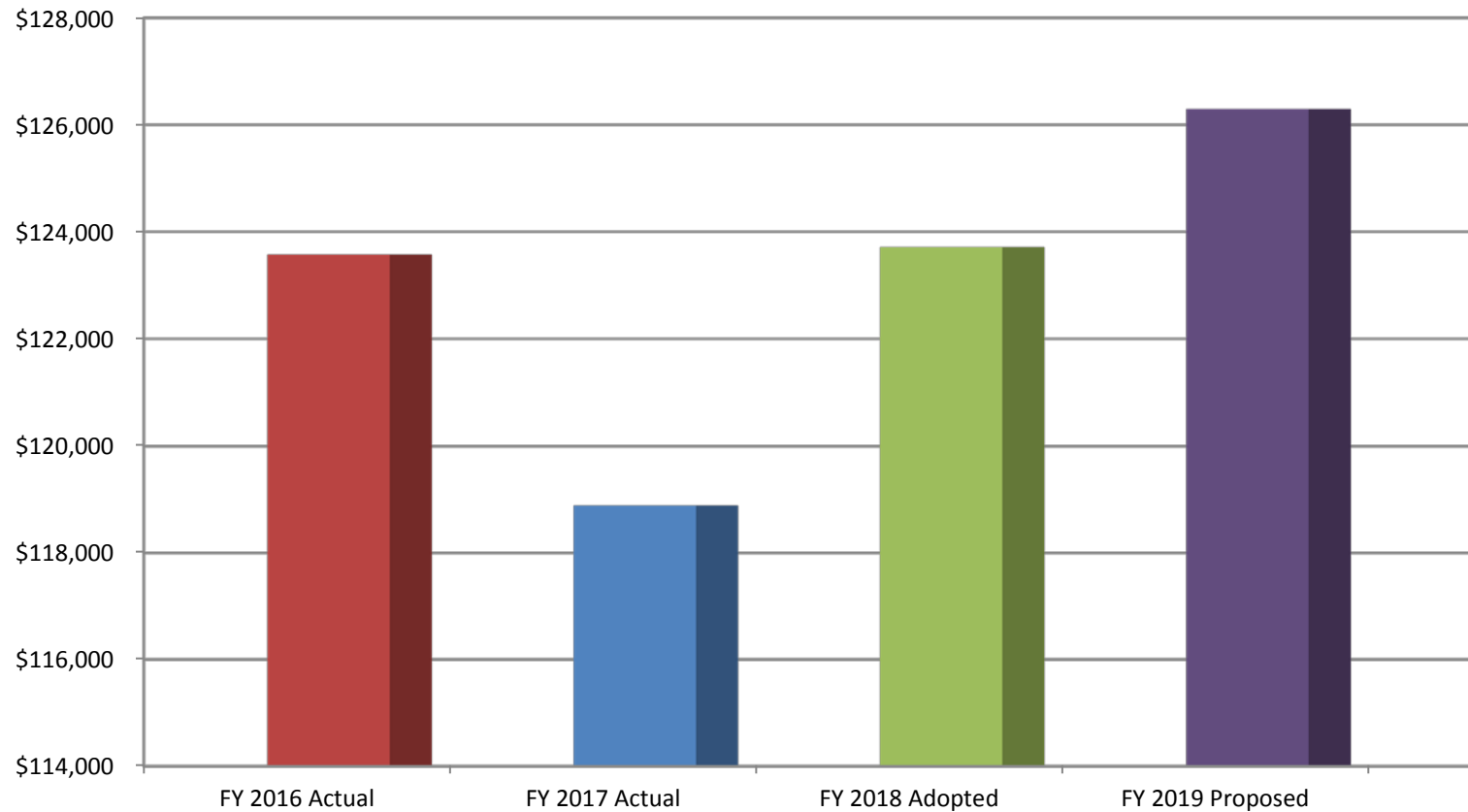


# UNION PARK CDD

LAND USE	UNITS	ASSIGNED ERU	FY 2018 O&M GROSS ASSMT/UNIT	Proposed FY 2019 O&M GROSS ASSMT/UNIT	PROPOSED ANNUAL CHANGE	PROPOSED MONTHLY CHANGE
SF 45'	196	0.9	\$945	\$1,199	\$254	\$21
SF 55'	159	1.1	\$1,155	\$1,465	\$310	\$26
SF 65'	170	1.3	\$1,365	\$1,731	\$367	\$31
SF 75'	84	1.5	\$1,575	\$1,998	\$423	\$35
TOTAL	609					

