

**UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**Advanced Board Package**

**Board of Supervisors  
Regular Meeting**

**Wednesday  
February 6, 2019  
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

At the Hampton Inn 2740 Cypress Ridge Wesley Chapel, Florida

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price	Chairman Vice Chairman Assistant Secretary
<b>District Manager</b>	Paul Cusmano Lore Yeira	DPFG 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 six different sections:**

The first section which is called **Audience Questions and Comments**. 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 **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters 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 fourth 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 fifth 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 February 6, 2018  
Time: 6:00 p.m.  
Location: Hampton Inn 2740  
Cypress Ridge  
Wesley Chapel, Florida  
Conference Call No.: (563) 999-2090  
Code: 686859#

### ***AGENDA***

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

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

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

- A.** Approval of Regular and Landowners Minutes from November 6, 2018 Meeting **Exhibit 1**
- B.** Acceptance of September, October, November, and December 2018 Financial Statements **Exhibit 2**

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

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

- A. District Manager**
  - 1.** Review and Approval of CISTECH Maintenance Proposal **Exhibit 3**
  - 2.** Aquatic Systems January 2019 Report **Exhibit 4**
  - 3.** DPFG Field Report for January and Update on Amenity Repairs **Exhibit 5**
- B. District Counsel**
- C. District Engineer**

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

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

#### **VIII. Adjournment**

## **Exhibit 1**

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

The Landowners Meeting of the Board of Supervisors of the Union Park Community Development District was held on Tuesday, November 6, 2018 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558.

**FIRST ORDER OF BUSINESS – Call To Order**

Mr. Cusmano called the meeting to order.

**SECOND ORDER OF BUSINESS – Landowners Meeting**

**A. Determination of Number of Voting Units Represented**

Mr. Cusmano reported that the number of voting units represented were **19**.

**B. Election of a Chairperson for the Purpose of Conducting the Landowners Meeting**

Mr. Cusmano stated that **Michael Lawson** was elected to serve as the Chairman.

**C. Nominations for the Position of Supervisor (3)**

Mr. Cusmano stated the nominations for the Position of Supervisor to be:

- **Seat #1:** Mr. Michael Lawson
- **Seat #2:** Mr. Doug Draper
- **Seat #3:** Ms. Lori Price
- **Seat #4:** Ms. Sonia Valentin
- **Seat #5:** Ms. Christie Ray

**D. Casting of Ballots**

Mr. Cusmano stated that the Casting of Ballots had been completed.

**E. Tabulation of Ballots**

Mr. Cusmano stated that the ballots had been tabulated to be:

- **Seat #3:** Ms. Lori Price with **17** Votes
- **Seat #4:** Ms. Sonia Valentin with **15** Votes
- **Seat #5:** Ms. Christie Ray with **15** Votes

**F. Landowners Questions or Comments**

There being none, next item followed.

**THIRD ORDER OF BUSINESS – Adjournment**

Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Mr. Cusmano declared the meeting adjourned.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the landowners meeting for the Union Park Community Development District.
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*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

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

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

**Title:**   ☐ **Secretary**      ☐ **Assistant Secretary**

**Title:**   ☐ **Chairman**      ☐ **Vice Chairman**

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

The Regular Meeting of the Board of Supervisors of the Union Park Community Development District was held on Tuesday, November 6, 2018 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558.

**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Yeira called the meeting to order and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

Paul Cusmano	District Manager, DPFG Management & Consulting LLC
Lore Yeira	Assistant District Manager, DPFG Management & Consulting LLC

*The following is a summary of the discussions and actions taken at the November 6, 2018 Union Park CDD Board of Supervisors meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, next item followed.

**THIRD ORDER OF BUSINESS – Consent Agenda**

**A. Exhibit 1:** Approval of the Minutes from the October 2, 2018 Meeting

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

**FOURTH ORDER OF BUSINESS – Business Matters**

**A. Exhibit 2:** Consideration and Adoption of Resolution 2019-02; Canvassing and Certifying the Landowners Election

The results of the Landowners Election are as follows:

- **Seat #3:** Ms. Lori Price with 17 votes.
- **Seat #4:** Ms. Sonia Valentin with 15 votes.
- **Seat #5:** Ms. Christie Ray with 15 votes.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2019-02**; Canvassing and Certifying the Landowners Election for the Union Park Community Development District.

**B. Exhibit 3:** Consideration and Adoption of Resolution 2019-03; Designating Officers

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2019-03**; designating the Officers of the District as follows: Mr. Michael Lawson to serve as Chairman, Mr. Doug Draper to serve as Vice Chairman, and Ms. Lori Price, Ms. Sonia Valentin, and Ms. Christie Ray to serve as Assistant Secretaries; District staffing as follows: Mr. Paul Cusmano as Secretary, Ms. Patricia Comings-Thibault as Treasurer, Mr. Maik Aagaard as Assistant Treasurer; and Ms. Lore Yeira and Ms. Janet Johns as Assistant Secretaries for the Union Park Community Development District.

C. **Exhibit 4:** Consideration and Approval of Resolution 2019-04; Adopting the Revised Budget Amendment

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2019-04**; Adopting the Revised Budget Amendment for the Union Park Community Development District.

D. **Exhibit 5:** Ratification and Approval for The Facility Maintenance and Systems Construction Agreement

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the motion to ratify the Facility Maintenance and Systems Construction Agreement for the Union Park Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Manager

1. **Exhibit 6:** Aquatic Systems October Report

Mr. Cusmano stated that one (1) of the ponds is still being sprayed due to the high amounts of algae. Additionally, he requested for Aquatic Systems to test the water to find out the cause of the continuous problem. He anticipates having the results to prevent before the Board at a subsequent meeting.

B. District Counsel

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**

Ms. Yeira asked if there were any other items of new business. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Ms. Yeira declared the meeting adjourned.

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



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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

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

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

**Title:**   ☐ **Secretary**      ☐ **Assistant Secretary**

**Title:**   ☐ **Chairman**      ☐ **Vice Chairman**

## Exhibit 2

1

# **Union Park Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2018

**Union Park CDD**  
**Balance Sheet**  
**September 30, 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	\$ 10,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,885
INVESTMENT / TRUST FUNDS:											
REVENUE	-	167,832	147	971	85,762	66	202,366	29,153	-	-	486,297
RESERVE	-	259,606	2,706	3,004	100,313	5,938	282,000	20,531	-	-	674,098
INTEREST	-	1	-	-	-	-	-	-	-	-	1
OPTIONAL REDEMPTION	-	-	-	2	-	2	-	-	-	-	4
PREPAYMENT	-	-	2,340	2,937	-	3,490	-	36,888	-	-	45,655
CONSTRUCTION 2013 - A1	-	-	-	-	-	-	-	-	5,020	-	5,020
CONSTRUCTION 2013- A3	-	-	-	-	-	-	-	-	12,857	-	12,857
CONSTRUCTION 2015	-	-	-	-	-	-	-	-	21,965	-	21,965
CONSTRUCTION FUND 2016	-	-	-	-	-	-	-	-	-	71,584	71,584
UTILITY DEPOSITS	11,491	-	-	-	-	-	-	-	-	-	11,491
DUE FROM CIP	1,217	-	-	-	-	-	-	-	-	-	1,217
PREPAID ITEMS	2,192	-	-	-	-	-	-	-	-	-	2,192
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-	1,217	280,517	281,734
DEFICIT REVEIBALE	44,156	-	-	-	-	-	-	-	-	-	44,156
ASSESSMENTS RECEIVABLE - Excess Fees	2,513	1,058	-	-	-	-	874	-	-	-	4,445
ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	25,914	529	409	-	-	-	-	-	26,852
<b>TOTAL ASSETS</b>	<b>\$ 72,454</b>	<b>\$ 428,497</b>	<b>\$ 31,107</b>	<b>\$ 7,443</b>	<b>\$ 186,484</b>	<b>\$ 9,496</b>	<b>\$ 485,240</b>	<b>\$ 86,572</b>	<b>\$ 41,059</b>	<b>\$ 352,101</b>	<b>\$ 1,700,453</b>
<b><u>LIABILITIES:</u></b>											
ACCOUNTS PAYABLE	\$ 71,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351,633	\$ 422,885
DUE TO GF	-	-	-	-	-	-	-	-	1,217	-	1,217
<b><u>FUND BALANCE:</u></b>											
NONSPENDABLE:											
PREPAID AND DEPOSITS	13,683	-	-	-	-	-	-	-	-	-	13,683
RESTRICTED FOR:											
ASSIGNED:	-	428,497	31,107	7,443	186,484	9,496	485,240	86,572	39,842	468	1,275,149
UNASSIGNED:	(12,481)	-	-	-	-	-	-	-	-	-	(12,481)
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 72,454</b>	<b>\$ 428,497</b>	<b>\$ 31,107</b>	<b>\$ 7,443</b>	<b>\$ 186,484</b>	<b>\$ 9,496</b>	<b>\$ 485,240</b>	<b>\$ 86,572</b>	<b>\$ 41,059</b>	<b>\$ 352,101</b>	<b>\$ 1,700,453</b>

