

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - GENERAL FUND (O&M)

I. REVENUE

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

FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2021 YTD MARCH	FY 2022 PROPOSED	VARIANCE FY 2021-2022
\$ 81,339	\$ 154,395	\$ 204,947	\$ 376,120	\$ 613,023	\$ 600,585	\$ 732,379	\$ 119,356
		140,874	97,671	-	40,829	-	-
			79,437				
	1	-	-		20,646		-
			12,027				
81,339	154,396	345,821	565,256	613,023	662,060	732,379	119,356

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

2,400	5,945	3,400	4,785	6,000	-	6,000	-
240	551	260	352	459	-	459	-
56	414	485	343	349	-	349	-
19,892	21,000	21,000	21,000	21,000	10,500	21,000	-
-	9,000	9,000	9,000	2,500	1,250	2,500	-
-	36,000	36,000	36,000	36,000	18,000	36,000	-
-	3,504	3,600	3,600	3,600	1,800	3,600	-
36	268	139	425	300	-	300	-
20	1,913	2,600	-	500	-	500	-
-	2,800	2,900	2,950	3,500	-	3,500	-
21	1,273	28	16	300	-	300	-
-	10,000	4,329	27,118	28,728	12,554	31,588	2,860
150	175	5,175	175	175	175	175	-
5,151	985	1,773	3,750	2,000	280	2,000	-
3,446	8,555	4,575	2,624	4,000	1,304	4,000	-
11,463	7,493	5,009	18,227	7,500	4,951	7,500	-
-	-	-	-	-	-	-	-
777	738	2,805	678	1,650	2,015	1,650	-
-	1,450	1,045	150	-	-	-	-
43,652	112,064	104,122	131,191	118,561	52,828	121,421	2,860

No O&M Assessments will be charged to the Deeloper for non-platted lots. Developer is only to fund based on actual expenditures on an as needed basis only

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UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - GENERAL FUND (O&M)

DEBT ADMINISTRATION:

DISSEMINATION AGENT
TRUSTEE FEES
ARBITRAGE
TOTAL DEBT ADMINISTRATION

FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2021 YTD MARCH	FY 2022 PROPOSED	VARIANCE FY 2021-2022
-	-	900	6,500	6,500	6,500	6,500	-
-	9,105	6,411	10,721	13,415	-	10,723	(2,692)
-	650	650	650	1,500	-	1,500	-
-	9,755	7,961	17,871	21,415	6,500	18,723	(2,692)

PHYSICAL ENVIRONMENT EXPENDITURES

SECURITY
COMPREHENSIVE FIELD TECH SERVICES
FIELD TRAVEL
STREETPOLE LIGHTING - whatever for 7B carry over to 7F
ELECTRICITY (IRRIGATION & POND PUMPS)
LANDSCAPING MAINTENANCE
LANDSCAPING MAINTENANCE - Phases 7 & 8
IRRIGATION MAINTENANCE
POND MAINTENANCE
FOUNTAIN MAINTENANCE
PET WASTE REMOVAL
RUST CONTROL
PHYSICAL ENVIRONMENT CONTINGENCY
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES

				-		-	-
34,100	-	5,845	10,020	10,020	6,258	15,000	4,980
-	336	-	-	-	-	-	-
-	-	-	27,716	77,280	528	86,400	9,120
-	252	10,633	35,508	31,500	34,013	31,500	-
-	36,995	134,740	149,554	161,528	88,652	181,528	20,000
-	-	-	-	40,272	-	40,272	-
-	550	1,770	10,098	5,000	6,700	10,000	5,000
-	4,200	25,200	27,046	25,200	12,600	10,000	(15,200)
-	-	-	-	3,400	-	15,000	11,600
-	-	-	2,100	5,340	1,800	5,340	-
-	-	-	-	-	-	18,000	18,000
-	11,373	1,702	325	31,600	19,702	31,600	-
34,100	53,706	179,890	262,367	391,140	170,253	444,640	53,500

