

***UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Regular Meeting***

***Tuesday  
December 1, 2015***

***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

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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 December 1, 2015** 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 December 1, 2015  
Time: 9:00 a.m.  
Location: Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida  
Conference Call No: 712.432.1500  
Code: 434537#

## ***Business Meeting Agenda***

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

**Exhibit(s)**

**b.** Attorney

**c.** Engineer

**VI.** Public Comments

**VII.** Supervisor Requests

**VIII.** Adjournment

# EXHIBIT 1

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

The Regular Meeting of the Board of Supervisors of the Union Park Community Development District was held on Tuesday, November 3, 2015 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz FL.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. St. Denis called the meeting to order.

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:

Bruce St. Denis	District Manager
Vivek Babbar	District Counsel (via phone)
Tonja Stewart	District Engineer (via phone)

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Organizational Matters**

**A. Acceptance of Resignation of Board Supervisor Brannan**

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the resignation of Mr. Tony Brannan for the Union Park Community Development District.

**B. Nomination for Open Supervisor Seat #5**

This item was tabled.

**C. Oath of Office**

This item was tabled.

**D. Resolution 2016-01**

This item was tabled

**FOURTH ORDER OF BUSINESS – Administrative Matters**

**A. Approval of Minutes of October 6, 2015 Regular Meeting**

Mr. St. Denis presented the minutes of the October 6, 2015 meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' meeting held on October 6, 2015 for the Union Park Community Development District.

**B. Acceptance of September 2015 Financial Statements**

This item was tabled.

**FIFTH ORDER OF BUSINESS – BUSINESS MATTERS**

**A. Additional Matters**

There being none, next item followed.

**SIXTH ORDER OF BUSINESS – Staff Reports**

**A. Manager**

There being none, the next item followed.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS – Public Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS – Supervisor Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS – Adjournment**

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

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

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

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

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

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

**Title:**    Secretary     Assistant Secretary

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

**Title:**    Chairman             Vice Chairman

# EXHIBIT 2



# Union Park Community Development District

Financial Statements  
(Unaudited)

Preliminary

Period Ending  
October 31, 2015

**Union Park CDD  
Balance Sheet  
October 31, 2015  
Preliminary**

	<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>
<b>ASSETS:</b>							
CASH	\$ 10,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,592
INVESTMENTS:							
REVENUE	-	274,982	39,271	0	42,893	-	357,146
RESERVE	-	259,606	165,200	121,100	307,188	-	853,094
CAPITAL INTEREST	-	4	3	136,303	137,032	-	273,342
COST OF ISSUANCE	-	-	-	-	5,600	-	5,600
PREPAYMENT	-	-	799,015	251,098	151,244	-	1,201,358
CONSTRUCTION 2013 - A1	-	-	-	-	-	4,954	4,954
CONSTRUCTION 2013- A3	-	-	-	-	-	2,650	2,650
CONSTRUCTION 2015	-	-	-	-	-	705,344	705,344
UTILITY DEPOSITS	10,513	-	-	-	-	-	10,513
DUE FROM OTHER FUND	8,966	-	-	-	-	-	8,966
ACCOUNTS RECEIVABLE	35,706	-	-	-	-	100,557	136,263
<b>TOTAL ASSETS</b>	<b><u>\$ 65,777</u></b>	<b><u>\$ 534,592</u></b>	<b><u>\$ 1,003,489</u></b>	<b><u>\$ 508,502</u></b>	<b><u>\$ 643,957</u></b>	<b><u>\$ 813,505</u></b>	<b><u>\$ 3,569,822</u></b>
<b>LIABILITIES:</b>							
ACCOUNTS PAYABLE	\$ 37,588	\$ -	\$ -	\$ -	\$ -	\$ 100,557	138,145
DUE TO OTHER FUNDS	-	-	-	-	-	8,966	8,966
<b>FUND BALANCE:</b>							
NONSPENDABLE:							
PREPAID AND DEPOSITS	10,513	-	-	-	-	-	10,513
RESTRICTED FOR:							
ASSIGNED:	-	534,592	1,003,489	508,502	643,957	703,982	3,394,522
UNASSIGNED:	17,676	-	-	-	-	-	17,676
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 65,777</u></b>	<b><u>\$ 534,592</u></b>	<b><u>\$ 1,003,489</u></b>	<b><u>\$ 508,502</u></b>	<b><u>\$ 643,957</u></b>	<b><u>\$ 813,505</u></b>	<b><u>\$ 3,569,822</u></b>