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
SPECIAL ASSESSMENTS ON ROLL (Net)	\$ 616,391	\$ 616,391	\$ 618,934	\$ 2,543
SPECIAL ASSESSMENTS ON ROLL EXCESS FEES	-	-	2,513	2,513
ASSESSMENTS OFF ROLL - GOLDENRANCH LLC	72,621	72,621	53,380	(19,241)
ASSESSMENTS OFF ROLL - DR HORTON	-	-	11,544	11,544
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	7,696	7,696
MISCELLANEOUS REVENUE	-	-	-	-
GATE ACCESS CARDS	-	-	350	350
RENTAL REVENUE	-	-	-	-
INTEREST REVENUE	-	-	311	311
DEFICIT FUNDING	-	-	44,156	44,156
<b>TOTAL REVENUES</b>	<b>\$ 689,012</b>	<b>\$ 689,012</b>	<b>\$ 738,884</b>	<b>\$ 49,872</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
BOARD OF SUPERVISORS	8,000	8,000	4,200	3,800
PAYROLL TAXES	612	612	321	291
PAYROLL SERVICES	745	745	413	332
SUPERVISOR TRAVEL PER DIEM	300	300	76	224
MANAGEMENT CONSULTING SERVICES	25,000	25,000	24,996	4
CONSTRUCTION ACCOUNTING SERVICES	3,000	3,000	3,000	-
PLANNING & COORDINATING SERVICES	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	-
BANK FEES	175	175	276	(101)
MISCELLANEOUS	500	500	788	(288)
AUDITING	4,000	4,000	2,650	1,350
INSURANCE (Liability, Property & Casualty)	18,385	18,385	21,701	(3,316)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	750	850	(100)
LEGAL SERVICES	8,500	8,500	9,306	(806)
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	-
ENGINEERING SERVICES	8,500	8,500	2,954	5,546
PROPERTY APPRAISER	750	750	150	600
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	60	60	128	(68)
MEETING ROOM RENTAL	1,440	1,440	180	1,260
WEBSITE HOSTING	720	720	738	(18)
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>123,712</b>	<b>123,712</b>	<b>115,002</b>	<b>8,710</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	82,020	88,157	(6,137)
ELECTRICITY (Pumps )	4,200	4,200	10,570	(6,370)
WATER	3,000	3,000	906	2,094
WATER RECLAIMED	-	-	-	-
LANDSCAPE MAINTENANCE	172,488	172,488	172,485	3
LANDSCAPE REPLENISHMENT	56,573	56,573	56,582	(9)
TREE REMOVAL	-	-	-	-
IRRIGATION MAINTENANCE	9,000	9,000	5,198	3,802
RUST PREVENTION	8,140	8,140	7,140	1,000
ENVIRONMENTAL MITIGATION & MAINTENANCE	6,900	6,900	4,050	2,850
POND MAINTENANCE	8,556	8,556	8,836	(280)
STORMWATER DRAIN	8,000	8,000	-	8,000
NPDES	5,400	5,400	-	5,400
BRIDGE MAINTENANCE	5,000	5,000	-	5,000
EROSION CONTROL	-	-	-	-
FIELD MANAGER	8,781	8,781	21,330	(12,549)
AMENITY MANAGEMENT	3,000	3,000	3,000	-

