

***UNION PARK
COMMUNITY DEVELOPMENT DISTRICT***

***Board of Supervisors
Regular Meeting***

***Tuesday
February 2, 2016***

9:00 a.m.

At:

***Residence Inn
2101 Northpointe Parkway
Lutz, 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 Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Union Park Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Tuesday February 2, 2016** at 9:00 a.m. at the Residence Inn by Marriot, 2101 Northpointe Parkway, Lutz, Florida.

The advanced copy of the agenda for the meeting is attached along with associated documentation. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature. In the meantime if you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

UNION PARK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday February 2, 2016
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
a. Approval of Minutes of December 1, 2015 Meeting	1
b. Acceptance of December Financial Statements	2
c. Appointment of Supervisor to Fill Vacant Seat # 5 Expires 11/2019	
d. Oath Of Office	
e. Resolution 2016-1 Officers	3
IV. Business Matters Additional Items	
V. Staff Reports	
a. Manager	

Exhibit(s)

b. Attorney

c. Engineer

VI. Public Comments

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

1 **MINUTES OF MEETING**
2 **UNION PARK**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park Community Development
5 District was held on Tuesday, December 1, 2015 at 9:00 a.m. at the Residence Inn, 2101 Northpointe
6 Parkway, Lutz FL.

7 **FIRST ORDER OF BUSINESS - Roll Call**

8 Mr. St. Denis called the meeting to order.

9 Present and constituting a quorum were:

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

13 Also present were:

14 Bruce St. Denis	District Manager
15 Mark Straley	District Counsel (via phone)

16 **SECOND ORDER OF BUSINESS – Audience Comments**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Administrative Matters**

19 **A. Approval of Minutes of November 3, 2015 Regular Meeting**

20 Mr. St. Denis presented the minutes of the November 3, 2015 meeting and asked for comments,
21 questions or corrections.

22 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
23 approved the minutes of the Board of Supervisors' meeting held on November 3, 2015 for the Union Park
24 Community Development District.

25
26 **B. Acceptance of the October 2015 Financial Statements**

27 Mr. St. Denis presented the October 2015 Financial Statements and asked for comments or
28 questions.

29 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
30 the October 2015 Financial Statements for the Union Park Community Development District.

31
32 **C. Nomination for Open Supervisor Seat #5**

33 This item was tabled.

34 **D. Oath of Office**

35 This item was tabled.

36 **E. Resolution 2016-01**

37 This item was tabled

38 **FOURTH ORDER OF BUSINESS – Business Matters**

39 **A. Additional Matters**

40 Mr. Lawson stated that he is proceeding with additional bond issue for Phases 4B & 4C and
41 Phase 5. He is working with FMS for a Mid-January issue.

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

43 **A. Manager**

44 There being none, the next item followed.

45 **B. Attorney**

46 There being none, the next item followed.

47 **C. Engineer**

48 There being none, the next item followed.

49 **SEVENTH ORDER OF BUSINESS – Public Comments**

50 There being none, the next item followed.

51 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

52 There being none, the next item followed.

53 **NINTH ORDER OF BUSINESS – Adjournment**

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

56

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

60 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
61 **meeting held on _____.**

62

63

64

65 _____
Signature

65 _____
Signature

66

67 _____

67 _____

68 **Printed Name**
69 **Title:** **Secretary** **Assistant Secretary**

68 **Printed Name**
69 **Title:** **Chairman** **Vice Chairman**

70

71

EXHIBIT 2

Union Park Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
December 31, 2015