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**FY2016 - For the Period ending October 31, 2015**  
**Preliminary**

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
SPECIAL ASSESSMENTS ON ROLL (Gross )	\$ 211,584	\$ -		\$ -
OFF ROLL ASSESSMENTS - DEVELOPER	410,721	57,368	57,368	-
OFF ROLL ASSESSMENTS (Lot Closings )	-	-	5,618	5,618
RENTAL REVENUE	-	-		-
INTEREST REVENUE	-	-		-
MISCELLANEOUS REVENUE	-	-	250	250
DISCOUNTS	(24,892)	-		-
<b>TOTAL REVENUES</b>	<b>\$597,413</b>	<b>57,368</b>	<b>\$63,236</b>	<b>\$5,868</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
BOARD OF SUPERVISORS	12,000	1,000	-	1,000
PAYROLL TAXES	918	77	-	77
PAYROLL SERVICES	600	50	36	14
MANAGEMENT CONSULTING SERVICES	21,000	1,750	1,750	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	-
ADMINISTRATIVE SERVICES	3,600	300	300	-
BANK FEES	225	19	40	(21)
MISCELLANEOUS (i.e.Mtg Room rental, etc)	500	42	-	42
PROPERTY APPRAISER	750	-	-	-
AUDITING	2,400	-	-	-
TRAVEL PER DIEM	500	42	197	(156)
WEBSITE HOSTING	1,995	166	300	(134)
INSURANCE (Liability, Property & Casualty)	18,500	18,500	16,612	1,888
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,500	125	-	125
LEGAL SERVICES	7,500	625	361	264
ENGINEERING SERVICES	4,000	333	-	333
COUNTY ASSESSMENT COLLECTION FEES	21,781	-	-	-
<b>TOTAL ADMINISTRATIVE</b>	<b>106,944</b>	<b>32,203</b>	<b>28,772</b>	<b>3,432</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
ARBITRAGE	500	-	-	-
DISSEMINATION AGENT	5,000	-	-	-
TRUSTEE FEES	8,081	-	-	-
PERFORMANCE & WARRANTY BOND PREMIUM	5,000	2,500	2,500	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>18,581</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>
<b>FIELD OPERATIONS:</b>				
ELECTRICITY (Pumps )	3,900	325	68	257
STREETLIGHTS	48,000	4,000	1,229	2,771
WATER (RECLAIMED)	30,600	2,550	-	2,550
LANDSCAPE MAINTENANCE	136,038	11,337	18,206	(6,870)
LANDSCAPE REPLENISHMENT	82,435	6,870	-	6,870
IRRIGATION MAINTENANCE	5,000	417	248	169
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	8,600	717	1,125	(408)
STORMWATER DRAIN	-	-	1,140	(1,140)
BRIDGE MAINTENANCE	10,000	833	-	833

**Union Park CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**FY2016 - For the Period ending October 31, 2015**  
**Preliminary**

