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***UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT***

Advanced Board Package

Regular Meeting

***Tuesday
April 3, 2018***

9:00 a.m.

***Residence Inn
2101 Northpointe Parkway
Lutz FL***

Note: The Advanced Board Package is a working document and thus all materials are considered DRAFT WORKING documents prior to presentation and Board acceptance, approval or adoption.

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT AGENDA

Residence Inn
2101 Northpointe Parkway
Lutz, Florida

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders Sean O'Connor	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	District Manager
District Attorney	Vivek Barbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of seven different sections:

The meeting will begin promptly at **9 :00 a .m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, April 3, 2018
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida 33558

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of Minutes from February 6, 2018 Meeting Exhibit 1
- B. Acceptance of February 2018 Unaudited Financial Statements Exhibit 2

IV. Business Matters

- A. Other Business Matters

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1.

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

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

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

8 Mr. Cusmano called the meeting to order.

9 Present and constituting a quorum were:

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

13 Also present were:

14	Paul Cusmano	District Manager
15	Vivek Barbar	District Counsel (<i>via phone</i>)

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

18 There being none, next item followed.

19 **THIRD ORDER OF BUSINESS – Consent Agenda**

20 **A. Approval of Minutes of November 7, 2017 Meeting**

21 **B. Acceptance of August 2017 Unaudited Financial Statements**

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23 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
24 **Items A-B** for the Union Park East Community Development District.

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26 **FOURTH ORDER OF BUSINESS – Business Items**

27 **A. Consideration and Adoption of Resolution 2018-01 Designating the Primary**
28 **Administrative Office and Headquarters**

29 Mr. Cusmano presented Consideration and Adoption of Resolution 2018-01 Designating the
30 Primary Administrative Office and Headquarters.

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
32 Resolution **2018-01** Designating the Primary Administrative Office and Headquarters for the Union Park
33 East Community Development District.

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

36 **A. District Manager**

37 Mr. Cusmano discussed and asked for approval for the agreement from BrightView Landscape.

38 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
39 approved the BrightView Landscape Agreement for the Union Park East Community Development
40 District.

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B. Attorney

There being none, next item followed.

C. District Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisor Comments and Requests

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

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

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

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

Signature

Signature

Printed Name

Printed Name

Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 2.

Union Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2018

Union Park East CDD
Balance Sheet
February 28, 2018

	GENERAL	DEBT SERVICE SERIES 2017			CAPITAL PROJECTS		CONSOLIDATED
	FUND	2017 A-1	2017 A-2	2017 A-3	2017 A-1	2017 A-3	
ASSETS:							
CASH	\$ 774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 774
INVESTMENT / TRUST FUNDS:							
REVENUE	-	1,077	-	-	-	-	1,077
RESERVE	-	414,475	330,000	248,688	-	-	993,163
INTEREST	-	-	-	-	-	-	-
CAPITAL INTEREST	-	-	332,284	250,409	-	-	582,693
COST OF ISSUANCE 2017 A-1	-	-	-	-	-	-	-
COST OF ISSUANCE 2017 A-2	-	-	-	-	-	-	-
COST OF ISSUANCE 2017 A-3	-	-	-	-	-	-	-
CONSTRUCTION 2017 A-1	-	-	-	-	2,491,062	-	2,491,062
CONSTRUCTION 2017 A-3	-	-	-	-	-	3,009,771	3,009,771
ACCOUNTS RECEIVABLE	8,244	-	-	-	956,610	15,269	980,123
TOTAL ASSETS	<u>\$ 9,018</u>	<u>\$ 415,552</u>	<u>\$ 662,284</u>	<u>\$ 499,097</u>	<u>\$ 3,447,672</u>	<u>\$ 3,025,040</u>	<u>\$ 8,058,666</u>
LIABILITIES:							
ACCOUNTS PAYABLE	\$ 11,362	\$ -	\$ -	\$ -	\$ 2,004,757	\$ 370,384	\$ 2,386,503
ACCRUED EXPENSES	-	-	-	-	-	-	-
ACCRUED INTEREST PAYABLE	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	156,934	-	156,934
FUND BALANCE:							
NONSPENDABLE:							
PREPAID AND DEPOSITS	-	-	-	-	-	-	-
RESTRICTED FOR:							
ASSIGNED:	-	415,552	662,284	499,097	1,285,981	2,654,656	5,517,570
UNASSIGNED:	(2,344)	-	-	-	-	-	(2,344.00)
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 9,018</u>	<u>\$ 415,552</u>	<u>\$ 662,284</u>	<u>\$ 499,097</u>	<u>\$ 3,447,672</u>	<u>\$ 3,025,040</u>	<u>\$ 8,058,666</u>

