

**STATEMENT 1**  
**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 ADOPTED BUDGET - GENERAL FUND (O&M)**

**I. REVENUE**

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

| <b>FY 2022<br/>ADOPTED</b> | <b>FY 2023<br/>ADOPTED</b> | <b>VARIANCE<br/>FY 2022-2023</b> |
|----------------------------|----------------------------|----------------------------------|
| \$ 732,379                 | \$ 790,687                 | \$ 58,308                        |
| -                          | -                          | -                                |
| -                          | -                          | -                                |
| -                          | -                          | -                                |
| <b>732,379</b>             | <b>790,687</b>             | <b>58,308</b>                    |

**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  
WEBSITE HOSTING  
ADMINISTRATIVE CONTINGENCY  
**TOTAL GENERAL ADMINISTRATIVE**

|                |                |              |
|----------------|----------------|--------------|
| 6,000          | 4,800          | (1,200)      |
| 459            | 367            | (92)         |
| 349            | 490            | 141          |
| 21,000         | 25,000         | 4,000        |
| 2,500          | -              | (2,500)      |
| 36,000         | 36,000         | -            |
| 3,600          | 3,600          | -            |
| 300            | 300            | -            |
| 500            | -              | (500)        |
| 3,500          | 3,600          | 100          |
| 300            | 300            | -            |
| 31,588         | 35,660         | 4,072        |
| 175            | 175            | -            |
| 2,000          | 1,500          | (500)        |
| 4,000          | 4,000          | -            |
| 7,500          | 7,500          | -            |
| 1,650          | 2,015          | 365          |
| -              | 2,500          | 2,500        |
| <b>121,421</b> | <b>127,807</b> | <b>6,386</b> |
|                |                |              |

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**DEBT ADMINISTRATION:**

DISSEMINATION AGENT

TRUSTEE FEES

ARBITRAGE

**TOTAL DEBT ADMINISTRATION**

| <b>FY 2022<br/>ADOPTED</b> | <b>FY 2023<br/>ADOPTED</b> | <b>VARIANCE<br/>FY 2022-2023</b> |
|----------------------------|----------------------------|----------------------------------|
| 6,500                      | 6,500                      | -                                |
| 10,723                     | 15,085                     | 4,362                            |
| 1,500                      | 1,500                      | -                                |
| <b>18,723</b>              | <b>23,085</b>              | <b>4,362</b>                     |

**PHYSICAL ENVIRONMENT EXPENDITURES**

COMPREHENSIVE FIELD TECH SERVICES

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**

|                |                |               |
|----------------|----------------|---------------|
|                |                | -             |
| 15,000         | 17,000         | 2,000         |
| 86,400         | 86,400         | -             |
| 31,500         | 35,000         | 3,500         |
| 181,528        | 181,528        | -             |
| 40,272         | 40,272         | -             |
| 10,000         | 15,000         | 5,000         |
| 10,000         | 30,000         | 20,000        |
| 15,000         | 15,000         | -             |
| 5,340          | 3,600          | (1,740)       |
| 18,000         | 18,000         | -             |
| 31,600         | 30,000         | (1,600)       |
| <b>444,640</b> | <b>471,800</b> | <b>27,160</b> |