**Union Park CDD
Balance Sheet
December 31, 2015**

	<u>GENERAL FUND</u>	<u>2013 A-1 DS2013</u>	<u>2013 A-2 DS2013</u>	<u>2013 A-3 DS2013</u>	<u>DS2015</u>	<u>CAPITAL PROJECTS</u>	<u>TOTAL</u>
<u>ASSETS:</u>							
CASH	\$ 252,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252,405
INVESTMENT / TRUST FUNDS:							
REVENUE	-	131,782	0	0	31,849	-	163,631
RESERVE	-	259,606	70,200	121,100	307,188	-	758,094
INTEREST	-	-	2	-	-	-	2
CAPITAL INTEREST	-	3	1	76,306	105,318	-	181,627
PREPAYMENT	-	-	520,146	115,725	222,694	-	858,565
CONSTRUCTION 2013 - A1	-	-	-	-	-	4,954	4,954
CONSTRUCTION 2013- A3	-	-	-	-	-	2,650	2,650
CONSTRUCTION 2015	-	-	-	-	-	552,778	552,778
UTILITY DEPOSITS	11,578	-	-	-	-	-	11,578
DUE FROM OTHER FUND	8,966	153,914	-	-	-	-	162,880
ACCOUNTS RECEIVABLE	35,286	-	-	-	-	225,015	260,301
ASSESSMENTS RECEIVABLE - ON ROLL	95,550	126,741	-	-	-	-	222,291
TOTAL ASSETS	<u>\$ 403,785</u>	<u>\$ 672,046</u>	<u>\$ 590,349</u>	<u>\$ 313,130</u>	<u>\$ 667,048</u>	<u>\$ 785,396</u>	<u>\$ 3,431,755</u>
<u>LIABILITIES:</u>							
ACCOUNTS PAYABLE	\$ 40,531	\$ -	\$ -	\$ -	\$ -	\$ 225,015	265,546
DEFERRED REVENUE - ON ROLL	95,550	126,741	-	-	-	-	222,291
DUE TO OTHER FUNDS	153,914	-	-	-	-	8,966	162,880
<u>FUND BALANCE:</u>							
NONSPENDABLE:							
PREPAID AND DEPOSITS	11,578	-	-	-	-	-	11,578
RESTRICTED FOR:							
ASSIGNED:	-	545,305	590,349	313,130	667,048	551,416	2,667,249
UNASSIGNED:	102,211	-	-	-	-	-	102,211
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 403,785</u>	<u>\$ 672,046</u>	<u>\$ 590,349</u>	<u>\$ 313,130</u>	<u>\$ 667,048</u>	<u>\$ 785,396</u>	<u>\$ 3,431,755</u>

Union Park CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

FY2016 - For the Period From October 1, 2014 to December 31, 2015

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 211,584	\$ 98,947	\$ 116,034.95	\$ 17,088
OFF ROLL ASSESSMENTS & DEVELOPER FUNDING	410,721	126,230	126,230	-
OFF ROLL ASSESSMENTS (Lot Closings)	-	-	10,264	10,264
MISCELLANEOUS REVENUE	-	-	258	258
INTEREST REVENUE	-	-	102	102
DISCOUNTS	(24,892)	-	-	-
TOTAL REVENUES	\$597,413	225,177	\$252,889	\$27,712
EXPENDITURES				
ADMINISTRATIVE				
BOARD OF SUPERVISORS	12,000	3,000	2,000	1,000
PAYROLL TAXES	918	230	153	77
PAYROLL SERVICES	600	150	177	(27)
MANAGEMENT CONSULTING SERVICES	21,000	5,250	5,250	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	-
ADMINISTRATIVE SERVICES	3,600	900	900	-
BANK FEES	225	56	65	(9)
MISCELLANEOUS (i.e.Mtg Room rental, etc)	500	125	497	(372)
PROPERTY APPRAISER	750	-	-	-
AUDITING	2,400	-	-	-
TRAVEL PER DIEM	500	125	197	(72)
WEBSITE HOSTING	1,995	499	420	79
INSURANCE (Liability, Property & Casualty)	18,500	18,500	16,612	1,888
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,500	375	-	375
LEGAL SERVICES	7,500	1,875	1,274	601
ENGINEERING SERVICES	4,000	1,000	3,867	(2,867)
COUNTY ASSESSMENT COLLECTION FEES	21,781	-	-	-
TOTAL ADMINISTRATIVE	106,944	41,260	40,587	672
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE	500	-	-	-
DISSEMINATION AGENT	5,000	-	-	-
TRUSTEE FEES	8,081	8,081	8,081	-
PERFORMANCE & WARRANTY BOND PREMIUM	5,000	2,500	2,500	-
TOTAL DEBT SERVICE ADMINISTRATION	18,581	10,581	10,581	-
FIELD OPERATIONS:				
ELECTRICITY (Pumps)	3,900	975	332	643
STREETLIGHTS	48,000	12,000	10,803	1,197
WATER (RECLAIMED)	30,600	7,650	-	7,650
LANDSCAPE MAINTENANCE	136,038	34,010	54,618	(20,609)
LANDSCAPE REPLENISHMENT	82,435	20,609	12,696	7,913
IRRIGATION MAINTENANCE	5,000	1,250	1,438	(188)
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	8,600	2,150	3,500	(1,350)
STORMWATER DRAIN	-	-	2,740	(2,740)
BRIDGE MAINTENANCE	10,000	2,500	-	2,500
SOLID WASTE DISPOSAL	3,720	930	-	930

