

EAST PARK
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Version 1 - Approved Tentative Budget
(Approved 5-24-21 Mtg)

Prepared by:



EAST PARK

Community Development District

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EAST PARK
Community Development District

Operating Budget
Fiscal Year 2022

EAST PARK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU APR-21	MAY - SEP-21	PROJECTED FY 2021	BUDGET FY 2022
REVENUES						
Interest - Investments	\$ 11,284	\$ 5,000	\$ 1,033	\$ 1,000	\$ 2,033	\$ 5,000
Special Assmnts- Tax Collector	457,187	457,522	360,203	97,319	457,522	457,522
Special Assmnts- Delinquent	2,138	-	-	-	-	-
Special Assmnts- Discounts	(10,482)	(18,301)	(14,192)	-	(14,192)	(18,301)
Physical Environment	9,720	9,700	5,680	4,060	9,740	9,700
Other Miscellaneous Revenues	32,500	32,500	75,935	-	75,935	32,500
TOTAL REVENUES	502,347	486,421	428,659	102,379	531,038	486,421

EXPENDITURES

Administrative

P/R-Board of Supervisors	4,600	6,000	2,800	3,000	5,800	6,000
FICA Taxes	352	459	214	230	444	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	6,311	6,000	10,955	7,825	18,780	6,000
ProfServ-Legal Services	19,298	20,000	14,382	5,618	20,000	20,000
ProfServ-Mgmt Consulting Serv	57,052	57,052	33,280	23,772	57,052	57,052
ProfServ-Property Appraiser	852	1,500	852	-	852	1,500
ProfServ-Trustee Fees	4,941	5,000	4,741	-	4,741	5,000
Auditing Services	2,700	3,300	3,300	-	3,300	3,400
Postage and Freight	578	900	557	398	955	900
Insurance - General Liability	7,250	7,975	8,939	-	8,939	10,027
R&M-ADA Compliance	2,590	4,000	2,212	1,580	3,792	4,000
Printing and Binding	950	1,500	607	434	1,041	1,500
Legal Advertising	4,076	1,300	929	768	1,697	1,300
Miscellaneous Services	1,773	700	555	145	700	700
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	340	9,150	342	-	342	9,150
Office Supplies	156	400	241	172	413	400
Total Administrative	115,594	127,011	85,681	44,941	130,622	129,163

Field

ProfServ-Field Management	22,569	25,000	14,583	10,417	25,000	25,000
Contracts-Fountain	2,208	2,208	1,104	1,104	2,208	2,208
Contracts-Wetland Mitigation	19,200	22,740	11,725	9,475	21,200	22,740
Contracts-Landscape	112,494	112,494	65,621	46,873	112,494	112,494
Electricity - General	142,697	141,000	83,440	60,150	143,590	141,000
Utility - Water	6,833	9,000	3,298	2,000	5,298	9,000
R&M-General	2,653	4,000	1,212	1,441	2,653	4,000
R&M-Common Area	49,360	30,000	24,273	17,338	41,611	30,000

EAST PARK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU APR-21	MAY - SEP-21	PROJECTED FY 2021	BUDGET FY 2022
R&M-Drainage	-	2,000	-	2,000	2,000	2,000
R&M-Fountain	453	4,000	961	686	1,647	4,000
R&M-Landscape Renovations	10,279	15,000	4,961	4,961	9,922	15,000
R&M-Paver Project	12,500	-	-	-	-	-
R&M-Pressure Washing		4,400	-	4,400	4,400	4,400
Capital Improvements	31,096	-	49,450	-	49,450	-
Park Improvements	-	-	-	-	-	-
Total Field	412,342	371,842	260,628	160,846	421,474	371,842
TOTAL EXPENDITURES	527,936	498,853	346,309	205,787	552,096	501,005
Excess (deficiency) of revenues						
Over (under) expenditures	(25,589)	(12,432)	82,350	(103,408)	(21,058)	(14,584)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(12,432)	-	-	-	(14,584)
TOTAL OTHER SOURCES (USES)	-	(12,432)	-	-	-	(14,584)
Net change in fund balance	(25,589)	(12,432)	82,350	(103,408)	(21,058)	(14,584)
FUND BALANCE, BEGINNING	868,895	843,306	843,306	-	843,306	822,248
FUND BALANCE, ENDING	\$ 843,306	\$ 830,874	\$ 925,656	\$ (103,408)	\$ 822,248	\$ 807,664

Budget Narrative
Fiscal Year 2022**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The City of Orlando is billed for landscaping services provided by the District.

