

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

Advanced Meeting Package

Regular Meeting

***Wednesday
August 5, 2020
6:00 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 East Community Development District

Board of Supervisors
Union Park East Community Development District

Dear Board Members:

A Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Wednesday, August 5, 2020 at 6:00 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: 874 9775 6598
Password: 590900

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 EAST COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday August 5, 2020
Time: 6:00 p.m.
Location: Via Electronic Teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: **(929) 205-6099**
Meeting ID: 874 9775 6598#

Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Consent Agenda**
 - A. Approval of June 3, 2020 Meeting Minutes
 - B. Approval of May & June 2020 Financial Statements (unaudited)
 - C. Accept 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. Audience Comments
 - 4. Close Public Hearing
 - B. Consideration and Adoption of **Resolution 2020-10**, Adopting Final Budget for FY 2020-2021 *Exhibit 2*
 - C. Consideration and Adoption of **Resolution 2020-11**, Imposing & Levying O&M Assessments for FY 2020-2021 *Exhibit 3*
 - D. Consideration and Adoption of Budget Funding Agreement (FY 2020-2021) *Exhibit 4*
 - E. Consideration and Adoption of **Resolution 2020-12**, Adopting FY 2020-2021 Meeting Schedule *Exhibit 5*
- V. Administrative Matters**
 - A. Ratify POs and Contracts (39-44)
- VI. Staff Reports**
 - A. **District Manager** – Approval to rebid landscaping
 - 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 EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2021 PROPOSED BUDGET - GENERAL FUND (O&M)

I. REVENUE

GENERAL FUND REVENUES /(a)
DEVELOPER FUNDING
INTEREST
TOTAL REVENUE

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MARCH	FY 2021 PROPOSED	VARIANCE FY 2020-2021
GENERAL FUND REVENUES /(a)	\$ 81,339	\$ 154,395	\$ 204,947	\$ 371,522	\$ 313,058	\$ 613,023	\$ 241,502
DEVELOPER FUNDING			140,874	174,975	144,889	-	(174,975)
INTEREST		1	-		195		-
TOTAL REVENUE	81,339	154,396	345,821	546,497	458,142	613,023	66,527

II. EXPENDITURES

GENERAL ADMINISTRATIVE

SUPERVISORS COMPENSATION
PAYROLL TAXES
PAYROLL PROCESSING
MANAGEMENT CONSULTING SERVICES
CONSTRUCTION ACCOUNTING SERVICES
PLANNING, COORDINATING & CONTRACT SRVCS.
ADMINISTRATIVE SERVICES
BANK FEES
MISCELLANEOUS
AUDITING SERVICES
TRAVEL PER DIEM
INSURANCE
REGULATORY AND PERMIT FEES
LEGAL ADVERTISEMENTS
ENGINEERING SERVICES
LEGAL SERVICES
PERFORMANCE & WARRANTY BOND PREMIUM
WEBSITE HOSTING
ADMINISTRATIVE CONTINGENCY

TOTAL GENERAL ADMINISTRATIVE

DEBT ADMINISTRATION:

