

**STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2020 ADOPTED BUDGET - GENERAL FUND (O&M)**

I. REVENUE

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

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD MARCH	FY 2020 ADOPTED	VARIANCE FY 2019-2020
GENERAL FUND REVENUES /(a)	\$ 81,339	\$ 154,395	\$ 282,674	\$ 200,286	\$ 371,522	\$ 88,848
DEVELOPER FUNDING					\$ 174,975	174,975
INTEREST		1				-
TOTAL REVENUE	81,339	154,396	282,674	200,286	546,497	263,823

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	6,545	8,000	-	5,000	(3,000)
PAYROLL TAXES	240	611	612	-	383	(230)
PAYROLL PROCESSING	56	470	673	214	295	(378)
MANAGEMENT CONSULTING SERVICES	19,892	21,000	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	9,000	9,000	9,000	9,000	-
PLANNING, COORDINATING & CONTRACT SRVCS.	-	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	-	3,504	3,600	1,800	3,600	-
BANK FEES	36	268	300	139	300	-
MISCELLANEOUS	20	1,913	500	-	500	-
AUDITING SERVICES	-	2,800	4,500	-	2,950	(1,550)
TRAVEL PER DIEM	21	1,273	300	-	300	-
INSURANCE	-	10,000	5,500	-	12,000	6,500
REGULATORY AND PERMIT FEES	150	175	175	175	175	-
LEGAL ADVERTISEMENTS	5,151	985	2,000	-	2,000	-
ENGINEERING SERVICES	3,446	8,555	4,000	1,948	4,000	-
LEGAL SERVICES	11,463	7,493	7,500	749	7,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-	-	-
WEBSITE HOSTING	777	738	720	360	2,265	1,545
ADMINISTRATIVE CONTINGENCY	-	1,450	-	-	-	-
TOTAL GENERAL ADMINISTRATIVE	43,652	112,780	104,380	42,885	107,268	2,888
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-	-	5,000	-	5,000	-
TRUSTEE FEES	-	9,105	9,106	-	13,415	4,309
ARBITRAGE	-	650	750	-	1,500	750
TOTAL DEBT ADMINISTRATION	-	9,755	14,856	-	19,915	5,059

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FY 2020 ADOPTED BUDGET - GENERAL FUND (O&M)**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD MARCH	FY 2020 ADOPTED	VARIANCE FY 2019-2020
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	34,100		11,680	-	10,019	(1,661)
FIELD TRAVEL	-	336	-	835	-	-
STREETPOLE LIGHTING	-	-	63,000	-	62,880	(120)
ELECTRICITY (IRRIGATION & POND PUMPS)	-	252	4,200	892	9,600	5,400
WATER	-	-	-	-	-	-
LANDSCAPING MAINTENANCE	-	15,156	8,200	41,300	201,800	193,600
LANDSCAPING MAINTENANCE - Phases 7 & 8	-	-	28,000	14,675	-	(28,000)
IRRIGATION MAINTENANCE	-	550	-	1,535	-	-
POND MAINTENANCE	-	16,530	12,000	33,150	25,200	13,200
PET WASTE REMOVAL	-	-	1,335	-	5,340	4,005
RUST CONTROL	-	-	-	-	13,200	13,200
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	34,100	32,824	128,415	92,387	328,039	199,624