**STATEMENT 1**  
**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 ADOPTED BUDGET - GENERAL FUND (O&M)**

|                                                          | <b>FY 2022<br/>ADOPTED</b> | <b>FY 2023<br/>ADOPTED</b> | <b>VARIANCE<br/>FY 2022-2023</b> |
|----------------------------------------------------------|----------------------------|----------------------------|----------------------------------|
| <b>AMENITY CENTER OPERATIONS</b>                         |                            |                            |                                  |
| POOL SERVICE CONTRACT                                    | 18,600                     | 22,800                     | 4,200                            |
| POOL MAINTENANCE & REPAIRS                               | 2,500                      | 2,500                      | -                                |
| POOL PERMIT                                              | 275                        | 275                        | -                                |
| AMENITY MANAGEMENT                                       | 7,000                      | 7,000                      | -                                |
| AMENITY CENTER CLEANING & MAINTENANCE                    | 15,500                     | 15,500                     | -                                |
| AMENITY CENTER INTERNET                                  | 3,000                      | 3,600                      | 600                              |
| AMENITY CENTER ELECTRICITY                               | 9,420                      | 9,420                      | -                                |
| AMENITY CENTER WATER                                     | 8,000                      | 8,000                      | -                                |
| AMENITY CENTER PEST CONTROL                              | 500                        | 500                        | -                                |
| REFUSE SERVICE                                           | 2,000                      | 1,400                      | (600)                            |
| LANDSCAPE MAINTENANCE - INFILL                           | 4,000                      | 4,000                      | -                                |
| SECURITY MONITORING                                      | 57,800                     | 38,000                     | (19,800)                         |
| COMMUNITY EVENTS & DECORATIONS                           | 15,000                     | 15,000                     | -                                |
| MISC AMENITY CENTER REPAIRS & CONTINGENCY                | 4,000                      | 40,000                     | 36,000                           |
| <b>TOTAL AMENITY CENTER OPERATIONS</b>                   | <b>147,595</b>             | <b>167,995</b>             | <b>20,400</b>                    |
| <b>CAPITAL IMPROVEMENTS</b>                              | -                          | -                          |                                  |
| <b>TOTAL EXPENDITURES</b>                                | <b>732,379</b>             | <b>790,687</b>             | <b>58,308</b>                    |
| <b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>  | -                          | -                          | -                                |
| FUND BALANCE - BEGINNING                                 | 152,261                    | 152,261                    | -                                |
| ASSIGNMENT OF FUND BALANCE FORWARD FOR OPERATING RESERVE |                            | (131,781)                  |                                  |
| <b>FUND BALANCE - ENDING</b>                             | <b>\$ 152,261</b>          | <b>\$ 20,480</b>           | <b>\$ -</b>                      |

**STATEMENT 2**  
**UNION PARK EAST CDD**  
**FY 2023 ADOPTED**  
**GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

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

| Lot Width    | Units      | ERU  | Total ERU     | % ERU          |
|--------------|------------|------|---------------|----------------|
| TH           | 109        | 0.47 | 51.23         | 6.90%          |
| TH           | 307        | 0.47 | 144.29        | 19.43%         |
| 40'          | 174        | 0.80 | 139.20        | 18.74%         |
| 50'          | 306        | 1.00 | 306.00        | 41.20%         |
| 60'          | 85         | 1.20 | 102.00        | 13.73%         |
| <b>Total</b> | <b>981</b> |      | <b>742.72</b> | <b>100.00%</b> |

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

|                                                    |           |                 |           |
|----------------------------------------------------|-----------|-----------------|-----------|
| AR = TOTAL EXPENDITURES - NET:                     | \$        | 150,892         | /(b)      |
| Plus: Early Payment Discount (4.0%)                | \$        | 6,421           |           |
| Plus: County Collection Charges (2.0%)             | \$        | 3,210           |           |
| <b>Total Expenditures - GROSS</b>                  | <b>\$</b> | <b>160,524</b>  | [A]       |
| Total ERU:                                         |           | 742.72          | [B]       |
| <b>Total AR / ERU - GROSS (as if all On-Roll):</b> |           | <b>\$216.13</b> | [A] / [B] |
| Total AR / ERU - NET:                              |           | \$203.16        |           |

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

|                                                    |           |                 |           |
|----------------------------------------------------|-----------|-----------------|-----------|
| AR = TOTAL EXPENDITURES - NET:                     | \$        | 639,795         | /(b)      |
| Plus: Early Payment Discount (4.0%)                | \$        | 27,225          |           |
| Plus: County Collection Charges (2.0%)             | \$        | 13,613          |           |
| <b>Total Expenditures - GROSS</b>                  | <b>\$</b> | <b>680,633</b>  | [A]       |
| Total ERU:                                         |           | 691.49          | [B]       |
| <b>Total AR / ERU - GROSS (as if all On-Roll):</b> |           | <b>\$984.30</b> | [A] / [B] |
| Total AR / ERU - NET:                              |           | \$925.24        |           |

**Total Expenditures - GROSS \$ 841,156.60**

**4. Proposed Admin FY 2023 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           | 109        | 0.47 | \$95           | \$10,408         | \$102            | \$11,072          |
| TH           | 307        | 0.47 | \$95           | \$29,315         | \$102            | \$31,185          |
| 40'          | 174        | 0.80 | \$163          | \$28,280         | \$173            | \$30,085          |
| 50'          | 306        | 1.00 | \$203          | \$62,167         | \$216            | \$66,136          |
| 60'          | 85         | 1.20 | \$244          | \$20,722         | \$259            | \$22,045          |
| <b>Total</b> | <b>981</b> |      |                | <b>\$150,893</b> |                  | <b>\$160,524</b>  |