Union Park East CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2017 to February 28, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
OFF ROLL FUNDING	\$ 362,105	\$ 152,626	\$ 46,153	\$ (106,473)
INTEREST REVENUE	-	-	-	-
TOTAL REVENUES	<u>\$362,105</u>	<u>152,626</u>	<u>\$46,153</u>	<u>(\$106,473)</u>
EXPENDITURES				
ADMINISTRATIVE				
BOARD OF SUPERVISORS	12,000	5,000	2,715	2,285
PAYROLL TAXES	918	383	290	93
PAYROLL SERVICES	660	275	223	52
TRAVEL	-	-	890	(890)
MANAGEMENT CONSULTING SERVICES	21,000	8,750	8,750	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	-
PLANNING & COORDINATING SERVICES	36,000	15,000	15,000	-
ADMINISTRATIVE SERVICES	3,500	1,459	1,460	(1)
BANK FEES	300	125	127	(2)
MISCELLANEOUS	500	208	-	208
AUDITING	4,500	-	-	-
INSURANCE (Liability, Property & Casualty)	4,000	4,000	5,000	(1,000)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	833	302	531
ENGINEERING SERVICES	4,000	1,667	4,509	(2,842)
LEGAL SERVICES	7,500	3,125	2,991	134
WEBSITE HOSTING	720	300	318	(18)
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-
TOTAL ADMINISTRATIVE	<u>106,773</u>	<u>50,300</u>	<u>51,750</u>	<u>(1,450)</u>
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	1,000	-	-	-
TRUSTEE FEES	8,000	-	-	-
ARBITRAGE	750	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	<u>9,750</u>	<u>-</u>	<u>-</u>	<u>-</u>
PHYSICAL ENVIRONMENT EXPENDITURES				
FIELD MANAGER	8,781	3,659	-	3,659
FIELD TRAVEL	1,400	583	336	247
ELECTRICITY (Pumps)	-	-	-	-
STREETLIGHTS	-	-	-	-
WATER	-	-	-	-
LANDSCAPE MAINTENANCE	-	-	-	-
IRRIGATION MAINTENANCE	-	-	-	-
POND MAINTENANCE	-	-	-	-
FIELD CONTINGENCY/ MISC FIELD EXPENSES	235,401	98,084	-	98,084
TOTAL FIELD OPERATIONS	<u>245,582</u>	<u>102,326</u>	<u>336</u>	<u>101,990</u>
TOTAL EXPENDITURES O&M	<u>362,105</u>	<u>152,626</u>	<u>52,086</u>	<u>100,540</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>-</u>	<u>-</u>	<u>(5,933)</u>	<u>(5,930)</u>
NET CHANGE IN FUND BALANCE	\$ -	\$ -	(5,933)	(5,930)
FUND BALANCE - BEGINNING	-	-	3,587	3,587
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,346.00)</u>	<u>\$ (2,343.00)</u>

Union Park East CDD
Debt Service Series 2017 A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2017 to February 28, 2018

		<u>ACTUAL YEAR-TO-DATE</u>
REVENUE		
ON ROLL ASSESSMENTS (GROSS)	\$	-
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS		-
PREPAYMENT ON BONDS		-
INTEREST--INVESTMENT		1,257
MISCELLANEOUS REVENUE		-
FUND BALANCE FORWARD		-
LESS: DISCOUNT ASSESSMENTS		-
TOTAL REVENUE		<u><u>1,257</u></u>
 EXPENDITURES		
COUNTY ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		-
PRINCIPAL EXPENSE		-
COST OF ISSUANCE		-
TOTAL EXPENDITURES		<u><u>-</u></u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		 1,257
 OTHER FINANCING SOURCES (USES)		
BOND PROCEEDS		-
TRANSFER IN		-
TRANSFER OUT (USES)		(1,180)
TOTAL OTHER FINANCING SOURCES (USES)		<u><u>(1,180)</u></u>
 NET CHANGE IN FUND BALANCE		 <u>77</u>
 FUND BALANCE - BEGINNING		 415,474
 FUND BALANCE - ENDING	 \$	 <u><u>415,551</u></u>

