

**UNION PARK EAST CDD**  
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2025 ACTUAL</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
<b>REVENUES</b>				
GENERAL FUND REVENUES /(a)	\$ 1,168,669	\$ 1,210,561	\$ 1,210,561	\$ -
INTEREST & MISCELLANEOUS REVENUE	15,407	-	-	-
<b>TOTAL REVENUES</b>	<b>1,184,076</b>	<b>1,210,561</b>	<b>1,210,561</b>	<b>-</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
SUPERVISORS COMPENSATION	10,764	14,000	13,000	(1,000)
PAYROLL TAXES	588	1,071	1,200	129
PAYROLL PROCESSING	450	770	600	(170)
MANAGEMENT CONSULTING SERVICES	49,631	42,000	43,050	1,050
BANK FEES	1	300	300	-
AUDITING SERVICES	-	4,200	4,800	600
TRAVEL PER DIEM	-	100	100	-
INSURANCE	30,262	35,000	31,000	(4,000)
REGULATORY AND PERMIT FEES	200	175	175	-
LEGAL ADVERTISEMENTS	1,008	2,500	2,500	-
ENGINEERING SERVICES	50,762	25,000	25,000	-
LEGAL SERVICES (GENERAL)	63,415	50,000	50,000	-
LEGAL SERVICES (LITIGATION)	-	30,000	30,000	-
WEBSITE HOSTING	1,848	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	4,557	5,000	5,000	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>213,486</b>	<b>212,131</b>	<b>208,740</b>	<b>(3,391)</b>
<b>DEBT ADMINISTRATION:</b>				
DISSEMINATION AGENT	9,000	6,500	6,500	-
TRUSTEE FEES	23,497	19,055	19,055	-
ARBITRAGE	1,425	1,900	1,900	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>33,922</b>	<b>27,455</b>	<b>27,455</b>	<b>-</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>				
COMPREHENSIVE FIELD TECH SERVICES	17,856	16,000	16,400	400
STREETPOLE LIGHTING	66,530	105,000	97,000	(8,000)
ELECTRICITY (IRRIGATION & POND PUMPS)	15,009	32,000	32,000	-
LANDSCAPING MAINTENANCE	165,866	186,974	169,014	(17,960)
LANDSCAPE ENHANCEMENTS	-	40,272	40,272	-
IRRIGATION MAINTENANCE	10,045	18,000	18,000	-
POND MAINTENANCE	23,609	23,580	24,287	707
FOUNTAIN MAINTENANCE	5,342	7,000	7,210	210
PET WASTE REMOVAL	10,063	14,000	12,000	(2,000)
RUST CONTROL	14,175	19,200	19,200	-
PHYSICAL ENVIRONMENT CONTINGENCY	171,354	85,000	85,000	-
INCREASE IN OPERATING RESERVES	50,000	50,000	50,000	-
INCREASE IN ASSET RESERVES	103,500	106,605	106,605	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>653,349</b>	<b>703,631</b>	<b>676,988</b>	<b>(26,643)</b>
<b>AMENITY CENTER OPERATIONS</b>				
POOL SERVICE CONTRACT	39,754	48,000	48,000	-
POOL MAINTENANCE & REPAIRS	9,805	5,000	10,000	5,000
POOL PERMIT	280	275	275	-
AMENITY MANAGEMENT	7,322	7,000	7,175	175
AMENITY CENTER CLEANING & MAINTENANCE	20,400	19,500	20,800	1,300
AMENITY CENTER INTERNET	4,346	4,508	4,508	-
AMENITY CENTER ELECTRICITY	46,245	19,200	19,200	-
AMENITY CENTER WATER	5,555	10,000	6,000	(4,000)
AMENITY CENTER PEST CONTROL	1,375	975	975	-
REFUSE SERVICE	2,706	3,706	3,706	-
LANDSCAPE MAINTENANCE - INFILL	-	4,000	4,000	-
SECURITY MONITORING	41,637	34,420	62,400	27,980
POOL MONITORS	15,649	45,760	45,760	-
COMMUNITY EVENTS & DECORATIONS	-	25,000	24,579	(421)
MISC AMENITY CENTER REPAIRS & CONTINGENCY	3,884	40,000	40,000	-
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>198,957</b>	<b>267,344</b>	<b>297,378</b>	<b>30,034</b>