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UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2021 YTD MARCH	FY 2022 PROPOSED	VARIANCE FY 2021-2022
AMENITY CENTER OPERATIONS								
POOL SERVICE CONTRACT	-	-	-	15,600	15,600	7,800	18,600	3,000
POOL MAINTENANCE & REPAIRS	-	-	-	870	2,500	-	2,500	-
POOL PERMIT	-	-	-	585	275	-	275	-
AMENITY MANAGEMENT	-	-	-	5,417	5,000	1,250	7,000	2,000
AMENITY CENTER CLEANING & MAINTENANCE	-	-	2,854	18,918	13,412	4,626	15,500	2,088
AMENITY CENTER INTERNET	-	-	-	2,682	3,000	1,661	3,000	-
AMENITY CENTER ELECTRICITY	-	-	348	-	9,420	-	9,420	-
AMENITY CENTER WATER	-	-	-	-	8,000	-	8,000	-
AMENITY CENTER PEST CONTROL	-	-	-	-	1,800	-	500	(1,300)
AMENITY CENTER RUST REMOVAL	-	-	-	739	-	-	-	-
REFUSE SERVICE	-	-	-	1,292	2,000	564	2,000	-
LANDSCAPE MAINTENANCE - INFILL	-	-	608	-	4,000	-	4,000	-
SECURITY MONITORING	-	-	-	7,345	5,400	24,969	57,800	52,400
COMMUNITY EVENTS & DECORATIONS	-	-	-	4,858	7,500	7,500	15,000	7,500
MISC AMENITY CENTER REPAIRS	-	-	8,682	1,176	4,000	2,221	4,000	-
TOTAL AMENITY CENTER OPERATIONS	-	-	12,492	59,483	81,907	50,591	147,595	65,688
OTHER INCOME/EXPENSE								
UNBUDGETED EXPENDITURES	-	-	-	-	-	33,854		-
TOTAL OTHER INCOME/EXPENSE	-	-	-	-	-	33,854		-
CAPITAL IMPROVEMENTS	-	-	-	66,973	-	-		
TOTAL EXPENDITURES	77,752	175,526	304,465	537,884	613,023	314,026	732,379	119,356
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,587	(21,130)	41,356	27,373	-	348,034	-	-
FUND BALANCE - BEGINNING	-	3,587	(17,543)	23,813	51,185	51,185	51,185	-
FUND BALANCE - ENDING	\$ 3,587	\$ (17,543)	\$ 23,813	\$ 51,185	\$ 51,185	\$ 399,220	\$ 51,185	\$ -

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.
- (b) No OP&M assessments will be charged to the developer for non-platted lots. Developer is only to fund based on actual expenditures on an as needed basis only

STATEMENT 2
UNION PARK EAST CDD
FY 2022 PROPOSED
GENERAL FUND (O&M) ASSESSMENT ALLOCATION

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

Lot Width	Units	ERU	Total ERU	% ERU
TH	280	0.47	131.60	19.39%
40'	174	0.80	139.20	20.51%
50'	306	1.00	306.00	45.08%
60'	85	1.20	102.00	15.03%
Total	845		678.80	100.00%

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

AR = TOTAL EXPENDITURES - NET: \$ 732,379 /(b)

Plus: Early Payment Discount (4.0%) \$ 31,165

Plus: County Collection Charges (2.0%) \$ 15,583

Total Expenditures - GROSS \$ 779,127 [A]

Total ERU: 678.80 [B]

Total AR / ERU - GROSS (as if all On-Roll): \$1,147.80 [A] / [B]

Total AR / ERU - NET: \$1,078.93

3. Proposed FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	280	0.47	\$507	\$141,988	\$539	\$151,050
40'	174	0.80	\$863	\$150,188	\$918	\$159,774
50'	306	1.00	\$1,079	\$330,153	\$1,148	\$351,227
60'	85	1.20	\$1,295	\$110,051	\$1,377	\$117,076
Total	845			\$732,380		\$779,127

4. Adopted FY 2021 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
Total	723			\$613,024		\$652,152

5. Change in Assessments Adopted FY 2021 vs Proposed FY 2022

Lot Width	\$ Difference	% Difference	Per Month
TH	\$54	11.03%	\$4
40'	\$91	11.03%	\$8
50'	\$114	11.03%	\$10
60'	\$137	11.03%	\$11

Footnote:

