

***UNION PARK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Wednesday
August 5, 2020
6:15 p.m.***

***Location:
Conducted Via Electronic Teleconference***

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

Board of Supervisors
Union Park Community Development District

Dear Board Members:

A Meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, August 5, 2020 at 6:15 p.m.**

Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69 which allows governmental public meetings and required quorums to be completed via telephone conference. In respect of current social distancing recommendations this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via telephone as follows:

Call in phone number: 929-205-6099
Meeting ID: 862 4062 3854
Password: 458522

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Tonya Elliott-Moore

Tonya Elliott-Moore
District Manager
813-374-9104

Cc: Attorney
Engineer
District Records

District: UNION PARK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday August 5, 2020

Time: 6:15 p.m.

Location: Via Electronic Teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: **(929) 205-6099**

Meeting ID: 862 4062 3854#

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Consent Agenda

- A. Approval of the June 3, 2020 Meeting Minutes
- B. Acceptance of the May - June, 2020 Unaudited Financial Reports
- C. Acceptance of the 2019 Financial Audit Report

IV. Business Matters

- A. Public Hearing for FY 2020-2021 Budget and Assessments Exhibit 1
 - 1. Open Public Hearing
 - 2. Review Budget
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Consider and Approve Resolution 2020-06, Adopting Final Budget for FY 2020-2021 Exhibit 2
- C. Consider and Approve Resolution 2020-07, Imposing and Levying O&M Assessments for FY2020-2021 Budget Exhibit 3
- D. Consider and Approve Resolution 2020-08, Adopting FY 2020-2021 Meeting Schedule Exhibit 4

V. Administrative Matters

- A. Ratify POs and contracts

VI. Staff Reports

- A. **District Manager** – Approval to rebid landscaping; Food truck service permitted?
- B. **District Attorney**
- C. **District Engineer**

VII. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1.

**STATEMENT 1
UNION PARK CDD**

FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MAR	FY 2021 PROPOSED	VARIANCE 2020-2021
REVENUE							
GENERAL FUND REVENUE /(1)	\$ 476,658	\$ 621,447	\$ 794,192	\$ 802,270	\$ 784,107	\$ 830,277	\$ 28,007
DEVELOPER FUNDING	196,928	72,620	-	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-	-	-	-
MISCELLANEOUS REVENUE	270	350	66,000	-	-	-	-
RENTAL	438	-	-	-	-	-	-
INTEREST	210	311	311	-	-	-	-
DEFICIT FUNDING	50,000	44,156	-	-	-	-	-
TOTAL REVENUE	724,503	738,884	860,504	802,270	784,107	830,277	28,007
EXPENDITURES							
GENERAL ADMINISTRATIVE							
SUPERVISORS COMPENSATION	\$ 2,400	\$ 4,200	\$ 2,800	\$ 12,000	\$ 800	\$ 8,000	\$ (4,000)
PAYROLL TAXES	184	321	214	918	61	612	(306)
PAYROLL SERVICES	249	413	317	685	49	685	-
SUPERVISOR TRAVEL PER DIEM	38	76	15	300	16	300	-
MANAGEMENT CONSULTING SERVICES	21,000	24,996	24,996	25,000	12,498	25,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	3,000	3,500	-	-	-	-
PLANNING, COORDINATING & CONTRACT SRVCS	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	200	276	440	175	-	175	-
MISCELLANEOUS	171	788	846	500	-	500	-
AUDITING SERVICES	2,800	2,650	2,500	2,750	-	3,200	450
INSURANCE (Liability, Property & Casualty)	16,714	21,701	25,917	26,370	16,033	28,425	2,055
MASS MAILING	1,074	-	-	-	-	-	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,220	850	1,986	1,000	-	1,500	500
ENGINEERING SERVICES	8,876	2,954	2,836	4,000	2,528	5,000	1,000
LEGAL SERVICES	11,717	9,306	6,989	8,500	2,920	8,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	-	-	-	-	-
PROPERTY APPRAISER	-	150	-	750	-	150	(600)
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	55	128	129	150	-	145	(5)
MEETING ROOM RENTAL	180	180	240	2,160	-	1,440	(720)
WEBSITE HOSTING	737	738	2,226	2,265	1,605	1,650	(615)
TOTAL GENERAL ADMINISTRATIVE	\$ 118,889	\$ 115,002	\$ 115,725	\$ 127,298	\$ 56,484	\$ 125,057	\$ (2,241)