DISSEMINATION AGENT
TRUSTEE FEES
ARBITRAGE

TOTAL DEBT ADMINISTRATION

SUPERVISORS COMPENSATION	2,400	5,945	3,400	5,000	2,200	6,000	1,000
PAYROLL TAXES	240	551	260	383	168	459	77
PAYROLL PROCESSING	56	414	485	295	147	349	54
MANAGEMENT CONSULTING SERVICES	19,892	21,000	21,000	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	9,000	9,000	9,000	9,000	2,500	(6,500)
PLANNING, COORDINATING & CONTRACT SRVCS.	-	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	-	3,504	3,600	3,600	1,800	3,600	-
BANK FEES	36	268	139	300	-	300	-
MISCELLANEOUS	20	1,913	2,600	500	-	500	-
AUDITING SERVICES	-	2,800	2,900	2,950	-	3,500	550
TRAVEL PER DIEM	21	1,273	28	300	16	300	-
INSURANCE	-	10,000	4,329	12,000	18,269	28,728	16,728
REGULATORY AND PERMIT FEES	150	175	5,175	175	175	175	-
LEGAL ADVERTISEMENTS	5,151	985	1,773	2,000	2,568	2,000	-
ENGINEERING SERVICES	3,446	8,555	4,575	4,000	1,766	4,000	-
LEGAL SERVICES	11,463	7,493	5,009	7,500	1,764	7,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-	-	-	-
WEBSITE HOSTING	777	738	2,805	2,265	678	1,650	(615)
ADMINISTRATIVE CONTINGENCY	-	1,450	1,045	-	-	-	-
TOTAL GENERAL ADMINISTRATIVE	43,652	112,064	104,122	107,268	67,051	118,561	11,294
DEBT ADMINISTRATION:							
DISSEMINATION AGENT	-	-	900	5,000	6,500	6,500	1,500
TRUSTEE FEES	-	9,105	6,411	13,415	-	13,415	-
ARBITRAGE	-	650	650	1,500	-	1,500	-
TOTAL DEBT ADMINISTRATION	-	9,755	7,961	19,915	6,500	21,415	1,500

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2021 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MARCH	FY 2021 PROPOSED	VARIANCE FY 2020-2021
PHYSICAL ENVIRONMENT EXPENDITURES							
COMPREHENSIVE FIELD TECH SERVICES	34,100	-	5,845	10,019	5,010	10,020	1
FIELD TRAVEL	-	336	-	-	-	-	-
STREETPOLE LIGHTING	-	-	-	62,880	21,812	77,280	14,400
ELECTRICITY (IRRIGATION & POND PUMPS)	-	252	10,633	9,600	9,973	31,500	21,900
LANDSCAPING MAINTENANCE	-	36,995	134,740	201,800	61,835	161,528	(40,272)
LANDSCAPING MAINTENANCE - Phases 7 & 8	-	-	-	-	-	40,272	40,272
IRRIGATION MAINTENANCE	-	550	1,770	-	2,371	5,000	5,000
POND MAINTENANCE	-	4,200	25,200	25,200	14,096	25,200	-
FOUNTAIN MAINTENANCE	-	-	-	-	-	3,400	3,400
PET WASTE REMOVAL	-	-	-	5,340	-	5,340	-
RUST CONTROL	-	-	-	13,200	-	-	(13,200)
PHYSICAL ENVIRONMENT CONTINGENCY	-	11,373	1,702	-	170	31,600	31,600
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	34,100	53,706	179,890	328,039	115,266	391,140	63,101
AMENITY CENTER OPERATIONS							
POOL SERVICE CONTRACT	-	-	-	15,600	7,800	15,600	-
POOL MAINTENANCE & REPAIRS	-	-	-	3,000	-	2,500	(500)
POOL PERMIT	-	-	-	275	-	275	-
AMENITY MANAGEMENT	-	-	-	5,000	417	5,000	-
AMENITY CENTER CLEANING & MAINTENANCE	-	-	2,854	20,000	12,443	13,412	(6,588)
AMENITY CENTER INTERNET	-	-	-	2,100	1,419	3,000	900
AMENITY CENTER ELECTRICITY	-	-	348	9,400	-	9,420	20
AMENITY CENTER WATER	-	-	-	8,000	-	8,000	-
AMENITY CENTER PEST CONTROL	-	-	-	1,800	-	1,800	-
AMENITY CENTER RUST REMOVAL	-	-	-	-	-	-	-
REFUSE SERVICE	-	-	-	2,000	728	2,000	-
LANDSCAPE MAINTENANCE - INFILL	-	-	608	5,000	-	4,000	(1,000)
SECURITY MONITORING	-	-	-	3,600	2,568	5,400	1,800
COMMUNITY EVENTS & DECORATIONS	-	-	-	8,000	4,858	7,500	(500)
MISC AMENITY CENTER REPAIRS	-	-	8,682	7,500	-	4,000	(3,500)
TOTAL AMENITY CENTER OPERATIONS	-	-	12,492	91,275	30,234	81,907	(9,368)
CAPITAL IMPROVEMENTS							
	-	-	-	-	57,133		
TOTAL EXPENDITURES	77,752	175,526	304,465	546,497	276,184	613,023	66,527
III EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,587	(21,130)	41,356	-	181,958	-	-
FUND BALANCE - BEGINNING	-	3,587	(17,543)	23,813	23,813	23,813	-
FUND BALANCE - ENDING	\$ 3,587	\$ (17,543)	\$ 23,813	\$ 23,813	\$ 205,770	\$ 23,813	\$ -