Union Park CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

FY2016 - For the Period From October 1, 2014 to December 31, 2015

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
EROSION CONTROL	5,000	1,250	850	400
PLANNING & COORDINATION SERVICES	36,000	9,000	9,000	-
FIELD MANAGER	16,800	4,200	2,078	2,122
SPLASH ZONE MAINTENANCE	10,000	2,500	-	2,500
FIELD CONTINGENCY/ MISC FIELD EXPENSES	10,000	2,500	2,065	435
CAPITAL OUTLAY - PARK RENOVATIONS	-	-	4,884	(4,884)
TOTAL FIELD OPERATIONS	406,093	101,523	105,004	(3,481)
COMMUNITY AMENITIES MAINTENANCE:				
POOL MAINTENANCE (Contract)	7,200	1,800	1,955	(155)
POOL MAINTENANCE & REPAIRS	3,500	875	-	875
POOL PERMITS	275	275	-	275
AMENITY CENTER CLEANING & MAINTENANCE	5,520	1,380	1,020	360
AMENITY CENTER INTERNET	2,280	570	473	97
AMENITY CENTER ELECTRICITY	14,400	3,600	2,925	675
AMENITY CENTER WATER	10,500	2,625	-	2,625
MISC AMENITY CENTER REPAIRS & MAINTENANCE	7,000	1,750	-	1,750
AMENITY CENTER RUST REMOVAL	-	-	8,500	(8,500)
AMENITY CENTER PEST CONTROL	1,020	255	435	(180)
AMENITY CENTER REFUSE SERVICE	2,100	525	-	525
AMENITY CENTER LANDSCAPE MAINTENANCE	12,000	3,000	-	3,000
MISCELLANEOUS SUPPLIES	-	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	65,795	16,655	15,308	1,347
TOTAL EXPENDITURES O&M	597,413	170,019	171,481	(1,462)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	55,158	\$81,408	26,251
FUND BALANCE - BEGINNING	-	-	32,381	32,381
FUND BALANCE - ENDING	\$ (0)	\$ 55,158	\$ 113,790	\$ 58,632

Union Park CDD
Debt Service Series 2013 A
Statement of Revenues, Expenditures and Changes in Fund Balance
FY2016 - For the Period From October 1, 2014 to December 31, 2015

	<u>FY2016 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
ON ROLL ASSESSMENTS	\$ 280,655	\$ 155,764	\$ 153,914	\$ (1,850)
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-	-	-	-
INTEREST--INVESTMENT	-	-	7	7
FUND BALANCE FORWARD	534	-	-	-
LESS: DISCOUNT ASSESSMENTS	(11,226)	-	-	-
TOTAL REVENUE	<u>269,963</u>	<u>155,764</u>	<u>153,921</u>	<u>(1,842)</u>
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	9,823	-	-	-
INTEREST EXPENSE	112,100	112,100	113,206	(1,106)
PRINCIPAL EXPENSE	35,000	30,000	30,000	-
INTEREST EXPENSE - NOV FY16	112,100	-	-	-
TOTAL EXPENDITURES	<u>269,023</u>	<u>142,100</u>	<u>143,206</u>	<u>(1,106)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	940	13,664	10,715	10,715
NET CHANGE IN FUND BALANCE	<u>940</u>	<u>13,664</u>	<u>10,715</u>	<u>10,715</u>
FUND BALANCE - BEGINNING		-	534,590	534,590
FUND BALANCE - ENDING	<u>\$ 940</u>	<u>\$ 13,664</u>	<u>\$ 545,305</u>	<u>\$ 545,305</u>

Union Park CDD
Debt Service Series 2013 A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
FY2016 - For the Period From October 1, 2014 to December 31, 2015
0

