

STATEMENT 1
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FY 2024 PROPOSED 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 PROPOSED	VARIANCE FY 2023-2024
\$ 376,120	\$ 685,285	\$ 730,641	\$ 790,687	\$ 1,217,491	\$ 426,804
97,671	-	-	-	-	-
79,437	-	-	-	-	-
11,329	2,060	4,314	-	-	-
564,558	687,345	734,955	790,687	1,217,491	426,804

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	-

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FY 2024 PROPOSED BUDGET - GENERAL FUND (O&M)

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	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	203,566	163,566
TOTAL AMENITY CENTER OPERATIONS	58,538	72,526	148,902	167,995	398,769	210,774
CAPITAL IMPROVEMENTS	66,973	-	-		-	
TOTAL EXPENDITURES	537,678	584,477	660,739	790,687	1,217,491	\$ 426,804
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	26,880	106,471	74,216	-	-	-

**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	47,600	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	-	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	-	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

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FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
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.
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:			

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UNION PARK EAST
FY 2024 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
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.
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

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
INCREASE IN ASSET RESERVES		75,000	This is an estimate until the reselected analysis is provided
AMENITY CENTER OPERATIONS:			
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	54,434	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.

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
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		203,566	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	\$ 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		