# UNION PARK CDD

General Administrative- \$126,298



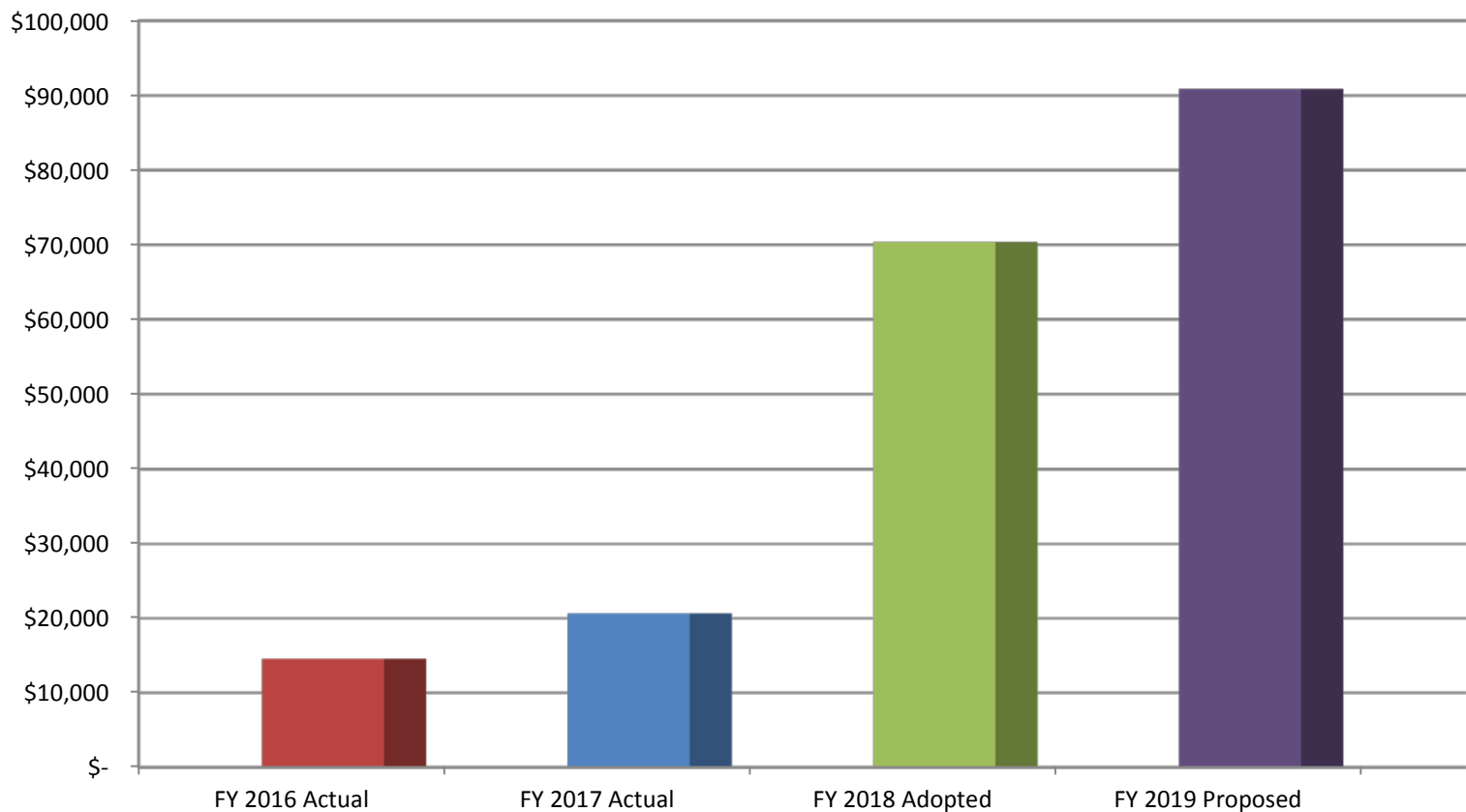
# UNION PARK CDD

## General Administrative-14%, Increase of \$2,586

		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD – MARCH 31, 2018	FY 2019 PROPOSED	VARIANCE FY 2018 TO 2019
GENERAL ADMINISTRATIVE							
	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	9,000	9,000	3,000	3,000	1,000	(2,000)
	PLANNING, 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	-
TOTAL GENERAL ADMINISTRATIVE		\$ 123,575	\$ 118,889	\$ 123,712	\$ 58,181	\$ 126,298	\$ 2,586