(a) No O&M Assessments for non-platted lots and lots not on the tax-roll 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
ADMINISTRATIVE:							
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	DPFG	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	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure		YES	MONTHLY
ADMINISTRATIVE SERVICES	DPFG	3,600		The District receives administrative services as part of the agreement	OFFICE EXPENSES	YES	MONTHLY
BANK FEES	BANK UNITED	300		Bank fees associated with maintaining the District's bank accounts			AS NEEDED
MISCELLANEOUS	NA	500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items		NA	AS NEEDED
AUDITING	DMHB	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. The District will need to go out for RFP for FY20 audit (done in FY21)	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	31,588		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
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 DPFG for mitigation remediation	WEBSITE	YES	MONTHLY

**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
ADMINISTRATIVE CONTINGENCY		-		As needed.			ANNUALLY
DEBT ADMINISTRATION:							
DISSEMINATION AGENT	Lerner Reporting	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure			ANNUAL
TRUSTEE FEES	US Bank	10,723		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			
PHYSICAL ENVIRONMENT:							
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		86,400		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. Add an additional 19 lights for 7F	180.00		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		181,528	OM-UPE -003	Maintenance and along subdivision roads from Oldswood to Bridge. Costs for amenity center (\$41,300). Costs part of Oldswood extension, interior common area including pond mowing, and mulch. Does not include phase 7&8. Brightview base maangement - \$11,372.75 mo. Also includes park			MONTHLY
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8	Brightview	40,272		Union Park East Phases 7 & 8 . Contract dated 04/23/2020			
IRRIGATION MAINTENANCE		10,000		Irrigation Maintenance			Monthly
POND MAINTENANCE		10,000	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	15,000	OM-UE-DPFG-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	Artemis	15,000		For holiday lighting/decorations	0		
RUST CONTROL	SUNCOAST RUST	18,000	PROPOSAL	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.			MONTHLY

**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
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			
AMENITY CENTER OPERATIONS:							
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	18,600	OM-UE-DPFG-010	Clean pool 6x weekly. Includes chemicals. \$15,600 yearly	35880		Monthly
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500		Miscellaneous repairs and maintenance as needed (estimate)	3000		Monthly
POOL PERMIT		275		Statutory Requirement, annual	275		
AMENITY MANAGEMENT		7,000		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity	5000		
AMENITY CENTER CLEANING & MAINTENANCE	OPEN WORKS	15,500	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)	22800		
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,000		Internet for amenity center entry system. \$250/mo	2100		
AMENITY CENTER ELECTRICITY	TECO	9,420		Estimated \$785/mo.	26400		
AMENITY CENTER WATER	PASCO COUNTY	8,000		Estimated 8,000 yearly.	26000		
AMENITY CENTER PEST CONTROL	Earth Tech	500		Earth tech service \$150 monthly	636		
AMENITY CENTER RUST REMOVAL		-			6000		
REFUSE SERVICE		2,000		Estimated from Waste Management	2000		
LANDSCAPE MAINTENANCE - INFILL		4,000		4K estimated for infill planting	10000		
SECURITY MONITORING	CIS Tech	57,800	OM-UE-DPFG-024	Security Monitoring \			
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	0		
OTHER INCOME							
CAPITAL IMPROVEMENTS		-					

**STATEMENT 4
UNION PARK EAST CDD
FY 2021-2022 PROPOSED BUDGET
DEBT SERVICE SCHEDULES**

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 440,931	\$ 367,646	\$ 80,152	\$ 888,729
SPECIAL ASSESSMENTS - OFF-ROLL - NET	(17,637)	(14,706)	(3,206)	(35,549)
LESS: EARLY PAYMENT DISCOUNT (4%)				
TOTAL REVENUE	423,294	352,940	76,946	853,180
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,819	7,353	1,603	17,775
INTEREST EXPENSE				
05/01/22	153,313	126,034	28,875	308,222
11/01/22	153,313	126,034	28,481	307,828
PRINCIPAL RETIREMENT				
05/01/22	-	-	15,000	15,000
11/01/22	105,000	90,000	-	195,000
TOTAL EXPENDITURES	420,444	349,422	73,959	843,825
EXCESS OF REVENUE OVER (UNDER) EXPEND.	2,850	3,519	2,987	9,356
FUND BALANCE - ENDING	\$ 2,850	\$ 3,519	\$ 2,987	\$ 9,356

Table 1. Series 2017A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	178	0.47	83.7	21.9%	\$96,349	\$541
40'	71	0.80	56.8	14.8%	\$65,415	\$921
50'	186	1.00	186.0	48.6%	\$214,212	\$1,152
60'	47	1.20	56.4	14.7%	\$64,955	\$1,382
TOTAL	482		382.9	100.0%	\$440,931	

