

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2024 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2023 ADOPTED	FY 2023 Actual 04.30.2023	FY 2023 05.01 09.30.2023	FY 2023 Projected	Variance	FY 2024 PROPOSED	VARIANCE FY 2023- 2024
I. REVENUE							
GENERAL FUND REVENUES /(a)	\$ 790,687	\$ 814,155	\$ -	\$ 814,155	\$ 23,468	\$ 1,217,491	\$ 426,804
DEVELOPER FUNDING	-	-	-	-	-	-	-
LOT CLOSINGS	-	10,996	-	10,996	10,996	-	-
INTEREST & MISCELLANEOUS REVENUE	-	350	-	350	350	-	-
TOTAL REVENUE	790,687	825,501	-	825,501	34,814	1,217,491	426,804
II. EXPENDITURES							
GENERAL ADMINISTRATIVE							
SUPERVISORS COMPENSATION	4,800	4,969	4,800	9,769	4,969	14,000	9,200
PAYROLL TAXES	367	398	367	765	398	1,071	704
PAYROLL PROCESSING	490	568	300	868	378	600	110
MANAGEMENT CONSULTING SERVICES	25,000	12,250	12,250	24,500	(500)	25,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-	-
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	21,000	15,000	36,000	-	36,000	-
ADMINISTRATIVE SERVICES	3,600	2,100	1,500	3,600	-	3,600	-
BANK FEES	300	-	150	150	(150)	300	-
MISCELLANEOUS	-	-	-	-	-	-	-
AUDITING SERVICES	3,600	-	3,600	3,600	-	4,000	400
TRAVEL PER DIEM	300	183	150	333	33	300	-
INSURANCE	35,660	23,416	11,200	34,616	(1,044)	42,726	7,066
REGULATORY AND PERMIT FEES	175	175	-	175	-	175	-
LEGAL ADVERTISEMENTS	1,500	506	1,000	1,506	6	1,500	-
ENGINEERING SERVICES - in FY 2023 pursuant to the change order for service	4,000	2,231	18,000	20,231	16,231	14,000	10,000
LEGAL SERVICES	7,500	10,263	7,500	17,763	10,263	16,000	8,500
WEBSITE HOSTING	2,015	2,015	-	2,015	-	2,015	-
ADMINISTRATIVE CONTINGENCY	2,500	4,599	2,500	7,099	4,599	2,500	-
TOTAL GENERAL ADMINISTRATIVE	127,807	84,673	78,317	162,990	35,183	163,787	35,980

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DEBT ADMINISTRATION:							
DISSEMINATION AGENT	6,500	6,500	-	6,500	-	6,500	-
TRUSTEE FEES	15,085	8,800	6,285	15,085	-	15,085	-
ARBITRAGE	1,500	-	1,500	1,500	-	1,500	-
TOTAL DEBT ADMINISTRATION	23,085	15,300	7,785	23,085	-	23,085	-
PHYSICAL ENVIRONMENT EXPENDITURES							
COMPREHENSIVE FIELD TECH SERVICES	17,000	8,750	6,250	15,000	(2,000)	17,000	-
STREETPOLE LIGHTING	86,400	52,432	34,545	86,977	577	93,696	7,296
ELECTRICITY (IRRIGATION & POND PUMPS)	35,000	17,298	15,500	32,798	(2,202)	35,000	-
LANDSCAPING MAINTENANCE	181,528	92,811	82,044	174,855	(6,673)	181,528	-
LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	-	-	-	(40,272)	40,272	-
IRRIGATION MAINTENANCE	15,000	6,060	8,040	14,100	(900)	16,080	1,080
POND MAINTENANCE	30,000	14,681	13,815	28,496	(1,504)	32,882	2,882
FOUNTAIN MAINTENANCE	15,000	1,791	9,225	11,016	(3,984)	15,000	-
PET WASTE REMOVAL	3,600	-	-	-	(3,600)	6,192	2,592
RUST CONTROL	18,000	10,725	7,875	18,600	600	19,200	1,200
PHYSICAL ENVIRONMENT CONTINGENCY - In FY 2023 repair of Pond H Control Structure	30,000	47,424	60,000	107,424	77,424	50,000	20,000
INCREASE IN OPERATING RESERVES	-	-	-	-	-	50,000	50,000
INCREASE IN ASSET RESERVES	-	-	-	-	-	75,000	75,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	471,800	251,972	237,294	489,266	17,466	631,850	160,050