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

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
FIELD SERVICE MANAGEMENT	5,000	5,000	5,000	-
FIELD MANAGER TRAVEL	1,400	1,400	2,283	(883)
SPLASH ZONE MAINTENANCE	2,500	2,500	612	1,888
STREET SWEEP	8,000	8,000	7,938	62
FIELD CONTINGENCY/ MISC FIELD EXPENSES	3,000	3,000	3,156	(156)
SECURITY	3,600	3,600	3,600	-
HOLIDAY LIGHTING	5,000	5,000	5,900	(900)
PAVEMENT REPAIRS	-	-	-	-
CAPITAL OUTLAY	-	-	-	-
PAINTING	-	-	-	-
<b>TOTAL FIELD OPERATIONS</b>	<b>409,558</b>	<b>409,558</b>	<b>406,743</b>	<b>2,815</b>
<b>COMMUNITY AMENITIES MAINTENANCE:</b>				
POOL MAINTENANCE ( Contract )	7,260	7,260	6,655	605
POOL MAINTENANCE & REPAIRS	4,260	4,260	4,509	(249)
SPLASH PAD MAINTENANCE	1,620	1,620	1,485	135
POOL PERMITS	275	275	425	(150)
AMENITY CENTER CLEANING & MAINTENANCE	11,400	11,400	11,400	-
AMENITY CENTER INTERNET	2,100	2,100	2,091	9
AMENITY CENTER ELECTRICITY	14,400	14,400	10,473	3,927
AMENITY CENTER WATER	14,400	14,400	11,320	3,080
AMENITY CENTER PEST CONTROL	636	636	688	(52)
AMENITY CENTER RUST REMOVAL	6,000	6,000	8,300	(2,300)
PET WASTE REMOVAL	2,400	2,400	2,400	-
AMENITY CENTER REFUSE SERVICE	2,000	2,000	1,230	770
AMENITY CENTER LANDSCAPE MAINTENANCE	5,000	5,000	-	5,000
COMMUNITY EVENTS & SUPPLIES	5,000	5,000	-	5,000
MISC AMENITY CENTER REPAIRS & MAINTENANCE	5,000	5,000	5,212	(212)
<b>TOTAL COMMUNITY AMENITIES MAINTENANCE</b>	<b>81,751</b>	<b>81,751</b>	<b>66,188</b>	<b>15,563</b>
<b>RESERVES</b>				
RESERVE STUDY	3,600	3,600	-	3,600
<b>TOTAL RESERVES</b>				
<b>UNBUDGETED EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>88,202</b>	<b>(88,202)</b>
<b>TOTAL EXPENDITURES O&amp;M</b>	<b>689,012</b>	<b>689,012</b>	<b>746,426</b>	<b>(57,414)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,542)</b>	<b>\$ (7,541)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,542)</b>	<b>\$ (7,542)</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>\$ -</b>	<b>\$ 1,203</b>	<b>\$ 1,203</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 September 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	\$ 260,678 (a)	\$ 1,071
ON ROLL ASSESSMENTS EXCESS FEES	-	-	1,058	1,058
PREPAYMENT ON BONDS	-	-	-	-
INTEREST-INVESTMENT	-	-	4,465	4,465
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	534	534	-	(534)
LESS: DISCOUNT ASSESSMENTS	(11,047)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>265,665</b></u>	<u><b>260,141</b></u>	<u><b>266,201</b></u>	<u><b>6,060</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	5,524	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	110,809	(110,809)
INTEREST EXPENSE (MAY & NOV 2018)	219,038	219,038	109,519	109,519
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>	<b>1,103</b>	<b>1,103</b>	<b>10,873</b>	<b>9,770</b>
NET CHANGE IN FUND BALANCE	1,103	1,103	10,873	9,770
FUND BALANCE - BEGINNING	-	-	417,624	417,624
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 1,103</b></u>	<u><b>\$ 1,103</b></u>	<u><b>\$ 428,497</b></u>	<u><b>\$ 427,394</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 September 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	\$ 4,794	\$ 28,403	\$ 23,609
PREPAYMENT ON BONDS	-	-	12,499	12,499
INTEREST--INVESTMENT	-	-	105	105
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>4,794</b>	<b>4,794</b>	<b>41,007</b>	<b>36,213</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	1,844	(1,844)
INTEREST EXPENSE (MAY & NOV 2018)	4,426	4,426	1,659	2,767
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>368</b>	<b>17,504</b>	<b>17,136</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>
NET CHANGE IN FUND BALANCE	368	368	17,504	17,136
FUND BALANCE - BEGINNING	-	-	13,602	13,602
<b>FUND BALANCE - ENDING</b>	<b>\$ 368</b>	<b>\$ 368</b>	<b>\$ 31,106</b>	<b>\$ 31,106</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 September 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	\$ 3,750	\$ 3,060	\$ (690)
PREPAYMENT ON BONDS	-	-	5,000	5,000
INTEREST-INVESTMENT	-	-	88	88
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>3,750</b>	<b>3,750</b>	<b>8,148</b>	<b>4,398</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	1,875	(1,875)
INTEREST EXPENSE (MAY & NOV 2018)	3,750	3,750	1,688	2,062
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>-</b>	<b>(5,415)</b>	<b>(5,415)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>(5,415)</b>	<b>(5,415)</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>\$ -</b>	<b>\$ 7,442</b>	<b>\$ 7,442</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 September 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	\$ 106,715	\$ 100,312	\$ 100,727 (a)	\$ 415
SPECIAL ASSESSMENTS - ON EXCESS FEES	-	-	409	409
OFF ROLL ASSESSMENTS - TITLE CO.	-	-	-	-
INTEREST--INVESTMENT	-	-	2,043	2,043
MISCELLANEOUS REVENUE	-	-	-	-
PREPAYMENT ON BONDS	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(4,269)	-	-	-
<b>TOTAL REVENUE</b>	<b>102,446</b>	<b>100,312</b>	<b>103,179</b>	<b>2,867</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES (3.5%)	2,134	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	40,469	(40,469)
INTEREST EXPENSE (MAY & NOV 2018)	80,000	80,000	40,000	40,000
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>7,710</b>	<b>7,398</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>7,710</b>	<b>7,398</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>\$ 186,484</b>	<b>\$ 186,172</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 September 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	\$ 6,875	\$ -	\$ (6,875)
INTEREST--INVESTMENT	-	-	369	369
PREPAYMENT ON BONDS	-	-	-	-
<b>TOTAL REVENUE</b>	<b>6,875</b>	<b>6,875</b>	<b>369</b>	<b>(6,506)</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE (NOV 2017)	-	-	3,438	(3,438)
INTEREST EXPENSE (MAY & NOV 2018)	6,876	6,876	2,969	3,907
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>-</b>	<b>(21,038)</b>	<b>(21,038)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	(21,965)	(21,965)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(21,965)</b>	<b>(21,965)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>(43,003)</b>	<b>(43,003)</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>\$ -</b>	<b>\$ 9,495</b>	<b>\$ 9,495</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 September 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	\$ 215,256 (a)	\$ 5,201
SPECIAL ASSESSMENTS - ON ROLL EXCESS FEES	-	-	874	874
OFF ROLL ASSESSMENTS (GROSS)	71,945	71,945	70,738	(1,207)
INTEREST-INVESTMENT	-	-	4,823	4,823
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(12,000)	-	-	-
<b>TOTAL REVENUE</b>	<b>288,000</b>	<b>282,000</b>	<b>291,691</b>	<b>9,691</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	6,000	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	107,872	(107,872)
INTEREST EXPENSE (MAY & NOV 2018)	213,306	213,306	106,653	106,653
PRINCIPAL RETIREMENT	65,000	65,000	65,000	-
<b>TOTAL EXPENDITURES</b>	<b>284,306</b>	<b>278,306</b>	<b>279,525</b>	<b>(1,219)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,694</b>	<b>3,694</b>	<b>12,166</b>	<b>8,472</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>3,694</b>	<b>12,166.00</b>	<b>8,472</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>\$ 3,694</b>	<b>\$ 485,238</b>	<b>\$ 481,544</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 September 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	\$ 1,323,406	\$ 54,394	\$ (1,269,012)
PREPAYMENT ON BONDS	-	-	1,975,652	1,975,652
INTEREST--INVESTMENT	-	-	9,512	9,512
MISCELLANEOUS REVENUE	-	-	-	-
<b>TOTAL REVENUE</b>	<b>1,323,406</b>	<b>1,323,406</b>	<b>2,039,558</b>	<b>716,152</b>
<b>EXPENDITURES</b>				
INTEREST EXPENSE (NOV 2017)	-	-	101,672.00	(101,672)
INTEREST EXPENSE (MAY & NOV 2018)	223,312	223,312	50,906	172,406
INTEREST EXPENSE (FEBRUARY & AUGUST 2018)	-	-	22,641	(22,641)
PRINCIPAL PREPAYMENT	-	-	3,250,000	(3,250,000)
<b>TOTAL EXPENDITURES</b>	<b>223,312</b>	<b>223,312</b>	<b>3,425,219</b>	<b>(3,201,907)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE:</b>	<b>1,100,094</b>	<b>1,100,094</b>	<b>(1,385,661)</b>	<b>(2,485,755)</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>
<b>NET CHANGE IN FUND BALANCE</b>	<b>1,100,094</b>	<b>1,100,094</b>	<b>(1,385,661)</b>	<b>(2,485,755)</b>
<b>FUND BALANCE - BEGINNING</b>	<b>-</b>	<b>-</b>	<b>1,472,233</b>	<b>1,472,233</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,100,094</b>	<b>\$ 1,100,094</b>	<b>\$ 86,572</b>	<b>\$ (1,013,522)</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 September 30, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ -
INTEREST REVENUE	189
<b>TOTAL REVENUE</b>	<u>189</u>
<b>EXPENDITURES</b>	
CONSTRUCTION EXPENSE	-
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>189</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER-IN	21,965
TRANSFER-OUT	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>21,965</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>22,154</b>
<b>FUND BALANCE - BEGINNING</b>	17,689
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 39,843</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 September 30, 2018**

	<u>ACTUAL YTD</u>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ 483,237
INTEREST REVENUE	811
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u><b>484,048</b></u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	568,225
OTHER	-
<b>TOTAL EXPENDITURES</b>	<u><b>568,225</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(84,177)</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>(84,177)</b>
<b>FUND BALANCE - BEGINNING</b>	84,644
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 467</b></u></u>

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

Balance Per Bank Statement	\$ 32,424.51
Less: Outstanding Checks	(21,539.43)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 10,885.08</u></b>