**UNION PARK EAST CDD  
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2025 ACTUAL</b>	<b>FY 2026 ADOPTED</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE FY26 - FY27</b>
<b>TOTAL EXPENDITURES/RESERVES</b>	<b>1,099,713</b>	<b>1,210,561</b>	<b>1,210,561</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>84,363</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE</b>				
FUND BALANCE - BEGINNING	483,393	563,832	721,256	157,424
INCREASE IN FUND BALANCE FOR OPERATING RESERVE	50,000	50,000	50,000	-
INCREASE IN ASSET RESERVE	103,500	106,605	106,605	-
DECREASE IN ASSET RESERVE (MOVED TO RESERVE CARRY FORWARD)				-
<b>FUND BALANCE - ENDING</b>	<b>\$ 721,256</b>	<b>\$ 720,437</b>	<b>\$ 877,861</b>	<b>\$ 157,424</b>

**UNION PARK EAST CDD  
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M) BUDGET NARRATIVE**

	<b>FY 2026 ADOPTED</b>	<b>BUDGET NARRATIVE</b>
<b>EXPENDITURES</b>		
<b>GENERAL ADMINISTRATIVE</b>		
SUPERVISORS COMPENSATION	13,000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5Board Members per Meeting , 14 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	1,200	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	600	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	43,050	The District received Management, Accounting and Assessment services as part of a Management Agreement.
BANK FEES	300	Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	4,800	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	100	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE	31,000	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS
REGULATORY AND PERMIT FEES	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	2,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	25,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES (GENERAL)	50,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager
LEGAL SERVICES (LITIGATION)	30,000	Covers legal costs related to any lawsuits or legal disputes involving the District. This includes attorney fees, court filings, and other related expenses. The amount budgeted is based on past costs and expected legal activity.
WEBSITE HOSTING	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY	5,000	Estimated for items not known and considered in the administrative allocations
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>208,740</b>	
<b>DEBT ADMINISTRATION:</b>		
DISSEMINATION AGENT	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	19,055	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances as supplied by Trustee.
ARBITRAGE	1,900	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.
<b>TOTAL DEBT ADMINISTRATION</b>	<b>27,455</b>	
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>		
COMPREHENSIVE FIELD TECH SERVICES	16,400	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.
STREETPOLE LIGHTING	97,000	The District continues to advance with street pole lighting throughout the District. Lighting poles provide security and safety for those driving on the road or those walking nearby. As they are spaced out appropriately between each other, they can also eliminate dark areas and alert people of other potential hazards like low hanging limbs, etc. Based on a historical monthly average of \$8,583 and 2% cost increase.
ELECTRICITY (IRRIGATION & POND PUMPS)	32,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	169,014	The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and rights of way. Average \$13,917.80 per month. Added an additional \$19,960 for incidentals.