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AMENITY CENTER OPERATIONS							
POOL SERVICE CONTRACT	22,800	13,300	23,400	36,700	13,900	46,800	24,000
POOL MAINTENANCE & REPAIRS	2,500	2,355	4,500	6,855	4,355	5,000	2,500
POOL PERMIT	275	280	-	280	5	275	-
AMENITY MANAGEMENT	7,000	4,083	2,917	7,000	(0)	7,000	(0)
AMENITY CENTER CLEANING & MAINTENANCE	15,500	8,955	6,750	15,705	205	15,500	-
AMENITY CENTER INTERNET	3,600	2,036	2,070	4,106	506	4,224	624
AMENITY CENTER ELECTRICITY	9,420	1,907	7,200	9,107	(313)	9,420	-
AMENITY CENTER WATER	8,000	7,702	3,250	10,952	2,952	10,000	2,000
AMENITY CENTER PEST CONTROL	500	525	375	900	400	900	400
REFUSE SERVICE	1,400	-	900	900	(500)	2,650	1,250
LANDSCAPE MAINTENANCE - INFILL	4,000	-	-	-	(4,000)	4,000	-
SECURITY MONITORING	38,000	23,254	14,500	37,754	(246)	38,000	-
POOL MONNITORS	-	-	-	-	-	20,000	
COMMUNITY EVENTS & DECORATIONS	15,000	14,997	3,000	17,997	2,997	15,000	-
MISC AMENITY CENTER REPAIRS & CONTINGENCY	40,000	4,063	45,000	49,063	9,063	220,000	180,000
TOTAL AMENITY CENTER OPERATIONS	167,995	83,457	113,862	197,319	29,324	398,769	210,774
TOTAL EXPENDITURES	790,687	435,402	437,258	872,660	81,973	1,217,491	\$ 426,804
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	390,099	(437,258)	(47,159)	(47,159)	-	-
FUND BALANCE - BEGINNING	222,325					24,325	-
ASSIGNMENT OF FUND BALANCE FORWARD FOR OPERATING RESERVE	(198,000)					-	
FUND BALANCE - ENDING	\$ 24,325					\$ 24,325	\$ -

**STATEMENT 2
UNION PARK EAST CDD
FY 2024 ADOPTED
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

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

Lot Width	Units	ERU	Total ERU	% ERU
TH	416	0.47	195.52	26.32%
40'	174	0.80	139.20	18.74%
50'	306	1.00	306.00	41.20%
60'	85	1.20	102.00	13.73%
Total	981		742.72	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 186,872	/(b)
Plus: Early Payment Discount (4.0%)	\$ 7,952	
Plus: County Collection Charges (2.0%)	\$ 3,976	
Total Expenditures - GROSS	\$ 198,800	[A]
Total ERU:	742.72	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$267.66	[A] / [B]
Total AR / ERU - NET:	\$251.60	

3. O&M FIELD & AMENITY Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 1,030,619	/(b)
Plus: Early Payment Discount (4.0%)	\$ 43,856	
Plus: County Collection Charges (2.0%)	\$ 21,928	
Total Expenditures - GROSS	\$ 1,096,403	[A]
Total ERU:	742.72	[B]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,476.20	[A] / [B]
Total AR / ERU - NET:	\$1,387.63	

Total Expenditures - GROSS \$ 1,295,203.15

4. Proposed Admin FY 2024 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	416	0.47	\$118	\$49,192	\$126	\$52,334
40'	174	0.80	\$201	\$35,023	\$214	\$37,259
50'	306	1.00	\$252	\$76,990	\$268	\$81,905
60'	85	1.20	\$302	\$25,664	\$321	\$27,302
Total	981			\$186,868		\$198,800