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
OFF ROLL ASSESSMENTS & DEVELOPER FUNDING	\$ 253,432	\$ 55,393	\$ 55,393	\$ -
INTEREST--INVESTMENT	-	-	10	10
LESS: DISCOUNT ASSESSMENTS	(10,560)	-	-	-
TOTAL REVENUE	<u>242,872</u>	<u>55,393</u>	<u>55,402</u>	<u>10</u>
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	10,560	-	-	-
INTEREST EXPENSE (05/01/16)	116,156	-	39,272	(39,272)
PRINCIPAL PREPAYMENT EXPENSE	-	-	390,000	(390,000)
INTEREST EXPENSE - NOV FY2016	116,156	-	-	-
TOTAL EXPENDITURES	<u>242,872</u>	<u>-</u>	<u>429,272</u>	<u>(429,272)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	55,393	(373,870)	(373,870)
NET CHANGE IN FUND BALANCE	<u>-</u>	<u>55,393</u>	<u>(373,870)</u>	<u>(373,870)</u>
FUND BALANCE - BEGINNING		-	964,219	964,219
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 55,393</u>	<u>\$ 590,349</u>	<u>\$ 590,349</u>

Union Park CDD
Debt Service Series 2013 A-3
Statement of Revenues, Expenditures and Changes in Fund Balance
FY2016 - For the Period From October 1, 2014 to December 31, 2015

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>	
REVENUE					
OFF ROLL ASSESSMENTS - DEV & LOT CLOSINGS	\$ 279,000	\$ -	\$ 4,625	\$ 4,625	
INTEREST--INVESTMENT	-	-	6	6	
LESS: DISCOUNT ASSESSMENTS	(11,625)	-	-	-	4.05%
TOTAL REVENUE	<u>267,375</u>	<u>-</u>	<u>4,631</u>	<u>4,631</u>	
EXPENDITURES					
COUNTY ASSESSMENT COLLECTION FEES	11,625	-	-	-	4.05%
INTEREST EXPENSE	255,750	60,000	60,000	-	
PRINCIPAL EXPENSE	-	-	-	-	
PRINCIPAL PREPAYMENT EXPENSE	-	-	140,000	(140,000)	
TOTAL EXPENDITURES	<u>267,375</u>	<u>60,000</u>	<u>200,000</u>	<u>(140,000)</u>	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(60,000)	(195,369)	(135,369)	
NET CHANGE IN FUND BALANCE	<u>-</u>	<u>(60,000)</u>	<u>(195,369)</u>	<u>(135,369)</u>	
FUND BALANCE - BEGINNING		-	508,500	508,500	
		-	-	-	
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (60,000)</u>	<u>\$ 313,130</u>	<u>\$ 373,130</u>	

Union Park CDD
Debt Service Series 2015
Statement of Revenues, Expenditures and Changes in Fund Balance
FY2016 - For the Period From October 1, 2014 to December 31, 2015

	<u>BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE			
OFF ROLL ASSESSMENTS - DEVELOPER & LOT CLOSING	\$ -	\$ 113,054	\$ 113,054
INTEREST--INVESTMENT	-	8	8
TOTAL REVENUE	<u>-</u>	<u>113,061</u>	<u>113,061</u>
EXPENDITURES			
INTEREST EXPENSE	-	48,927	(48,927)
PRINCIPAL EXPENSE	-	-	-
TOTAL EXPENDITURES	<u>-</u>	<u>48,927</u>	<u>(48,927)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	64,134	64,134
OTHER FINANCING SOURCES (USES)			
TRANSFER IN	-	-	-
TRANSFER OUT (USES)	-	(5,600)	(5,600)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>(5,600)</u>	<u>(5,600)</u>
NET CHANGE IN FUND BALANCE	-	58,534	58,534
FUND BALANCE - BEGINNING		608,514	608,514
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 667,048</u>	<u>\$ 667,048</u>

Union Park CDD
Capital Projects
Statement of Revenues, Expenditures and Changes in Fund Balance
FY2016 - For the Period From October 1, 2014 to December 31, 2015

	ACTUAL YTD
REVENUE	
DEVELOPER CONTRIBUTION	\$ 700,571
INTEREST REVENUE	14
TOTAL REVENUE	700,584
EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,293,424
OTHER	-
TOTAL EXPENDITURES	1,293,424
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(592,839)
OTHER FINANCING SOURCES (USES)	
TRANSFER-IN	5,600
TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	5,600
NET CHANGE IN FUND BALANCE	(587,239)
FUND BALANCE - BEGINNING	1,138,655
FUND BALANCE - ENDING	\$ 551,416

Union Park CDD
Operating Account
Bank Reconciliation
December 31, 2015

Balance Per Bank Statement	\$ 261,063.23
Less: Outstanding Checks	(8,657.88)
<i>Adjusted Bank Balance</i>	<u><u>\$ 252,405.35</u></u>