**UNION PARK EAST CDD**  
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M) BUDGET NARRATIVE**

	<b>FY 2026 ADOPTED</b>	<b>BUDGET NARRATIVE</b>
LANDSCAPE ENHANCEMENTS	40,272	
IRRIGATION MAINTENANCE	18,000	Covers routine inspections, repairs, and upkeep of the District's irrigation system
POND MAINTENANCE	24,287	The District contracts with Blue Water Aquatics, Inc. for bi-monthly pond maintenance services covering 28 stormwater ponds at a rate of \$1,965 per month, totaling \$23,580 annually. Services include inspection and treatment of algae, aquatic weeds, and vegetation to maintain healthy water quality and appearance.
FOUNTAIN MAINTENANCE	7,210	Fountain Cleaning at \$1,225 per quarter for 7 fountains plus an additional \$2,100 for any repairs
PET WASTE REMOVAL	12,000	Pet Waste Services for the clean up and maintenance of pet waste stations thru out the District for \$763 monthly. Included an additional funds for supplies.
RUST CONTROL	19,200	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances for a monthly rate of \$1,575. An additional \$300 has been added for COI.
PHYSICAL ENVIRONMENT CONTINGENCY	85,000	
INCREASE IN OPERATING RESERVES	50,000	For the replacement of any operating reserves utilized for any budget overages
INCREASE IN ASSET RESERVES	106,605	The District's reserve study identifies key common-area assets—such as HVAC systems, amenities, and exercise equipment—and evaluates their condition, remaining useful life, and estimated future costs for repair or replacement. For FY 2025, a reserve contribution of \$103,500 has been budgeted in alignment with the study's recommendation to ensure adequate long-term funding. In accordance with the study's guidance, the District has also budgeted a 3% annual inflationary increase for FY 2026 to account for anticipated cost escalations.
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>676,988</b>	
<b>AMENITY CENTER OPERATIONS</b>		
POOL SERVICE CONTRACT	48,000	Cooper pools will provide all work, labor, and equipment to perform pool maintenance services 5 days per week at a monthly rate of \$3,900. The budget contemplates an additional \$1,200 for cost increases.
POOL MAINTENANCE & REPAIRS	10,000	Miscellaneous repairs and maintenance as needed (estimate)
POOL PERMIT	275	Statutory Requirement, annual
AMENITY MANAGEMENT	7,175	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	20,800	Community clubhouse & restrooms - 7 day week cleaning May - Nov at \$9,450 annually and 5 days week for the time period Dec - April at \$4,950 annually. Additional amounts for any special event cleanup and supplies for dispensers
AMENITY CENTER INTERNET	4,508	Internet for amenity center entry system. \$362 mo. Increased current rate by 3.5% to account for cost increases.
AMENITY CENTER ELECTRICITY	19,200	Covers electricity expenses for five utility meters serving the District's amenity center. Based on current usage trends, the average monthly cost is approximately \$1,370. A buffer has been included to account for potential increases in rates or usage, bringing the total budgeted amount to \$19,200.
AMENITY CENTER WATER	6,000	Provides for the cost of water service at District facilities. Based on current usage, the average monthly expense is approximately \$717, with a projected annual cost of \$8,607. To account for potential increases in consumption or rate adjustments, the District has budgeted \$10,000 for this expense.
AMENITY CENTER PEST CONTROL	975	Amount is estimated for pest control of the amenity sites at \$75 per month. An extra visit budgeted based on any needs
REFUSE SERVICE	3,706	Estimated from Waste Management for a dumpster - 4 yard in capacity - and 2x per week pickup at a rate of \$288 per month. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL	4,000	4K estimated for infill planting
SECURITY MONITORING	62,400	The District contracts with JCS Investigations and Security, LLC to provide 49 hours of weekly patrol and amenity coverage at a rate of \$1,078 per week, totaling approximately \$33,418 through September 30, 2025. To account for potential cost adjustments, the District has budgeted a 3% increase, bringing the total to \$34,420. The agreement may renew annually for up to three additional years with District approval.
POOL MONITORS	45,760	The District has added pool monitors to monitor the amenity center during summer time hours
COMMUNITY EVENTS & DECORATIONS	24,579	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY	40,000	Established for amounts not appropriated in any other line item and considers various capital projects for the District.
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>297,378</b>	

**UNION PARK EAST CDD  
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE BUDGET**

NET O&M BUDGET	\$1,210,560.86
COUNTY COLLECTION COSTS	\$25,756.61
EARLY PAYMENT DISCOUNT	\$51,513.23
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,287,830.70</b>