5. Proposed Field FY 2024 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	416	0.47	\$652	\$271,309	\$694	\$288,627
40'	174	0.80	\$1,110	\$193,158	\$1,181	\$205,487
50'	306	1.00	\$1,388	\$424,614	\$1,476	\$451,717
60'	85	1.20	\$1,665	\$141,538	\$1,771	\$150,572
Total	981			\$1,030,619		\$1,096,403

6. Proposed Total FY 2024 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	416	0.47	\$770	\$320,501	\$819.62	\$340,960.42
40'	174	0.80	\$1,311	\$228,181	\$1,395.09	\$242,745.96
50'	306	1.00	\$1,639	\$501,604	\$1,743.86	\$533,622.58
60'	85	1.20	\$1,967	\$167,202	\$2,092.64	\$177,874.19
Total	981			\$1,217,488		\$1,295,203.15

**STATEMENT 3
UNION PARK EAST
FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	NA	14,000	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 - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	1,071	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	NA	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 SRVS	BREEZE	25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	-	Construction accounting services are provided for the processing of requisitions and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	3,600	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	300	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NA	-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DMHB	4,000	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	NA	300	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	42,726	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.

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FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
REGULATORY & PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	14,000	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	STRALEY & ROBIN	16,000	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
WEBSITE HOSTING	Campus Suite	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		2,500	Estimated for items not known and considered in the administrative allocations
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	Lerner Reporting	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	US Bank	15,085	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances
ARBITRAGE		1,500	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
PHYSICAL ENVIRONMENT:			
COMPREHENSIVE FIELD TECH SERVICES	BREEZE	17,000	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.

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FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREETPOLE LIGHTING	TECO	93,696	Oldwoods Ave PH 8C-11 fixtures- \$605 mo. 1241 Wynfields PH 7B-13 fixtures-\$713 mo. 1195 Wynfields Blvd. \$330 mo. . 1548 Wynfields. 98 Fixtures - \$5118 mo. . 1241 Wyndfields PH8B - 19 factures- - \$1042 mo.
ELECTRICITY	TECO	35,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	FLORALAWN	181,528	Flora lawn Contract dated 10.11.2022: Landscape Maintenance \$121,608, Fertilization - \$18,984, Shrub Fertilization - \$2,112, Palm tree trimming - \$2,796, Mulch - \$7,860, annuals - \$1,008
LANDSCAPE MAINTENANCE FOR PHASES 7 & 8 .	FLORLAWN	40,272	
IRRIGATION MAINTENANCE	FLORLAWN	16,080	Irrigation Maintenance & Repairs. Annual irrigation inspection is \$10,080 plus an additional \$6,000 for repairs
POND MAINTENANCE	Solitude	32,882	Contract with Solitude expires on 07.31.2023. Current contract is at \$2,491 mo. Budget includes a 10% contingency for any increase
FOUNTAIN MAINTENANCE	FLORIDA FOUNTAINS	15,000	Fountain cleaning \$175/qtr. per fountain.- There will be 7 fountains total and additional amounts are allocated for fountain repairs
PET WASTE REMOVAL	POOP 911	6,192	Pet Waste Services for 15 waste stations at \$516 per month.
RUST CONTROL	SUNCOAST RUST	19,200	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.
PHYSICAL ENVIRONMENT CONTINGENCY		50,000	Misc. contingency as needed and determined by the Board of Supervisors
INCREASE IN OPERATING RESERVES		50,000	For the replacement of any operating reserves utilized for any budget overages
INCREASE IN ASSET RESERVES		75,000	This is an estimate until the reselected analysis is provided
AMENITY CENTER OPERATIONS:			

