

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2019 ADOPTED BUDGET - GENERAL FUND (O&M)

I. REVENUE

GENERAL FUND REVENUES /(a)

INTEREST

TOTAL REVENUE

FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 ACTUAL OCT-APR	FY 2019 ADOPTED	VARIANCE FY 2018-2019
\$ 81,339	\$ 362,105	\$ 69,025	\$ 282,674	\$ (79,431)
81,339	362,105	69,025	282,674	(79,431)

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

2,400	12,000	2,715	8,000	(4,000)
240	918	290	612	(306)
56	660	222	673	13
19,892	21,000	12,250	21,000	-
-	9,000	9,000	9,000	-
-	36,000	21,000	36,000	-
-	3,500	2,044	3,600	100
36	300	177	300	-
20	500	-	500	-
-	4,500	-	4,500	-
21	-	890	300	300
-	4,000	5,000	5,500	1,500
150	175	175	175	-
5,151	2,000	544	2,000	-
3,446	4,000	4,509	4,000	-
11,463	7,500	3,975	7,500	-
-	-	-	-	-
777	720	438	720	-
-	-	-	-	-
43,652	106,773	63,229	104,380	(2,393)
-	1,000	-	5,000	4,000
-	8,000	-	9,106	1,106
-	750	-	750	-
-	9,750	-	14,856	5,106

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2019 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 ACTUAL OCT-APR	FY 2019 ADOPTED	VARIANCE FY 2018-2019
PHYSICAL ENVIRONMENT EXPENDITURES					
COMPREHENSIVE FIELD TECH SERVICES	34,100	8,781	336	11,680	2,899
FIELD SERVICE TECH	-	-	-	-	-
FIELD TRAVEL	-	1,400	-	-	(1,400)
STREETPOLE LIGHTING	-	-	-	63,000	63,000
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	4,200	4,200
WATER	-	-	-	-	-
LANDSCAPING MAINTENANCE	-	-	-	8,200	8,200
OLDSWOOD EXTENSION MAINTENANCE	-	-	-	28,000	
IRRIGATION MAINTENANCE	-	-	-	-	-
POND MAINTENANCE	-	-	-	12,000	12,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	235,401	-	-	(235,401)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	34,100	245,582	336	127,080	(146,502)

AMENITY CENTER OPERATIONS					
POOL SERVICE CONTRACT	-	-	-	8,970	8,970
POOL MAINTENANCE & REPAIRS	-	-	-	750	750
POOL PERMIT	-	-	-	69	69
AMENITY MANAGEMENT	-	-	-	1,250	1,250
AMENITY CENTER CLEANING & MAINTENANCE	-	-	-	5,700	5,700
AMENITY CENTER INTERNET	-	-	-	525	525
AMENITY CENTER ELECTRICITY	-	-	-	6,600	6,600
AMENITY CENTER WATER	-	-	-	6,500	6,500
AMENITY CENTER PEST CONTROL	-	-	-	159	159
AMENITY CENTER RUST REMOVAL	-	-	-	1,500	1,500
PET WASTE REMOVAL	-	-	-	1,335	1,335
REFUSE SERVICE	-	-	-	500	500
LANDSCAPE MAINTENANCE	-	-	-	2,500	2,500
COMMUNITY EVENTS & SUPPLIES	-	-	-	-	-
MISC AMENITY CENTER REPAIRS	-	-	-	-	-
TOTAL AMENITY CENTER OPERATIONS	-	-	-	36,358	36,358

TOTAL EXPENDITURES	77,752	362,105	63,565	282,674	(107,431)
---------------------------	---------------	----------------	---------------	----------------	------------------

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2019 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 ACTUAL OCT-APR	FY 2019 ADOPTED	VARIANCE FY 2018-2019
EXCESS OF REVENUE OVER (UNDER)					
III. EXPENDITURES	3,587	-	5,460	-	28,000
FUND BALANCE - BEGINNING	-	3,587	3,587	3,587	-
FUND BALANCE - ENDING	\$ 3,587	\$ 3,587	\$ 9,047	\$ 3,587	\$ 28,000

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
PROPOSED FY 2019
GENERAL FUND (O&M) ASSESSMENT ALLOCATION

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

Lot Width	Units	ERU	Total ERU	% ERU
TH	127	0.47	59.69	17.12%
40'	56	0.80	44.80	12.85%
50'	183	1.00	183.00	52.48%
60'	51	1.20	61.20	17.55%
Total	417		348.69	100.00%

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

AR = TOTAL EXPENDITURES - NET: \$ 282,674 /(b)

Plus: Early Payment Discount (4.0%) \$ 12,029

Plus: County Collection Charges (2.0%) \$ 6,014

Total Expenditures - GROSS \$ 300,717 [A]

Total ERU: 348.69 [B]

Total AR / ERU - GROSS (as if all On-Roll): \$862.42 [A] / [B]