AMENITY CENTER OPERATIONS						
POOL SERVICE CONTRACT	-	-	8,970	-	15,600	6,630
POOL MAINTENANCE & REPAIRS	-	-	750	-	3,000	2,250
POOL PERMIT	-	-	69	-	275	206
AMENITY MANAGEMENT	-	-	1,250	-	5,000	3,750
AMENITY CENTER CLEANING & MAINTENANCE	-	-	5,700	-	20,000	14,300
AMENITY CENTER INTERNET	-	-	525	-	2,100	1,575
AMENITY CENTER ELECTRICITY	-	-	6,600	-	9,400	2,800
AMENITY CENTER WATER	-	-	6,500	-	8,000	1,500
AMENITY CENTER PEST CONTROL	-	-	159	-	1,800	1,641
AMENITY CENTER RUST REMOVAL	-	-	1,500	-	-	(1,500)
REFUSE SERVICE	-	-	500	-	2,000	1,500
LANDSCAPE MAINTENANCE - INFILL	-	-	2,500	-	5,000	2,500
SECURITY MONITORING	-	-	-	-	3,600	3,600
COMMUNITY EVENTS & DECORATIONS	-	-	-	-	8,000	8,000
MISC AMENITY CENTER REPAIRS	-	-	-	-	7,500	7,500
TOTAL AMENITY CENTER OPERATIONS	-	-	35,023	-	91,275	56,252

TOTAL EXPENDITURES	77,752	155,359	282,674	135,272	546,497	263,823
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,587	(964)	-	65,014	-	-
FUND BALANCE - BEGINNING	-	3,587	2,623	2,623	2,623	-
FUND BALANCE - ENDING	\$ 3,587	\$ 2,623	\$ 2,623	\$ 67,637	\$ 2,623	\$ -

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
ADOPTED FY 2020
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

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

Lot Width	Units	ERU	Total ERU	% ERU
TH	280	0.47	131.60	23.49%
40'	123	0.80	98.40	17.57%
50'	269	1.00	269.00	48.02%
60'	51	1.20	61.20	10.92%
Total	723		560.20	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 546,497	/(b)
Plus: Early Payment Discount (4.0%)	\$ 23,255	
Plus: County Collection Charges (2.0%)	\$ 11,628	
Total Expenditures - GROSS	\$ 581,379	[A]
Total ERU:	560.20	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,037.81	[A] / [B]
Total AR / ERU - NET:	\$975.54	

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	280	0.47	\$459	\$128,380	\$488	\$136,575
40'	123	0.80	\$780	\$95,993	\$830	\$102,120
50'	269	1.00	\$976	\$262,420	\$1,038	\$279,170
60'	51	1.20	\$1,171	\$59,703	\$1,245	\$63,514
Total	723			\$546,496		\$581,379

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
ADOPTED FY 2020 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	5,000		Estimated 5 Supervisors to be in attendance for 5 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting	NA	91640.5486	MONTHLY
PAYROLL TAXES	NA	383		Payroll taxes for Supervisor Compensation; 7.65% of total payroll	NA	NA	MONTHLY
PAYROLL PROCESSING	NA	295		Approximately \$54 per payroll and 1x yearly fee of \$25	NA	NA	MONTHLY
MANAGEMENT CONSULTING SRVS	DPFG	21,000		The District receives Management & Accounting services as part of the agreement	DISTRICT MGMT.	YES	MONTHLY
CONSTRUCTION ACCOUNTING	NA	9,000		Construction Accounting Service for 2019 Debt Issuance	COORDINATE SVCS	NA	MONTHLY
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	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	DPFG	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	2,950		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	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	12,000		Annual, for general liability, property and officer and director insurance	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

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PERFORMANCE & WARRANTY BOND PREMIUM		-			PERFORMANCE BONDS	NA	ANNUALLY
WEBSITE HOSTING	Campus Suite	2,265		ADA compliance of website and the remediation of 750 pages of documents. An additional \$250 for unknowns and \$500 to DPF for mitigation remediation	WEBSITE	YES	MONTHLY
ADMINISTRATIVE CONTINGENCY		-		As needed.			ANNUALLY
DEBT ADMINISTRATION:							
DISSEMINATION AGENT		5,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure			ANNUAL
TRUSTEE FEES		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		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		10,019		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		62,880		Collector road, 6A,6D & E, 8A, D, 7A,B,C,D,E. All in by years end. 131 lights at \$40/mo			MONTHLY
ELECTRICITY		9,600		Estimate electricity for 8 meters added throughout the year. Average actual expenditure is about \$800 monthly.	131.00		MONTHLY
WATER		-		Reclaimed and potable			
LANDSCAPING MAINTENANCE		201,800	OM-UPE -003	Maintenance and along subdivision roads from Oldswood to Bridge. Costs for amenity center (\$37,250). Costs part of Oldswood extension (1/2 year), interior common area including pond mowing, and mulch, (estimates received, 170k above current contract)			MONTHLY
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8		-		Union Park East Phases 7 & 8 (included in proposal above)			
IRRIGATION MAINTENANCE		-		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