Beginning Bank Balance Per Books	\$ 4,828.10
Cash Receipts	292,271.65
Cash Disbursements	(44,694.40)
<i>Balance Per Books</i>	<u><u>\$ 252,405.35</u></u>

UNION PARK CDD

CHECK REGISTER FY 2016

Date	Num	Name	Memo	Deposits	Disbursements	Balance
EOY Balance 9-30-2015						1,321.67
10/01/2015		Deposit	O & M	807.50		2,129.17
10/01/2015		Deposit - Dev funding CF	CF 2015-60,72,73	13,286.60		15,415.77
10/02/2015		Deposit - Dev funding CF	CF 2015-51	110,637.00		126,052.77
10/02/2015	ACH100215	CERTUS BUIDERS	2015-51 CF (wired)		110,637.00	15,415.77
10/02/2015	2153	BSB DESIGN	2015-73		189.35	15,226.42
10/02/2015	2154	Deco Pavers	2015-72 CF		9,182.25	6,044.17
10/02/2015	2155	FLORIDA DESIGN CONSULTANTS	CF 2015-60		3,915.00	2,129.17
10/02/2015	2156	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - Sept		600.00	1,529.17
10/02/2015	210	Bank Fees	Wire transfers fee (2)		40.00	1,489.17
10/05/2015		Deposit	O & M	8,199.24		9,688.41
10/05/2015		Deposit	GF 2015-12	11,528.35		21,216.76
10/05/2015		Deposit	GF 2015-11	16,612.00		37,828.76
10/05/2015	2157	DPFG	CDD/Field Mgmt - Oct		5,050.00	32,778.76
10/05/2015	2158	DPFG FIELD SERVICES, INC.	9-13-10/24 - Field Svcs		1,080.00	31,698.76
10/05/2015	2159	Egis Insurance Advisors, LLC	Insurance FY 2016		16,612.00	15,086.76
10/05/2015	2160	Genesis	Drain Cleanout		1,130.00	13,956.76
10/05/2015	2161	TECO	Electricity		4,268.35	9,688.41
10/09/2015	2162	ATLAS PROFESSIONAL SERVICES, INC.	Web Site - Oct		60.00	9,628.41
10/09/2015	2163	BRIGHT HOUSE NETWORKS	9/23-10/22 - Internet		139.28	9,489.13
10/09/2015	2164	Coverall North America, Inc.	CDD Cleaning - Oct		340.00	9,149.13
10/09/2015	2165	TAMPA PUBLISHING COM	Legal Ad		115.22	9,033.91
10/09/2015	2166	TRIANGLE POOL SERVICE	Pool Maint		593.50	8,440.41
10/09/2015	2168	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - Sept		304.02	8,136.39
10/14/2015		Deposit	GF Deposit	6,794.66		14,931.05
10/14/2015		Deposit - Dev funding CF	CF 2015-75, 76	3,323.50		18,254.55
10/14/2015	2169	Cistech, Inc.	2015-75 CF		3,310.37	14,944.18
10/14/2015	2170	Onsight Signage & Visual Solutions	2015-76 CF		13.13	14,931.05
10/15/2015		Deposit - Dev funding CF	CF 2015-79,80,81	328,291.85		343,222.90
10/15/2015		Deposit	Donation for Event	250.00		343,472.90