**STATEMENT 1
UNION PARK CDD**

FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MAR	FY 2021 PROPOSED	VARIANCE 2020-2021
DEBT ADMINISTRATION:							
DISSEMINATION AGENT	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
TRUSTEE FEES	14,165	12,391	12,926	10,721	9,082	10,991	270
ARBITRAGE	-	1,400	1,300	1,950	-	1,950	-
BUDGET FUNDING AGREEMENT	-	50,000	-	-	-	-	-
TOTAL DEBT ADMINISTRATION	\$ 20,665	\$ 70,291	\$ 20,726	\$ 19,171	\$ 15,582	\$ 19,441	\$ 270
PHYSICAL ENVIRONMENT EXPENDITURES:							
STREETPOLE LIGHTING	\$ 75,228	\$ 88,157	\$ 126,339	\$ 127,956	\$ 56,402	\$ 127,956	\$ -
ELECTRICITY (IRRIGATION & POND PUMPS)	3,995	10,570	3,069	4,000	1,073	3,700	(300)
WATER - RECLAIMED (Purchase well water)	2,707	906	-	-	-	-	-
WATER - PASCO COUNTY UTILITIES	-	-	363	800	91	480	(320)
LANDSCAPING MAINTENANCE	199,259	172,485	249,693	260,000	125,047	260,000	-
LANDSCAPE REPLINISHMENT	16,163	56,582	16,882	15,000	-	20,000	5,000
IRRIGATION MAINTENANCE	15,981	5,198	10,360	12,000	1,635	12,000	-
RUST PREVENTION	13,090	7,140	9,000	15,600	7,800	15,600	-
ENVIRONMENTAL MITIGATION & MAINT.	2,500	4,050	-	6,900	-	5,000	(1,900)
POND MAINTENANCE	7,733	8,836	8,976	10,038	2,744	9,822	(216)
RETENTION POND MOWING	7,832	-	-	-	-	-	-
STORMWATER DRAIN & MAINTENANCE	4,564	-	-	-	-	-	-
NPDES MONITORING	3,150	-	-	-	-	-	-
BRIDGE MAINTENANCE	6,600	-	-	5,000	-	5,000	-
EROSION CONTROL	-	-	-	5,000	-	5,000	-
COMPREHENSIVE FIELD TECH SERVICES	-	5,000	20,712	15,440	7,722	15,444	4
FIELD SERVICE TECH	15,486	21,330	-	-	-	-	-
FIELD MANAGER TRAVEL	1,346	2,283	-	-	-	-	-
STREET SWEEP	9,463	7,938	-	-	-	-	-
CONTINGENCY & UNBUDGETED	-	3,156	87,513	3,000	327	25,000	22,000
SECURITY - OTHER	2,092	-	3,600	-	-	21,600	21,600
CAPITAL OUTLAY & MISC. CONSTRUCTION	119,720	3,220	-	-	-	-	-
HOLIDAY LIGHTING	-	5,900	5,900	15,000	5,203	15,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	\$ 506,909	\$ 402,751	\$ 542,406	\$ 495,734	\$ 208,043	\$ 541,602	\$ 45,868