Union Park East CDD
Debt Service Series 2017 A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2017 to February 28, 2018

	ACTUAL YEAR-TO-DATE
REVENUE	
ON ROLL ASSESSMENTS (GROSS)	\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-
PREPAYMENT ON BONDS	-
INTEREST--INVESTMENT	1,950
MISCELLANEOUS REVENUE	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	1,950
 EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	-
PRINCIPAL EXPENSE	-
COST OF ISSUANCE	-
TOTAL EXPENDITURES	-
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,950
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
TRANSFER IN	(769)
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	(769)
 NET CHANGE IN FUND BALANCE	 1,181
 FUND BALANCE - BEGINNING	 661,103
 FUND BALANCE - ENDING	 \$ 662,284

Union Park East CDD
Debt Service Series 2017 A-3
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2017 to February 28, 2018

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
REVENUE	
ON ROLL ASSESSMENTS (GROSS)	\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-
PREPAYMENT ON BONDS	-
INTEREST--INVESTMENT	1,469
MISCELLANEOUS REVENUE	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	<u><u>1,469</u></u>
 EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	-
PRINCIPAL EXPENSE	-
COST OF ISSUANCE	-
TOTAL EXPENDITURES	<u><u>-</u></u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 1,469
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
TRANSFER IN	-
TRANSFER OUT (USES)	(554)
TOTAL OTHER FINANCING SOURCES (USES)	<u><u>(554)</u></u>
 NET CHANGE IN FUND BALANCE	 <u>915</u>
 FUND BALANCE - BEGINNING	 498,181
 FUND BALANCE - ENDING	 <u><u>\$ 499,096</u></u>

Union Park East CDD
Capital Projects 2017 A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2017 to February 28, 2018

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER CONTRIBUTION	\$ 751,352
INTEREST REVENUE	10,888
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	762,240
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	6,391,001
OTHER	-
TOTAL EXPENDITURES	6,391,001
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (5,628,761)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
TRANSFER IN	1,948
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	1,948
 NET CHANGE IN FUND BALANCE	 (5,626,813)
 FUND BALANCE - BEGINNING	 6,912,795
 FUND BALANCE - ENDING	 \$ 1,285,982

Union Park East CDD
Capital Projects 2017 A-3
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2017 to February 28, 2018

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER CONTRIBUTION	\$ 15,269
INTEREST REVENUE	2,630
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	17,899
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	865,672
OTHER	-
TOTAL EXPENDITURES	865,672
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (847,773)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
TRANSFER IN	554
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	554
 NET CHANGE IN FUND BALANCE	 (847,219)
FUND BALANCE - BEGINNING	3,501,875
FUND BALANCE - ENDING	\$ 2,654,656

Union Park CDD
Operating Account
Bank Reconciliation
February 28, 2018

Balance Per Bank Statement	\$ 18,191.98
Less: Outstanding Checks	(17,417.74)
<i>Adjusted Bank Balance</i>	<u>\$ 774.24</u>

Beginning Bank Balance Per Books	\$ 8,435.93
Cash Receipts	-
Cash Disbursements	(7,661.69)
<i>Balance Per Books</i>	<u>\$ 774.24</u>