Total AR / ERU - NET: \$810.67

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	127	0.47	\$381	\$48,390	\$405	\$51,478
40'	56	0.80	\$649	\$36,318	\$690	\$38,636
50'	183	1.00	\$811	\$148,353	\$862	\$157,823
60'	51	1.20	\$973	\$49,613	\$1,035	\$52,780
Total	417			\$282,674		\$300,717

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
PROPOSED FY 2019 CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	NA	8,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	NA	612	Payroll taxes for Supervisor Compensation; 7.65% of total payroll
PAYROLL PROCESSING	NA	673	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SRVS	DPFG	21,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	9,000	Construction Accounting Service for Debt Issuance in Mid October 2018
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
ADMINISTRATIVE SERVICES	DPFG	3,600	The District receives administrative services as part of the agreement
BANK FEES	BANK UNITED	300	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NA	500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	PLANNING, COORDINATING & CONTRACT SRVCS.	4,500	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
TRAVEL PER DIEM	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	5,500	Annual, for general liability, property and officer and director insurance
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
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.
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
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
PERFORMANCE & WARRANTY BOND PREMIUM		-	
WEBSITE HOSTING	VENTURESIN	720	\$60 Monthly, required by Florida Statute to maintain a District website
ADMINISTRATIVE CONTINGENCY		-	As needed.
DEBT ADMINISTRATION:			
DISSEMINATION AGENT		5,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure

STATEMENT 3
UNION PARK EAST
PROPOSED FY 2019 CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
TRUSTEE FEES		9,106	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit
ARBITRAGE		750	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code
PHYSICAL ENVIRONMENT:			
COMPREHENSIVE FIELD TECH SERVICES		11,680	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		63,000	Approx 105 lights at \$600 per year per light
ELECTRICITY		4,200	Estimate irrigation pumps
WATER		-	Reclaimed and potable
LANDSCAPING MAINTENANCE		8,200	Maintenance and replinshment along subdivision roads from Oldwood. Costs part of Oldwood extension
OLDWOOD EXTENSION LANDSCAPE		28,000	Maintenance along Oldwood Extension
IRRIGATION MAINTENANCE		-	Irrigation Maintenance
POND MAINTENANCE		12,000	Pond maintenance & reporting (weed management, algae control, etc.)
CONTINGENCY FOR PHYSICAL ENVIRONEMNT		-	
AMENITY CENTER OPERATIONS (Assumes 3 months of operations):			
POOL SERVICE CONTRACT	SUNCOAST POOL	8,970	Clean pool and splash pad 6x weekly. Includes chemicals.
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL	750	Miscellaneous repairs and maintenance as needed
POOL PERMIT		69	Statutory Requirement
AMENITY MANAGEMENT		1,250	Track & handle facility access keys, cordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	H2 POOL SERVCIES	5,700	H2 community clubhouse & restrooms 6 days weekly and 4 powerwashing per month, \$1900 monthly
AMENITY CENTER INTERNET	BRIGHTHOUSE	525	Internet for amenity center-\$175 monthly
AMENITY CENTER ELECTRICITY	TECO	6,600	Estimated at \$2,200 per month
AMENITY CENTER WATER	PASCO COUNTY	6,500	Estimated
AMENITY CENTER PEST CONTROL	TERMINEX UP-03	159	Pest Control Services - \$53 mo.
AMENITY CENTER RUST REMOVAL	H20 POWER CLE	1,500	Rust control in amenity area
PET WASTE REMOVAL	POOP 911. UP-005	1,335	Increase in Pet Waste Services in December 2017, \$445 monthly until Dec. 2018. New rate in 2019

STATEMENT 3
UNION PARK EAST
PROPOSED FY 2019 CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
REFUSE SERVICE		500	Estimated from Waste Management
LANDSCAPE MAINTENANCE		2,500	Estimated for unanticipated landscape & irrigation repairs
COMMUNITY EVENTS & SUPPLIES		-	Estimated for events
MISC AMENITY CENTER REPAIRS		-	

STATEMENT 4
UNION PARK EAST CDD
\$6,010,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-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 (3.5%)	8,819
INTEREST EXPENSE	
05/01/19	160,438
11/01/19	160,438
PRINCIPAL RETIREMENT	
11/01/19	90,000
TOTAL EXPENDITURES	419,694
EXCESS OF REVENUE OVER (UNDER) EXPEND.	3,600
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,600

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%	\$90,647	\$509
40	68	0.80	54.40	14.34%	\$62,599	\$921
50	186	1.00	186.00	49.04%	\$200,007	\$1,075
60	46	1.20	55.20	14.55%	\$61,222	\$1,331
Total	478		379.26	100.00%	\$414,475	

MADS Assmt. per ERU - net \$ 1,075
MADS Assmt. per ERU - gross \$ 1,144
Total revenue - gross, if all is on the roll \$ 440,931

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
						g
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

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
						g
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
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	
05/01/19	157,300
11/01/19	157,300
PRINCIPAL RETIREMENT	
11/01/19	-
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	
05/01/19	124,344
11/01/19	124,344
PRINCIPAL RETIREMENT	
11/01/19	-
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.