Physical Environment (Streetlighting)

HOA reimbursements to the District per the cost-sharing agreement for Ravina Drive East Park HOA N4.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

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 is based upon all supervisors attending all scheduled meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

Professional Services-Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Hopping, Green & Sams, 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 Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

Professional Services-Trustee

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from last year's engagement letter.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

R&M – ADA Compliance

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous- District Filing Fees

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Administrative (continued)

Miscellaneous-Assessment Collection Costs

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Field

Professional Services – Field Management

\$ 25,000

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

Contracts-Fountain

\$ 2,208

Scheduled quarterly maintenance of District Fountains provided by Vertex.

Contracts - Wetland Mitigation

\$ 22,740

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

Contracts-Landscape

\$112,494

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

Electricity - General

\$141,000

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC.

Lights:

- Meter # 5CR85091 / Location – 10220 Savannah Park Drive
- Meter # 5CR92329 / Location – 10426 East Park Woods Drive
- Meter # 6CD58696 / Location – 10389 Kristen Park Drive
- Meter # N/A / Location – 20420 Caroline Park Drive
- Meter # N/A / Location – 3 Streetlights
- Meter # N/A / Location – Ravina Drive EP HOA N4
- Meter # N/A / Location – The Lakes at East Park

Sign:

- Meter # 3AR00959 / Location – 10301 Savannah Park Drive

Irrigation:

- Meter # 7CD06844 / Location – 10403 Caroline Park Drive
- Meter # 5CR70052 / Location – 10398 Savannah Park Drive
- Meter # 5CR70003 / Location – 10430 Winding Way Blvd

Fountain:

- Meter # 7CD11228 / Location – 10099 Moss Rose Way

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Field (continued)

Utility - Water

\$ 9,000

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer and reclaimed water services.

- Meter # R81839347 / Location – 10403 Caroline Park Drive
- Meter # R81258905 / Location – 10398 Savannah Park Drive
- Meter # R75849391 / Location – 10430 Winding Way Blvd
- Meter # R81839437 / Location – 9803 Kristen Park Drive
- Meter # R79090350 / Location – 10196 Moss Rose Way

R&M - General

\$ 4,000

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

R&M - Common Area

\$ 30,000

Sidewalks

\$ 1,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$15,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions and gazebos.

Miscellaneous Common Area Services

\$ 5,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

R&M - Drainage

\$ 2,000

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates and other related drainage structure elements.

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Field (continued)

R&M – Fountain **\$ 4,000**

Unscheduled repairs to fountains and pumps.

R&M – Landscape Renovations **\$15,000**

Additional neighborhood plantings and refurbishments for the District.

R&M – Pressure Washing **\$ 4,400**

Scheduled maintenance consists of pressure washing, sidewalks, gazebos, pavilions fencing and walls.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 822,248
Net Change in Fund Balance - Fiscal Year 2022	(14,584)
Reserves - Fiscal Year 2022 Additions	-
Total Funds Available (Estimated) - 9/30/2022	807,664

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	125,251 ⁽¹⁾
Reserves - Renewal & Replacements	39,916 ⁽²⁾
Subtotal	<u>165,167</u>
Total Allocation of Available Funds	165,167

Total Unassigned (undesignated) Cash \$ 642,497

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents previous years' reserves