UNIT TYPE	UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2017 DEBT SERVICE (1)	SERIES 2019A1 DEBT SERVICE (1)	SERIES 2019A2 DEBT SERVICE (1)	SERIES 2021 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M ASSMT. PER UNIT
<b>ASSESSMENT AREA ONE</b>										
TOWNHOME	178	178				0.47	83.66	11.27%	145100.3563	\$815.17
SINGLE FAMILY 40'	71	71				0.80	56.80	7.65%	98514.22707	\$1,387.52
SINGLE FAMILY 50'	186	185				1.00	186.00	25.05%	322599.4055	\$1,734.41
SINGLE FAMILY 60'	47	47				1.20	56.40	7.60%	97820.4649	\$2,081.29
<b>ASSESSMENT AREA TWO</b>										
SINGLE FAMILY 40'	14		14			0.80	11.20	1.51%	19425.34055	\$1,387.52
SINGLE FAMILY 50'	17		16			1.00	17.00	2.29%	29484.8919	\$1,734.41
SINGLE FAMILY 50' (DS SWAP)	17		17			1.00	17.00	2.29%	29484.8919	\$1,734.41
SINGLE FAMILY 60' (DS SWAP)	4		4			1.20	4.80	0.65%	8325.145949	\$2,081.29
<b>ASSESSMENT AREA THREE</b>										
TOWNHOME	72		72	72		0.47	33.84	4.56%	58692.27894	\$815.17
SINGLE FAMILY 40'	89		89	89		0.80	71.20	9.59%	123489.6649	\$1,387.52
SINGLE FAMILY 50'	87		87	87		1.00	87.00	11.72%	150893.2703	\$1,734.41
SINGLE FAMILY 60'	33		33	33		1.20	39.60	5.33%	68682.45408	\$2,081.29
<b>ASSESSMENT AREA FOUR</b>										
TOWNHOME	166				166	0.47	78.02	10.51%	135318.3098	\$815.17
	981	481	332	281	166		742.52	100.00%	\$1,287,830.70	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT (2)					FY 2027 TOTAL PER UNIT (3)	FY 2026 PER UNIT	VARIANCE PER UNIT	PERCENT CHANGE
	O&M ASSMT. PER UNIT	SERIES 2017 DEBT SERVICE (2)	SERIES 2019A1 DEBT SERVICE (2)	SERIES 2019A2 DEBT SERVICE (2)	SERIES 2021 DEBT SERVICE (2)				
<b>ASSESSMENT AREA ONE</b>									
TOWNHOME	\$815.17	\$541.29				\$1,356.46	\$1,356.46	\$0.00	0.00%
SINGLE FAMILY 40'	\$1,387.52	\$921.34				\$2,308.87	\$2,308.87	\$0.00	0.00%
SINGLE FAMILY 50'	\$1,734.41	\$1,151.68				\$2,886.08	\$2,886.08	\$0.00	0.00%
SINGLE FAMILY 60'	\$2,081.29	\$1,382.01				\$3,463.30	\$3,463.30	\$0.00	0.00%
<b>ASSESSMENT AREA TWO</b>									
SINGLE FAMILY 40'	\$1,387.52		\$1,080.18			\$2,467.70	\$2,467.70	\$0.00	0.00%
SINGLE FAMILY 50'	\$1,734.41		\$1,350.22			\$3,084.63	\$3,084.63	\$0.00	0.00%
SINGLE FAMILY 50' (DS SWAP)	\$1,734.41		\$1,072.29			\$2,806.70	\$2,806.70	\$0.00	0.00%
SINGLE FAMILY 60' (DS SWAP)	\$2,081.29		\$1,327.18			\$3,408.47	\$3,408.47	\$0.00	0.00%
<b>ASSESSMENT AREA THREE</b>									
TOWNHOME	\$815.17		\$597.21	\$12.77		\$1,425.15	\$1,425.15	\$0.00	0.00%
SINGLE FAMILY 40'	\$1,387.52		\$1,080.18	\$575.53		\$3,043.24	\$3,043.24	\$0.00	0.00%
SINGLE FAMILY 50'	\$1,734.41		\$1,350.22	\$304.26		\$3,388.88	\$3,388.88	\$0.00	0.00%
SINGLE FAMILY 60'	\$2,081.29		\$1,620.27	\$34.04		\$3,735.60	\$3,735.60	\$0.00	0.00%
<b>ASSESSMENT AREA FOUR</b>									
TOWNHOME	\$815.17				\$611.70	\$1,426.87	\$1,426.87	\$0.00	0.00%

(1) Reflects the total number of units with Series 2017, 2019A1, 2019A2 and 2021 debt outstanding.