**STATEMENT 1
UNION PARK CDD**

FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MAR	FY 2021 PROPOSED	VARIANCE 2020-2021
COMMUNITY AMENITIES MAINTENANCE							
POOL SERVICE CONTRACT	\$ 7,260	\$ 6,655	\$ 17,940	\$ 20,440	\$ 8,970	\$ 20,440	\$ -
POOL MAINTENANCE & REPAIRS	8,919	4,509	-	2,500	-	2,500	-
SECURITY CAMERA MONITORING	3,600	3,600	-	3,600	2,100	3,600	-
SECURITY KEY FOBS AND ACCESS CARD	2,704	-	-	3,000	-	1,500	(1,500)
SPLASH PAD MAINTENANCE	-	1,485	-	3,000	-	2,000	(1,000)
POOL PERMIT	570	425	425	275	-	425	150
AMENITY MANAGEMENT	-	3,000	4,500	4,500	2,250	4,500	-
AMENITY CENTER PRESSURE WASH	-	-	-	5,250	-	5,250	-
AMENITY CENTER CLEANING & MAINT.	13,756	11,400	11,400	16,400	7,981	7,800	(8,600)
AMENITY CENTER INTERNET	2,051	2,091	2,090	2,100	1,053	2,160	60
AMENITY CENTER ELECTRICITY	10,539	10,473	9,065	10,800	4,714	10,500	(300)
AMENITY CENTER WATER	11,759	11,320	10,215	10,200	3,899	10,500	300
AMENITY CENTER PEST CONTROL	636	688	1,320	1,440	720	1,440	-
AMENITY CENTER RUST REMOVAL	17,200	8,300	-	-	-	-	-
PET WASTE REMOVAL	2,958	2,400	5,338	5,340	2,669	5,340	-
REFUSE SERVICE	-	1,230	1,222	1,222	574	1,222	-
LANDSCAPE MAINTENANCE REPLACEMENT	-	-	5,184	10,000	-	5,000	(5,000)
COMMUNITY EVENTS & SUPPLIES	1,227	-	1,854	-	-	-	-
SPLASH ZONE MAINTENANCE	2,490	612	-	-	-	-	-
MISC. AMENITY CENTER REPAIRS & MAINT.	3,563	5,212	18,445	10,000	362	10,000	-
AMENITY CONTINGENCY	-	-	58,504	10,000	5,589	10,000	-
TOTAL AMENITY CENTER OPERATIONS	\$ 89,231	\$ 73,400	\$ 147,501	\$ 120,067	\$ 40,881	\$ 104,177	\$ (15,890)

**STATEMENT 1
UNION PARK CDD**

FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MAR	FY 2021 PROPOSED	VARIANCE 2020-2021
RESERVES							
INCREASE IN OPERATING RESERVE		\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
TOTAL RESERVES	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
TOTAL EXPENDITURES	735,693	661,443	826,358	802,270	320,991	830,277	28,007
CONSTRUCTION EXPENDITURES (TRANSFER-OUT)		(88,202)		-	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPEND.	(11,190)	(10,761)	34,145	32,129		72,129	-
FUND BALANCE - BEGINNING						-	-
FUND BALANCE BUDGETED INCREASE	19,936	8,745	(2,016)	40,000	-	40,000	-
FUND BALANCE - ENDING	8,745	(2,016)	32,129	72,129	-	112,129	-

Footnote:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2
UNION PARK CDD
FY 2021 GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

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

Lot Width	Units	ERU	Total ERU	% ERU
45'	144	0.90	129.60	18.54%
55'	201	1.10	221.10	31.63%
65'	171	1.30	222.30	31.80%
75'	84	1.50	126.00	18.03%
Total	600		699.00	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 830,277
Plus: Early Payment Discount (4.0%)	\$ 35,331
Plus: County Collection Charges (2.0%)	\$ 17,665
Total Expenditures - GROSS	\$ 883,273 [a]
Total ERU:	699.00 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,263.62 [a] / [b]
Total AR / ERU - NET:	1,187.81

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

Lot Width	Units	ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
45'	144	0.90	\$1,069	\$1,137	\$163,765
55'	201	1.10	\$1,307	\$1,390	\$279,388
65'	171	1.30	\$1,544	\$1,643	\$280,903
75'	84	1.50	\$1,782	\$1,895	\$159,217
Total	600				\$883,274

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

Lot Width	Units	ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
45'	144	0.90	\$1,033	\$1,099	\$158,242
55'	201	1.10	\$1,263	\$1,343	\$269,963
65'	171	1.30	\$1,492	\$1,587	\$271,428
75'	84	1.50	\$1,722	\$1,832	\$153,846
Total	600				\$853,479

5. CHANGE COMPARED WITH PRIOR FY

Lot Width	Units	Increase	% Increase	Amnt/mo.
45'	144	\$38	3.49%	\$3.20
55'	201	\$47	3.49%	\$3.91
65'	171	\$55	3.49%	\$4.62
75'	84	\$64	3.49%	\$5.33
Total	600			