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)	SERVICE PROVIDED	CONTRACT AGREEMENT YES/NO	PAYMENT SCHEDULE
PET WASTE REMOVAL	POOP 911. UP-005	5,340		Pet Waste Services	5340		
COMMUNITY EVENTS & DECORATIONS		8,000		Estimated for events 3K, plus 5k for holiday lighting/decorations	0		
RUST CONTROL	SUNCOAST RUST	13,200	PROPOSAL	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances. Partial service (1/2 year)			MONTHLY
AMENITY CENTER OPERATIONS:							
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	15,600		Clean pool 6x weekly. Includes chemicals. \$15,600 yearly (estimate based on proposal)	35880		Monthly
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	3,000		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 Yearly \$5,000 /4 months \$1,666)	5000		
AMENITY CENTER CLEANING & MAINTENANCE	H2 POOL SERVICES	20,000		Community clubhouse & restrooms 7 days weekly /yearly 12,000. Pressure clean 1 per month \$500.	22800		
AMENITY CENTER INTERNET	BRIGHTHOUSE	2,100		Internet for amenity center entry system.	2100		
AMENITY CENTER ELECTRICITY	TECO	9,400		Estimated 13,000 yearly.	26400		
AMENITY CENTER WATER	PASCO COUNTY	8,000		Estimated 10,000 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		5,000		5K estimated for infill planting	10000		
SECURITY MONITORING		3,600		Estimated \$3,600			
MISC AMENITY CENTER REPAIRS		7,500		Gym equipment repair or replace/maintenance (7.5K, estimate)	0		

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	
05/01/20	158,188
11/01/20	158,188
PRINCIPAL RETIREMENT	
11/01/20	95,000
TOTAL EXPENDITURES	420,194
EXCESS OF REVENUE OVER (UNDER) EXPEND.	3,100
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,100

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	
05/01/20	157,300
11/01/20	157,300
PRINCIPAL RETIREMENT	
11/01/20	-
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	Total ERU	%ERU	MADS	MADS/Lot
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	
05/01/20	124,344
11/01/20	124,344
PRINCIPAL RETIREMENT	
11/01/20	-
TOTAL EXPENDITURES	253,979
EXCESS OF REVENUE OVER (UNDER) EXPEND.	1
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 1

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	Total ERU	%ERU	MADS	MADS/Lot
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.

STATEMENT 10
UNION PARK EAST CDD
\$5,265,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 367,646
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(14,706)
TOTAL REVENUE	352,940
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	7,353
INTEREST EXPENSE	
05/01/20	129,541
11/01/20	129,541
PRINCIPAL RETIREMENT	
11/01/20	85,000
TOTAL EXPENDITURES	351,434
EXCESS OF REVENUE OVER (UNDER) EXPEND.	1,506
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 1,506

Table 1. Allocation of Maximum Annual Debt Service to Lots in Phases 7B, 8B, 8C and 8D.