Beginning Bank Balance Per Books	\$ 30,214.27
Cash Receipts	-
Cash Disbursements	(19,329.19)
<b><i>Balance Per Books</i></b>	<b><u>\$ 10,885.08</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	WITHLACOOCHIEE 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	WITHLACOOCHIEE 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	WITHLACOOCHEE 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>
06/01/2018	3307	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - June		6,049.66	181,816.16
06/01/2018	3308	IPFS	Insurance FY 2018		1,857.28	179,958.88
06/11/2018	3309	BRIGHTVIEW LANDSCAPE SERVICES	Landscape		15,633.75	164,325.13
06/11/2018	3310	Cistech, Inc.	Pool Cards		388.00	163,937.13
06/11/2018	3311	Critical Intervention Services Inc	CCTV Monitoring - June		300.00	163,637.13
06/11/2018	3312	DPFG FIELD SERVICES, INC.	5/19-6/16 - Field P/R		1,731.93	161,905.20
06/11/2018	3313	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - May		600.00	161,305.20
06/11/2018	3314	H2 Pool Services	CH Cleaning/Power Wash - June		950.00	160,355.20
06/11/2018	3315	IRA D. DRAPER	Mileage - BOS Mtg - 6/8/18		19.07	160,336.13
06/11/2018	3316	STANTEC CONSULTING SERVICES	Engineering Svcs thru 5/25-18		162.00	160,174.13
06/11/2018	3317	Suncoast Pool Services	Pool Maint - June		1,495.00	158,679.13
06/11/2018	3318	SUNCOAST RUST CONTROL, INC.	Rust Prevention - May		1,300.00	157,379.13
06/11/2018	3319	USA Services	Power Sweep - 5/25/18 & 5/18/18		562.50	156,816.63
06/11/2018	3320	WASTE MANAGEMENT INC. OF FLORIDA	6/1-6/30 - Solid Waste		94.00	156,722.63
06/11/2018	3321	US BANK	Trustee Fees (2018-2019)		4,256.13	152,466.50
06/12/2018	3322	Pasco County Property Appraiser	Collection Fee		150.00	152,316.50
06/12/2018	3323	Patrick Larrabee	Travel - March		284.54	152,031.96
06/12/2018	3324	Patrick Larrabee	Travel - April		149.66	151,882.30
06/12/2018	3325	Patrick Larrabee	Travel - May		244.87	151,637.43
06/13/2018	ACH06132018	Paychex	P/R Fee		80.66	151,556.77
06/13/2018	20053	MICHAEL S LAWSON	BOS Mtg - 6/6/18		184.70	151,372.07
06/13/2018	20052	IRA D. DRAPER	BOS Mtg - 6/6/18		184.70	151,187.37
06/13/2018	20054DD	LORI PRICE	BOS Mtg - 6/6/18		184.70	151,002.67
06/13/2018	ACH06132018	Paychex	BOS Mtg - 6/6/18		91.80	150,910.87
06/18/2018		Mike Fasano, Pasco Cty Tax Collector	Tax Certificate Sale	1,603.16		152,514.03
06/18/2018	3326	DIBARTOLOMEQ, McBEE, HARTLEY & BARN	Audit FY 2017		2,650.00	149,864.03
06/18/2018	3327	LLS TAX SOLUTIONS, INC.	Arbitrage - Series 2016A-1 & 2		650.00	149,214.03
06/18/2018	3328	USA Services	Power Sweep - 4/22/18		250.00	148,964.03
06/18/2018	3329	VENTURESIN.COM, INC.	Web Site Hosting - June		60.00	148,904.03
06/22/2018	3331	TECO	5/15-6/13 - Union Park PH 4A		1,106.09	147,797.94
06/25/2018	3332	BRIGHT HOUSE NETWORKS	6/23-7/22 - Internet		174.28	147,623.66
06/25/2018	3333	REED ELECTRIC, LLC	Electrical Repairs & Pool Light Repairs		1,429.43	146,194.23
06/25/2018	3334	TERMINIX	Pest Control - May & June		110.00	146,084.23
06/27/2018	3335	IPFS	Insurance FY 2018		1,857.28	144,226.95
06/27/2018	3336	Pasco County Utilities Services Branch	5/4-6/7 - Water		961.79	143,265.16
06/28/2018	3337	ECOLOGICAL CONSULTANTS, INC	7th Semi Annual Monitoring & Mitigation Maint - December		2,500.00	140,765.16
06/28/2018		Union Park	Key Fobs	80.00		140,845.16
06/28/2018		Paychex	Refund for Inv 2018051001	25.16		140,870.32
06/29/2018		Paychex	Refund for Inv 2018061001	25.16		140,895.48
<b>EOM BALANCE</b>				<b>1,733.48</b>	<b>48,703.82</b>	<b>140,895.48</b>
07/01/2018	3338	Critical Intervention Services Inc	CCTV Monitoring - July		300.00	140,595.48
07/01/2018	3339	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - July		6,049.66	134,545.82
07/06/2018	3341	Ace Fence LLC	Replace Chain Link Gate (Dog Park)		300.00	134,245.82
07/06/2018	3342	AQUATIC SYSTEMS, INC	Lake & Pond Maint - July		728.00	133,517.82
07/06/2018	3343	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - July		14,373.75	119,144.07
07/06/2018	3344	Earth Tech Property Solutions	Pest Control - June		120.00	119,024.07
07/06/2018	3345	H2 Pool Services	CH Cleaning - July		950.00	118,074.07
07/06/2018	3346	STRALEY ROBIN VERICKER	Legal Svcs thru 6/15/18		831.95	117,242.12
07/06/2018	3347	TAMPA PRINT SERVICES, INC.	Mass Mailing		788.28	116,453.84
07/06/2018	3348	VENTURESIN.COM, INC.	Web Site Hosting - July		60.00	116,393.84



# UNION PARK CDD

## CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
07/06/2018	3349	WASTE MANAGEMENT INC. OF FLORIDA	7/1-7/31 - Solid Waste		94.00	116,299.84
07/06/2018	3350	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - June		273.40	116,026.44
07/12/2018	3351	BUSINESS OBSERVER	Legal Ad		179.38	115,847.06
07/12/2018	3352	DPFG FIELD SERVICES, INC.	6/17-7/14 - Field P/R		1,731.93	114,115.13
07/12/2018	3353	METRO DEVELOPMENT GROUP, LLC	April-June - Cell Phone Reimbursement		27.68	114,087.45
07/12/2018	3354	Patrick Larrabee	Travel - June		232.39	113,855.06
07/12/2018	3355	Poop 911	Pet Waste Removal - June		444.81	113,410.25
07/12/2018	3356	STANTEC CONSULTING SERVICES	Engineering Svcs thru 6/22/18		144.00	113,266.25
07/12/2018	3357	Suncoast Pool Services	Pool Maint - July		1,495.00	111,771.25
07/12/2018	3358	SUNCOAST RUST CONTROL, INC.	Rust Prevention - June		1,300.00	110,471.25
07/13/2018	3360	IRA D. DRAPER	Mileage - BOS Mtg - 7/11/18		19.07	110,452.18
07/17/2018	3361	Meares Plumbing	Playground Water Fountain Repairs		267.00	110,185.18
07/17/2018	3362	BUSINESS OBSERVER	Legal Ad		65.63	110,119.55
07/18/2018	ACH07182018	Paychex	P/R Fee		64.55	110,055.00
07/18/2018	20056	MICHAEL S LAWSON	BOS Mtg - 7/11/18		184.70	109,870.30
07/18/2018	20055	IRA D. DRAPER	BOS Mtg - 7/11/18		184.70	109,685.60
07/18/2018	20057DD	LORI PRICE	BOS Mtg - 7/11/18		184.70	109,500.90
07/18/2018	ACH07182018	Paychex	BOS Mtg - 7/11/18		91.80	109,409.10
07/23/2018	3364	BRIGHT HOUSE NETWORKS	7/23-8/22 - Internet		174.28	109,234.82
07/23/2018	3365	STRALEY ROBIN VERICKER	Legal Svcs thru 6/15/18		2,318.50	106,916.32
07/23/2018	3366	Union Park CDD	Tax Collections Distribution c/o US Bank		349.54	106,566.78
07/23/2018	3367	Union Park CDD	Tax Collections Distribution c/o US Bank		135.06	106,431.72
07/23/2018	3368	Union Park CDD	Tax Collections Distribution c/o US Bank		288.63	106,143.09
07/23/2018	3369	H2 Pool Services	CH Cleaning		1,900.00	104,243.09
07/24/2018	3371	Cistech, Inc.	Key Fobs		776.00	103,467.09
07/24/2018	3372	TECO	Electricity		7,202.82	96,264.27
07/25/2018	3373	Pasco County Utilities Services Branch	6/7-7/9 - Water		680.73	95,583.54
07/27/2018	3375	Ace Fence LLC	Install hand Rail		435.00	95,148.54
07/27/2018	3376	IPFS	Insurance FY 2018		1,857.28	93,291.26
07/30/2018	3377	Ace Fence LLC	Fence Repairs void		0.00	93,291.26
07/31/2018	3378	BRIGHTVIEW LANDSCAPE SERVICES	Tree Removal		254.90	93,036.36
07/31/2018	3379	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - July		273.40	92,762.96
<b>EOM BALANCE</b>				<b>0.00</b>	<b>48,132.52</b>	<b>92,762.96</b>
08/01/2018	3380	Critical Intervention Services Inc	CCTV Monitoring - August		300.00	92,462.96
08/01/2018	3381	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - August		6,049.66	86,413.30
08/01/2018	3382	WASTE MANAGEMENT INC. OF FLORIDA	8/1-8/31 - Solid Waste		94.00	86,319.30
08/03/2018	3383	AQUATIC SYSTEMS, INC	Lake & Pond Maint - May-August		2,264.00	84,055.30
08/03/2018	3384	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - August & Addt June		22,007.75	62,047.55
08/03/2018	3385	DPFG FIELD SERVICES, INC.	7/15-8/25 - Field P/R		2,174.47	59,873.08
08/03/2018	3386	Earth Tech Property Solutions	Pest Control - July		120.00	59,753.08
08/03/2018	3387	Patrick Larrabee	Travel - July		184.59	59,568.49
08/03/2018	3388	Suncoast Pool Services	Pool Maint - August		1,495.00	58,073.49
08/03/2018	3389	SUNCOAST RUST CONTROL, INC.	Rust Prevention - July		1,300.00	56,773.49
08/03/2018	3390	VENTURESIN.COM, INC.	Web Site Hosting - August		60.00	56,713.49
08/13/2018	3393	H2 Pool Services	CH Cleaning - August		950.00	55,763.49
08/13/2018	3394	TAMPA PUBLISHING COM	Legal Ad		159.50	55,603.99
08/13/2018	3395	Meares Plumbing	Hose Bibb & Adjusted Toilet Water Levels		242.00	55,361.99
08/17/2018		Shutts & Bowen	O & M (Shutts & Bowen) (belongs to UP East)	5,919.57		61,281.56
08/21/2018	3396	Union Park East CDD	O & M - Belongs to UPE		5,919.57	55,361.99
08/21/2018	3398	SITE MASTERS OF FLORIDA, LLC	Regrade Mitigation Area C & Grading		11,400.00	43,961.99
08/23/2018	3399	BRIGHT HOUSE NETWORKS	8/23-9/22- Internet		174.28	43,787.71
08/23/2018	3400	STRALEY ROBIN VERICKER	Legal Svcs thru 8/15/18		1,021.50	42,766.21
08/23/2018	3401	TECO	7/14-8/13 - Streetlighting		10,135.82	32,630.39
08/28/2018	3402	Creative Mailbox Designs	Change Lock		120.00	32,510.39
08/28/2018	3403	Pasco County Utilities Services Branch	7/9-8/9 - Water		758.99	31,751.40
08/31/2018	3404	DPFG FIELD SERVICES, INC.	8/26-9/22 - Field P/R		1,537.13	30,214.27
<b>EOM BALANCE</b>				<b>5,919.57</b>	<b>68,468.26</b>	<b>30,214.27</b>
09/01/2018	3405	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - September		6,049.66	24,164.61
09/10/2018	3406	Critical Intervention Services Inc	CCTV Monitoring - September		300.00	23,864.61
09/10/2018	3407	Earth Tech Property Solutions	Pest Prevention - August		120.00	23,744.61
09/10/2018	3408	H2 Pool Services	CH Cleaning/Power Wash - September		950.00	22,794.61
09/10/2018	3409	IRA D. DRAPER	Mileage - BOS Mtg - 9/7/18		19.07	22,775.54
09/10/2018	3410	LLS TAX SOLUTIONS, INC.	Arbitrage - Series 2013A-1 & 2		650.00	22,125.54
09/10/2018	3411	Poop 911	Pet Waste Removal - August		444.81	21,680.73
09/10/2018	3412	SUNCOAST RUST CONTROL, INC.	Rust Prevention - August		1,300.00	20,380.73
09/10/2018	3413	VENTURESIN.COM, INC.	Web Site Hosting - September		60.00	20,320.73
09/10/2018	3414	WASTE MANAGEMENT INC. OF FLORIDA	9/1-9/30 - Solid Waste		94.00	20,226.73
09/10/2018	3415	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - August		273.40	19,953.33
09/13/2018	563	Willis of Alabama	Double Pmt on 2016-113 CD via Ch. 3421 -Funds taken frm GF		1,217.00	18,736.33
09/17/2018	20058	IRA D. DRAPER	BOS Mtg - 9/5/18		184.70	18,551.63
09/17/2018	20060DD	LORI PRICE	BOS Mtg - 9/5/18		184.70	18,366.93
09/17/2018	20059	MICHAEL S LAWSON	BOS Mtg - 9/5/18		184.70	18,182.23
09/17/2018	ACH20180913	Paychex	P/R Fee		65.54	18,116.69
09/17/2018	ACH09052018	Paychex	BOS Mtg - 9/5/18		91.80	18,024.89
09/19/2018	3418	Poop 911	Pet Waste Removal - July		444.81	17,580.08
09/19/2018	3419	Suncoast Pool Services	Pool Maint - September		1,495.00	16,085.08
09/19/2018	3420	Dun Rite Construction Svc	Remove Sections of Sidewalk		5,200.00	10,885.08
<b>EOM BALANCE</b>				<b>0.00</b>	<b>19,329.19</b>	<b>10,885.08</b>