10/16/2015	2171	MOORE ART EXPRESSIONS	Construction		1,770.00	341,702.90
10/16/2015	2172	National Pools of Pasco, Inc.	2015-80 CF		48,500.00	293,202.90
10/16/2015	2173	VALLEYCREST LANDSCAPE DEVELOPMENT	2015-81 CF		278,021.85	15,181.05
10/19/2015	2174	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2016		175.00	15,006.05
10/21/2015	2175	BRIGHT HOUSE NETWORKS	10/23-11/22 - Cable/Internet		164.78	14,841.27
10/21/2015	2185	STRALEY & ROBIN	Legal Svcs thru 10/15/15		361.40	14,479.87
10/21/2015	2186	TRIANGLE POOL SERVICE	Chlorine/Sulfuric Acid		144.00	14,335.87
10/22/2015		Deposit - Dev funding CF	CF 2015-78,82	2,429.20		16,765.07
10/23/2015	2176	Onsight Signage & Visual Solutions	2015-82 CF		2,074.20	14,690.87
10/23/2015	2177	WILLIS OF ALABAMA, INC	2015-78 CF		355.00	14,335.87
10/23/2015	2178	AQUATIC SYSTEMS, INC	Lake & Wetland Svcs - Oct		300.00	14,035.87
10/23/2015	2179	DPFG	Performance & Warranty Tracking		2,500.00	11,535.87
10/23/2015	2180	TECO	Electricity		5,537.99	5,997.88
10/23/2015	2181	Genesis	Storm Drain - Sept		720.00	5,277.88
10/23/2015	2182	Grandview Botanicals Landscape Co	Mowing Retention Ponds - Oct		825.00	4,452.88
10/23/2015	2183	TRIANGLE POOL SERVICE	Chlorine		126.00	4,326.88
10/23/2015	2184	VALLEYCREST LANDSCAPE DEVELOPMENT	Irrigation Repairs		248.00	4,078.88
10/28/2015		Deposit	O & M Assessment	931.73		5,010.61
10/28/2015		Deposit	O & M Assessment	5,617.62		10,628.23
10/30/2015	103015	ADP Payroll Services	ADP Fee		35.88	10,592.35
EOM BALANCE				508,709.25	499,438.57	10,592.35
11/01/2015	2187	Coverall North America, Inc.	CDD Cleaning - Nov		340.00	10,252.35
11/01/2015	2188	DPFG	CDD/Field Mgmt - Nov		5,050.00	5,202.35
11/01/2015	2189	Genesis	Storm Drain		1,140.00	4,062.35
11/01/2015	2190	STEVE FAISON	Mileage - Oct		197.33	3,865.02
11/01/2015	2191	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - Oct		304.02	3,561.00
11/05/2015		Deposit	GF 2016-01	28,136.00		31,697.00
11/05/2015		Deposit	CF 2015-77	2,750.00		2,750.00
11/05/2015	2192	RIPA & Associates, LLC	2015-77 CF		2,750.00	0.00
11/05/2015		Deposit	CF 2015-83	97,806.96		97,806.96
11/06/2015	2195	VALLEYCREST LANDSCAPE DEVELOPMENT	CF 2015-83		97,806.96	0.00
11/06/2015	2193	DPFG	Construction Acctg & Reimbursement		9,000.00	22,697.00