Lot Size	Lot Count	Assigned ERU	Total ERU	%ERU	MADS	MADS/Lot
TH	102	0.47	47.94	17.49%	\$60,434	\$592.49
40'	103	0.80	82.40	30.06%	\$103,875	\$1,008.50
50'	103	1.00	103.00	37.57%	\$129,844	\$1,260.62
60'	34	1.20	40.80	14.88%	\$51,433	\$1,512.75
Total	342		274.14	100.00%	345,588	

MADS Assmt. per ERU - net \$ 1,261
MADS Assmt. per ERU - gross \$ 1,341
Total revenue - gross, if all is on the roll \$ 367,646

STATEMENT 11
UNION PARK EAST CDD
\$5,265,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
4/30/2019						5,265,000
11/1/2019		4.125%	130,260	130,260	130,260	5,265,000
5/1/2020		4.125%	129,541	129,541		5,265,000
11/1/2020	85,000	4.125%	129,541	214,541	344,081	5,180,000
5/1/2021		4.125%	127,788	127,788		5,180,000
11/1/2021	85,000	4.125%	127,788	212,788	340,575	5,095,000
5/1/2022		4.125%	126,034	126,034		5,095,000
11/1/2022	90,000	4.125%	126,034	216,034	342,069	5,005,000
5/1/2023		4.125%	124,178	124,178		5,005,000
11/1/2023	95,000	4.125%	124,178	219,178	343,356	4,910,000
5/1/2024		4.125%	122,219	122,219		4,910,000
11/1/2024	100,000	4.125%	122,219	222,219	344,438	4,810,000
5/1/2025		4.125%	120,156	120,156		4,810,000
11/1/2025	105,000	4.500%	120,156	225,156	345,313	4,705,000
5/1/2026		4.500%	117,794	117,794		4,705,000
11/1/2026	110,000	4.500%	117,794	227,794	345,588	4,595,000
5/1/2027		4.500%	115,319	115,319		4,595,000
11/1/2027	110,000	4.500%	115,319	225,319	340,638	4,485,000
5/1/2028		4.500%	112,844	112,844		4,485,000
11/1/2028	115,000	4.500%	112,844	227,844	340,688	4,370,000
5/1/2029		4.500%	110,256	110,256		4,370,000
11/1/2029	125,000	4.500%	110,256	235,256	345,513	4,245,000
5/1/2030		4.500%	107,444	107,444		4,245,000
11/1/2030	130,000	4.500%	107,444	237,444	344,888	4,115,000
5/1/2031		4.500%	104,519	104,519		4,115,000
11/1/2031	135,000	5.000%	104,519	239,519	344,038	3,980,000
5/1/2032		5.000%	101,144	101,144		3,980,000
11/1/2032	140,000	5.000%	101,144	241,144	342,288	3,840,000
5/1/2033		5.000%	97,644	97,644		3,840,000
11/1/2033	150,000	5.000%	97,644	247,644	345,288	3,690,000
5/1/2034		5.000%	93,894	93,894		3,690,000
11/1/2034	155,000	5.000%	93,894	248,894	342,788	3,535,000
5/1/2035		5.000%	90,019	90,019		3,535,000
11/1/2035	165,000	5.000%	90,019	255,019	345,038	3,370,000
5/1/2036		5.000%	85,894	85,894		3,370,000
11/1/2036	170,000	5.000%	85,894	255,894	341,788	3,200,000
5/1/2037		5.000%	81,644	81,644		3,200,000

11/1/2037	180,000	5.000%	81,644	261,644	343,288	3,020,000
5/1/2038		5.000%	77,144	77,144		3,020,000
11/1/2038	190,000	5.000%	77,144	267,144	344,288	2,830,000
5/1/2039		5.000%	72,394	72,394		2,830,000
11/1/2039	200,000	5.000%	72,394	272,394	344,788	2,630,000
5/1/2040		5.000%	67,394	67,394		2,630,000
11/1/2040	210,000	5.125%	67,394	277,394	344,788	2,420,000
5/1/2041		5.125%	62,013	62,013		2,420,000
11/1/2041	220,000	5.125%	62,013	282,013	344,025	2,200,000
5/1/2042		5.125%	56,375	56,375		2,200,000
11/1/2042	230,000	5.125%	56,375	286,375	342,750	1,970,000
5/1/2043		5.125%	50,481	50,481		1,970,000
11/1/2043	240,000	5.125%	50,481	290,481	340,963	1,730,000
5/1/2044		5.125%	44,331	44,331		1,730,000
11/1/2044	255,000	5.125%	44,331	299,331	343,663	1,475,000
5/1/2045		5.125%	37,797	37,797		1,475,000
11/1/2045	265,000	5.125%	37,797	302,797	340,594	1,210,000
5/1/2046		5.125%	31,006	31,006		1,210,000
11/1/2046	280,000	5.125%	31,006	311,006	342,013	930,000
5/1/2047		5.125%	23,831	23,831		930,000
11/1/2047	295,000	5.125%	23,831	318,831	342,663	635,000
5/1/2048		5.125%	16,272	16,272		635,000
11/1/2048	310,000	5.125%	16,272	326,272	342,544	325,000
5/1/2049		5.125%	8,328	8,328		325,000
11/1/2049	325,000	5.125%	8,328	333,328	341,656	-
Total	\$ 5,265,000		\$ 5,161,648	\$ 10,426,648	\$ 10,426,648	