# UNION PARK CDD

Debt Administration: \$90,905



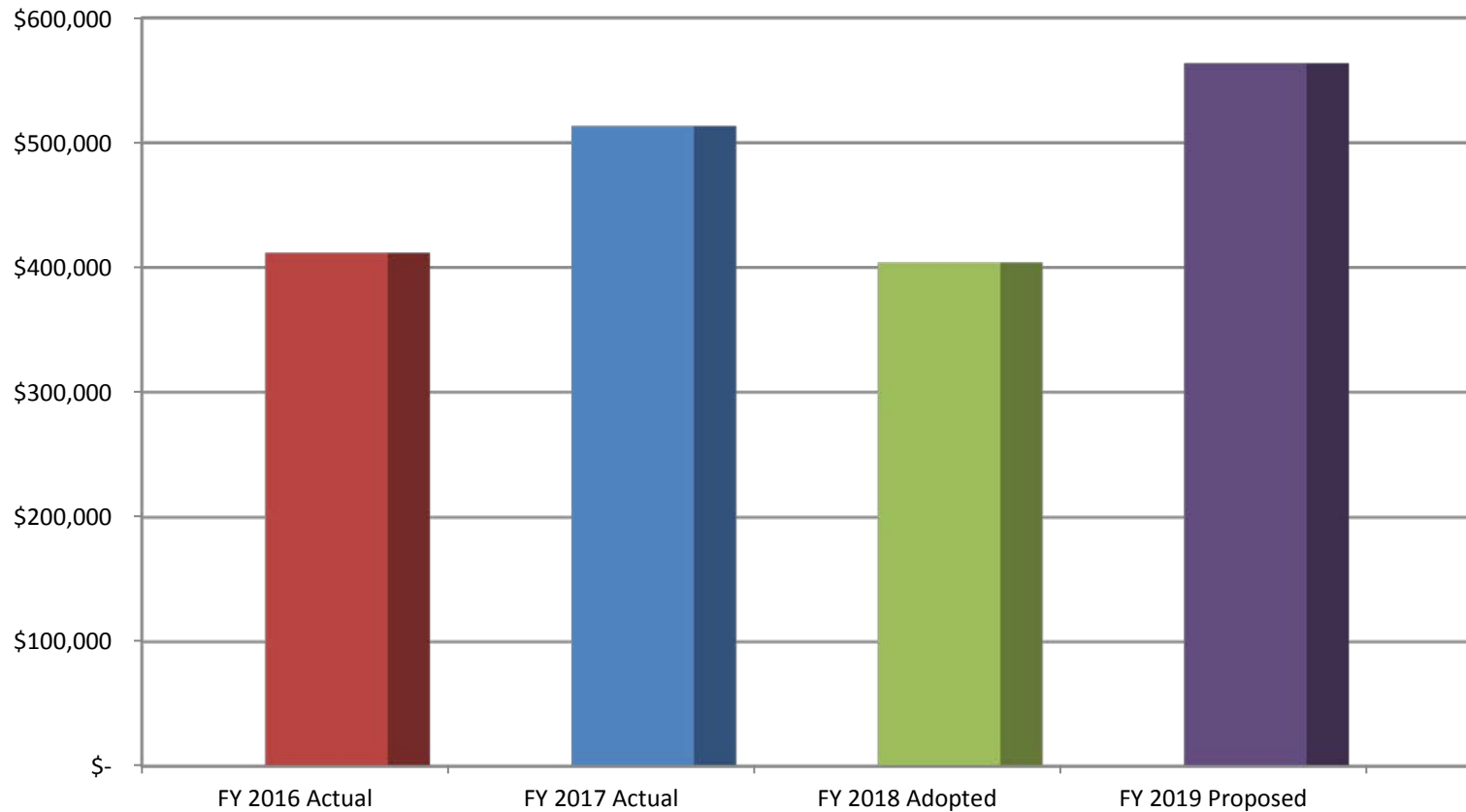
# UNION PARK CDD

Debt Administration-10%, increase of \$20,514

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD – MARCH 31, 2018	FY 2019 PROPOSED	VARIANCE FY 2018 TO 2019
DEBT ADMINISTRATION:						