Footnote:

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

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

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

Lot Width	Units	ERU	Total ERU	% ERU
TH	178	0.47	83.66	13.26%
40'	174	0.80	139.20	22.07%
50'	306	1.00	306.00	48.51%
60'	85	1.20	102.00	16.17%
Total	743		630.86	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 613,023	/(b)
Plus: Early Payment Discount (4.0%)	\$ 26,086	
Plus: County Collection Charges (2.0%)	\$ 13,043	
Total Expenditures - GROSS	\$ 652,152	[A]
Total ERU:	630.86	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,033.75	[A] / [B]
Total AR / ERU - NET:	\$971.73	

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

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	178	0.47	\$457	\$81,294	\$486	\$86,484
40'	174	0.80	\$777	\$135,264	\$827	\$143,898
50'	306	1.00	\$972	\$297,349	\$1,034	\$316,328
60'	85	1.20	\$1,166	\$99,116	\$1,241	\$105,443
Total	743			\$613,024		\$652,152

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
TH	280	0.47	\$459	\$488	\$136,575
40'	123	0.80	\$780	\$830	\$102,120
50'	269	1.00	\$976	\$1,038	\$279,170
60'	51	1.20	\$1,171	\$1,245	\$63,514
Total	723				\$581,379

5. INCREASE IN GROSS ASSMT/UNIT

Lot Width	Units	Increase	% Increase	Mo. Amount
TH	178	-\$2	-0.39%	(\$0)
40'	174	-\$3	-0.39%	(\$0)
50'	306	-\$4	-0.39%	(\$0)
60'	85	-\$5	-0.39%	(\$0)
Total	743			

Footnote:

(a) Benefitted properties expected to include current platted lots plus next construction phase.

(b) No O&M Assessments for non-platted lots will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
UNION PARK EAST
FY 2021 PROPOSED CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)	SERVICE PROVIDED	CONTRACT AGREEMENT YES/NO	PAYMENT SCHEDULE
ADMINISTRATIVE:							
SUPERVISORS COMPENSATION	NA	6,000		Estimated 5 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting	NA	91640.5486	MONTHLY
PAYROLL TAXES	NA	459		Payroll taxes for Supervisor Compensation; 7.65% of total payroll	NA	NA	MONTHLY
PAYROLL PROCESSING	NA	349		Approximately \$54 per payroll and 1x yearly fee of \$25	NA	NA	MONTHLY
MANAGEMENT CONSULTING SRVS	DPPFG	21,000		The District receives Management & Accounting services as part of the agreement	DISTRICT MGMT.	YES	MONTHLY
CONSTRUCTION ACCOUNTING	NA	2,500		Construction Accounting Service for 2019 Debt Issuance	COORDINATE SVCS	NA	MONTHLY
PLANNING, COORDINATING & CONTRACT SERVICES	DPPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure		YES	MONTHLY
ADMINISTRATIVE SERVICES	DPPFG	3,600		The District receives administrative services as part of the agreement	OFFICE EXPENSES	YES	MONTHLY
BANK FEES	BANK UNITED	300		Bank fees associated with maintaining the District's bank accounts			AS NEEDED
MISCELLANEOUS	NA	500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items		NA	AS NEEDED
AUDITING	DMHB	3,500		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. The District will need to go out for RFP for FY20 audit (done in FY21)	ANNUAL AUDIT	YES	ANNUALLY
TRAVEL PER DIEM	NA	300		Reimbursement to Board Supervisors for travel to District Meetings	NA	NA	AS NEEDED
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	28,728		Annual, for general liability, property and officer and director insurance. Insurance was impacted by the addition of assets in FY 20. The amount for March does not include monthly payments of \$2,174.24 for 5 additional payments	INSURANCE	YES	ANNUALLY
REGULATORY & PERMIT FEES		175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity		YES	ANNUALLY
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	2,000		The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	LEGAL ADS	YES	AS NEEDED
ENGINEERING SERVICES	HAMILTON ENGINEERING	4,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments	DISTRICT ENGINEER	YES	AS NEEDED
LEGAL SERVICES	STRALEY & ROBIN	7,500		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager	DISTRICT ATTORNEY	YES	AS NEEDED
PERFORMANCE & WARRANTY BOND PREMIUM		-			PERFORMANCE BONDS	NA	ANNUALLY