(2) Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**UNION PARK EAST CDD  
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2017A-1</b>	<b>SERIES 2019A-1</b>	<b>SERIES 2019A-2</b>	<b>SERIES 2021</b>	<b>TOTAL DEBT SERVICE</b>
<b>REVENUES</b>					
SPECIAL ASSESSMENTS - MADS	\$ 411,200	\$ 343,119	\$ 76,394	\$ 86,986	\$ 917,699
<b>TOTAL REVENUES</b>	<b>411,200</b>	<b>343,119</b>	<b>76,394</b>	<b>86,986</b>	<b>917,699</b>
<b>EXPENDITURES</b>					
INTEREST EXPENSE					
05/01/27	137,713	114,322	25,988	24,769	302,791
11/01/27	137,713	114,322	25,463	24,253	301,749
PRINCIPAL RETIREMENT					
05/01/27	-	-	20,000	35,000	55,000
11/01/27	135,000	110,000	-	-	245,000
<b>TOTAL EXPENDITURES</b>	<b>410,425</b>	<b>338,644</b>	<b>71,450</b>	<b>84,021</b>	<b>904,540</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>\$ 775</b>	<b>\$ 4,475</b>	<b>\$ 4,944</b>	<b>\$ 2,965</b>	<b>\$ 13,159</b>

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2017A-1 AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
9/30/2025						5,265,000
11/1/2025	120,000	5.00%	143,838	263,838	263,838	5,145,000
5/1/2026		5.00%	140,838	140,838		5,145,000
11/1/2026	125,000	5.00%	140,838	265,838	406,675	5,020,000
5/1/2027		5.00%	137,713	137,713		5,020,000
11/1/2027	135,000	5.00%	137,713	272,713	410,425	4,885,000
5/1/2028		5.50%	134,338	134,338		4,885,000
11/1/2028	140,000	5.50%	134,338	274,338	408,675	4,745,000
5/1/2029		5.50%	130,488	130,488		4,745,000
11/1/2029	145,000	5.50%	130,488	275,488	405,975	4,600,000
5/1/2030		5.50%	126,500	126,500		4,600,000
11/1/2030	155,000	5.50%	126,500	281,500	408,000	4,445,000
5/1/2031		5.50%	122,238	122,238		4,445,000
11/1/2031	165,000	5.50%	122,238	287,238	409,475	4,280,000
5/1/2032		5.50%	117,700	117,700		4,280,000
11/1/2032	175,000	5.50%	117,700	292,700	410,400	4,105,000
5/1/2033		5.50%	112,888	112,888		4,105,000
11/1/2033	185,000	5.50%	112,888	297,888	410,775	3,920,000
5/1/2034		5.50%	107,800	107,800		3,920,000
11/1/2034	195,000	5.50%	107,800	302,800	410,600	3,725,000
5/1/2035		5.50%	102,438	102,438		3,725,000
11/1/2035	205,000	5.50%	102,438	307,438	409,875	3,520,000
5/1/2036		5.50%	96,800	96,800		3,520,000
11/1/2036	215,000	5.50%	96,800	311,800	408,600	3,305,000
5/1/2037		5.50%	90,888	90,888		3,305,000
11/1/2037	225,000	5.50%	90,888	315,888	406,775	3,080,000
5/1/2038		5.50%	84,700	84,700		3,080,000
11/1/2038	240,000	5.50%	84,700	324,700	409,400	2,840,000
5/1/2039		5.50%	78,100	78,100		2,840,000
11/1/2039	255,000	5.50%	78,100	333,100	411,200	2,585,000
5/1/2040		5.50%	71,088	71,088		2,585,000
11/1/2040	265,000	5.50%	71,088	336,088	407,175	2,320,000
5/1/2041		5.50%	63,800	63,800		2,320,000
11/1/2041	280,000	5.50%	63,800	343,800	407,600	2,040,000
5/1/2042		5.50%	56,100	56,100		2,040,000
11/1/2042	295,000	5.50%	56,100	351,100	407,200	1,745,000
5/1/2043		5.50%	47,988	47,988		1,745,000
11/1/2043	315,000	5.50%	47,988	362,988	410,975	1,430,000
5/1/2044		5.50%	39,325	39,325		1,430,000
11/1/2044	330,000	5.50%	39,325	369,325	408,650	1,100,000
5/1/2045		5.50%	30,250	30,250		1,100,000
11/1/2045	350,000	5.50%	30,250	380,250	410,500	750,000
5/1/2046		5.50%	20,625	20,625		750,000
11/1/2046	365,000	5.50%	20,625	385,625	406,250	385,000
5/1/2047		5.50%	10,588	10,588		385,000
11/1/2047	385,000	5.50%	10,588	395,588	406,175	-
<b>Total</b>	<b>\$ 5,265,000</b>		<b>\$ 3,990,213</b>	<b>\$ 9,255,213</b>	<b>\$ 9,255,213</b>	