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
TOTAL DEBT ADMINISTRATION	\$ 14,581	\$ 20,665	\$ 70,391	\$ 75,274	\$ 90,905	\$ 20,514

# UNION PARK CDD

Physical Environment: \$563,615



# UNION PARK CDD

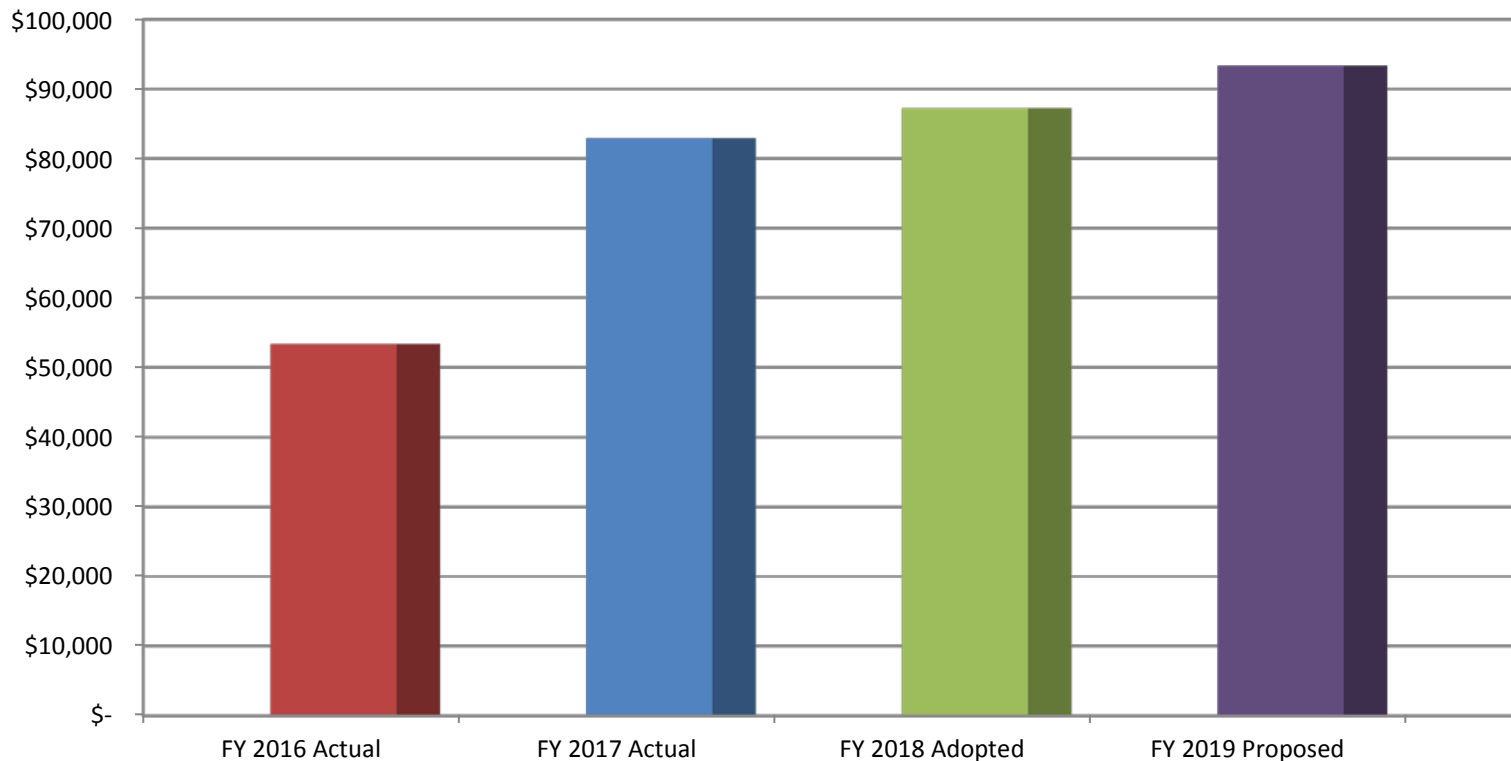
Physical Environment-65%, increase of \$159,557