STATEMENT 3
UNION PARK - CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	NA	8,000		Estimated 5 Supervisors to be in attendance for 8 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	NA	612		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL FEES	NA	685		Approximately \$54 per payroll and 1x yearly fee of \$25
SUPERVISOR TRAVEL PER DIEM	NA	300		Reimbursement to Board Supervisors for travel to District Meetings
MANAGEMENT CONSULTING SRVS	DPMG	25,000		The District receives Management & Accounting services as part of the District Management agreement
CONSTRUCTION ACCOUNTING	NA	-		Construction Accounting Service for Requisition Processing
PLANNING, COORDINATING & CONTRACT SERVICES	DPMG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPMG	3,600		The District receives administrative services as part of the District Management agreement
BANK FEES	BANK UNITED	175		Fees associated with maintaining the District's bank accounts
MISCELLANEOUS		500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DEBARTELEMEO	3,200		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. This District will need to go out for RFP for FY 2020 audit.
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	28,425		Annual; for general liability, property and officer and director insurance. Confirmed amount with EGIS
MASS MAILING				Mailings to Residents
REGULATORY & PERMIT FEES		175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500		The District is required to advertise various notices for monthly Board meetings, RFP for Auditor, and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	5,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY & ROBIN	8,500		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments

**STATEMENT 3
UNION PARK - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
PERFORMANCE & WARRANTY BOND PREMIUM	DPPG	-		
PROPERTY APPRAISER		150		Collection fees - annual fees paid in April/May of each year.
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD		145		32885 Natural Bridge Rd Stormwater Taxes
MEETING ROOM RENTAL	RESIDENCE INN	1,440		\$180 each for 8 meetings
WEBSITE HOSTING	CAMPUS SUITE	1,650		ADA Compliant website and the remediation of 750 pages of documents for ADA compliance. Includes an additional \$135 for any unknown documents.
EXPENDITURES DEBT ADMINISTRATION:				
DISSEMINATION AGENT	LERNER SERVICES	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Reports are filed in October of each year.
TRUSTEE FEES	US BANK	10,991		Confirm amount with Trustee to maintain the District's bond funds for Series 2013, Series 2015 and Series 2016
ARBITRAGE		1,950		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. Series 2013, Series 2015 and Series 2016. Report is scheduled for August of each year
BUDGET FUNDING AGREEMENT		-		
PHYSICAL ENVIRONMENT EXPENDITURES:				
STREETPOLE LIGHTING	TECO AND WITHLACOCHEE	127,956		Phase 1A - \$250 for 7 poles, Union Park Blvd - \$1,900 for 41 poles, Phase 1B - \$900 for 25 poles, Phase 2A - \$1,600 for 43 poles, Phase 2B \$1,350 for 37 poles, Phase 4A - \$3,250 for 83 poles (an increase of 42 poles over PY), and Withlacoochee for 105 poles \$308 and 23 additional poles at \$1,105 monthly. Total average about \$10,663 per month for all Phases.
ELECTRICITY (IRRIGATION & POND PUMPS)	PASCO COUNTY	3,700		Electric utilities to maintain irrigation system & pond pumps. There are two meters: 1688 Union Park Blvd and 1685 Tallulah Terrace
WATER RECLAIMED FROM THE WELL		-		Reclaimed and potable
WATER - PASCO COUNTY UTILITIES	PASCO COUNTY	480		Total of 2 Meters. Meter 13459632 approximates \$10 monthly, and meter 13459633 approximates \$30 monthly
LANDSCAPING MAINTENANCE	BRIGHTVIEW	260,000	OM-UP-131	Brightview Base mgmt: \$172,485. Annual install of \$10,800, palm injections \$3,900, Palm Pruning \$4,008. Talimena Loop \$21,720 and Oldwoods Avenue is \$36,780. Plus \$10,307 for mulch or pine straw (Playground mulch bid \$9100)
LANDSCAPE REPLINISHMENT	BRIGHTVIEW	20,000		Landscape replenishment for items outside of the contract. (Pine bark mulch bid \$15,800)
IRRIGATION MAINTENANCE	BRIGHTVIEW	12,000		Miscellaneous repairs and maintenance (valves, controllers, line breaks, pump parts)