	<b>FY2016 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
SOLID WASTE DISPOSAL	3,720	310	-	310
EROSION CONTROL	5,000	417	-	417
PLANNING & COORDINATION SERVICES	36,000	3,000	3,000	-
FIELD MANAGER	16,800	1,400	-	1,400
SPLASH ZONE MAINTENANCE	10,000	833	-	833
FIELD CONTINGENCY/ MISC FIELD EXPENSES	10,000	833	-	833
	-	-	-	-
<b>TOTAL FIELD OPERATIONS</b>	<b>406,093</b>	<b>33,841</b>	<b>25,016</b>	<b>8,825</b>
<b>COMMUNITY AMENITIES MAINTENANCE:</b>				
POOL MAINTENANCE ( Contract )	7,200	600	775	(175)
POOL MAINTENANCE & REPAIRS	3,500	292	-	292
POOL PERMITS	275	275	-	275
AMENITY CENTER CLEANING & MAINTENANCE	5,520	460	340	120
AMENITY CENTER INTERNET	2,280	190	165	25
AMENITY CENTER ELECTRICITY	14,400	1,200	2,077	(877)
AMENITY CENTER WATER	10,500	875	-	875
MISC AMENITY CENTER REPAIRS & MAINTENANCE	7,000	583	-	583
AMENITY CENTER RUST REMOVAL	-	-	8,500	(8,500)
AMENITY CENTER PEST CONTROL	1,020	85	-	85
AMENITY CENTER REFUSE SERVICE	2,100	175	-	175
AMENITY CENTER LANDSCAPE MAINTENANCE	12,000	1,000	-	1,000
MISCELLANEOUS SUPPLIES	-	-	-	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>65,795</b>	<b>5,735</b>	<b>11,857</b>	<b>(6,122)</b>
<b>TOTAL EXPENDITURES O&amp;M</b>	<b>597,413</b>	<b>74,279</b>	<b>68,144</b>	<b>6,135</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(0)</b>	<b>(16,911)</b>	<b>(4,909)</b>	<b>12,003</b>
FUND BALANCE	-	-	33,098	33,098
<b>FUND BALANCE - ENDING</b>	<b>\$ (0)</b>	<b>\$ (16,911)</b>	<b>\$ 28,190</b>	<b>\$ 45,101</b>

**Union Park CDD**  
**Debt Service Series 2013 A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**FY2016 - For the Period ending October 31, 2015**

Preliminary

	<u>FY2016 BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS	\$ 280,655	\$ -		\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-	-		-
INTEREST--INVESTMENT	-	-	3	3
FUND BALANCE FORWARD	534	-	-	-
LESS: DISCOUNT ASSESSMENTS	(11,226)	-	-	-
<b>TOTAL REVENUE</b>	<u>269,963</u>	<u>-</u>	<u>3</u>	<u>3</u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	9,823	-	-	-
INTEREST EXPENSE	112,100	-	-	-
PRINCIPAL EXPENSE	35,000	-	-	-
INTEREST EXPENSE - NOV FY16	112,100	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>269,023</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>940</b>	<b>-</b>	<b>3</b>	<b>3</b>
NET CHANGE IN FUND BALANCE	940	-	3	3
FUND BALANCE - BEGINNING		-	534,590	534,590
<b>FUND BALANCE - ENDING</b>	<u>\$ 940</u>	<u>\$ -</u>	<u>\$ 534,592</u>	<u>\$ 534,592</u>

**Union Park CDD**  
**Debt Service Series 2013 A-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**FY2016 - For the Period ending October 31, 2015**  
**Preliminary**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
OFF ROLL ASSESSMENTS - DEVELOPER	\$ 253,432	\$ 39,267	\$ 39,267	\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-	-	-	-
INTEREST--INVESTMENT	-	-	3	3
LESS: DISCOUNT ASSESSMENTS	(10,560)	-	-	-
FUND BALANCE FORWARD - CAP INTEREST	-	-	-	-
<b>TOTAL REVENUE</b>	<u><b>242,872</b></u>	<u><b>39,267</b></u>	<u><b>39,270</b></u>	<u><b>3</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	10,560	-	-	-
INTEREST EXPENSE (05/01/16)	116,156	-	-	-
PRINCIPAL EXPENSE	-	-	-	-
INTEREST EXPENSE - NOV FY2016	116,156	-	-	-
<b>TOTAL EXPENDITURES</b>	<u><b>242,872</b></u>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>-</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(0)</b>	<b>39,267</b>	<b>39,270</b>	<b>39,270</b>
NET CHANGE IN FUND BALANCE	-	39,267	39,270	39,270
FUND BALANCE - BEGINNING	-	-	964,219	964,219
APPROPRIATED FUND BALANCE - CAP INT	-	-	-	-
<b>FUND BALANCE - ENDING</b>	<u><b>\$ -</b></u>	<u><b>\$ 39,267</b></u>	<u><b>\$ 1,003,489</b></u>	<u><b>\$ 1,003,489</b></u>