**STATEMENT 3
UNION PARK EAST
FY 2021 PROPOSED CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)	SERVICE PROVIDED	CONTRACT AGREEMENT YES/NO	PAYMENT SCHEDULE
WEBSITE HOSTING	Campus Suite	1,650		ADA compliance of website and the remediation of 750 pages of documents. An additional \$250 for unknowns and \$500 to DPGF for mitigation remediation	WEBSITE	YES	MONTHLY
ADMINISTRATIVE CONTINGENCY		-		As needed.			ANNUALLY
DEBT ADMINISTRATION:							
DISSEMINATION AGENT	Lerner Reporting	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure			ANNUAL
TRUSTEE FEES	US Bank	13,415		Confirmed amount with Trustee to maintain the District's bond funds that are on deposit (2017 A-1 & A-2, 2019 A-1 & A-2)			ANNUAL
ARBITRAGE	LLS Tax Solutions	1,500		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for Series 2017 and Series 2019			
PHYSICAL ENVIRONMENT:							
COMPREHENSIVE FIELD TECH SERVICES		10,020		Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.			MONTHLY
FIELD SERVICE TRAVEL		-					
STREETPOLE LIGHTING		77,280		Collector road, 6A,6D & E, 8A, D, 7A,B,C,D,E. All in by years end. 131 lights at \$40/mo. Adding 30 lights in 8B & C.	161.00		MONTHLY
ELECTRICITY		31,500		Estimate electricity for 8 meters added throughout the year. Average actual expenditure is about \$1750 monthly. The YTD includes past due amounts. Prior bills were being sent to the same address on Oldwoods. The billing address problem has now been resolved. Above actual to ensure cover additions.			MONTHLY
LANDSCAPING MAINTENANCE		161,528	OM-UPE -003	Maintenance and along subdivision roads from Oldwood to Bridge. Costs for amenity center (\$41,300). Costs part of Oldwood extension, interior common area including pond mowing, and mulch, (estimates) . Does not include phase 7&8. Brightview base maangement - \$11,372.75 mo.			MONTHLY
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8	Brightview	40,272		Union Park East Phases 7 & 8 . Contract dated 04/23/2020			
IRRIGATION MAINTENANCE		5,000		Irrigation Maintenance			Monthly
POND MAINTENANCE		25,200	OM-UPE-004	Pond maintenance & reporting (weed management, algae control, etc.) 24 waterways twice monthly. All ponds are completed and functional.			RANDOM
FOUNTAIN MAINTENANCE	FLORIDA FOUNTAINS	3,400	OM-UE-DPGF-022	Fountain cleaning \$175/qtr per fountain plus est \$1,000 repairs per fountain - 2 fountains			
PET WASTE REMOVAL	POOP 911. UP-005	5,340		Pet Waste Services - When will we be adding and how many to add	5340		
COMMUNITY EVENTS & DECORATIONS		7,500		For holiday lighting/decorations	0		