**5. Proposed Field FY 2023 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           | 109        | 0.00 | \$0            | \$0              | \$0              | \$0               |
| TH           | 307        | 0.47 | \$435          | \$133,503        | \$463            | \$142,025         |
| 40'          | 174        | 0.80 | \$740          | \$128,794        | \$787            | \$137,014         |
| 50'          | 306        | 1.00 | \$925          | \$283,124        | \$984            | \$301,196         |
| 60'          | 85         | 1.20 | \$1,110        | \$94,375         | \$1,181          | \$100,399         |
| <b>Total</b> | <b>981</b> |      |                | <b>\$639,795</b> |                  | <b>\$680,633</b>  |

**STATEMENT 2  
UNION PARK EAST CDD  
FY 2023 ADOPTED  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**6. Proposed Total FY 2023 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           | 109        | 0.47 | \$95           | \$10,408         | \$101.58         | \$11,072.31         |
| TH           | 307        | 0.47 | \$530          | \$162,818        | \$564.20         | \$173,209.82        |
| 40'          | 174        | 0.80 | \$903          | \$157,074        | \$960.34         | \$167,099.64        |
| 50'          | 306        | 1.00 | \$1,128        | \$345,291        | \$1,200.43       | \$367,331.11        |
| 60'          | 85         | 1.20 | \$1,354        | \$115,097        | \$1,440.51       | \$122,443.70        |
| <b>Total</b> | <b>981</b> |      |                | <b>\$790,688</b> |                  | <b>\$841,156.60</b> |

**7. Adopted 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            | \$151,052         |
| 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         |
| <b>Total</b> | <b>845</b> |      |                | <b>\$732,380</b> |                  | <b>\$779,128</b>  |

**8. Change in Assessments Proposed FY 2023 vs Adopted FY 2022**

| Lot Width | \$ Difference | % Difference | Per Month                                  |
|-----------|---------------|--------------|--------------------------------------------|
| TH        | -\$437.89     | -81.17%      | <span style="color: red;">(\$36.49)</span> |
| TH        | \$24.73       | 4.58%        | \$2.06                                     |
| 40'       | \$42.10       | 4.59%        | \$3.51                                     |
| 50'       | \$52.63       | 4.59%        | \$4.39                                     |
| 60'       | \$63.15       | 4.59%        | \$5.26                                     |

**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 | COMMENTS (SCOPE OF SERVICE)                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------|---------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADMINISTRATIVE:</b>                            |                           |                           |                                                                                                                                                                                                                                                                                                             |
| SUPERVISORS COMPENSATION                          | NA                        | 4,800                     | 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                        | 367                       | Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll                                                                                                                                                                                                                      |
| PAYROLL PROCESSING                                | NA                        | 490                       | 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        | 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                     | 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                      | 3,600                     | 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                      | 35,660                    | 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 from EGIS.                                                 |