# Exhibit B

## Union Park CDD Financial Report Summary - General Fund & Construction Fund 10/31/2018

For The Period Ending :	GENERAL FUND 10/31/2018	CONSTRUCTION 2013- A - 2015-A 10/31/2018	CONSTRUCTION 2016 10/31/2018
CASH BALANCE	\$ 11,930	\$ 39,869	\$ 72,228
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	733,283	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	1,217	266,527
LESS: ACCOUNTS PAYABLE	(100,288)	-	(338,193)
NET CASH BALANCE	\$ 644,924	\$ (41,086)	\$ 561

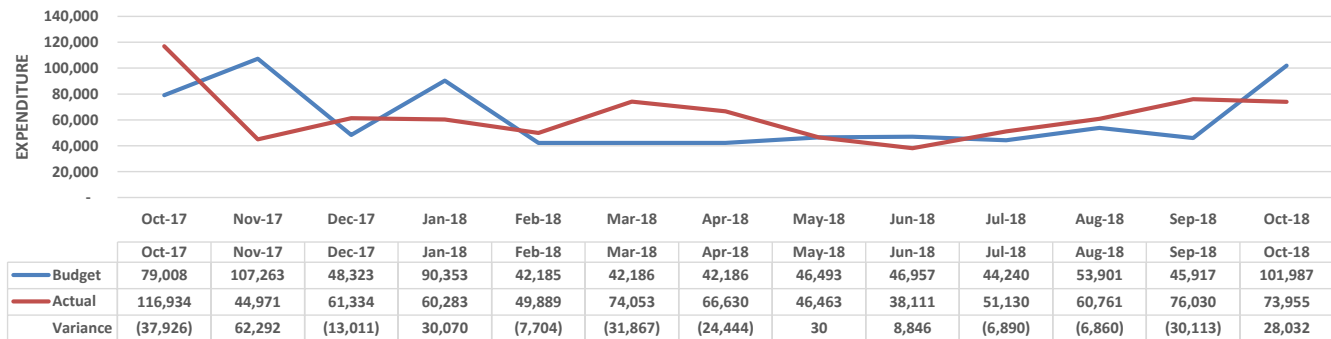
### GENERAL FUND REVENUE AND EXPENDITURES (FY 2018 YTD):

	10/31/2018 ACTUAL YEAR-TO-DATE	10/31/2018 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ -	\$ -	\$ -
EXPENDITURES (YTD)	(73,955)	(101,987)	28,032
NET OPERATING CHANGE	\$ (73,955)	\$ (101,987)	\$ 28,032
AVERAGE MONTHLY EXPENDITURES	\$ 73,955	\$ 101,987	\$ 28,032
PROJECTED EOY BASED ON AVERAGE	\$ 887,456	\$ 730,038	\$ (157,418)

### GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	10/31/2018 ACTUAL YEAR-TO-DATE	10/31/2018 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
<b>REVENUE:</b>			
ASSESSMENTS-ON-ROLL (NET)	\$ -	\$ -	\$ -
ASSESSMENTS-OFF-ROLL (NET)	-	-	-
MISCELLANEOUS REVENUE	-	-	-
<b>EXPENDITURES:</b>			
ADMINISTRATIVE EXPENDITURES	33,915	52,557	18,642
FIELD SERVICE EXPENDITURES - LANDSCAPE	23,212	22,926	(287)
FIELD SERVICE EXPENDITURES - STREETLIGHTS	4,313	7,667	3,354
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	748	3,228	2,480
FIELD SERVICE EXPENDITURES - SECURITY	300	800	500
FIELD SERVICE EXPENDITURES - OTHER	2,264.80	5,166.63	2,902
AMENITY CENTER EXPENDITURES	9,202	9,643	441
UNBUDGETED EXPENDITURES	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 73,955</b>	<b>\$ 101,987</b>	<b>\$ 28,032</b>

### HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES COMPARISON



No New P.O.s

# Exhibit C

## Union Park CDD Financial Report Summary - General Fund & Construction Fund 11/30/2018

For The Period Ending :	GENERAL FUND 11/30/2018	CONSTRUCTION 2013- A - 2015-A 11/30/2018	CONSTRUCTION 2016 11/30/2018
CASH BALANCE	\$ 78,574	\$ 39,929	\$ 72,336
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	678,766	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	489,659
LESS: ACCOUNTS PAYABLE	(174,505)	-	(561,995)
NET CASH BALANCE	\$ 582,835	\$ (39,929)	\$ -