**STATEMENT 3
UNION PARK EAST
FY 2021 PROPOSED CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)	SERVICE PROVIDED	CONTRACT AGREEMENT YES/NO	PAYMENT SCHEDULE
RUST CONTROL	SUNCOAST RUST	-	PROPOSAL	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.			MONTHLY
PHYSICAL ENVIRONMENT CONTINGENCY		31,600		Misc contingency \$10,000; Security \$21,600 - \$40/hr 540 hrs for the year - community complaining about breakins and speeding			
AMENITY CENTER OPERATIONS:							
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	15,600	OM-UE-DPFG-010	Clean pool 6x weekly. Includes chemicals. \$15,600 yearly	35880		Monthly
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500		Miscellaneous repairs and maintenance as needed (estimate)	3000		Monthly
POOL PERMIT		275		Statutory Requirement, annual	275		
AMENITY MANAGEMENT		5,000		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity	5000		
AMENITY CENTER CLEANING & MAINTENANCE	OPEN WORKS	13,412	OM-UE-DPFG-038	Community clubhouse & restrooms 5 days weekly /yearly 6,612 + consumables (est \$150/mo). Pressure clean 1 per month \$250. Plus \$250 per cleaning after events (est 8 events)	22800		
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,000		Internet for amenity center entry system. \$250/mo	2100		
AMENITY CENTER ELECTRICITY	TECO	9,420		Estimated \$785/mo.	26400		
AMENITY CENTER WATER	PASCO COUNTY	8,000		Estimated 8,000 yearly.	26000		
AMENITY CENTER PEST CONTROL	Earth Tech	1,800		Earth tech service \$150 monthly	636		
AMENITY CENTER RUST REMOVAL		-			6000		
REFUSE SERVICE		2,000		Estimated from Waste Management	2000		
LANDSCAPE MAINTENANCE - INFILL		4,000		4K estimated for infill planting	10000		
SECURITY MONITORING	CIS Tech	5,400	OM-UE-DPFG-024	Security Monitoring 6 cameras @ \$75/mo			
MISC AMENITY CENTER REPAIRS		4,000		Gym equipment repair or replace, maintenance (2K estimate based on conversations w/ service company); \$2K est for electrical and plumbing, other	0		
OTHER INCOME							
CAPITAL IMPROVEMENTS		-					

STATEMENT 4
UNION PARK EAST CDD
\$6,010,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
Assessment Area One - Lots in Phases 6, 6D-E, 7, 8A and 8A-1

BUDGET	
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$440,931
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(17,637)
TOTAL REVENUE	423,294
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,819
INTEREST EXPENSE	
05/01/21	155,813
11/01/21	155,813
PRINCIPAL RETIREMENT	
11/01/21	100,000
TOTAL EXPENDITURES	420,444
EXCESS OF REVENUE OVER (UNDER) EXPEND.	2,850
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 2,850

Table 1. Allocation of Maximum Annual Debt Service

Lot Size	Lot Count	MADS	MADS/Lot
TH	178	\$84,969	\$477.35
40'	71	\$61,267	\$862.91
50'	203	\$204,614	\$1,007.95
60'	51	\$63,625	\$1,247.55
Total	503	\$414,475	

