

RESOLUTION 2023- _06_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Union Park East Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A ("FY 2023-2024 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

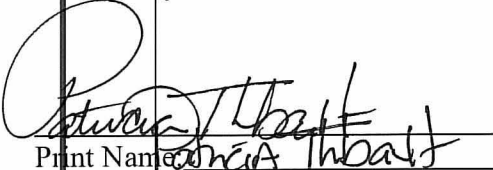
Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2023.

Attested By:


Print Name: Patricia Thibault
Secretary/Assistant Secretary

**Union Park East
Community Development District**


Print Name: Vincent P. Lico
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

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

I. REVENUE

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

FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY 2023-2024
\$ 376,120	\$ 685,285	\$ 730,641	\$ 790,687	\$ 1,163,925	\$ 373,238
97,671	-	-	-	-	-
79,437	-	-	-	-	-
11,329	2,060	4,314	-	-	-
564,558	687,345	734,955	790,687	1,163,925	373,238

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 - in FY 2023 pursuant to the change order for service
LEGAL SERVICES
WEBSITE HOSTING
ADMINISTRATIVE CONTINGENCY
TOTAL GENERAL ADMINISTRATIVE

4,785	1,015	2,777	4,800	14,000	9,200
352	92	184	367	1,071	704
343	150	250	490	600	110
21,000	21,000	21,000	25,000	47,600	22,600
9,000	2,500	2,500	-	-	-
36,000	36,000	36,000	36,000	-	(36,000)
3,600	3,600	3,600	3,600	-	(3,600)
425	523	-	300	300	-
-	1,462	2,702	-	-	-
2,950	3,100	3,750	3,600	4,000	400
16	293	369	300	300	-
27,118	32,738	31,497	35,660	42,726	7,066
175	325	175	175	175	-
3,750	1,603	862	1,500	1,500	-
2,624	1,304	3,970	4,000	14,000	10,000
18,227	15,648	16,239	7,500	16,000	8,500
678	2,015	2,016	2,015	2,015	-
150	1,074	150	2,500	19,500	17,000
131,191	124,442	128,041	127,807	163,787	35,980

DEBT ADMINISTRATION:

DISSEMINATION AGENT
TRUSTEE FEES
ARBITRAGE
TOTAL DEBT ADMINISTRATION

6,500	6,500	6,500	6,500	6,500	-
10,721	10,721	1,010	15,085	15,085	-
650	650	-	1,500	1,500	-
17,871	17,871	7,510	23,085	23,085	-

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

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY 2023-2024
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	10,020	13,765	15,335	17,000	17,000	-
STREETPOLE LIGHTING	27,716	2,085	69,951	86,400	93,696	7,296
ELECTRICITY (IRRIGATION & POND PUMPS)	35,508	88,646	31,363	35,000	35,000	-
LANDSCAPING MAINTENANCE	149,554	167,040	166,968	181,528	181,528	-
LANDSCAPING MAINTENANCE - Phases 7 & 8	-	-	-	40,272	40,272	-
IRRIGATION MAINTENANCE	10,098	8,814	6,846	15,000	16,080	1,080
POND MAINTENANCE	27,046	28,027	38,673	30,000	32,882	2,882
FOUNTAIN MAINTENANCE	-	2,376	8,858	15,000	15,000	-
PET WASTE REMOVAL	2,100	3,350	9,936	3,600	6,192	2,592
RUST CONTROL	739	6,000	18,000	18,000	19,200	1,200
PHYSICAL ENVIRONMENT CONTINGENCY - In FY 2023 repair of Pond H Control Structure	325	49,535	10,356	30,000	50,000	20,000
INCREASE IN OPERATING RESERVES				-	50,000	50,000
INCREASE IN ASSET RESERVES				-	75,000	75,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	263,106	369,638	376,286	471,800	631,850	160,050
AMENITY CENTER OPERATIONS						
POOL SERVICE CONTRACT	15,600	16,775	20,300	22,800	46,800	24,000
POOL MAINTENANCE & REPAIRS	870	1,050	7,102	2,500	5,000	2,500
POOL PERMIT	585	280	280	275	275	-
AMENITY MANAGEMENT	5,417	1,250	9,167	7,000	7,000	(0)
AMENITY CENTER CLEANING & MAINTENANCE	18,918	8,096	18,809	15,500	15,500	-
AMENITY CENTER INTERNET	2,682	3,166	3,558	3,600	4,224	624
AMENITY CENTER ELECTRICITY	-	25	6,481	9,420	9,420	-
AMENITY CENTER WATER	-	875	358	8,000	10,000	2,000
AMENITY CENTER PEST CONTROL	-		915	500	900	400
REFUSE SERVICE	1,292	1,039	1,328	1,400	2,650	1,250
LANDSCAPE MAINTENANCE - INFILL	-	783	-	4,000	4,000	-
SECURITY MONITORING	7,345	24,434	32,462	38,000	54,434	16,434
POOL MONNITORS				-	20,000	
COMMUNITY EVENTS & DECORATIONS	4,858	7,500	13,950	15,000	15,000	-
MISC AMENITY CENTER REPAIRS & CONTINGENCY	970	7,253	34,192	40,000	150,000	110,000
TOTAL AMENITY CENTER OPERATIONS	58,538	72,526	148,902	167,995	345,203	157,208
CAPITAL IMPROVEMENTS	66,973	-	-		-	
TOTAL EXPENDITURES	537,678	584,477	660,739	790,687	1,163,925	\$ 373,238
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	26,880	106,471	74,216	-	-	-