UNION PARK CDD

CHECK REGISTER FY 2016

Date	Num	Name	Memo	Deposits	Disbursements	Balance
11/06/2015	2194	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Maint - Oct		18,206.00	4,491.00
11/12/2015	2204	TRIANGLE POOL SERVICE	Misc. Pool Maint		291.00	4,200.00
11/13/2015	2196	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Nov		300.00	3,900.00
11/13/2015	2197	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - Nov		60.00	3,840.00
11/13/2015	2198	DPFG FIELD SERVICES, INC.	9/26-11/21 - P/R Steve Faison		1,110.00	2,730.00
11/13/2015	2199	RESIDENCE INN BY MARRIOTT	Mtg Room 11/3/15		19.60	2,710.40
11/13/2015	2200	SCOTT ANDREASEN	Reimbursement for Community Event		250.00	2,460.40
11/13/2015	2201	ATLAS PROFESSIONAL SERVICES, INC.	Web Site - Set Up		240.00	2,220.40
11/17/2015	2202	DPFG	Mass Mailing - Budget		212.20	2,008.20
11/17/2015	2203	Genesis	Storm Drain Clean Out		300.00	1,708.20
11/17/2015		Deposit	FOBS To Clubhouse/Pool	10.00		1,718.20
11/17/2015		Deposit	O & M Assessment (Builder)	3,606.36		5,324.56
11/20/2015		Deposit	GF 2016-02	20,863.50		26,188.06
11/20/2015	2205	AQUARIUS WATER REFINING, INC.	Water Treatment- Irrigation		595.00	25,593.06
11/20/2015	2206	DPFG	Mass Mailing		477.25	25,115.81
11/20/2015	2207	Earth Tech Property Solutions	Pest Control		145.00	24,970.81
11/20/2015	2208	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - Oct		750.00	24,220.81
11/20/2015	2209	SAFE RESTORE	Rust Removal		8,500.00	15,720.81
11/20/2015	2210	TRIANGLE POOL SERVICE	Pool Maint - Oct		605.00	15,115.81
11/20/2015	2211	US BANK	Trustee Fees		8,081.25	7,034.56
11/20/2015	2212	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Maint - Sept		1,000.00	6,034.56
11/20/2015	2000DD	ANTHONT BRANNAN	BOS Mtg - 10/6/15		184.70	5,849.86
11/20/2015	20001	IRA D. DRAPER	BOS Mtg - 10/6/15		184.70	5,665.16
11/20/2015	20003DD	LORI PRICE	BOS Mtg - 10/6/15		183.87	5,481.29
11/20/2015	20002	MICHAEL S LAWSON	BOS Mtg - 10/6/15		184.70	5,296.59
11/20/2015	ACH112020	Paychex	BOS - Mtg 10/6/15		123.23	5,173.36
11/20/2015	ACH112020	Paychex	BOS Mtg - 10/6/15 - P/R Fees		40.95	5,132.41
11/20/2015		Deposit	Deposit	237.88		5,370.29
11/23/2015	2213	BRIGHT HOUSE NETWORKS	11/23-12/22 - Internet		154.28	5,216.01
11/23/2015	2214	TECO	Electricity		397.91	4,818.10
11/25/2015		Deposit	Key Fob (Pool)	10.00		4,828.10
EOM BALANCE				153,420.70	159,184.95	4,828.10
12/03/2015		Deposit	Tax Collections	50,215.44		55,043.54
12/03/2015	ACH110320	Paychex	BOS Mtg - 11/3/15 - Fees		49.95	54,993.59
12/03/2015	20004	IRA D. DRAPER	BOS Mtg - 11/3/15		184.70	54,808.89
12/03/2015	20006DD	LORI PRICE	BOS Mtg - 11/3/15		183.87	54,625.02
12/03/2015	20005	MICHAEL S LAWSON	BOS Mtg - 11/3/15		184.70	54,440.32
12/03/2015	ACH120320	Paychex	BOS Mtg - 11/3/15		92.63	54,347.69
12/04/2015	2215	Coverall North America, Inc.	CH Cleaning - Dec		340.00	54,007.69
12/04/2015	2216	DPFG	CDD Mgmt - Dec		5,050.00	48,957.69
12/04/2015	2217	DPFG FIELD SERVICES, INC.	11/22-12/19 - P/R		927.00	48,030.69
12/04/2015	2218	Earth Tech Property Solutions	Pest Control		145.00	47,885.69
12/04/2015	2219	ECOLOGICAL CONSULTANTS, INC	Mitigation Maint - Nov		950.00	46,935.69
12/04/2015	2220	Genesis	Storm Drain - Nov		620.00	46,315.69
12/04/2015	2221	Grandview Botanicals Landscape Co	Mowing Retention Ponds - Nov		825.00	45,490.69
12/04/2015	2222	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - Nov		600.00	44,890.69
12/04/2015	2223	STRALEY & ROBIN	Legal Svcs thru 11/15/15		717.60	44,173.09
12/04/2015	2224	TRIANGLE POOL SERVICE	Pool Maint - Nov		605.00	43,568.09
12/04/2015	2225	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - Nov		304.02	43,264.07
12/04/2015	2226	TECO	Electricity		4,213.29	39,050.78
12/08/2015		Deposit	GF 2016-03	21,282.36		60,333.14
12/08/2015		Deposit	Tax Collections	105,518.17		165,851.31
12/09/2015	2228	STANTEC CONSULTING SERVICES	Engineering Svcs thru 11/6/15		3,076.36	162,774.95
12/09/2015	2229	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Maint - Nov		18,206.00	144,568.95
12/10/2015		Deposit	O & M - (Builder - Shutts & Bowen)	1,040.30		145,609.25
12/14/2015	2231	AQUARIUS WATER REFINING, INC.	Water Treatment - Irrigation - Dec		595.00	145,014.25
12/14/2015	2232	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Dec		300.00	144,714.25
12/14/2015	2233	ATLAS PROFESSIONAL SERVICES, INC.	Web Site Hosting - Dec		60.00	144,654.25
12/14/2015	2234	FLORIDA NATIVES NURSERY, INC.	Landscape Misc.		500.00	144,154.25
12/14/2015	2235	Genesis	Storm Drain/Misc		80.00	144,074.25
12/14/2015	2236	TRIANGLE POOL SERVICE	Pool Maint		183.90	143,890.35
12/22/2015		Deposit	Tax Collections	114,215.38		258,105.73