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD – MARCH 31, 2018	FY 2019 PROPOSED	VARIANCE FY 2018 TO 2019
<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>

# UNION PARK CDD

Community Amenity Maintenance: \$93,391

**Community Amenity Maintenance**



# UNION PARK CDD

## Community Amenity Maintenance-11%: \$6,140

		FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD – MARCH 31, 2018	FY 2019 PROPOSED	VARIANCE FY 2018 TO 2019
COMMUNITY AMENITIES MAINTENANCE							
	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	-
TOTAL AMENITY CENTER OPERATIONS		\$ 53,349	\$ 82,927	\$ 87,251	\$ 45,687	\$ 93,391	\$ 6,140

- QUESTIONS?

**EXHIBIT 6.**



# Union Park CDD Waterway Inspection Report

---

**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 6/20/2018

**Prepared for:**

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

# Union Park CDD Waterway Inspection Report

6/20/2018

## Site: 1



### Comments: Normal growth observed

Site #1 is in good condition. Pennywort and Alligator Weed can be seen decomposing around the perimeter as a result of the treatment on 6/6/18. Monitoring and management of the nuisance vegetation will continue as needed.

## Site: 2



### Comments: Normal growth observed

Planktonic algae in site #2 was treated on 6/6/18. Site #2 is treated at almost every maintenance visit for planktonic or filamentous algae growth, which indicates that there is an underlying water quality issue.

## Site: 3

**Comments:** Normal growth observed

Bottom and surface filamentous algae was treated on 6/6/18. A minor amount of surface filamentous algae was observed around the perimeter during the site inspection. Site #3 is recommended for a standard lake assessment.

## Site: 4

**Comments:** Normal growth observed

Surface filamentous algae was observed around the perimeter of site #4 which was treated for algae on the 6/6/18 maintenance visit. A standard lake assessment is recommended for site #4.

## Union Park CDD Waterway Inspection Report | 6/20/2018

**Site: 5/6**



**Comments:** Treatment in progress

In site #5 (above) Southern Naiad was observed to be decomposing as a result of the 6/6/18 maintenance visit. Shoreline grasses and algae displayed positive results from the treatment as well. Site #6 was seen with treated algae decomposing (right).

**Site: 7/8**



**Comments:** Treatment in progress

Alligator Weed, Torpedograss and filamentous algae in sites #7 and #8 are decomposing as a result of the 6/6/18 maintenance visit. The sidewalk next to site #7 was observed to have staining indicative of water with high iron content (top right).

# Union Park CDD Waterway Inspection Report | 6/20/2018

Site: 9/10



**Comments:** Requires attention

Sites #9 and #10 have been observed with reoccurring algae issues. Site #10 has been receiving nutrients from a disposed Fir tree (pictured bottom right). A Standard Lake Assessment is recommended for both sites.

Site: 11/12



**Comments:** Normal growth observed

Site #11 (above) was seen with decomposing Torpedograss and Alligator Weed around the perimeter. The sidewalk between the storm drain and the inflow structure of Site #12 was seen with damage. Minor erosion around the culvert was seen as well (right).

# Union Park CDD Waterway Inspection Report 6/20/2018

Site: 13, 15



## Comments: Normal growth observed

Alligator Weed and Willow saplings will require treatment at an upcoming maintenance visit. The majority of site #13 was seen with decreased turbidity. Decomposing Cattails can be seen in site #15 (bottom right).

## Management Summary

The Waterway Inspection Report for Union Park CDD was performed on June 22nd, 2018 for all sites. The majority of sites were in good condition, with some displaying patterns of algae growth that should be addressed.