**Union Park CDD**  
**Debt Service Series 2013 A-3**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**FY2016 - For the Period ending October 31, 2015**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>	
<b>REVENUE</b>					
OFF ROLL ASSESSMENTS	\$ 279,000	\$ -	\$ -	\$ -	
PREPAID ASSESSMENTS - LOT CLOSINGS	-	-	18,500	18,500	
INTEREST--INVESTMENT	-	-	2	2	
LESS: DISCOUNT ASSESSMENTS	(11,625)	-	-	-	4.05%
<b>TOTAL REVENUE</b>	<u>267,375</u>	<u>-</u>	<u>18,502</u>	<u>18,502</u>	
<b>EXPENDITURES</b>					
COUNTY ASSESSMENT COLLECTION FEES	11,625	-	-	-	4.05%
INTEREST EXPENSE	255,750	-	-	-	
PRINCIPAL EXPENSE	-	-	-	-	
PRINCIPAL PREPAYMENT EXPENSE	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<u>267,375</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-	18,502	18,502	
NET CHANGE IN FUND BALANCE	-	-	18,502	18,502	
FUND BALANCE - BEGINNING		-	490,000	490,000	
		-	-	-	
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 508,502</u>	<u>\$ 508,502</u>	

**Union Park CDD**  
**Debt Service Series 2015**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**FY2016 - For the Period ending October 31, 2015**

	<u>BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>			
OFF ROLL ASSESSMENTS - DEVELOPER	\$ -	\$ 35,440	\$ 35,440
PREPAID ASSESSMENTS - LOT CLOSINGS	-	-	-
INTEREST--INVESTMENT	-	2	2
<b>TOTAL REVENUE</b>	<u>-</u>	<u>35,443</u>	<u>35,443</u>
<b>EXPENDITURES</b>			
INTEREST EXPENSE	-	-	-
PRINCIPAL EXPENSE	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	35,443	35,443
<b>NET CHANGE IN FUND BALANCE</b>	<u>-</u>	<u>35,443</u>	<u>35,443</u>
FUND BALANCE - BEGINNING		608,514	608,514
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ 643,957</u>	<u>\$ 643,957</u>



**Union Park CDD**  
**Capital Projects**  
**Statement of Revenues, Expenditures and Changes in Fund**  
**FY2016 - For the Period ending October 31, 2015**

	<b>ACTUAL YTD</b>
<b>REVENUE</b>	
DEVELOPER CONTRIBUTION	\$ 428,528
INTEREST REVENUE	6
<b>TOTAL REVENUE</b>	<b>428,534</b>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	863,206
OTHER	-
<b>TOTAL EXPENDITURES</b>	<b>863,206</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(434,673)</b>
 NET CHANGE IN FUND BALANCE	 <b>(434,673)</b>
<b>FUND BALANCE - BEGINNING</b>	1,138,655
<b>FUND BALANCE - ENDING</b>	<b>\$ 703,982</b>

**Union Park CDD**  
**Operating Account**  
**Bank Reconciliation**  
**October 31, 2015**

Balance Per Bank Statement	\$ 21,884.74
Less: Outstanding Checks	(11,292.39)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 10,592.35</u></u></b>

Beginning Bank Balance Per Books	\$ 1,321.67
Cash Receipts	508,709.25
Cash Disbursements	(499,438.57)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 10,592.35</u></u></b>

# UNION PARK CDD

## CHECK REGISTER FY 2016

Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>EOY Balance 9-30-2015</b>						<b>1,321.67</b>
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
<b>EOM BALANCE</b>				<b>508,709.25</b>	<b>499,438.57</b>	<b>10,592.35</b>

# 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 November 3, 2015 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 &amp; Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart</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 3rd day of November, 2015.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairperson  
 Vice Chairperson



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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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#### **Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
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  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
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,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

#### **Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

#### **Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

#### **Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508