**STATEMENT 3  
UNION PARK EAST  
FY 2021 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                   | 4,000                     | 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           | 7,500                     | 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 Supervisors 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                                                                                                                                                                                                                                                                                                               |
| <b>DEBT ADMINISTRATION:</b>       |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                         | LLS Tax Solutions         | 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                                                                                                                                         |
| <b>PHYSICAL ENVIRONMENT:</b>      |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                              |
| COMPREHENSIVE FIELD TECH SERVICES |                           | 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 2021 CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY             | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | COMMENTS (SCOPE OF SERVICE)                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------|---------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STREETPOLE LIGHTING                      | TECO                      | 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. Currently getting billed for 19 fixtures at 1241 Wyndfields Blvd, Phase 8B for \$780 monthly and 100 fixtures at 1548 Wyndfields Blvd for a cost of \$4,000 monthly . A total of 119 fixtures.               |
| ELECTRICITY                              |                           | 35,000                    | Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage                                                                                                                                                                                                                                                         |
| LANDSCAPING MAINTENANCE                  | Brightview                | 181,528                   | 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 management - \$13,315 mo. Also includes park . The District will be adding additional service for several ponds and ditches |
| LANDSCAPE MAINTENANCE FOR PHASES 7 & 8 . | Brightview                | 40,272                    | Union Park East Phase 7F - estimated amount includes any pond maintenance as well                                                                                                                                                                                                                                                                                      |
| IRRIGATION MAINTENANCE                   |                           | 15,000                    | Irrigation Maintenance                                                                                                                                                                                                                                                                                                                                                 |
| POND MAINTENANCE                         | Solitude                  | 30,000                    | Pond maintenance & reporting (weed management, algae control, etc.) 24 waterways twice monthly. All ponds are completed and functional. Current contract provides for monthly maintenance at \$2,223 The District will be two additional ponds brought on in FY 2023                                                                                                   |
| 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                  | 3,600                     | Pet Waste Services for 10 waste stations at \$300 per month.                                                                                                                                                                                                                                                                                                           |
| RUST CONTROL                             | SUNCOAST RUST             | 18,000                    | Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances.                                                                                                                                                                                                                                                         |
| PHYSICAL ENVIRONMENT CONTINGENCY         |                           | 30,000                    | Misc contingency as needed. The District is contemplating a potential                                                                                                                                                                                                                                                                                                  |
| <b>AMENITY CENTER OPERATIONS:</b>        |                           |                           |                                                                                                                                                                                                                                                                                                                                                                        |
| POOL SERVICE CONTRACT                    | Arinton                   | 22,800                    | Clean pool at \$1,900 monthly for 5 day service                                                                                                                                                                                                                                                                                                                        |
| POOL MAINTENANCE & REPAIRS               | SUNCOAST POOL SERVICES    | 2,500                     | Miscellaneous repairs and maintenance as needed (estimate)                                                                                                                                                                                                                                                                                                             |



**STATEMENT 3  
UNION PARK EAST  
FY 2021 CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY              | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | COMMENTS (SCOPE OF SERVICE)                                                                                                                                                                                 |
|-------------------------------------------|---------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 tme period Dec - April at \$4,950 annually. An additional \$1,100 for any special event cleanup |
| AMENITY CENTER INTERNET                   | BRIGHTHOUSE               | 3,600                     | Internet for amenity center entry system. \$300/mo                                                                                                                                                          |
| AMENITY CENTER ELECTRICITY                | TECO                      | 9,420                     | Estimated \$785/mo. Electricity related to 5 meters                                                                                                                                                         |
| AMENITY CENTER WATER                      | PASCO COUNTY              | 8,000                     | Estimated 8,000 yearly.                                                                                                                                                                                     |
| AMENITY CENTER PEST CONTROL               |                           | 500                       | Amount is estimated for pest control of the amenity sites                                                                                                                                                   |
| REFUSE SERVICE                            | Waste Management          | 1,400                     | 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 . Amunts for services are shared with Union Park CDD and the HOA. Amount allocated is for UPE. \$28,000 plus additional \$10,000 for contingency.      |
| COMMUNITY EVENTS & DECORATIONS            |                           | 15,000                    | Appropriations for community events and decoration                                                                                                                                                          |
| MISC AMENITY CENTER REPAIRS & CONTINGENCY |                           | 40,000                    | Needed for repairs and maintenance . The District is considering additional repairs on basketball amenity for steel enforced equipment. Estimated at \$25,000 for the new structure                         |