**STATEMENT 3
UNION PARK - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
RUST PREVENTION	SUNCOAST	15,600	OM-UP-113	Provides rust inhibitor and monthly services of cleaning of rust from the property. Contract is for \$1,300 per month
ENVIRONMENTAL MITIGATION & MAINTENANCE	ECOLOGICAL CONSULTANTS	5,000	OM-UP-DPFG-109	Semi-Annual Monitoring-\$600 each; Mitigation Maintenance - \$950 each quarterly.
POND MAINTENANCE	SOLITUDE'	9,822	Pond Maint	Resource management program for waterway systems - \$748 for sites 1-12. 3yr contract 5/1/21 \$770/mo plus semi annual \$291 aerator maint.
RETENTION POND MOWING	BRIGHTVIEW	-		Now part of the Brightview contract
STORMWATER DRAIN & MAINTENANCE	GENESIS	-		Storm drain and wash out maintenance, repairs are as needed and vary
NPDES INSPECTION	GENESIS	-		
BRIDGE MAINTENANCE	MISC. AS NEEDED	5,000		general maintenance (estimate).
EROSION CONTROL	MISC. AS NEEDED	5,000		Need on going repair for ponds; assumes 1 - 2 ponds per year.
COMPREHENSIVE FIELD TECH SERVICES	DPFG FIELD SERVICES	15,444		Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board, including mileage for Field Service Tech.
STREET SWEEP	GRIFFIN PARKING AND USA SERVICES	-		No longer required
CONTINGENCY		25,000		For unaccounted items not appropriated in other line items. Est \$10,000 road repairs, \$10,000 sidewalk/trip hazard repairs, \$5,000 other. As an example in FY 2019 \$66,000 was extended on wear deck on entrance and exit bridges
SECURITY - OTHER		21,600		Pasco County Deputy \$40/hr 45hrs /mo to patrol community
CAPITAL OUTLAY & MISC CONSTRUCTION		-		Common area enhancements (e.g. new aerators, electric and plumbing)
HOLIDAY LIGHTING		15,000		Holiday Lighting requested increase to include amenity center and front bridge and event cost.

**STATEMENT 3
UNION PARK - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
AMENITY CENTER OPERATIONS				
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	20,440	OM-UP-DPFG-077	Clean pool 3 times a week per week October - April (\$1,495) and service 4 times per week May - September (\$1,995)
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500		Miscellaneous repairs and maintenance as needed; including key pads
SECURITY KEY PAD & POOL ACCESS	CSI	1,500		Key pad maintenance pool gate
SECURITY CAMERA MONITORING	CRITICAL INTERVENTION	3,600	OM-UP-002	Critical Intervention - security monitoring at clubhouse
SPALSH PAD REPAIRS	SUNCOAST POOL SERVICES	2,000		Splash pad feature repair (valves, animal features, etc).
POOL PERMIT		425		Statutory Requirement (pool & splash pad), Inspection usually performed in April or May of each year
AMENITY MANAGEMENT		4,500		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER PRESSURE WASH	OPEN WORKS	5,250		\$5,250 yearly (2 x month Mar - Nov, and 1 x month Dec - Feb).
AMENITY CENTER CLEANING & MAINTENANCE	OPEN WORKS	7,800		Janitorial Services (5 days per week) \$499/mo plus consumables (est \$150/mo)
AMENITY CENTER INTERNET	BRIGHTHOUSE	2,160		Internet for amenity center-\$180 monthly
AMENITY CENTER ELECTRICITY	TECO	10,500		Estimated at \$765 per month based on historical average
AMENITY CENTER WATER	PASCO COUNTY	10,500		32885 Natural Bridge Road - estimated at \$800 per month based on historical averages
AMENITY CENTER PEST CONTROL	EARTH TECH	1,440	OM-UP-DPFG-034	Pest Control Services - \$120 mo.
AMENITY CENTER RUST REMOVAL		-		
PET WASTE REMOVAL	POOP 911. UP-005	5,340	OM-UP-005-CO2	Increase in Pet Waste Services in December 2017, \$445 monthly until Dec. 2020.
REFUSE SERVICE		1,222	OM-UP-128	Waste Management Service is \$94 monthly for a 4 yard dumpster to be picked up 2x week. Included an additional \$94 for extra pickups
LANDSCAPE MAINTENANCE REPLACEMENT		5,000		Estimated for unanticipated landscape removal and/or replacement at amenities.
COMMUNITY EVENTS & SUPPLIES		-		Estimated for events
MISC AMENITY CENTER REPAIRS		10,000		Amenity facilities repairs and maint. including landscape, paver repair, cabinets repair and other general amenity maintenance items. Electrical, plumbing, etc