Max annual ds: 345,588

Footnote:

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

STATEMENT 12
UNION PARK EAST CDD
\$5,085,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-2

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 284,003
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(11,360)
TOTAL REVENUE	272,643
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	5,680
INTEREST EXPENSE	
05/01/20	133,481
11/01/20	133,481
PRINCIPAL RETIREMENT	
11/01/20	-
TOTAL EXPENDITURES	272,643
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ -

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	Total ERU	%ERU	MADS	MADS/Lot
Futue TH	102	0.47	47.94	15.17%	\$40,508	\$397
Future SF	268	1.00	268.00	84.83%	\$226,454	\$845
Total	370		315.94	100.00%	266,963	

MADS Assmt. per ERU - net \$ 845
MADS Assmt. per ERU - gross \$ 899
Total revenue - gross, if all is on the roll \$ 284,003

STATEMENT 13
UNION PARK EAST CDD
\$5,085,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
4/30/2019						5,085,000
11/1/2019		5.250%	134,223	134,223	134,223	5,085,000
5/1/2020		5.250%	133,481	133,481		5,085,000
11/1/2020		5.250%	133,481	133,481	266,963	5,085,000
5/1/2021		5.250%	133,481	133,481		5,085,000
11/1/2021		5.250%	133,481	133,481	266,963	5,085,000
5/1/2022		5.250%	133,481	133,481		5,085,000
11/1/2022		5.250%	133,481	133,481	266,963	5,085,000
5/1/2023		5.250%	133,481	133,481		5,085,000
11/1/2023		5.250%	133,481	133,481	266,963	5,085,000
5/1/2024		5.250%	133,481	133,481		5,085,000
11/1/2024		5.250%	133,481	133,481	266,963	5,085,000
5/1/2025		5.250%	133,481	133,481		5,085,000
11/1/2025		5.250%	133,481	133,481	266,963	5,085,000
5/1/2026		5.250%	133,481	133,481		5,085,000
11/1/2026		5.250%	133,481	133,481	266,963	5,085,000
5/1/2027		5.250%	133,481	133,481		5,085,000
11/1/2027		5.250%	133,481	133,481	266,963	5,085,000
5/1/2028		5.250%	133,481	133,481		5,085,000
11/1/2028		5.250%	133,481	133,481	266,963	5,085,000
5/1/2029		5.250%	133,481	133,481		5,085,000
11/1/2029		5.250%	133,481	133,481	266,963	5,085,000
5/1/2030		5.250%	133,481	133,481		5,085,000
11/1/2030		5.250%	133,481	133,481	266,963	5,085,000
5/1/2031		5.250%	133,481	133,481		5,085,000
11/1/2031		5.250%	133,481	133,481	266,963	5,085,000
5/1/2032		5.250%	133,481	133,481		5,085,000
11/1/2032	5,085,000	5.250%	133,481	5,218,481	5,351,963	-
Total	\$ 5,085,000		\$ 3,604,735	\$ 8,689,735	\$ 8,689,735	

Max annual ds: 266,963

Footnote:

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