**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	47,600	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	NA	-	This is not being appropriated for FY 2024 as construction is substantially complete.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	-	This is not being appropriated for FY 2024 as construction is substantially complete.
ADMINISTRATIVE SERVICES	BREEZE	-	This is not being appropriated for FY 2024 as construction is substantially complete.
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.

**STATEMENT 3
UNION PARK EAST
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		19,500	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.

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
STREETPOLE LIGHTING	TECO	93,696	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.
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 07.31.2024. The annual contract prices is for \$29,892. The remaining amount of \$2,990 is for miscellaneous pond repairs if needed.
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 the clean up and maintenance of pet waste stations thru out the District.
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	An asset reserve study identifies the District's common elements like HVAC systems, amenities, exercise equipment, etc., assesses their current condition, remaining useful life and estimated future costs for repair or replacement. The amount appropriated is congruent with the recommended amount from the reserve study. For FY 2024 - the reserve study recommends expenditures for paint finishes - exterior in the amount of \$7,648, deck and paver sealer in the amount of \$7,983 and basketball court color coat in the amount of \$5,284.
AMENITY CENTER OPERATIONS:			

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

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	Nature Zone	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 a dumpster - 4 yard in capacity - 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	54,434	The District will be entering into a cost share agreement with the Union Park CDD to share in costs for Pasco County Sheriff to patrol in the community.
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		150,000	Established for amounts not appropriated in any other line item and considers various capital projects for the District.

**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:	\$	977,053	/(b)
Plus: Early Payment Discount (4.0%)	\$	41,577	
Plus: County Collection Charges (2.0%)	\$	20,788	
Total Expenditures - GROSS	\$	1,039,418	[A]
Total ERU:		742.72	[B]
Total AR / ERU - GROSS (as if all On-Roll):		\$1,399.47	[A] / [B]
Total AR / ERU - NET:		\$1,315.51	

Total Expenditures - GROSS \$ 1,238,218.04

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	\$618	\$257,208	\$658	\$273,625
40'	174	0.80	\$1,052	\$183,118	\$1,120	\$194,807
50'	306	1.00	\$1,316	\$402,545	\$1,399	\$428,239
60'	85	1.20	\$1,579	\$134,182	\$1,679	\$142,746
Total	981			\$977,053		\$1,039,418

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	\$737	\$306,400	\$783.56	\$325,959.17
40'	174	0.80	\$1,254	\$218,141	\$1,333.71	\$232,065.85
50'	306	1.00	\$1,567	\$479,535	\$1,667.14	\$510,144.77
60'	85	1.20	\$1,881	\$159,846	\$2,000.57	\$170,048.26
Total	981			\$1,163,922		\$1,238,218.04

**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	\$ 440,931	\$ 366,336	\$ 80,152	\$ 184,468	1,071,888
SPECIAL ASSESSMENTS - OFF-ROLL - NET					
LESS: EARLY PAYMENT DISCOUNT (4%)	(17,637)	(14,653)	(3,206)	(7,379)	(42,876)
TOTAL REVENUE	423,294	351,683	76,946	177,089	1,029,012
EXPENDITURES					
COUNTY - ASSESSMENT COLLECTION FEES (2%)	8,819	7,327	1,603	3,689	21,438
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	418,344	350,533	76,728	142,497	988,102
EXCESS OF REVENUE OVER (UNDER) EXPEND.	4,950	1,150	218	34,593	40,911
FUND BALANCE - ENDING	\$ 4,950	\$ 1,150	\$ 218	\$ 34,593	\$ 40,911

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	\$541.29
40'	71	0.80	56.8	14.8%	\$65,415	\$921.34
50'	186	1.00	186.0	48.6%	\$214,212	\$1,151.68
60'	47	1.20	56.4	14.7%	\$64,955	\$1,382.01
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%	\$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		