**STATEMENT 3
UNION PARK - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
AMENITY CONTINGENCY		10,000		Maintenance and repairs of landing shelters, mail kiosk, tot lot, dog park, walkway exercise equipment, Zen garden, bird houses, etc.
OPERATING FUND CONTINGENCY		40,000		Need 2 months operating expenses to cover expenditures until receipt of tax assessments; covered with developer funding contributions in prior fiscal years.

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

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 276,178
FUND BALANCE FOREWARD	534
LESS: DISCOUNT ASSESSMENTS (4%)	(11,047)
TOTAL REVENUE	265,665
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	5,524
INTEREST EXPENSE	
05/01/21	104,909
11/01/21	104,909
PRINCIPAL RETIREMENT	
11/01/21	45,000
TOTAL EXPENDITURES	260,342
EXCESS OF REVENUE OVER (UNDER) EXPEND.	5,322
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 5,322

Table 1. Allocation of Maximum Annual Debt Service to Lots

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

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

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

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
7/30/2013						3,070,000
11/1/2013	-	7.375%	57,232	57,232	57,232	3,070,000
5/1/2014		7.375%	113,206	113,206		3,070,000
11/1/2014	-	7.375%	113,206	113,206	226,413	3,070,000
5/1/2015		7.375%	113,206	113,206		3,070,000
11/1/2015	30,000	7.375%	113,206	143,206	256,413	3,040,000
5/1/2016		7.375%	112,100	112,100		3,040,000
11/1/2016	35,000	7.375%	112,100	147,100	259,200	3,005,000
5/1/2017		7.375%	110,809	110,809		3,005,000
11/1/2017	35,000	7.375%	110,809	145,809	256,619	2,970,000
5/1/2018		7.375%	109,518.75	109,519		2,970,000
11/1/2018	40,000	7.375%	109,519	149,519	259,038	2,930,000
5/1/2019		7.375%	108,044	108,044		2,930,000
11/1/2019	40,000	7.375%	108,044	148,044	256,088	2,890,000
5/1/2020		7.375%	106,569	106,569		2,890,000
11/1/2020	45,000	7.375%	106,569	151,569	258,138	2,845,000
5/1/2021		7.375%	104,909	104,909		2,845,000
11/1/2021	45,000	7.375%	104,909	149,909	254,819	2,800,000
5/1/2022		7.375%	103,250	103,250		2,800,000
11/1/2022	50,000	7.375%	103,250	153,250	256,500	2,750,000
5/1/2023		7.375%	101,406	101,406		2,750,000
11/1/2023	55,000	7.375%	101,406	156,406	257,813	2,695,000
5/1/2024		7.375%	99,378	99,378		2,695,000
11/1/2024	60,000	7.375%	99,378	159,378	258,756	2,635,000
5/1/2025		7.375%	97,166	97,166		2,635,000
11/1/2025	60,000	7.375%	97,166	157,166	254,331	2,575,000
5/1/2026		7.375%	94,953	94,953		2,575,000
11/1/2026	65,000	7.375%	94,953	159,953	254,906	2,510,000
5/1/2027		7.375%	92,556	92,556		2,510,000
11/1/2027	70,000	7.375%	92,556	162,556	255,113	2,440,000
5/1/2028		7.375%	89,975	89,975		2,440,000
11/1/2028	75,000	7.375%	89,975	164,975	254,950	2,365,000
5/1/2029		7.375%	87,209	87,209		2,365,000
11/1/2029	80,000	7.375%	87,209	167,209	254,419	2,285,000
5/1/2030		7.375%	84,259	84,259		2,285,000
11/1/2030	90,000	7.375%	84,259	174,259	258,519	2,195,000
5/1/2031		7.375%	80,941	80,941		2,195,000