Table 2. Series 2019A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$61,134	\$599
40'	103	0.80	82.4	30.4%	\$111,656	\$1,084
50'	103	1.00	103.0	38.0%	\$139,570	\$1,355
60'	34	1.20	40.8	15.0%	\$55,286	\$1,626
TOTAL	342		271.3		\$367,646	

Table 3. Series 2019A-2 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	102	0.44	45.1	16.6%	\$1,302	\$13
40'	89	0.80	71.2	26.2%	\$51,222	\$576
50'	87	1.00	87.0	32.1%	\$26,470	\$304
60'	34	1.20	40.8	15.0%	\$1,157	\$34
TOTAL	312		244.1		\$80,152	

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

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
6/15/2017						6,010,000
11/1/2017		5.000%	122,825	122,825	122,825	6,010,000
5/1/2018		5.000%	162,563	162,563		6,010,000
11/1/2018	85,000	5.000%	162,563	247,563	410,125	5,925,000
5/1/2019		5.000%	160,438	160,438		5,925,000
11/1/2019	90,000	5.000%	160,438	250,438	410,875	5,835,000
5/1/2020		5.000%	158,188	158,188		5,835,000
11/1/2020	95,000	5.000%	158,188	253,188	411,375	5,740,000
5/1/2021		5.000%	155,813	155,813		5,740,000
11/1/2021	100,000	5.000%	155,813	255,813	411,625	5,640,000
5/1/2022		5.000%	153,313	153,313		5,640,000
11/1/2022	105,000	5.000%	153,313	258,313	411,625	5,535,000
5/1/2023		5.000%	150,688	150,688		5,535,000
11/1/2023	110,000	5.000%	150,688	260,688	411,375	5,425,000
5/1/2024		5.000%	147,938	147,938		5,425,000
11/1/2024	115,000	5.000%	147,938	262,938	410,875	5,310,000
5/1/2025		5.000%	145,063	145,063		5,310,000
11/1/2025	120,000	5.000%	145,063	265,063	410,125	5,190,000
5/1/2026		5.000%	142,063	142,063		5,190,000
11/1/2026	130,000	5.000%	142,063	272,063	414,125	5,060,000
5/1/2027		5.000%	138,813	138,813		5,060,000
11/1/2027	135,000	5.000%	138,813	273,813	412,625	4,925,000
5/1/2028		5.500%	135,438	135,438		4,925,000
11/1/2028	140,000	5.500%	135,438	275,438	410,875	4,785,000
5/1/2029		5.500%	131,588	131,588		4,785,000
11/1/2029	150,000	5.500%	131,588	281,588	413,175	4,635,000
5/1/2030		5.500%	127,463	127,463		4,635,000
11/1/2030	155,000	5.500%	127,463	282,463	409,925	4,480,000
5/1/2031		5.500%	123,200	123,200		4,480,000
11/1/2031	165,000	5.500%	123,200	288,200	411,400	4,315,000
5/1/2032		5.500%	118,663	118,663		4,315,000
11/1/2032	175,000	5.500%	118,663	293,663	412,325	4,140,000
5/1/2033		5.500%	113,850	113,850		4,140,000
11/1/2033	185,000	5.500%	113,850	298,850	412,700	3,955,000
5/1/2034		5.500%	108,763	108,763		3,955,000
11/1/2034	195,000	5.500%	108,763	303,763	412,525	3,760,000
5/1/2035		5.500%	103,400	103,400		3,760,000
11/1/2035	205,000	5.500%	103,400	308,400	411,800	3,555,000
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