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
POOL SERVICE CONTRACT	Cooper Pools	46,800	Cooper pools will provide all work, labor, and equipment to perform pool maintenance services 5 days per week
POOL MAINTENANCE & REPAIRS	Cooper Pools	5,000	Miscellaneous repairs and maintenance as needed (estimate)
POOL PERMIT		275	Statutory Requirement, annual
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
AMENITY CENTER CLEANING & MAINTENANCE	Catherine Pro Clean	15,500	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. An additional \$1,100 for any special event cleanup
AMENITY CENTER INTERNET	BRIGHTHOUSE	4,224	Internet for amenity center entry system. \$352 mo.
AMENITY CENTER ELECTRICITY	TECO	9,420	Estimated \$785/mo. Electricity related to 5 meters
AMENITY CENTER WATER	PASCO COUNTY	10,000	Estimated \$10,000 yearly.
AMENITY CENTER PEST CONTROL	NatureZone	900	Amount is estimated for pest control of the amenity sites at \$75 per month
REFUSE SERVICE	Waste Management	2,650	Estimated from Waste Management for 4 yard dumpster and 2x per week pickup. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL		4,000	4K estimated for infill planting
SECURITY MONITORING	Pasco Sheriff	38,000	Security Monitoring provided by Pasco County Sheriff . Amounts for services are shared with Union Park CDD and the HOA. Amount allocated is for UPE. \$28,000 plus additional \$10,000 for contingency.
POOL MONITORS	TBD	20,000	The District is considering the addition of pool monitors to monitor the amenity center during summer time hours
COMMUNITY EVENTS & DECORATIONS		15,000	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY		220,000	Needed for repairs and maintenance .

**STATEMENT 4
UNION PARK EAST CDD
FY 2023-2024 ADOPTED BUDGET
DEBT SERVICE SCHEDULES**

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	SERIES 2021	TOTAL FY24 BUDGET
REVENUE					
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 438,936	\$ 366,336	\$ 80,152	\$ 184,468	1,069,893
SPECIAL ASSESSMENTS - OFF-ROLL - NET					
LESS: EARLY PAYMENT DISCOUNT (4%)	(17,557)	(14,653)	(3,206)	(7,379)	(42,796)
TOTAL REVENUE	421,379	351,683	76,946	177,089	1,027,097
EXPENDITURES					
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,779	7,327	1,603	3,689	21,398
INTEREST EXPENSE					
05/01/24	147,263	121,603	27,825	42,234	338,924
11/01/24	147,263	121,603	27,300	41,574	337,739
PRINCIPAL RETIREMENT					
05/01/24	-	-	20,000	55,000	75,000
11/01/24	115,000	100,000	-	-	215,000
TOTAL EXPENDITURES	418,304	350,533	76,728	142,497	988,062
EXCESS OF REVENUE OVER (UNDER) EXPEND.	3,075	1,150	218	34,593	39,036
FUND BALANCE - ENDING	\$ 3,075	\$ 1,150	\$ 218	\$ 34,593	\$ 39,036

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%	\$95,913	\$538.84
40'	71	0.80	56.8	14.8%	\$65,119	\$917.17
50'	186	1.00	186.0	48.6%	\$213,243	\$1,146.47
60'	47	1.20	56.4	14.7%	\$64,661	\$1,375.76
TOTAL	482		382.9	100.0%	\$ 438,936	

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%	\$60,916	\$597.21
40'	103	0.80	82.4	30.4%	\$111,258	\$1,080.18
50'	103	1.00	103.0	38.0%	\$139,073	\$1,350.22
60'	34	1.20	40.8	15.0%	\$55,089	\$1,620.27
TOTAL	342		271.3		366,336	

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	\$12.77
40'	89	0.80	71.2	26.2%	\$51,222	\$575.53
50'	87	1.00	87.0	32.1%	\$26,470	\$304.26
60'	34	1.20	40.8	15.0%	\$1,157	\$34.04
TOTAL	312		244.1		\$80,152	

Table 4. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS before Paydown	ASSMT / LOT before Partial Paydown	ASSMT / LOT after Partial Paydown
TH 7B	30	0.47	14.10	5.2%	\$9,587	\$611.70	\$611.70
TH 7F	136	0.47	63.92	23.6%	\$43,459	\$1,221.28	\$611.70
TOTAL	166		78.02		\$184,468		