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

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

Footnote:

Max annual ds: 259,606

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

**STATEMENT 6
UNION PARK CDD
\$1,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015 A-1**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 106,715
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(4,269)
TOTAL REVENUE	102,447
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	2,134
INTEREST EXPENSE	
05/01/21	38,125
11/01/21	38,125
PRINCIPAL RETIREMENT	
11/01/21	20,000
TOTAL EXPENDITURES	98,384
EXCESS OF REVENUE OVER (UNDER) EXPEND.	4,063
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 4,063

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

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

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

STATEMENT 7
UNION PARK CDD
\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2015A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
7/30/2014						1,310,000
11/1/2014	-	6.250%	-	-	-	1,310,000
5/1/2015		6.250%	6,937	6,937		1,310,000
11/1/2015	-	6.250%	6,937	6,937	13,874	1,310,000
5/1/2016		6.250%	40,938	40,938		1,310,000
11/1/2016	15,000	6.250%	40,938	55,938	96,875	1,295,000
5/1/2017		6.250%	40,469	40,469		1,295,000
11/1/2017	15,000	6.250%	40,469	55,469	95,938	1,280,000
5/1/2018		6.250%	40,000	40,000		1,280,000
11/1/2018	20,000	6.250%	40,000	60,000	100,000	1,260,000
5/1/2019		6.250%	39,375	39,375		1,260,000
11/1/2019	20,000	6.250%	39,375	59,375	98,750	1,240,000
5/1/2020		6.250%	38,750	38,750		1,240,000
11/1/2020	20,000	6.250%	38,750	58,750	97,500	1,220,000
5/1/2021		6.250%	38,125	38,125		1,220,000
11/1/2021	20,000	6.250%	38,125	58,125	96,250	1,200,000
5/1/2022		6.250%	37,500	37,500		1,200,000
11/1/2022	25,000	6.250%	37,500	62,500	100,000	1,175,000
5/1/2023		6.250%	36,719	36,719		1,175,000
11/1/2023	25,000	6.250%	36,719	61,719	98,438	1,150,000
5/1/2024		6.250%	35,938	35,938		1,150,000
11/1/2024	25,000	6.250%	35,938	60,938	96,875	1,125,000
5/1/2025		6.250%	35,156	35,156		1,125,000
11/1/2025	30,000	6.250%	35,156	65,156	100,313	1,095,000
5/1/2026		6.250%	34,219	34,219		1,095,000
11/1/2026	30,000	6.250%	34,219	64,219	98,438	1,065,000
5/1/2027		6.250%	33,281	33,281		1,065,000
11/1/2027	30,000	6.250%	33,281	63,281	96,563	1,035,000
5/1/2028		6.250%	32,344	32,344		1,035,000
11/1/2028	35,000	6.250%	32,344	67,344	99,688	1,000,000
5/1/2029		6.250%	31,250	31,250		1,000,000
11/1/2029	35,000	6.250%	31,250	66,250	97,500	965,000
5/1/2030		6.250%	30,156	30,156		965,000
11/1/2030	35,000	6.250%	30,156	65,156	95,312	930,000
5/1/2031		6.250%	29,063	29,063		930,000
11/1/2031	40,000	6.250%	29,063	69,063	98,125	890,000
5/1/2032		6.250%	27,813	27,813		890,000

**STATEMENT 7
UNION PARK CDD
\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2015A-1
DEBT SERVICE REQUIREMENT**

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

maximum annual debt service 100,313

**STATEMENT 8
UNION PARK CDD
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1**

	ADOPTED BUDGET
REVENUE	
SPECIAL ASSESSMENTS -ON-ROLL	\$ 300,000
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(12,000)
TOTAL REVENUE	288,000
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	6,000
INTEREST EXPENSE	
05/01/21	102,809
11/01/21	102,809
PRINCIPAL RETIREMENT	
11/01/21	75,000
TOTAL EXPENDITURES	286,619
EXCESS OF REVENUE OVER (UNDER) EXPEND.	1,381
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 1,381