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
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
\$5,265,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
4/30/2019						5,265,000
11/1/2019		4.125%	130,260	130,260	130,260	5,265,000
5/1/2020		4.125%	129,541	129,541		5,265,000
11/1/2020	85,000	4.125%	129,541	214,541	344,081	5,180,000
5/1/2021		4.125%	127,788	127,788		5,180,000
11/1/2021	85,000	4.125%	127,788	212,788	340,575	5,095,000
5/1/2022		4.125%	126,034	126,034		5,095,000
11/1/2022	90,000	4.125%	126,034	216,034	342,069	5,005,000
5/1/2023		4.125%	124,178	124,178		5,005,000
11/1/2023	95,000	4.125%	124,178	219,178	343,356	4,910,000
5/1/2024		4.125%	122,219	122,219		4,910,000
11/1/2024	100,000	4.125%	122,219	222,219	344,438	4,810,000
5/1/2025		4.125%	120,156	120,156		4,810,000
11/1/2025	105,000	4.500%	120,156	225,156	345,313	4,705,000
5/1/2026		4.500%	117,794	117,794		4,705,000
11/1/2026	110,000	4.500%	117,794	227,794	345,588	4,595,000
5/1/2027		4.500%	115,319	115,319		4,595,000
11/1/2027	110,000	4.500%	115,319	225,319	340,638	4,485,000
5/1/2028		4.500%	112,844	112,844		4,485,000
11/1/2028	115,000	4.500%	112,844	227,844	340,688	4,370,000
5/1/2029		4.500%	110,256	110,256		4,370,000
11/1/2029	125,000	4.500%	110,256	235,256	345,513	4,245,000
5/1/2030		4.500%	107,444	107,444		4,245,000
11/1/2030	130,000	4.500%	107,444	237,444	344,888	4,115,000
5/1/2031		4.500%	104,519	104,519		4,115,000
11/1/2031	135,000	5.000%	104,519	239,519	344,038	3,980,000
5/1/2032		5.000%	101,144	101,144		3,980,000
11/1/2032	140,000	5.000%	101,144	241,144	342,288	3,840,000
5/1/2033		5.000%	97,644	97,644		3,840,000
11/1/2033	150,000	5.000%	97,644	247,644	345,288	3,690,000
5/1/2034		5.000%	93,894	93,894		3,690,000
11/1/2034	155,000	5.000%	93,894	248,894	342,788	3,535,000
5/1/2035		5.000%	90,019	90,019		3,535,000
11/1/2035	165,000	5.000%	90,019	255,019	345,038	3,370,000
5/1/2036		5.000%	85,894	85,894		3,370,000
11/1/2036	170,000	5.000%	85,894	255,894	341,788	3,200,000
5/1/2037		5.000%	81,644	81,644		3,200,000
11/1/2037	180,000	5.000%	81,644	261,644	343,288	3,020,000
5/1/2038		5.000%	77,144	77,144		3,020,000
11/1/2038	190,000	5.000%	77,144	267,144	344,288	2,830,000

STATEMENT 6
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
5/1/2039		5.000%	72,394	72,394		2,830,000
11/1/2039	200,000	5.000%	72,394	272,394	344,788	2,630,000
5/1/2040		5.000%	67,394	67,394		2,630,000
11/1/2040	210,000	5.125%	67,394	277,394	344,788	2,420,000
5/1/2041		5.125%	62,013	62,013		2,420,000
11/1/2041	220,000	5.125%	62,013	282,013	344,025	2,200,000
5/1/2042		5.125%	56,375	56,375		2,200,000
11/1/2042	230,000	5.125%	56,375	286,375	342,750	1,970,000
5/1/2043		5.125%	50,481	50,481		1,970,000
11/1/2043	240,000	5.125%	50,481	290,481	340,963	1,730,000
5/1/2044		5.125%	44,331	44,331		1,730,000
11/1/2044	255,000	5.125%	44,331	299,331	343,663	1,475,000
5/1/2045		5.125%	37,797	37,797		1,475,000
11/1/2045	265,000	5.125%	37,797	302,797	340,594	1,210,000
5/1/2046		5.125%	31,006	31,006		1,210,000
11/1/2046	280,000	5.125%	31,006	311,006	342,013	930,000
5/1/2047		5.125%	23,831	23,831		930,000
11/1/2047	295,000	5.125%	23,831	318,831	342,663	635,000
5/1/2048		5.125%	16,272	16,272		635,000
11/1/2048	310,000	5.125%	16,272	326,272	342,544	325,000
5/1/2049		5.125%	8,328	8,328		325,000
11/1/2049	325,000	5.125%	8,328	333,328	341,656	-
Total	\$ 5,265,000		\$ 5,161,648	\$ 10,426,648	\$ 10,426,648	

Max annual ds: 345,588

Footnote:

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

STATEMENT 7
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
8/1/2021	35,000					1,135,000
11/1/2021		5.250%	28,875	28,875	28,875	1,100,000
5/1/2022	15,000	5.250%	28,875	43,875		1,085,000
11/1/2022	-	5.250%	28,481	28,481	72,356	1,085,000
5/1/2023	20,000	5.250%	28,481	48,481		1,065,000
11/1/2023	-	5.250%	27,956	27,956	76,438	1,065,000
5/1/2024	20,000	5.250%	27,956	47,956		1,045,000
11/1/2024	-	5.250%	27,431	27,431	75,388	1,045,000
5/1/2025	20,000	5.250%	27,431	47,431		1,025,000
11/1/2025	-	5.250%	26,906	26,906	74,338	1,025,000
5/1/2026	20,000	5.250%	26,906	46,906		1,005,000
11/1/2026	-	5.250%	26,381	26,381	73,288	1,005,000
5/1/2027	25,000	5.250%	26,381	51,381		980,000
11/1/2027	-	5.250%	25,725	25,725	77,106	980,000
5/1/2028	25,000	5.250%	25,725	50,725		955,000
11/1/2028	-	5.250%	25,069	25,069	75,794	955,000
5/1/2029	25,000	5.250%	25,069	50,069		930,000
11/1/2029	-	5.250%	24,413	24,413	74,481	930,000
5/1/2030	25,000	5.250%	24,413	49,413		905,000
11/1/2030	-	5.250%	23,756	23,756	73,169	905,000
5/1/2031	30,000	5.250%	23,756	53,756		875,000
11/1/2031	-	5.250%	22,969	22,969	76,725	875,000
5/1/2032	30,000	5.250%	22,969	52,969		845,000
11/1/2032	-	5.250%	22,181	22,181	75,150	845,000
5/1/2033	30,000	5.250%	22,181	52,181		815,000
11/1/2033	-	5.250%	21,394	21,394	73,575	815,000
5/1/2034	35,000	5.250%	21,394	56,394		780,000
11/1/2034	-	5.250%	20,475	20,475	76,869	780,000
5/1/2035	35,000	5.250%	20,475	55,475		745,000
11/1/2035	-	5.250%	19,556	19,556	75,031	745,000
5/1/2036	35,000	5.250%	19,556	54,556		710,000
11/1/2036	-	5.250%	18,638	18,638	73,194	710,000
5/1/2037	40,000	5.250%	18,638	58,638		670,000
11/1/2037	-	5.250%	17,588	17,588	76,225	670,000
5/1/2038	40,000	5.250%	17,588	57,588		630,000
11/1/2038	-	5.250%	16,538	16,538	74,125	630,000
5/1/2039	45,000	5.250%	16,538	61,538		585,000
11/1/2039	-	5.250%	15,356	15,356	76,894	585,000
5/1/2040	45,000	5.250%	15,356	60,356		540,000
11/1/2040	-	5.250%	14,175	14,175	74,531	540,000
5/1/2041	50,000	5.250%	14,175	64,175		490,000
11/1/2041	-	5.250%	12,863	12,863	77,038	490,000

STATEMENT 7
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
5/1/2042	50,000	5.250%	12,863	62,863		440,000
11/1/2042	-	5.250%	11,550	11,550	74,413	440,000
5/1/2043	55,000	5.250%	11,550	66,550		385,000
11/1/2043	-	5.250%	10,106	10,106	76,656	385,000
5/1/2044	55,000	5.250%	10,106	65,106		330,000
11/1/2044	-	5.250%	8,663	8,663	73,769	330,000
5/1/2045	60,000	5.250%	8,663	68,663		270,000
11/1/2045	-	5.250%	7,088	7,088	75,750	270,000
5/1/2046	60,000	5.250%	7,088	67,088		210,000
11/1/2046	-	5.250%	5,513	5,513	72,600	210,000
5/1/2047	65,000	5.250%	5,513	70,513		145,000
11/1/2047	-	5.250%	3,806	3,806	74,319	145,000
5/1/2048	70,000	5.250%	3,806	73,806		75,000
11/1/2048	-	5.250%	1,969	1,969	75,775	75,000
5/1/2049	75,000	5.250%	1,969	76,969	76,969	-
Total	\$ 1,135,000		\$ 1,030,838	\$ 2,130,838	\$ 2,130,838	

Max annual ds: 77,106

Footnote:

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