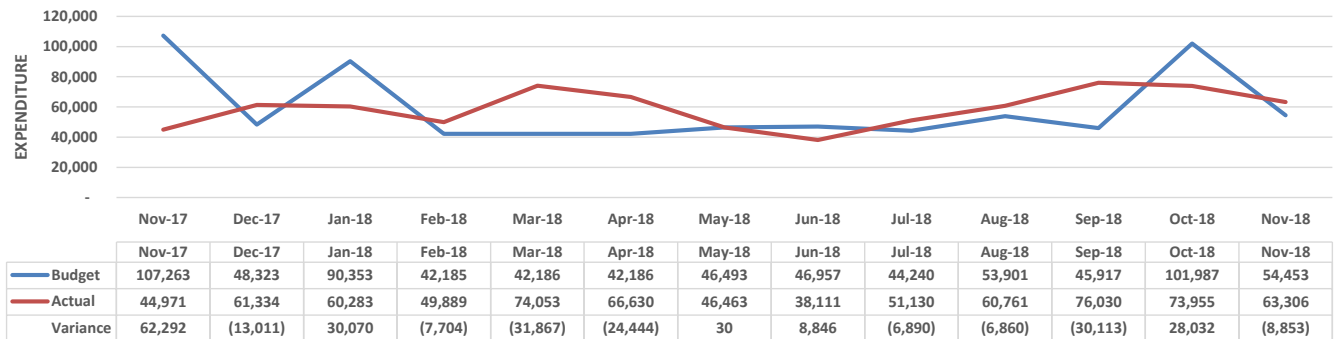
### GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):

	11/30/2018 ACTUAL YEAR-TO-DATE	11/30/2018 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 52,004	\$ 73,004	\$ (21,000)
EXPENDITURES (YTD)	(137,261)	(156,440)	19,179
NET OPERATING CHANGE	\$ (85,257)	\$ (83,436)	\$ (1,821)
AVERAGE MONTHLY EXPENDITURES	\$ 68,631	\$ 78,220	\$ 9,590
PROJECTED EOY BASED ON AVERAGE	\$ 823,567	\$ (730,038)	\$ 1,553,605

### GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	11/30/2018 ACTUAL YEAR-TO-DATE	11/30/2018 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
<b>REVENUE:</b>			
ASSESSMENTS-ON-ROLL (NET)	\$ 52,004	\$ 73,004	\$ (21,000)
ASSESSMENTS-OFF-ROLL (NET)	-	-	-
MISCELLANEOUS REVENUE	-	-	-
<b>EXPENDITURES:</b>			
ADMINISTRATIVE EXPENDITURES	40,499	60,080	19,581
FIELD SERVICE EXPENDITURES - LANDSCAPE	44,020	45,851	1,831
FIELD SERVICE EXPENDITURES - STREETLIGHTS	14,572	15,333	761
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	1,496	3,956	2,460
FIELD SERVICE EXPENDITURES - SECURITY	600	1,600	1,000
FIELD SERVICE EXPENDITURES - OTHER	7,773.83	10,333.30	2,559
AMENITY CENTER EXPENDITURES	28,300	19,286	(9,014)
UNBUDGETED EXPENDITURES	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 137,261</b>	<b>\$ 156,440</b>	<b>\$ 19,179</b>

### HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES COMPARISON



No New P.O.s



# Exhibit D

## Union Park CDD Financial Report Summary - General Fund & Construction Fund 12/31/2018

For The Period Ending :	GENERAL FUND 12/31/2018	CONSTRUCTION 2013- A - 2015-A 12/31/2018	CONSTRUCTION 2016 12/31/2018
CASH BALANCE	\$ 1,525,114	\$ 39,989	\$ 72,444
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	42,368	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	488,674
LESS: ACCOUNTS PAYABLE	(729,042)	-	(561,010)
NET CASH BALANCE	\$ 838,440	\$ (39,989)	\$ 108

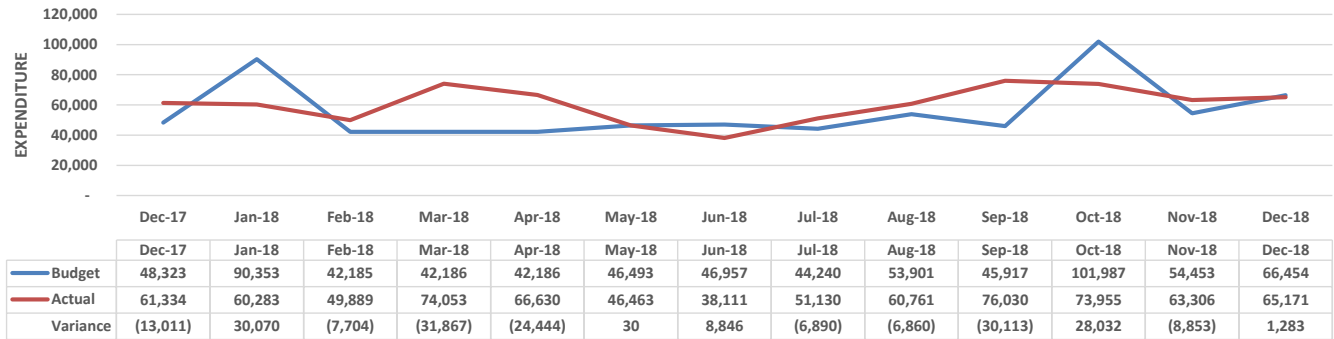
### GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):

	12/31/2018 ACTUAL YEAR-TO-DATE	12/31/2018 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 688,413	\$ 438,023	\$ 250,391
EXPENDITURES (YTD)	(204,682)	(222,894)	18,212
NET OPERATING CHANGE	\$ 483,731	\$ 215,129	\$ 268,602
AVERAGE MONTHLY EXPENDITURES	\$ 68,227	\$ 74,298	\$ 6,071
PROJECTED EOY BASED ON AVERAGE	\$ 818,728	\$ 730,038	\$ 88,690

### GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	12/31/2018 ACTUAL YEAR-TO-DATE	12/31/2018 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
<b>REVENUE:</b>			
ASSESSMENTS-ON-ROLL (NET)	\$ 688,402	\$ 438,023	\$ 250,379
ASSESSMENTS-OFF-ROLL (NET)	-	-	-
MISCELLANEOUS REVENUE	11	-	11
<b>EXPENDITURES:</b>			
ADMINISTRATIVE EXPENDITURES	48,735	67,604	18,869
FIELD SERVICE EXPENDITURES - LANDSCAPE	65,630	68,777	3,147
FIELD SERVICE EXPENDITURES - STREETLIGHTS	23,885	23,000	(885)
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	2,244	4,684	2,440
FIELD SERVICE EXPENDITURES - SECURITY	900	2,400	1,500
FIELD SERVICE EXPENDITURES - OTHER	13,212.74	21,499.97	8,287
AMENITY CENTER EXPENDITURES	34,610	34,929	319
UNBUDGETED EXPENDITURES	15,466	-	(15,466)
<b>TOTAL EXPENDITURES</b>	<b>\$ 204,682</b>	<b>\$ 222,894</b>	<b>\$ 18,212</b>

### HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES COMPARISON



No New P.O.s

## **Exhibit 3**



## PREVENTATIVE MAINTENANCE AGREEMENT

**1. PARTIES:** The parties identified immediately below enter into this PREVENTATIVE MAINTENANCE AGREEMENT ("Agreement") to become effective as indicated in: Duration" of this Agreement.

The first party or "CISTech":  
A Florida corporation, located at  
13777 Belcher Road South  
Largo, FL 33771

The second party or "Client":

Client: (full legal name)

Primary contact:

Union park CDD

Paul Cusmano

Address:

Phone:

250 International Parkway, Suite 280 Lake Mary, Florida 32746

813-418-7473

Service Address:

1688 Union Park Blvd Wesley Chapel, FL 33543

### 2. CHARGES FOR SERVICES:

\$1,322.50

+ Sale Tax

\$0

= \$1,322.50

Monthly Payment

\$110.21

- A.** This Agreement will automatically renew for successive 12-month periods unless either party notifies the other, not less than 30 days prior to the end of the existing term, that the party does not wish to renew the Agreement.
- B.** Client agrees to pay CISTech one and one half (1.5) times the hourly rate or daily rate for all hours worked on the following holidays: New Years Day, Memorial Day, Easter, Independence Day, Labor Day, Thanksgiving, and Christmas Day.
- C.** Client will pay CISTech a rate of \$125.00 per hour for all time expended in connection with viewing, transferring video or assisting with equipment in any way connected with the client property not associated with the regular scope of providing preventative maintenance.