**Footnote:**

Max annual ds: 411,200

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

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-1 ASSESSMENT AREA TWO AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
9/30/2025						4,765,000
11/1/2025	105,000	4.50%	119,047	224,047	224,047	4,660,000
5/1/2026		4.50%	116,684	116,684		4,660,000
11/1/2026	105,000	4.50%	116,684	221,684	338,369	4,555,000
5/1/2027		4.50%	114,322	114,322		4,555,000
11/1/2027	110,000	4.50%	114,322	224,322	338,644	4,445,000
5/1/2028		4.50%	111,847	111,847		4,445,000
11/1/2028	115,000	4.50%	111,847	226,847	338,694	4,330,000
5/1/2029		4.50%	109,259	109,259		4,330,000
11/1/2029	120,000	4.50%	109,259	229,259	338,519	4,210,000
5/1/2030		4.50%	106,559	106,559		4,210,000
11/1/2030	130,000	4.50%	106,559	236,559	343,119	4,080,000
5/1/2031		5.00%	103,634	103,634		4,080,000
11/1/2031	135,000	5.00%	103,634	238,634	342,269	3,945,000
5/1/2032		5.00%	100,259	100,259		3,945,000
11/1/2032	140,000	5.00%	100,259	240,259	340,519	3,805,000
5/1/2033		5.00%	96,759	96,759		3,805,000
11/1/2033	145,000	5.00%	96,759	241,759	338,519	3,660,000
5/1/2034		5.00%	93,134	93,134		3,660,000
11/1/2034	155,000	5.00%	93,134	248,134	341,269	3,505,000
5/1/2035		5.00%	89,259	89,259		3,505,000
11/1/2035	160,000	5.00%	89,259	249,259	338,519	3,345,000
5/1/2036		5.00%	85,259	85,259		3,345,000
11/1/2036	170,000	5.00%	85,259	255,259	340,519	3,175,000
5/1/2037		5.00%	81,009	81,009		3,175,000
11/1/2037	180,000	5.00%	81,009	261,009	342,019	2,995,000
5/1/2038		5.00%	76,509	76,509		2,995,000
11/1/2038	185,000	5.00%	76,509	261,509	338,019	2,810,000
5/1/2039		5.00%	71,884	71,884		2,810,000
11/1/2039	195,000	5.00%	71,884	266,884	338,769	2,615,000
5/1/2040		5.125%	67,009	67,009		2,615,000
11/1/2040	205,000	5.125%	67,009	272,009	339,019	2,410,000
5/1/2041		5.125%	61,756	61,756		2,410,000
11/1/2041	215,000	5.125%	61,756	276,756	338,513	2,195,000
5/1/2042		5.125%	56,247	56,247		2,195,000
11/1/2042	230,000	5.125%	56,247	286,247	342,494	1,965,000
5/1/2043		5.125%	50,353	50,353		1,965,000
11/1/2043	240,000	5.125%	50,353	290,353	340,706	1,725,000
5/1/2044		5.125%	44,203	44,203		1,725,000
11/1/2044	250,000	5.125%	44,203	294,203	338,406	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>\$ 4,765,000</b>		<b>\$ 3,625,416</b>	<b>\$ 8,390,416</b>	<b>\$ 8,390,416</b>	

