

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

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MARCH	FY 2021 ADOPTED	VARIANCE FY 2020-2021
<b>I. REVENUE</b>							
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		-
<b>TOTAL REVENUE</b>	<b>81,339</b>	<b>154,396</b>	<b>345,821</b>	<b>546,497</b>	<b>458,142</b>	<b>613,023</b>	<b>66,527</b>

**II. EXPENDITURES**

**GENERAL ADMINISTRATIVE**

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	-	-	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>43,652</b>	<b>112,064</b>	<b>104,122</b>	<b>107,268</b>	<b>67,051</b>	<b>118,561</b>	<b>11,294</b>

**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	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>-</b>	<b>9,755</b>	<b>7,961</b>	<b>19,915</b>	<b>6,500</b>	<b>21,415</b>	<b>1,500</b>

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	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD MARCH	FY 2021 ADOPTED	VARIANCE FY 2020-2021
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>							
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
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>34,100</b>	<b>53,706</b>	<b>179,890</b>	<b>328,039</b>	<b>115,266</b>	<b>391,140</b>	<b>63,101</b>
<b>AMENITY CENTER OPERATIONS</b>							
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)
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>-</b>	<b>-</b>	<b>12,492</b>	<b>91,275</b>	<b>30,234</b>	<b>81,907</b>	<b>(9,368)</b>
<b>CAPITAL IMPROVEMENTS</b>							
	-	-	-	-	57,133		
<b>TOTAL EXPENDITURES</b>	<b>77,752</b>	<b>175,526</b>	<b>304,465</b>	<b>546,497</b>	<b>276,184</b>	<b>613,023</b>	<b>66,527</b>
<b>III EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,587</b>	<b>(21,130)</b>	<b>41,356</b>	<b>-</b>	<b>181,958</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	-	3,587	(17,543)	23,813	23,813	23,813	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,587</b>	<b>\$ (17,543)</b>	<b>\$ 23,813</b>	<b>\$ 23,813</b>	<b>\$ 205,770</b>	<b>\$ 23,813</b>	<b>\$ -</b>

**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 ADOPTED  
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%
<b>Total</b>	<b>743</b>		<b>630.86</b>	<b>100.00%</b>

**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	
<b>Total Expenditures - GROSS</b>	<b>\$ 652,152</b>	[A]
Total ERU:	630.86	[B]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,033.75</b>	[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
<b>Total</b>	<b>743</b>			<b>\$613,024</b>		<b>\$652,152</b>

**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
<b>Total</b>	<b>723</b>				<b>\$581,379</b>

**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)
<b>Total</b>	<b>743</b>			

**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 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
<b>ADMINISTRATIVE:</b>							
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. <b>The District will need to go out for RFP for FY20 audit (done in FY21)</b>	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

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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
<b>DEBT ADMINISTRATION:</b>							
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			
<b>PHYSICAL ENVIRONMENT:</b>							
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. Does not include phase 7&8. Brightview base manangement - \$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	5340		
COMMUNITY EVENTS & DECORATIONS		7,500		For holiday lighting/decorations	0		

**STATEMENT 3  
UNION PARK EAST  
FY 2021 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			
<b>AMENITY CENTER OPERATIONS:</b>							
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	15,600	OM-UE-DPFG-010	Clean pool 6x weekly. Includes chemicals. \$15,600 yearly	<b>35880</b>		Monthly
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500		Miscellaneous repairs and maintenance as needed (estimate)	<b>3000</b>		Monthly
POOL PERMIT		275		Statutory Requirement, annual	<b>275</b>		
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	<b>5000</b>		
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)	<b>22800</b>		
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,000		Internet for amenity center entry system. \$250/mo	<b>2100</b>		
AMENITY CENTER ELECTRICITY	TECO	9,420		Estimated \$785/mo.	<b>26400</b>		
AMENITY CENTER WATER	PASCO COUNTY	8,000		Estimated 8,000 yearly.	<b>26000</b>		
AMENITY CENTER PEST CONTROL	Earth Tech	1,800		Earth tech service \$150 monthly	<b>636</b>		
AMENITY CENTER RUST REMOVAL		-			<b>6000</b>		
REFUSE SERVICE		2,000		Estimated from Waste Management	<b>2000</b>		
LANDSCAPE MAINTENANCE - INFILL		4,000		4K estimated for infill planting	<b>10000</b>		
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	<b>0</b>		
<b>OTHER INCOME</b>							
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**

<b>BUDGET</b>	
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$440,931
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(17,637)
<b>TOTAL REVENUE</b>	<b>423,294</b>
<b>EXPENDITURES</b>	
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
<b>TOTAL EXPENDITURES</b>	<b>420,444</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>2,850</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 2,850</b>

**Table 1. Allocation of Maximum Annual Debt Service**

<b>Lot Size</b>	<b>Lot Count</b>	<b>MADS</b>	<b>MADS/Lot</b>
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
<b>Total</b>	<b>503</b>	<b>\$414,475</b>	

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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
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**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
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	-
<b>Total</b>	<b>\$ 6,010,000</b>		<b>\$ 6,472,100</b>	<b>\$ 12,482,100</b>	<b>\$ 12,482,100</b>	

Max annual ds: 414,475

**Footnote:**

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



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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
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	-
<b>Total</b>	<b>\$ 6,000,000</b>		<b>\$ 3,907,567</b>	<b>\$ 9,627,567</b>	<b>\$ 9,627,567</b>	

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**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 264,562
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(10,582)
<b>TOTAL REVENUE</b>	<b>253,979</b>
<b>EXPENDITURES</b>	
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	-
<b>TOTAL EXPENDITURES</b>	<b>253,979</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>0</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 0</b>

**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
<b>Total</b>	<b>370</b>		<b>315.94</b>	<b>100.00%</b>	<b>\$248,688</b>	

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**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
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	-
<b>Total</b>	<b>\$ 4,325,000</b>		<b>\$ 3,078,199</b>	<b>\$ 7,403,199</b>	<b>\$ 7,403,199</b>	

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**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 367,646
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(14,706)
<b>TOTAL REVENUE</b>	<b>352,940</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	7,353
INTEREST EXPENSE	
05/01/21	127,788
11/01/21	127,788
PRINCIPAL RETIREMENT	
11/01/21	85,000
<b>TOTAL EXPENDITURES</b>	<b>347,928</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>5,013</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 5,013</b>

**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
<b>Total</b>	<b>342</b>		<b>274.14</b>	<b>100.00%</b>	<b>345,588</b>	

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

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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
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	-
<b>Total</b>	<b>\$ 5,265,000</b>		<b>\$ 5,161,648</b>	<b>\$ 10,426,648</b>	<b>\$ 10,426,648</b>	

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**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (GROSS)	\$ 284,003
FUND BALANCE FOREWARD	-
LESS: DISCOUNT ASSESSMENTS (4%)	(11,360)
<b>TOTAL REVENUE</b>	<b>272,643</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	5,680
INTEREST EXPENSE	
05/01/21	133,481
11/01/21	133,481
PRINCIPAL RETIREMENT	
11/01/21	-
<b>TOTAL EXPENDITURES</b>	<b>272,643</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**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
<b>Total</b>	<b>370</b>		<b>315.94</b>	<b>100.00%</b>	<b>266,963</b>	

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	-
<b>Total</b>	<b>\$ 5,085,000</b>		<b>\$ 3,604,735</b>	<b>\$ 8,689,735</b>	<b>\$ 8,689,735</b>	

Max annual ds: 266,963

**Footnote:**

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