**3. DURATION OF AGREEMENT:** The services described in this Agreement shall begin on January 1, 2019 and continue for one year.

13777 Belcher Road South, Largo, FL 33771  
727-431-3213 \* Fax 727-449-1269  
[www.cismonitoring.com](http://www.cismonitoring.com)

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#### **4. LOCATION OF SERVICES:**

**A.** CISTech will provide preventative maintenance services located on or about the Client's property located at the physical address identified immediately below ("Property").

**B.** Agreement covers the equipment identified:

Recording Device  
Dome Cameras  
Bullet Cameras  
Audio System  
Battery backup  
Monitor  
Access Control  
Readers or Key pads  
Electronic Locks  
Brackets

#### **5. BILLING AND PAYMENT PROCEDURES:**

- A.** Client agrees to pay the first month's payment to CISTECH prior to the beginning of any services contemplated in this Agreement. The amount of such shall be the same monthly rate as in Section "Charges for Services" of this Agreement
- B.** CISTECH will bill the client on a monthly, (30) day billing cycle.
- C.** All invoices are due when rendered.
- D.** All balances more than 30 days old will be subject to a service charge of one and one half percent (1.5%) per month applied to the overdue balance.
- E.** Client will pay CISTECH for all its collection costs, including but not limited to, reasonable attorney's fees incurred in pre-litigation, litigation, appellate and bankruptcy related to work and all court costs and litigation related expenses, expended in an effort to protect or enforce CISTECH' rights under this Agreement.
- F.** Client will pay a \$50.00 service charge for checks returned due to insufficient funds.

#### **6. STATEMENT AND SCOPE OF SERVICES:**

- A. CISTECH Responsibilities.** Three times per year, CISTECH will perform the following inspections and maintenance of the Equipment:  
Includes one additional Service Call at zero cost to the Client (Does not include part and labor)
  - 1. Clean camera housings.
  - 2. Clean and adjust lenses.
  - 3. Check for loose connections.

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4. Test backup power supply.
5. Review recorded daytime and nighttime video for quality.
6. Check for software upgrades for the video recording device(s),
7. Check programming of the video recording device(s).
8. Check resolution, pictures per frame, and recording quality settings of the video recording device(s).
9. Check the monitor's picture quality and check for picture burn-in.
10. Analyze video storage capacity usage.
11. Clean component lock boxes and change air filters where applicable.
12. Backup system cards
13. Check all gates and make sure all gates are closing properly
14. Magnetic Locks are align and secure
15. Gates brackets are secure
16. Hinges are properly fasten and adjusted

- B. Client Responsibilities.** Client will make the premises available to CISTECH during normal business hours as needed for inspection and maintenance of the Equipment.
- C.** Client will pay the maintenance payments, plus all applicable sales taxes, on or before each due date.
- D.** Client will have a point of contact available on site at the time of scheduled preventative maintenance dates.
- E.** Client acknowledges cameras and related equipment by their nature are subject to mechanical, electrical, or environmental failure, and that internet or other connections to the equipment are also subject to mechanical, electrical, or environmental failure. Nothing in this Agreement imposes any obligation upon CISTECH to maintain cameras, connections, or any associated hardware or software except those listed within this agreement. In the event CISTECH observes failure in any camera, connection, or associated hardware or software, CISTECH shall make reasonable efforts to notify, in a timely manner, a point of contact identified by the Client of such failure. CISTECH shall have no other obligation under this Agreement beyond attempting to make this notification. Client recognizes that some failures may not be immediately correctible and Client agrees CISTECH shall not be responsible for providing services under this agreement to any affected area until the failure is corrected.
- F.** Client acknowledges that CISTECH is not an insurer and that CISTECH has made no representation, guaranty, or warranty regarding the effectiveness of its preventative maintenance agreement of Client's cameras and related equipment. CISTECH expressly disclaims any implied warranties, including implied warranties of merchantability and fitness for a particular purpose. Client accepts responsibility for any and all insurance to protect itself from damages that may result from mechanical failure, environmental failure, loss of power, loss of internet connection, acts of God, criminal activity, including property damage, loss of business, and personal injuries.
- G.** Client understands that CISTECH will not be responsible for any damage or injuries caused by the malfunction or failure of any equipment owned, leased, or whose maintenance is controlled by, Client or any third party.

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**7. EXCLUSIVE SERVICES:** So that CISTECH may effectively provide the services contemplated in this Agreement, Client agrees that no other camera or related equipment company or vendor or person will be used unless provided by CISTECH.

**8. CANCELLATION AND SUSPENSION:**

- A. During the first year this Agreement is in effect, Client may cancel this Agreement for cause by mailing a 30-day written notice to the other party.
- B. After the first year this Agreement is in effect, Client may cancel this Agreement at any time for any reason by mailing a 30-day written notice to the other party.
- C. CISTECH may cancel this Agreement at any time, for cause, by giving 24 hour written or fax notice to be sent to the other party. When the 24-hour period includes a non-business day, it shall be extended to the next business day.
- D. CISTECH may suspend its provision of services hereunder during any period of time when the Client is in default of its payment obligations hereunder by giving the Client 24 hour's written or telephonic notice.

**9. NON-SOLICITATION BY CLIENT OF CISTECH PERSONNEL:**

- A. Client acknowledges that CISTECH has gone to considerable expense to recruit and train its employees, has imparted to them specialized knowledge, and that this expense and knowledge have value, just compensation for which is difficult or impossible to determine.
- B. Client agrees that it will not solicit for employment, any person who is employed by CISTECH, nor shall it hire any person who was employed by CISTECH within one year of the anticipated hire date. For the purposes of this section of this Agreement solicitation for employment shall also include solicitation for any work as an independent contractor, as a consultant, or in any other such capacity where our employee or former employee is providing some good or service to Client in return for any compensation from Client, whether directly or indirectly, that is outside the existing employer-employee relationship CISTECH has or had with the current or former employee or is outside the existing relationship of the parties to this Agreement. Hiring a current or former employee of CISTECH, as contemplated in this section of this Agreement, shall constitute a material breach of this Agreement and CIS shall be entitled to enforce its rights and seek relief.
- C. Client recognizes that current and/or former employees of CISTECH may be under a restrictive covenant or covenants with CISTECH and that these restrictive covenants may include terms that prohibit the current or former employee of CISTECH from soliciting or accepting employment with Client. Client shall not interfere with any effort of CISTECH to enforce the terms of any such restrictive covenant. Client shall hold CISTECH harmless from any loss or damages that may incur to Client as a result of CISTECH enforcing any such restrictive covenant.

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- D.** Notwithstanding any provisions of this section of this Agreement or the provisions of Article 11 of this Agreement, Client agrees that a fixed sum as liquidated damages in the amount of ten thousand dollars (\$10,000) bears a reasonable relationship and is proportionate to the value of the expense and knowledge lost to CISTECH when a CISTECH employee is hired by Client as contemplated in this section of this Agreement and agrees to compensate CISTECH by that amount, cumulatively or in addition to any other sanctions or relief that may be imposed.
- E.** This clause shall survive this agreement by a period of one year and shall extend for any length of time Client is in breach of any of its provisions.

**10. INDEMNIFICATION: CISTECH IS NOT AN INSURER.**

- A.** Client agrees that CISTECH will not be responsible for and Client hereby waives, releases, and discharges CISTECH from all liability to the Client for any and all loss and damage including personal injury damages, property damages, and all other damages including punitive damages, whether caused by the negligence of CISTECH or otherwise, unless such loss or damage is directly caused by the grossly negligent act or willful misconduct of a CISTECH employee, agent, or contractor. Client also acknowledges that this Agreement does not create an independent obligation on the part of CISTECH to any person not a party to this Agreement. This paragraph shall apply only to this agreement and shall not apply to any other agreements by and between the parties.