**STATEMENT 4  
UNION PARK EAST CDD  
FY 2022-2023 ADOPTED BUDGET  
DEBT SERVICE SCHEDULES**

|                                               | <b>SERIES<br/>2017A-1</b> | <b>SERIES<br/>2019A-1</b> | <b>SERIES<br/>2019A-2</b> | <b>SERIES<br/>2021</b> | <b>TOTAL<br/>FY23 BUDGET</b> |
|-----------------------------------------------|---------------------------|---------------------------|---------------------------|------------------------|------------------------------|
| <b>REVENUE</b>                                |                           |                           |                           |                        |                              |
| SPECIAL ASSESSMENTS - ON-ROLL - GROSS         | \$ 440,053                | \$ 367,646                | \$ 80,152                 | \$ 184,468             | \$ 887,852                   |
| SPECIAL ASSESSMENTS - OFF-ROLL - NET          |                           |                           |                           |                        |                              |
| LESS: EARLY PAYMENT DISCOUNT (4%)             | (17,602)                  | (14,706)                  | (3,206)                   | (7,379)                | (35,514)                     |
| <b>TOTAL REVENUE</b>                          | <b>422,451</b>            | <b>352,940</b>            | <b>76,946</b>             | <b>177,089</b>         | <b>852,338</b>               |
| <b>EXPENDITURES</b>                           |                           |                           |                           |                        |                              |
| COUNTY - ASSESSMENT COLLECTION FEES (2%)      | 8,801                     | 7,353                     | 1,603                     | 3,689                  | 17,757                       |
| INTEREST EXPENSE                              |                           |                           |                           |                        |                              |
| 05/01/23                                      | 150,150                   | 124,178                   | 28,481                    | 53,276                 | 302,809                      |
| 11/01/23                                      | 150,150                   | 124,178                   | 27,956                    | 52,496                 | 302,284                      |
| PRINCIPAL RETIREMENT                          |                           |                           |                           |                        |                              |
| 05/01/23                                      | -                         | -                         | 20,000                    | 65,000                 | 20,000                       |
| 11/01/23                                      | 110,000                   | 95,000                    | -                         | -                      | 205,000                      |
| <b>TOTAL EXPENDITURES</b>                     | <b>419,101</b>            | <b>350,709</b>            | <b>78,041</b>             | <b>174,462</b>         | <b>847,851</b>               |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b> | <b>3,350</b>              | <b>2,231</b>              | <b>(1,094)</b>            | <b>2,627</b>           | <b>4,487</b>                 |
| <b>FUND BALANCE - ENDING</b>                  | <b>\$ 3,350</b>           | <b>\$ 2,231</b>           | <b>\$ (1,094)</b>         | <b>\$ 2,627</b>        | <b>\$ 4,487</b>              |

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

| <b>LOT WIDTH</b> | <b>LOTS</b> | <b>ERU</b> | <b>Total ERU</b> | <b>% ERU</b>  | <b>TOTAL<br/>ASSMTS</b> | <b>ASSMT /<br/>LOT</b> |
|------------------|-------------|------------|------------------|---------------|-------------------------|------------------------|
| TH               | 178         | 0.47       | 83.7             | 21.9%         | \$96,157                | \$540                  |
| 40'              | 71          | 0.80       | 56.8             | 14.8%         | \$65,285                | \$920                  |
| 50'              | 186         | 1.00       | 186.0            | 48.6%         | \$213,785               | \$1,149                |
| 60'              | 47          | 1.20       | 56.4             | 14.7%         | \$64,825                | \$1,379                |
| <b>TOTAL</b>     | <b>482</b>  |            | <b>382.9</b>     | <b>100.0%</b> | <b>\$ 440,053</b>       |                        |

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

| <b>LOT WIDTH</b> | <b>LOTS</b> | <b>ERU</b> | <b>Total ERU</b> | <b>% ERU</b> | <b>TOTAL<br/>ASSMTS</b> | <b>ASSMT /<br/>LOT</b> |
|------------------|-------------|------------|------------------|--------------|-------------------------|------------------------|
| 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                |
| <b>TOTAL</b>     | <b>342</b>  |            | <b>271.3</b>     |              | <b>367,646</b>          |                        |

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

| <b>LOT WIDTH</b> | <b>LOTS</b> | <b>ERU</b> | <b>Total ERU</b> | <b>% ERU</b> | <b>TOTAL<br/>ASSMTS</b> | <b>ASSMT /<br/>LOT</b> |
|------------------|-------------|------------|------------------|--------------|-------------------------|------------------------|
| 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                   |
| <b>TOTAL</b>     | <b>312</b>  |            | <b>244.1</b>     |              | <b>\$80,152</b>         |                        |

**Table 4. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADS)**

| <b>LOT WIDTH</b> | <b>LOTS</b> | <b>ERU</b> | <b>Total ERU</b> | <b>% ERU</b> | <b>TOTAL<br/>ASSMTS</b> | <b>ASSMT /<br/>LOT</b> |
|------------------|-------------|------------|------------------|--------------|-------------------------|------------------------|
| TH 7B            | 30          | 0.47       | 14.10            | 5.2%         | \$18,351                | \$612                  |
| TH 7F            | 136         | 0.47       | 63.92            | 23.6%        | \$166,117               | \$1,221                |
| <b>TOTAL</b>     | <b>166</b>  |            | <b>78.02</b>     |              | <b>\$184,468</b>        |                        |