UNION PARK CDD

CHECK REGISTER FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	Balance
EOY						8,587.43
10/3/2017	1029	Egis Insurance & Risk Advisors	Insurance FY 2018		5,000.00	3,587.43
10/18/2017		Golden Ranch Property LLC	GF 2018-01	14,042.00		17,629.43
10/20/2017	1031	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - October & Construction Accounting		14,042.00	3,587.43
EOM				14,042.00	19,042.00	3,587.43
11/2/2017	1032	Steve Faison	Field - Payroll		336.00	3,251.43
11/2/2017		Golden Ranch Property LLC	GF 2017-12/GF 2018-02	269.80		3,521.23
11/3/2017	1033	Business Observer	Legal Ad		68.00	3,453.23
11/3/2017	1034	Straley Robin Vericker	Legal Svcs thru 9/15/17		25.00	3,428.23
11/3/2017	1035	TAMPA BAY TIMES	Legal Ad		116.80	3,311.43
11/3/2017	1036	Venturesin.com, Inc.	Web Site Hosting - October		60.00	3,251.43
11/30/2017		Golden Ranch Property LLC	GF 2018-03	6,255.47		9,506.90
11/30/2017	1037	Business Observer	Legal Ad		129.63	9,377.27
11/30/2017	1038	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		5,042.00	4,335.27
11/30/2017	1039	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing FY 2018		175.00	4,160.27
11/30/2017	1040	Stantec Consulting Services Inc.	Engineering Svcs thru 10/13/17		396.25	3,764.02
11/30/2017	1041	Straley Robin Vericker	Legal Svcs thru 10/15/17		434.60	3,329.42
11/30/2017	1042	Venturesin.com, Inc.	Web Site Hosting - November & Domain Name Renewal		77.99	3,251.43
EOM				6,525.27	6,861.27	3,251.43
12/15/2017	1043	BSB Design	2017-06 CF		9,500.00	-6,248.57
		Golden Ranch Property LLC	2017-06 CF	9,500.00		3,251.43
12/15/2017	1044	Heidt Design	2017-04 CF		11,400.00	-8,148.57
12/15/2017		Golden Ranch Property LLC	2017-04 CF	11,400.00		3,251.43
12/18/2017		Golden Ranch Property LLC	Developer Funding	25,248.19		28,499.62
12/19/2017	1045	Hamilton Engineering	Engineering Svcs thru 12/31/17		25,248.19	3,251.43
EOM				25,248.19	25,248.19	3,251.43
01/03/2018	1046	Pasco County	VOIDED		0.00	3,251.43
01/03/2018		Golden Ranch Property LLC	2017-07 CF	321,188.00		324,439.43
01/03/2018	1047	Pasco County Utilities	2017-07 CF		321,188.00	3,251.43
01/08/2018		Golden Ranch Property LLC		48,195.00		51,446.43
01/08/2018	1048	Golden Ranch Property LLC	Return 2017-10		48,195.00	3,251.43
01/12/2018		Golden Ranch Property LLC	2017-8,9,12,13	1,767.50		5,018.93
01/12/2018	1049	Ferguson Waterworks	2017-12 CF		1,767.50	3,251.43
01/12/2018		Golden Ranch Property LLC	2017-08 CF	50,435.60		53,687.03
01/12/2018	1050	Hamilton Engineering & Services	2017-08 CF		50,435.60	3,251.43
01/16/2018		Golden Ranch Property LLC	Developer	495,287.41		498,538.84
01/16/2018	1051	Golden Ranch Property LLC	Refund to Developer		495,287.41	3,251.43
01/31/2018	1052	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		5,042.00	-1,790.57
01/31/2018	1053	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - December		5,042.00	-6,832.57
01/31/2018		GOLDEN RANCH PROPERTY	GF 2018-04, 05	15,268.50		8,435.93
EOM				15,268.50	10,084.00	8,435.93
02/01/2018	1054	Stantec Consulting Services Inc.	Engineering Services		2,229.00	6,206.93
02/01/2018	1055	Straley Robin Vericker	Legal Services		1,784.00	4,422.93
02/01/2018	1056	Venturesin.com, Inc.	Website Hosting		120.00	4,302.93
02/01/2018		Bank United	Business Checks		127.43	4,175.50
02/06/2018	1058	Ira Draper	BOS Mtg - 2/6/18 - Travel		4.36	4,171.14
02/26/2018	1001	Ira Draper	BOS Mtgs (3)		524.93	3,646.21
02/26/2018	1003	Lori Price	BOS Mtgs (3)		524.93	3,121.28
02/26/2018	1002DD	Michael Lawson	BOS Mtgs (3)		554.10	2,567.18
02/26/2018	ACH02262018	Paychex	BOS Mtgs (3)		333.74	2,233.44
02/26/2018	ACH02262018	Paychex	P/R Fee		55.50	2,177.94
02/28/2018	ACH02282018	Paychex	P/R Fee		111.90	2,066.04
02/28/2018	50003	Ira Draper	BOS Mtgs - (2)		360.23	1,705.81
02/28/2018	50005DD	Lori Price	BOS Mtgs - (2)		360.23	1,345.58
02/28/2018	50004	Michael Lawson	BOS Mtgs - (2)		369.40	976.18
02/28/2018	ACH02282018	Paychex	BOS Mtgs - (2)		201.94	774.24
EOM				0.00	7,661.69	774.24



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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

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