**11. FORCE MAJEURE:** Any delays in or failures of performance by CISTECH will not constitute default hereunder or give rise to any claims for damages, if and to the extent such delays or failures of performance are caused by occurrences of Force Majeure. For purposes of this Service Agreement, Force Majeure is defined as any act, event, or circumstance that is not reasonably within the control of CISTECH and that, by the exercise of due diligence, CISTECH will not have been able to avoid or overcome, including without limitation, acts of God, acts of the public enemy, Laws and Regulations, wars or warlike action (whether actual or impending) arrests and other restraints of government (civil or military), blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, sabotage, named tropical storms and hurricanes, civil disturbances, tidal waves, explosions, confiscation or seizure by any government or other public authority, strikes, lockouts, wars or warlike actions (whether actual or impending), arrests and other restraints of government (civil or military), and any other causes, whether of the kind herein enumerated or otherwise, that are not reasonably within the control of CISTECH and that could not have been overcome by the exercise of ordinary diligence. CIS will notify the Client with reasonable promptness of the existence of any such Force Majeure and the probable duration thereof, and will provide the Client from time to time with updated information concerning same. CISTECH will make reasonable efforts to remove the cause of Force Majeure or continue to provide services under its circumstances

**12. WAIVER OF JURY TRIAL:** Client agrees that any controversy which may arise under this Agreement or out of the relationship established by this Agreement would involve complicated and difficult factual and legal issues and that, therefore, any action brought by either party, alone or in combination with others, against CISTECH, whether arising out of this Agreement or otherwise, shall be determined by a Judge sitting without a jury.

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CISTECH \_\_\_\_\_ CLIENT \_\_\_\_\_



**THIS AGREEMENT IS NOT A WARRANTY FOR SERVICES, PARTS OR LABOR:** CISTECH is not responsible for problems caused by acts of God or nature, including but not limited to wind, rain, floods, lightning, power surges, falling trees, animals, misuse or abuse of the equipment by Client or one of its employees, agents, or contractors, or third parties, criminal acts, including theft and vandalism. This agreement does not provide any replacement of parts or equipment or cover labor for any repairs whatsoever. Client will pay CISTECH's standard rates for labor and repairs with Client's prior approval. This Preventative Maintenance Agreement shall in no way be construed to be a warranty of any kind.

**EXECUTION:**

**CLIENT:**

**CISTECH**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name / Title

\_\_\_\_\_  
Print Name / Title

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CISTECH \_\_\_\_\_ CLIENT \_\_\_\_\_



## **Exhibit 4**



# Union Park CDD Waterway Inspection Report

---

**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 1/23/2019

**Prepared for:**

Lore Yeira, District Manager  
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

1/23/2019

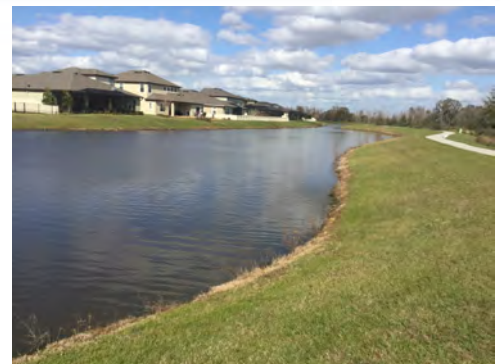
## Site: 1, 2



### Comments: Treatment in progress

Site #1 (above) was seen in good condition during the site inspection with very little algae growth and was treated for filamentous and planktonic algae on 1/4/19. Site #2 (top and bottom right) was seen with a moderate amount of debris, which will be addressed at an upcoming maintenance visit.

## Site: 3



### Comments: Site looks good

Shoreline grasses were targeted within site #3 on 1/4/19 with results seen during the site visit. Primrose willow can be seen decomposing around the perimeter (bottom right).



**Site: 4****Comments:** Treatment in progress

Site #4 was seen with normal growth of filamentous algae along the down-wind side of the site. Shoreline erosion was noted in site #4 (top right) and should be monitored.

**Site: 5, 6****Comments:** Treatment in progress

Site #5 (above) was seen in good condition during the site inspection. Site #6 (top and bottom right) was treated for filamentous algae growth on 1/4/19, with decomposing algae seen and pictured.



# Union Park CDD Waterway Inspection Report 1/23/2019

Site: 7, 8



**Comments:** Treatment in progress

The open water of site #7 (above) was seen in good condition with very little nuisance vegetation. Site #8 (top and bottom right) received treatment for filamentous algae on 1/4/19, with positive results seen during the site inspection.

Site: 9, 10



**Comments:** Treatment in progress

Sites #9 (above) and #10 (top and bottom right) both received treatment for filamentous algae during the maintenance visit on 1/4/19. A follow-up application will be applied as needed. Both sites are recommended for water quality testing.



# Union Park CDD Waterway Inspection Report 1/23/2019

## Site: 11



### Comments: Site looks good

Site #11 was seen in good condition with minimal algae growth, which is typical for the site. Shoreline grasses and nuisance vegetation are at ideal levels in the site.

## Site: 12



### Comments: Site looks good

The open water of site #12 was seen in good condition. Shoreline erosion continues to be monitored and maintenance will continue as scheduled.

# Union Park CDD Waterway Inspection Report 1/23/2019

**Site:** 13, 15



**Comments:** Site looks good

Site #13 (above and top right) and site #15 (bottom right) were both seen in good condition with well managed shoreline grasses. No other issues were observed.

## Management Summary

The waterway inspection report for Union Park CDD was performed on January 23rd, 2019. The maintenance visit for January was performed on the fourth of the month, with all sites receiving treatment for shoreline grasses and sites #1, #6, #8, #9 and #10 receiving additional treatments for planktonic and filamentous algae. Water levels were high during the site inspection due consistent heavy rainfall, which is high for the time of year.

Native plant promotion is one of the many goals are technicians use to guide their treatments within a community. During the last site inspection, site #3 was seen with untreated perimeter vegetation. A mixture of invasive species and native vegetation was seen in this perimeter growth and December maintenance showed excellent selectivity in order to promote the native vegetation. Bulrush is the most prevalent native plant in this pond, and was seen previously in a clump on the homeowner shoreline. ASI technicians are able to identify native plants while they are juvenile, and can use careful treatments to encourage the Bulrush to fill in along the perimeter. The majority of ponds within Union Park have shorelines that would benefit from native vegetation and are recommended for a native plant installation in the Spring 2019 to supplement natural recruitment.

## Recommendations/Action Items

- Continue Routine Maintenance.
- Monitor Shoreline Erosion.
- Promote Native Vegetation.

Thank You For Choosing Aquatic Systems, Inc.!





## Union Park CDD Wesley Chapel, FL

1-800-432-4302



MNM

6/2018



## **Exhibit 5**



# Union Park CDD

## January Report

**Inspection Date: 1/10/2019**

**Prepared by:**

Anderson Davis, Field Technician

Email: [Anderson.davis@dpfg.com](mailto:Anderson.davis@dpfg.com)

Development Planning & Financing Group LLC. – Tampa, FL office  
15310 Amberly Drive Suite 175 Tampa, FL 33647



## Site #1

# ENTRANCE



- The Bridge is clear of debris. There are no signs of structural damage. The Surrounding vegetation is well maintained.



- Front entrance signs are up and in good condition. The landscaping has been well maintained.





## Site #2

# AMENITY CENTER



- There was a fire at the entrance of the amenity center. It will remain blocked off until repairs are complete. There was damage to the ceiling, stone, light fixtures, electrical wiring, and tile.



- This is debris from the ceiling that was burned. The debris has been cleaned up. Repairs will begin after an engineer assesses the damage.





## Site #3

# TOT LOT



- The Tot Lot is in good shape. The landscaping is well maintained. All equipment is in good condition and safe to use.



- The pavers surrounding the table at the Tot Lot will need to be pressure washed. This will insure the surface is not slippery.



## SUMMARY

### Summary

Overall the development as a whole is in good shape. We are in the process of getting the amenity center repaired. The grounds are well kept and irrigation issues are being solved.

However, the community has been dealing with issues caused by minors in the development. Destruction of property has been an on-going issue. We are working with authorities to put an end to this.

LANDSCAPE MAINTENANCE	Max Value	Jan-19
Turf Mow	5	5
Turf Fertility	15	13
Turf Edging	5	5
Weed Control - Turf Area	10	10
Turf insect/Disease Control	10	10
Plant Fertility	5	5
Weed Control - Bed Area	10	10
Plant Bed Insect/Disease control	10	10
Pruning and Tree Trimming	10	9
Cleanliness	10	8
Mulching	5	4
Water/Irrigation management	15	10
Prior maintenance items	5	4
SEASONAL COLOR/MAINTENANCE		
Appearance	10	10
Insect/Disease Control	10	10
Misc.	10	10
<b>Total</b>	<b>145</b>	<b>133</b>

➤ January Score Sheet.