STATEMENT 5
UNION PARK EAST CDD
\$6,010,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
6/15/2017						6,010,000
11/1/2017		5.000%	122,825	122,825	122,825	6,010,000
5/1/2018		5.000%	162,563	162,563		6,010,000
11/1/2018	85,000	5.000%	162,563	247,563	410,125	5,925,000
5/1/2019		5.000%	160,438	160,438		5,925,000
11/1/2019	90,000	5.000%	160,438	250,438	410,875	5,835,000
5/1/2020		5.000%	158,188	158,188		5,835,000
11/1/2020	95,000	5.000%	158,188	253,188	411,375	5,740,000
5/1/2021		5.000%	155,813	155,813		5,740,000
11/1/2021	100,000	5.000%	155,813	255,813	411,625	5,640,000
5/1/2022		5.000%	153,313	153,313		5,640,000
11/1/2022	105,000	5.000%	153,313	258,313	411,625	5,535,000
5/1/2023		5.000%	150,688	150,688		5,535,000
11/1/2023	110,000	5.000%	150,688	260,688	411,375	5,425,000
5/1/2024		5.000%	147,938	147,938		5,425,000
11/1/2024	115,000	5.000%	147,938	262,938	410,875	5,310,000
5/1/2025		5.000%	145,063	145,063		5,310,000
11/1/2025	120,000	5.000%	145,063	265,063	410,125	5,190,000
5/1/2026		5.000%	142,063	142,063		5,190,000
11/1/2026	130,000	5.000%	142,063	272,063	414,125	5,060,000
5/1/2027		5.000%	138,813	138,813		5,060,000
11/1/2027	135,000	5.000%	138,813	273,813	412,625	4,925,000
5/1/2028		5.500%	135,438	135,438		4,925,000
11/1/2028	140,000	5.500%	135,438	275,438	410,875	4,785,000
5/1/2029		5.500%	131,588	131,588		4,785,000
11/1/2029	150,000	5.500%	131,588	281,588	413,175	4,635,000
5/1/2030		5.500%	127,463	127,463		4,635,000
11/1/2030	155,000	5.500%	127,463	282,463	409,925	4,480,000
5/1/2031		5.500%	123,200	123,200		4,480,000
11/1/2031	165,000	5.500%	123,200	288,200	411,400	4,315,000
5/1/2032		5.500%	118,663	118,663		4,315,000
11/1/2032	175,000	5.500%	118,663	293,663	412,325	4,140,000
5/1/2033		5.500%	113,850	113,850		4,140,000
11/1/2033	185,000	5.500%	113,850	298,850	412,700	3,955,000
5/1/2034		5.500%	108,763	108,763		3,955,000
11/1/2034	195,000	5.500%	108,763	303,763	412,525	3,760,000
5/1/2035		5.500%	103,400	103,400		3,760,000
11/1/2035	205,000	5.500%	103,400	308,400	411,800	3,555,000

STATEMENT 5
UNION PARK EAST CDD
\$6,010,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2036		5.500%	97,763	97,763		3,555,000
11/1/2036	215,000	5.500%	97,763	312,763	410,525	3,340,000
5/1/2037		5.500%	91,850	91,850		3,340,000
11/1/2037	230,000	5.500%	91,850	321,850	413,700	3,110,000
5/1/2038		5.500%	85,525	85,525		3,110,000
11/1/2038	240,000	5.500%	85,525	325,525	411,050	2,870,000
5/1/2039		5.500%	78,925	78,925		2,870,000
11/1/2039	255,000	5.500%	78,925	333,925	412,850	2,615,000
5/1/2040		5.500%	71,913	71,913		2,615,000
11/1/2040	270,000	5.500%	71,913	341,913	413,825	2,345,000
5/1/2041		5.500%	64,488	64,488		2,345,000
11/1/2041	285,000	5.500%	64,488	349,488	413,975	2,060,000
5/1/2042		5.500%	56,650	56,650		2,060,000
11/1/2042	300,000	5.500%	56,650	356,650	413,300	1,760,000
5/1/2043		5.500%	48,400	48,400		1,760,000
11/1/2043	315,000	5.500%	48,400	363,400	411,800	1,445,000
5/1/2044		5.500%	39,738	39,738		1,445,000
11/1/2044	335,000	5.500%	39,738	374,738	414,475	1,110,000
5/1/2045		5.500%	30,525	30,525		1,110,000
11/1/2045	350,000	5.500%	30,525	380,525	411,050	760,000
5/1/2046		5.500%	20,900	20,900		760,000
11/1/2046	370,000	5.500%	20,900	390,900	411,800	390,000
5/1/2047		5.500%	10,725	10,725		390,000
11/1/2047	390,000	5.500%	10,725	400,725	411,450	-
Total	\$ 6,010,000		\$ 6,472,100	\$ 12,482,100	\$ 12,482,100	