EAST PARK
Community Development District

Debt Service Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-21	PROJECTED MAY - SEP-21	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES						
Interest - Investments	\$ 2,035	\$ -	\$ 9	\$ 5	\$ 14	\$ -
Special Assmnts- Tax Collector	394,214	394,677	310,726	83,951	394,677	394,677
Special Assmnts- Prepayment	-	-	-	-	-	-
Special Assmnts- Delinquent	1,846	-	-	-	-	-
Special Assmnts- Discounts	(9,042)	(15,787)	(12,243)	(519)	(12,762)	(15,787)
TOTAL REVENUES	389,053	378,890	298,492	83,437	381,929	378,890
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	293	7,894	295	-	295	7,894
Total Administrative	293	7,894	295	-	295	7,894
<i>Debt Service</i>						
Principal Debt Retirement A-1	125,000	130,000	-	130,000	130,000	135,000
Principal Debt Retirement A-2	45,000	50,000	-	45,000	45,000	45,000
Prepayments Series A-1	25,000	-	-	-	-	-
Prepayments Series A-2	65,000	-	50,000	5,000	55,000	-
Interest Expense Series A-1	117,763	112,480	56,240	56,240	112,480	107,215
Interest Expense Series A-2	65,975	60,775	30,388	28,763	59,151	54,275
Total Debt Service	443,738	353,255	136,628	265,003	401,631	341,490
TOTAL EXPENDITURES	444,031	361,149	136,923	265,003	401,926	349,384
Excess (deficiency) of revenues						
Over (under) expenditures	(54,978)	17,741	161,569	(181,566)	(19,997)	29,506
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	17,741	-	-	-	29,506
TOTAL OTHER SOURCES (USES)	-	17,741	-	-	-	29,506
Net change in fund balance	(54,978)	17,741	161,569	(181,566)	(19,997)	29,506
FUND BALANCE, BEGINNING	370,475	315,497	315,497	-	315,497	295,500
FUND BALANCE, ENDING	\$ 315,497	\$ 333,238	\$ 477,066	\$ (181,566)	\$ 295,500	\$ 325,006

**Amortization Schedule
SERIES 2013-A1 Refunding Bonds**

Period Ending	Principal	Extraordinary Redemption	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2021			\$ 53,607.50	\$ 53,607.50	\$ 2,110,000	\$ 239,848	
5/1/2022	\$ 135,000.00		\$ 53,607.50	\$ 188,607.50	\$ 1,975,000		\$ 242,215
11/1/2022			\$ 50,738.75	\$ 50,738.75	\$ 1,975,000	\$ 239,346	
5/1/2023	\$ 140,000.00		\$ 50,738.75	\$ 190,738.75	\$ 1,835,000		\$ 241,478
11/1/2023			\$ 47,676.25	\$ 47,676.25	\$ 1,835,000	\$ 238,415	
5/1/2024	\$ 145,000.00		\$ 47,676.25	\$ 192,676.25	\$ 1,690,000		\$ 240,353
11/1/2024			\$ 44,413.75	\$ 44,413.75	\$ 1,690,000	\$ 237,090	
5/1/2025	\$ 150,000.00		\$ 44,413.75	\$ 194,413.75	\$ 1,540,000		\$ 238,828
11/1/2025			\$ 40,945.00	\$ 40,945.00	\$ 1,540,000	\$ 235,359	
5/1/2026	\$ 160,000.00		\$ 40,945.00	\$ 200,945.00	\$ 1,380,000		\$ 241,890
11/1/2026			\$ 37,185.00	\$ 37,185.00	\$ 1,380,000	\$ 238,130	
5/1/2027	\$ 170,000.00		\$ 37,185.00	\$ 207,185.00	\$ 1,210,000		\$ 244,370
11/1/2027			\$ 33,062.50	\$ 33,062.50	\$ 1,210,000	\$ 240,248	
5/1/2028	\$ 175,000.00		\$ 33,062.50	\$ 208,062.50	\$ 1,035,000		\$ 241,125
11/1/2028			\$ 28,600.00	\$ 28,600.00	\$ 1,035,000	\$ 236,663	
5/1/2029	\$ 185,000.00		\$ 28,600.00	\$ 213,600.00	\$ 850,000		\$ 242,200
11/1/2029			\$ 23,605.00	\$ 23,605.00	\$ 850,000	\$ 237,205	
5/1/2030	\$ 195,000.00		\$ 23,605.00	\$ 218,605.00	\$ 655,000		\$ 242,210
11/1/2030			\$ 18,340.00	\$ 18,340.00	\$ 655,000	\$ 236,945	
5/1/2031	\$ 205,000.00		\$ 18,340.00	\$ 223,340.00	\$ 450,000		\$ 241,680
11/1/2031			\$ 12,600.00	\$ 12,600.00	\$ 450,000	\$ 235,940	
5/1/2032	\$ 220,000.00		\$ 12,600.00	\$ 232,600.00	\$ 230,000		\$ 245,200
11/1/2032			\$ 6,440.00	\$ 6,440.00	\$ 230,000	\$ 239,040	
5/1/2033	\$ 230,000.00		\$ 6,440.00	\$ 236,440.00	\$ -		\$ 242,880
Total	\$ 2,110,000.00		\$ 794,427.50	\$ 2,904,427.50		\$ 2,854,227.50	\$ 2,904,427.50