Sites #2, #3, #4, #9 and #10 has been observed with persistent and quickly-reoccurring algae growth and are recommended for standard lake assessments. Lake assessments make it possible for ASI to identify the specific issues affecting your ponds and help uncover the root cause of those issues (nutrients, oxygen depletion, etc.). Based on these results, we can then customize a management plan specific to each site.

Many lakes in Florida are man-made for storm water retention and pollution control. As these lakes age they collect more phosphorus runoff from a variety of sources than they can handle. Lakes receiving reclaimed wastewater often have the highest levels of phosphorus and nitrogen; they are often low in oxygen as well. This combination of high nutrient and low oxygen is the perfect combination for excessive growth of unsightly algae and other problems. Treatments that bind to these nutrients and make them inaccessible to algae can quickly improve lake conditions giving other methods time to work.

## Recommendations/Action Items

- A Standard Lake Assessment is Recommended for Sites: #3, #4, #9, and #10.
- Continue Regular Waterway Maintenance.
- Monitor Turbidity and Hue in Sites #3, #13, and #15.

Thank You For Choosing Aquatic Systems, Inc.!

**EXHIBIT 7.**

**EXHIBIT 8.**

## Union Park June Maintenance Report

General Maintenance	Revised	Needs Work	Follow-Up	Location	Notes
Olds wood ave. Landscape beds, grass, flower beds, weeds, tree conditions, bushes, molch, and irregation.	Yes	Yes	Will follow up.		Brightview is in process of installing irragation & landscape at this time.
Entrance bridge Clear of debris or damage	Yes				
Information Welcome Area	Yes				
Rock Garden	Yes				
Bird House Village	Yes	Yes	Will follow up.		Bird houses are in need of repair.
Fire Pit Clean and in order	Yes				Ashes are cleaned regularly from the fire pit.
Clubhouse Amenity exterior perimeter (clean and free of clutter)	Yes				
Clubhouse Amenity Inside perimeter	Yes				Pavers and main entry were powerwashed.

Inspectors Signature

\_\_\_\_\_

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

## Union Park June Maintenance Report

General Maintenance	Revised	Needs Work	Follow-Up	Location	Notes
Clubhouse restrooms clean	Yes				
Clubhouse doors in working order	Yes	Yes	Will follow up.		Door knob on utility closet needs to be replaced.
Clubhouse entrance to main gate. Walk way/Pavers	Yes	Yes	Will follow up.		Entry pavers were pwerwashed. Pavers need to be reset and repacked. Estimate was submitted for this.
Clubhouse signage in place	Yes				
Mailbox kiosk, picnic tables, and covered areas	Yes				
Pool Lanscape	Yes	Yes	Will follow up.		Estimate was submitted for installation of stones around BBQ area.
Pool Clean and free of mold and debris	Yes				
Pool showers	Yes				
Pool water features	Yes				

Inspectors Signature

\_\_\_\_\_

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

## Union Park June Maintenance Report

General Maintenance	Revised	Needs Work	Follow-Up	Location	Notes
Pool deck clean and in good condition	Yes				
Pool Deck growth around pool fence and trimmed	Yes				
Pool Gate in working order	Yes				
Tot Lot clean of debris, mulch, equipment in working order	Yes				
Tot Lot Sand box, waterfountains, and play equipment	Yes				
Tot Lot Landscape	Yes				
Dog Park clean, bags full, trash empty, fence locks, and waterfountains.	Yes	Yes	Will follow up		Estimate was submitted for maintenance gate replacement. Dog fence needs to be powerwashed.
Dog Park Landscape and irrigation	Yes				
Nature Trail clean and undergrowth trimmed back	Yes				

Inspectors Signature

\_\_\_\_\_

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

**Union Park June Maintenance Report**

General Maintenance	Revised	Needs Work	Follow-Up	Location	Notes
Excercise equipment functioning	Yes				
Sidewalks	Yes	Yes	Will follow up		Safety Handrail on Talimena Dr. is being scheduled for installation.
Trash pick up	Yes	Yes	Will follow up		Dumpster enclosure is scheduled to be installed.
Fences	Yes				
Community signs	Yes				

Inspectors Signature \_\_\_\_\_

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