Max annual ds: 414,475

Footnote:

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

**STATEMENT 6
UNION PARK EAST CDD
\$6,000,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-2**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 351,064
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(14,043)
TOTAL REVENUE	337,021
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	7,021
INTEREST EXPENSE	
05/01/21	157,300
11/01/21	157,300
PRINCIPAL RETIREMENT	
11/01/21	-
TOTAL EXPENDITURES	321,621
EXCESS OF REVENUE OVER (UNDER) EXPEND.	15,400
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 15,400

Table 1. Allocation of Maximum Annual Debt Service to Lots in Phases 6, 6D-E, 7, 8A and 8A-1

Lot Size	Lot Count	Assigned		%ERU	MADS	MADS/Lot
		ERU	Total ERU			
TH (23.5)	178	0.47	83.66	22.06%	\$77,930	\$438
40	68	0.80	54.40	14.34%	\$39,820	\$586
50	186	1.00	186.00	49.04%	\$172,727	\$929
60	46	1.20	55.20	14.55%	\$39,523	\$859
Total	478		379.26	100.00%	\$330,000	

MADS Assmt. per ERU - net \$ 929
MADS Assmt. per ERU - gross \$ 988
Total revenue - gross, if all is on the roll \$ 351,064

STATEMENT 7
UNION PARK EAST CDD
\$6,000,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
6/15/2017						6,000,000
11/1/2017		5.500%	124,667	124,667	124,667	6,000,000
5/1/2018	280,000	5.500%	165,000	165,000		5,720,000
11/1/2018		5.500%	157,300	157,300	322,300	5,720,000
5/1/2019		5.500%	157,300	157,300		5,720,000
11/1/2019		5.500%	157,300	157,300	314,600	5,720,000
5/1/2020		5.500%	157,300	157,300		5,720,000
11/1/2020		5.500%	157,300	157,300	314,600	5,720,000
5/1/2021		5.500%	157,300	157,300		5,720,000
11/1/2021		5.500%	157,300	157,300	314,600	5,720,000
5/1/2022		5.500%	157,300	157,300		5,720,000
11/1/2022		5.500%	157,300	157,300	314,600	5,720,000
5/1/2023		5.500%	157,300	157,300		5,720,000
11/1/2023		5.500%	157,300	157,300	314,600	5,720,000
5/1/2024		5.500%	157,300	157,300		5,720,000
11/1/2024		5.500%	157,300	157,300	314,600	5,720,000
5/1/2025		5.500%	157,300	157,300		5,720,000
11/1/2025		5.500%	157,300	157,300	314,600	5,720,000
5/1/2026		5.500%	157,300	157,300		5,720,000
11/1/2026		5.500%	157,300	157,300	314,600	5,720,000
5/1/2027		5.500%	157,300	157,300		5,720,000
11/1/2027		5.500%	157,300	157,300	314,600	5,720,000
5/1/2028		5.500%	157,300	157,300		5,720,000
11/1/2028		5.500%	157,300	157,300	314,600	5,720,000
5/1/2029		5.500%	157,300	157,300		5,720,000
11/1/2029	5,720,000	5.500%	157,300	5,877,300	6,034,600	-
Total	\$ 6,000,000		\$ 3,907,567	\$ 9,627,567	\$ 9,627,567	

Max annual ds: 322,300

Footnote:

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

STATEMENT 8
UNION PARK EAST CDD
\$4,325,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-3

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 264,562
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(10,582)
TOTAL REVENUE	253,979
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	5,291
INTEREST EXPENSE	
05/01/21	124,344
11/01/21	124,344
PRINCIPAL RETIREMENT	
11/01/21	-
TOTAL EXPENDITURES	253,979
EXCESS OF REVENUE OVER (UNDER) EXPEND.	0
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 0

Table 1. Allocation of Maximum Annual Debt Service to Lots in Phases 6, 6D-E, 7, 8A and 8A-1