**Footnote:**

Max annual ds: 343,119

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

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019A-2 ASSESSMENT AREA TWO AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
9/30/2025						1,010,000
11/1/2025		5.25%	26,513	26,513	26,513	1,010,000
5/1/2026	20,000	5.25%	26,513	46,513		990,000
11/1/2026		5.25%	25,988	25,988	72,500	990,000
5/1/2027	20,000	5.25%	25,988	45,988		970,000
11/1/2027		5.25%	25,463	25,463	71,450	970,000
5/1/2028	25,000	5.25%	25,463	50,463		945,000
11/1/2028		5.25%	24,806	24,806	75,269	945,000
5/1/2029	25,000	5.25%	24,806	49,806		920,000
11/1/2029		5.25%	24,150	24,150	73,956	920,000
5/1/2030	25,000	5.25%	24,150	49,150		895,000
11/1/2030		5.25%	23,494	23,494	72,644	895,000
5/1/2031	30,000	5.25%	23,494	53,494		865,000
11/1/2031		5.25%	22,706	22,706	76,200	865,000
5/1/2032	30,000	5.25%	22,706	52,706		835,000
11/1/2032		5.25%	21,919	21,919	74,625	835,000
5/1/2033	30,000	5.25%	21,919	51,919		805,000
11/1/2033		5.25%	21,131	21,131	73,050	805,000
5/1/2034	35,000	5.25%	21,131	56,131		770,000
11/1/2034		5.25%	20,213	20,213	76,344	770,000
5/1/2035	35,000	5.25%	20,213	55,213		735,000
11/1/2035		5.25%	19,294	19,294	74,506	735,000
5/1/2036	35,000	5.25%	19,294	54,294		700,000
11/1/2036		5.25%	18,375	18,375	72,669	700,000
5/1/2037	40,000	5.25%	18,375	58,375		660,000
11/1/2037		5.25%	17,325	17,325	75,700	660,000
5/1/2038	40,000	5.25%	17,325	57,325		620,000
11/1/2038		5.25%	16,275	16,275	73,600	620,000
5/1/2039	45,000	5.25%	16,275	61,275		575,000
11/1/2039		5.25%	15,094	15,094	76,369	575,000
5/1/2040	45,000	5.25%	15,094	60,094		530,000
11/1/2040		5.25%	13,913	13,913	74,006	530,000
5/1/2041	45,000	5.25%	13,913	58,913		485,000
11/1/2041		5.25%	12,731	12,731	71,644	485,000
5/1/2042	50,000	5.25%	12,731	62,731		435,000
11/1/2042		5.25%	11,419	11,419	74,150	435,000
5/1/2043	55,000	5.25%	11,419	66,419		380,000
11/1/2043		5.25%	9,975	9,975	76,394	380,000
5/1/2044	55,000	5.25%	9,975	64,975		325,000
11/1/2044		5.25%	8,531	8,531	73,506	325,000
5/1/2045	60,000	5.25%	8,531	68,531		265,000
11/1/2045		5.25%	6,956	6,956	75,488	265,000
5/1/2046	60,000	5.25%	6,956	66,956		205,000
11/1/2046		5.25%	5,381	5,381	72,338	205,000
5/1/2047	65,000	5.25%	5,381	70,381		140,000
11/1/2047		5.25%	3,675	3,675	74,056	140,000
5/1/2048	70,000	5.25%	3,675	73,675		70,000
11/1/2048		5.25%	1,838	1,838	75,513	70,000
5/1/2049	70,000	5.25%	1,838	71,838	71,838	-
<b>Total</b>	<b>\$ 1,010,000</b>		<b>\$ 794,325</b>	<b>\$ 1,804,325</b>	<b>\$ 1,804,325</b>	