**Amortization Schedule
SERIES 2013-A2 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
11/1/2021		6.50%	\$ 27,137.50	\$ 27,137.50	835,000	
5/1/2022	\$ 45,000.00	6.50%	\$ 27,137.50	\$ 72,137.50	790,000	99,275.00
11/1/2022		6.50%	\$ 25,675.00	\$ 25,675.00	790,000	
5/1/2023	\$ 50,000.00	6.50%	\$ 25,675.00	\$ 75,675.00	740,000	101,350.00
11/1/2023		6.50%	\$ 24,050.00	\$ 24,050.00	740,000	
5/1/2024	\$ 55,000.00	6.50%	\$ 24,050.00	\$ 79,050.00	685,000	103,100.00
11/1/2024		6.50%	\$ 22,262.50	\$ 22,262.50	685,000	
5/1/2025	\$ 60,000.00	6.50%	\$ 22,262.50	\$ 82,262.50	625,000	104,525.00
11/1/2025		6.50%	\$ 20,312.50	\$ 20,312.50	625,000	
5/1/2026	\$ 65,000.00	6.50%	\$ 20,312.50	\$ 85,312.50	560,000	105,625.00
11/1/2026		6.50%	\$ 18,200.00	\$ 18,200.00	560,000	
5/1/2027	\$ 65,000.00	6.50%	\$ 18,200.00	\$ 83,200.00	495,000	101,400.00
11/1/2027		6.50%	\$ 16,087.50	\$ 16,087.50	495,000	
5/1/2028	\$ 70,000.00	6.50%	\$ 16,087.50	\$ 86,087.50	425,000	102,175.00
11/1/2028		6.50%	\$ 13,812.50	\$ 13,812.50	425,000	
5/1/2029	\$ 75,000.00	6.50%	\$ 13,812.50	\$ 88,812.50	350,000	102,625.00
11/1/2029		6.50%	\$ 11,375.00	\$ 11,375.00	350,000	
5/1/2030	\$ 80,000.00	6.50%	\$ 11,375.00	\$ 91,375.00	270,000	102,750.00
11/1/2030		6.50%	\$ 8,775.00	\$ 8,775.00	270,000	
5/1/2031	\$ 85,000.00	6.50%	\$ 8,775.00	\$ 93,775.00	185,000	102,550.00
11/1/2031		6.50%	\$ 6,012.50	\$ 6,012.50	185,000	
5/1/2032	\$ 90,000.00	6.50%	\$ 6,012.50	\$ 96,012.50	95,000	102,025.00
11/1/2032		6.50%	\$ 3,087.50	\$ 3,087.50	95,000	
5/1/2033	\$ 95,000.00	6.50%	\$ 3,087.50	\$ 98,087.50	-	101,175.00
Total	\$ 835,000.00		\$ 393,575.00	\$ 1,228,575.00		\$ 1,228,575.00

EAST PARK

Community Development District

Supporting Budget Schedule

Fiscal Year 2022

EAST PARK

Community Development District

All Funds

2021-2022 Non-Ad Valorem Assessment Summary

Neighborhood	Total Units	Product Type	FY 2022 Annual Maintenance Assessment	FY 2021 Annual Maintenance Assessment	% Variance	FY 2022 Series 2013 Debt Assessment	FY 2021 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2022	Total Assessed Per Unit FY 2021	Total % Variance
N-1	133	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-2	23	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-2	55,500	Commercial	\$0.24	\$0.24	NA	\$0.20	\$0.00	NA	\$0.44	\$0.24	NA
N-3	186	Villa	\$320.46	\$320.46	0%	\$276.70	\$276.70	0.0%	\$597.16	\$597.16	0%
N-4	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-5	295	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-6 & N-7	128	70' SF	\$603.39	\$603.39	0%	\$520.99	\$520.99	0.0%	\$1,124.38	\$1,124.38	0%
VCI	16,941.43	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCII	336,018	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCIII	30,000	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%