Lot Size	Lot Count	Assigned		%ERU	MADS	MADS/Lot
		ERU	Total ERU			
Futue TH	102	0.47	47.94	15.17%	\$37,735	\$370
Future SF	268	1.00	268.00	84.83%	\$210,953	\$787
Total	370		315.94	100.00%	\$248,688	

MADS Assmt. per ERU - net \$ 787
MADS Assmt. per ERU - gross \$ 837
Total revenue - gross, if all is on the roll \$ 264,562

STATEMENT 9
UNION PARK EAST CDD
\$4,325,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-3
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
6/15/2017						4,325,000
11/1/2017		5.750%	93,949	93,949	93,949	4,325,000
5/1/2018		5.750%	124,344	124,344		4,325,000
11/1/2018		5.750%	124,344	124,344	248,688	4,325,000
5/1/2019		5.750%	124,344	124,344		4,325,000
11/1/2019		5.750%	124,344	124,344	248,688	4,325,000
5/1/2020		5.750%	124,344	124,344		4,325,000
11/1/2020		5.750%	124,344	124,344	248,688	4,325,000
5/1/2021		5.750%	124,344	124,344		4,325,000
11/1/2021		5.750%	124,344	124,344	248,688	4,325,000
5/1/2022		5.750%	124,344	124,344		4,325,000
11/1/2022		5.750%	124,344	124,344	248,688	4,325,000
5/1/2023		5.750%	124,344	124,344		4,325,000
11/1/2023		5.750%	124,344	124,344	248,688	4,325,000
5/1/2024		5.750%	124,344	124,344		4,325,000
11/1/2024		5.750%	124,344	124,344	248,688	4,325,000
5/1/2025		5.750%	124,344	124,344		4,325,000
11/1/2025		5.750%	124,344	124,344	248,688	4,325,000
5/1/2026		5.750%	124,344	124,344		4,325,000
11/1/2026		5.750%	124,344	124,344	248,688	4,325,000
5/1/2027		5.750%	124,344	124,344		4,325,000
11/1/2027		5.750%	124,344	124,344	248,688	4,325,000
5/1/2028		5.750%	124,344	124,344		4,325,000
11/1/2028		5.750%	124,344	124,344	248,688	4,325,000
5/1/2029		5.750%	124,344	124,344		4,325,000
11/1/2029	4,325,000	5.750%	124,344	4,449,344	4,573,688	-
Total	\$ 4,325,000		\$ 3,078,199	\$ 7,403,199	\$ 7,403,199	

Max annual ds: 248,688

Footnote:

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

EXHIBIT 2.

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST 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 East 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 East 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 East
Community Development District**

Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

EXHIBIT 3.

RESOLUTION 2020-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST 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; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Union Park East 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;

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; and

WHEREAS, Goldenranch Property, LLC, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) based on actual expenditures on an as needed basis only of the FY 2020-2021 Budget pursuant to a budget funding agreement.

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. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. 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 10. 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 East Community
Development District**

Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

EXHIBIT 4.

Budget Funding Agreement
Fiscal Year 2020/2021

This Agreement is made and entered into this 5th day of August, 2020, by and between the **Union Park East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "**District**"), and **Goldenranch Property, LLC**, a Florida limited liability company (collectively, hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Pasco County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2020/2021, which year commences on October 1, 2020 and concludes on September 30, 2021; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2020/2021 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2020/2021, as described in Exhibit "A," and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees or assessments

which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or

conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Union Park East Community
Development District**

Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Witness

Goldenranch Property, LLC
a Florida limited liability company

Witness

By: _____
John Ryan
Manager

Exhibit "A" – Fiscal Year 2020/2021 General Fund Budget

EXHIBIT 5.

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNION PARK EAST 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 East 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 EAST 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 EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

Exhibit A

**Notice of Meetings
Fiscal Year 2020-2021
Union Park East 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 East Community Development District shall be held at 6:00 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
June 2, 2021
July 7, 2021
August 4, 2021
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.unionparkeastcdd.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