**Footnote:**

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

Max annual ds: 76,394

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 ASSESSMENT AREA THREE MORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
9/30/2025						1,400,000
11/1/2025		2.40%	25,189	25,189	25,189	1,400,000
5/1/2026	35,000	2.40%	25,189	60,189		1,365,000
11/1/2026		2.95%	24,769	24,769	84,958	1,365,000
5/1/2027	35,000	2.95%	24,769	59,769		1,330,000
11/1/2027		2.95%	24,253	24,253	84,021	1,330,000
5/1/2028	35,000	2.95%	24,253	59,253		1,295,000
11/1/2028		2.95%	23,736	23,736	82,989	1,295,000
5/1/2029	35,000	2.95%	23,736	58,736		1,260,000
11/1/2029		2.95%	23,220	23,220	81,956	1,260,000
5/1/2030	40,000	2.95%	23,220	63,220		1,220,000
11/1/2030		2.95%	22,630	22,630	85,850	1,220,000
5/1/2031	40,000	2.95%	22,630	62,630		1,180,000
11/1/2031		3.35%	22,040	22,040	84,670	1,180,000
5/1/2032	40,000	3.35%	22,040	62,040		1,140,000
11/1/2032		3.35%	21,370	21,370	83,410	1,140,000
5/1/2033	45,000	3.35%	21,370	66,370		1,095,000
11/1/2033		3.35%	20,616	20,616	86,986	1,095,000
5/1/2034	45,000	3.35%	20,616	65,616		1,050,000
11/1/2034		3.35%	19,863	19,863	85,479	1,050,000
5/1/2035	45,000	3.35%	19,863	64,863		1,005,000
11/1/2035		3.35%	19,109	19,109	83,971	1,005,000
5/1/2036	45,000	3.35%	19,109	64,109		960,000
11/1/2036		3.35%	18,355	18,355	82,464	960,000
5/1/2037	50,000	3.35%	18,355	68,355		910,000
11/1/2037		3.35%	17,518	17,518	85,873	910,000
5/1/2038	50,000	3.35%	17,518	67,518		860,000
11/1/2038		3.35%	16,680	16,680	84,198	860,000
5/1/2039	50,000	3.35%	16,680	66,680		810,000
11/1/2039		3.35%	15,843	15,843	82,523	810,000
5/1/2040	55,000	3.35%	15,843	70,843		755,000
11/1/2040		3.35%	14,921	14,921	85,764	755,000
5/1/2041	55,000	3.35%	14,921	69,921		700,000
11/1/2041		4.00%	14,000	14,000	83,921	700,000
5/1/2042	60,000	4.00%	14,000	74,000		640,000
11/1/2042		4.00%	12,800	12,800	86,800	640,000
5/1/2043	60,000	4.00%	12,800	72,800		580,000
11/1/2043		4.00%	11,600	11,600	84,400	580,000
5/1/2044	60,000	4.00%	11,600	71,600		520,000
11/1/2044		4.00%	10,400	10,400	82,000	520,000
5/1/2045	65,000	4.00%	10,400	75,400		455,000
11/1/2045		4.00%	9,100	9,100	84,500	455,000
5/1/2046	70,000	4.00%	9,100	79,100		385,000
11/1/2046		4.00%	7,700	7,700	86,800	385,000
5/1/2047	70,000	4.00%	7,700	77,700		315,000
11/1/2047		4.00%	6,300	6,300	84,000	315,000
5/1/2048	75,000	4.00%	6,300	81,300		240,000
11/1/2048		4.00%	4,800	4,800	86,100	240,000
5/1/2049	75,000	4.00%	4,800	79,800		165,000
11/1/2049		4.00%	3,300	3,300	83,100	165,000
5/1/2050	80,000	4.00%	3,300	83,300		85,000
11/1/2050		4.00%	1,700	1,700	85,000	85,000
5/1/2051	85,000	4.00%	1,700	86,700		-
<b>Total</b>	<b>\$ 1,400,000</b>		<b>\$ 823,620</b>	<b>\$ 2,223,620</b>	<b>\$ 2,136,920</b>	

**Footnote:**

Max annual ds: 86,986

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