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

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

**STATEMENT 9
UNION PARK CDD
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1
Bond Debt Service**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
4/26/2016						4,120,000
11/1/2016	-	3.750%	110,868	110,868	110,868	4,120,000
5/1/2017		3.750%	107,872	107,872		4,120,000
11/1/2017	65,000	3.750%	107,872	172,872	280,744	4,055,000
5/1/2018		3.750%	106,653.13	106,653		4,055,000
11/1/2018	65,000	3.750%	106,653	171,653	278,306	3,990,000
5/1/2019		3.750%	105,434	105,434		3,990,000
11/1/2019	70,000	3.750%	105,434	175,434	280,869	3,920,000
5/1/2020		3.750%	104,122	104,122		3,920,000
11/1/2020	70,000	3.750%	104,122	174,122	278,244	3,850,000
5/1/2021		4.750%	102,809	102,809		3,850,000
11/1/2021	75,000	4.750%	102,809	177,809	280,619	3,775,000
5/1/2022		4.750%	101,028	101,028		3,775,000
11/1/2022	75,000	4.750%	101,028	176,028	277,056	3,700,000
5/1/2023		4.750%	99,247	99,247		3,700,000
11/1/2023	80,000	4.750%	99,247	179,247	278,494	3,620,000
5/1/2024		4.750%	97,347	97,347		3,620,000
11/1/2024	85,000	4.750%	97,347	182,347	279,694	3,535,000
5/1/2025		4.750%	95,328	95,328		3,535,000
11/1/2025	90,000	4.750%	95,328	185,328	280,656	3,445,000
5/1/2026		4.750%	93,191	93,191		3,445,000
11/1/2026	95,000	4.750%	93,191	188,191	281,381	3,350,000
5/1/2027		4.750%	90,934	90,934		3,350,000
11/1/2027	100,000	4.750%	90,934	190,934	281,869	3,250,000
5/1/2028		5.375%	88,559	88,559		3,250,000
11/1/2028	100,000	5.375%	88,559	188,559	277,119	3,150,000
5/1/2029		5.375%	85,872	85,872		3,150,000
11/1/2029	105,000	5.375%	85,872	190,872	276,744	3,045,000
5/1/2030		5.375%	83,050	83,050		3,045,000
11/1/2030	115,000	5.375%	83,050	198,050	281,100	2,930,000
5/1/2031		5.375%	79,959	79,959		2,930,000
11/1/2031	120,000	5.375%	79,959	199,959	279,919	2,810,000
5/1/2032		5.375%	76,734	76,734		2,810,000
11/1/2032	125,000	5.375%	76,734	201,734	278,469	2,685,000
5/1/2033		5.375%	73,375	73,375		2,685,000
11/1/2033	135,000	5.375%	73,375	208,375	281,750	2,550,000
5/1/2034		5.375%	69,747	69,747		2,550,000

**STATEMENT 9
UNION PARK CDD
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1
Bond Debt Service**

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

maximum annual debt service 282,000

EXHIBIT 2.

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Union Park Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Union Park Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2020.

Attested By:

**Union Park
Community Development District**

Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

EXHIBIT 3.

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Union Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than April 1, 2021
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

d. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2020.

Attested By:

**Union Park
Community Development District**

Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

EXHIBIT 4.

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNION PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Union Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2020, and ending on September 30, 2021 (the “FY 2020-2021”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2020-2021 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 5, 2020.

ATTEST:

**UNION PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

Exhibit A

**Notice of Meetings
Fiscal Year 2020-2021
Union Park Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2020-2021 Regular Meetings of the Board of Supervisors of the Union Park Community Development District shall be held at 6:15 p.m. at* the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida on the following dates [exceptions are noted below]:

October 7, 2020
November 4, 2020
December 2, 2020
January 6, 2021
February 3, 2021
March 3, 2021
April 7, 2021
May 5, 2021* at 6:30 p.m.
June 2, 2021
July 7, 2021
August 4, 2021* at 6:30 p.m.
September 1, 2021

**Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-179, and any amendment thereto or subsequent Executive Order) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meeting or meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Prior to each meeting, please check the District's website for the latest information: <https://www.unionparkcdd.org/>.*

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 250 International Parkway, Suite 280, Lake Mary FL 32756 at (813) 418-7473, Extension 4301, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (813) 418-7473 Ext. 4301. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

DPFG, District Management