UNION PARK CDD

CHECK REGISTER FY 2016

Date	Num	Name	Memo	Deposits	Disbursements	Balance
12/28/2015	2239	BRIGHT HOUSE NETWORKS	12/23-1/22 - Cable/Internet		154.28	257,951.45
12/28/2015	2240	Genesis	Storm Drain		600.25	257,351.20
12/28/2015	2241	STANTEC CONSULTING SERVICES	Engineering Svcs thru 12/4/15		790.73	256,560.47
12/28/2015	2242	STRALEY & ROBIN	Legal Svcs thru 12/15/15		195.30	256,365.17
12/28/2015	2243	TECO	Electricity		3,238.97	253,126.20
12/30/2015	ACH123020	Paychex	BOS Mtg - 12/1/15		49.95	253,076.25
12/30/2015	20007	IRA D. DRAPER	BOS Mtg - 12/1/15		184.70	252,891.55
12/30/2015	20009DD	LORI PRICE	BOS Mtg - 12/1/15		183.87	252,707.68
12/30/2015	20008	MICHAEL S LAWSON	BOS Mtg - 12/1/15		184.70	252,522.98
12/30/2015	ACH123020	Paychex	BOS Mtg - 12/1/15		92.63	252,430.35
12/31/2015		Bank United	Wire Transfer Fee		25.00	252,405.35
EOM BALANCE				292,271.65	44,694.40	252,405.35

UNION PARK CDD
ACCOUNTS PAYABLE
FY2016 - For the Period From October 1, 2014 to December 31, 2015

Date	Num	Name		GF Balance	CF Balance
11/24/2015	4889060 - PA #11	VALLEYCREST LANDSCAPE DEVELOPMENT	2015-88 CF		45,615.08
12/01/2015	4916511	VALLEYCREST LANDSCAPE DEVELOPMENT	Sod - By Playground	8,346.00	
12/01/2015	4916510	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscaping	4,884.00	
12/01/2015	4916509	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Enhancements	3,850.00	
12/01/2015	1015-2	METRO DEVELOPMENT GROUP, LLC	Cell Phone Reimbursement	40.91	
12/10/2015	15647034	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Maint - Dec	18,206.00	
12/15/2015	6-15-171533-1	Onsight Signage & Visual Solutions	2015-92 CF		3,238.75
12/15/2015	4916611 - PA #12	VALLEYCREST LANDSCAPE DEVELOPMENT	2015-93 CF		161,574.84
12/18/2015	1361 2202060-DEP	TECO	32885 Natural Bridge Rd - DEP	1,065.00	
12/18/2015	4370	Dun Rite Construction Svc	Remove Pavers/Dirt	850.00	
12/23/2015	1361 2193720-12	TECO	9/17-12/16 - Union Park PH 2B	2,166.48	
12/24/2015	46090	GRIFFIN PARKING AREA MAINTENANCE, INC	Power Sweep - Dec	600.00	
12/28/2015	1401 001 564 390-12	WITHLACOOCHEE RIVER ELECTRIC COOPER	Streetlights - Dec	263.19	
12/29/2015	40914	National Pools of Pasco, Inc.	2015-95 CF		6,500.00
12/29/2015	155	TRIANGLE POOL SERVICE	2015-96 CF		120.00
12/29/2015	12GRPT01-307	ASE LLC	2015-97 CF		7,679.00
12/30/2015	1299920	WILLIS OF ALABAMA, INC	2015-98 CF		287.00
12/30/2015	1194123	Poop 911	Pet Waste Removal - Dec	114.90	
12/31/2015	16022	Earth Tech Property Solutions	Pest Control	145.00	
		TOTAL ACCOUNTS PAYABLE		40,531.48	225,014.67

EXHIBIT 3

RESOLUTION 2016-1

A RESOLUTION DESIGNATING OFFICERS OF THE UNION
PARK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Union Park Community Development District during the business meeting held on February 2, 2016 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Bruce St. Denis</u>	Secretary
<u>Patricia Comings- Thibault</u>	Treasurer
<u>Bruce St. Denis & Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart & Janet Johns</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Union Park Community Development District and are hereby declared null and void.

Adopted this 2nd day of February, 2016.

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairperson
 Vice Chairperson



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

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27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
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F: (949) 388-9272

Sacramento, CA

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Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
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F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
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F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
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F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
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F: (321) 263-0136

Tampa, FL

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Research Triangle, NC

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Charleston, SC

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N. Charleston, SC 29405
P: (843) 277-0021
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