

**STATEMENT 1**  
**UNION PARK CDD**  
**FY 2022 PROPOSED BUDGET GENERAL FUND (O&M)**

	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ADOPTED</b>	<b>FY 2021 YTD- MAR</b>	<b>FY 2022 PROPOSED</b>	<b>VARIANCE 2021-2022</b>
<b>REVENUE</b>								
GENERAL FUND REVENUE /(1)	\$ 476,658	\$ 621,447	\$ 794,192	\$ 807,535	\$ 830,277	\$ 818,692	\$ 872,333	\$ 42,056
DEVELOPER FUNDING	196,928	72,620	-	-	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-	-	-	-	-
MISCELLANEOUS REVENUE	270	350	66,000	2	-	-	-	-
RENTAL	438	-	-	-	-	-	-	-
INTEREST	210	311	311	0	-	-	-	-
DEFICIT FUNDING	50,000	44,156	-	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>724,503</b>	<b>738,884</b>	<b>860,504</b>	<b>807,538</b>	<b>830,277</b>	<b>818,692</b>	<b>872,333</b>	<b>42,056</b>
<b>EXPENDITURES</b>								
<b>GENERAL ADMINISTRATIVE</b>								
SUPERVISORS COMPENSATION	\$ 2,400	\$ 4,200	\$ 2,800	\$ 2,569	\$ 8,000	\$ 2,653	\$ 12,000	\$ 4,000
PAYROLL TAXES	184	321	\$ 214	\$ 230	612	199	918	306
PAYROLL SERVICES	249	413	\$ 317	\$ 196	685	295	685	-
SUPERVISOR TRAVEL PER DIEM	38	76	\$ 15	\$ 16	300	-	300	-
MANAGEMENT CONSULTING SERVICES	21,000	24,996	\$ 24,996	\$ 24,996	25,000	12,501	34,000	9,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	3,000	\$ 3,500	\$ -	-	-	-	-
PLANNING, COORDINATING & CONTRACT SRVCS	36,000	36,000	36,000	36,000	36,000	18,000	-	(36,000)
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	200	276	440	140	175	149	175	-
MISCELLANEOUS	171	788	846	874	500	-	500	-
AUDITING SERVICES	2,800	2,650	2,500	2,750	3,200	-	3,600	400
INSURANCE (Liability, Property & Casualty)	16,714	21,701	25,917	26,897	28,425	17,369	30,980	2,555
MASS MAILING	1,074	-	-	-	-	-	-	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,220	850	1,986	1,316	1,500	280	1,500	-
ENGINEERING SERVICES	8,876	2,954	2,836	4,278	5,000	4,384	7,500	2,500
LEGAL SERVICES	11,717	9,306	6,989	8,061	8,500	8,554	12,000	3,500
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	-	-	-	-	-	-
PROPERTY APPRAISER	-	150	-	150	150	-	150	-
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	55	128	129	-	145	677	145	-
MEETING ROOM RENTAL	180	180	240	-	1,440	366	1,440	-
WEBSITE HOSTING	737	738	2,226	1,605	1,650	2,015	2,015	365
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>\$ 118,889</b>	<b>\$ 115,002</b>	<b>\$ 115,725</b>	<b>\$ 113,852</b>	<b>\$ 125,057</b>	<b>\$ 69,418</b>	<b>\$ 111,683</b>	<b>\$ (13,374)</b>

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	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ADOPTED</b>	<b>FY 2021 YTD- MAR</b>	<b>FY 2022 PROPOSED</b>	<b>VARIANCE 2021-2022</b>
<b>DEBT ADMINISTRATION:</b>								
DISSEMINATION AGENT	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 5,000	\$ (1,500)
TRUSTEE FEES	14,165	12,391	12,926	17,110	10,991	2,963	10,991	-
ARBITRAGE	-	1,400	1,300	1,300	1,950	-	1,950	-
BUDGET FUNDING AGREEMENT	-	50,000	-	-	-	-	-	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>\$ 20,665</b>	<b>\$ 70,291</b>	<b>\$ 20,726</b>	<b>\$ 24,910</b>	<b>\$ 19,441</b>	<b>\$ 9,463</b>	<b>\$ 17,941</b>	<b>\$ (1,500)</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>								
STREETPOLE LIGHTING	\$ 75,228	\$ 88,157	\$ 126,339	\$ 115,943	\$ 127,956	\$ 61,517	\$ 127,956	\$ -
ELECTRICITY (IRRIGATION & POND PUMPS)	3,995	10,570	3,069	2,176	3,700	993	3,700	-
WATER - RECLAIMED (Purchase well water)	2,707	906	-	-	-	-	-	-
WATER - PASCO COUNTY UTILITIES	-	-	363	244	480	117	480	-
LANDSCAPING MAINTENANCE	199,259	172,485	249,693	253,598	260,000	134,369	260,000	-
LANDSCAPE REPLENISHMENT	16,163	56,582	16,882	20,789	20,000	4,500	30,000	10,000
IRRIGATION MAINTENANCE	15,981	5,198	10,360	8,027	12,000	10,961	22,000	10,000
RUST PREVENTION	13,090	7,140	9,000	14,300	15,600	7,800	15,600	-
ENVIRONMENTAL MITIGATION & MAINT.	2,500	4,050	-	2,500	5,000	1,550	5,000	-
POND MAINTENANCE	7,733	8,836	8,976	9,476	9,822	4,488	9,822	-
RETENTION POND MOWING	7,832	-	-	-	-	-	-	-
STORMWATER DRAIN & MAINTENANCE	4,564	-	-	-	-	-	-	-
NPDES MONITORING	3,150	-	-	-	-	-	-	-
BRIDGE MAINTENANCE	6,600	-	-	-	5,000	-	5,000	-
EROSION CONTROL	-	-	-	-	5,000	-	5,000	-
COMPREHENSIVE FIELD TECH SERVICES	16,832	28,613	20,712	15,444	15,444	7,721	17,000	1,556
STREET SWEEP	9,463	7,938	-	-	-	-	-	-
CONTINGENCY & UNBUDGETED	-	3,156	87,513	1,716	25,000	5,004	25,000	-
SECURITY - OTHER	2,092	-	3,600	-	21,600	16,284	54,434	32,834
CAPITAL OUTLAY & MISC. CONSTRUCTION	119,720	3,220	-	-	-	-	-	-
HOLIDAY LIGHTING	-	5,900	5,900	5,203	15,000	15,000	15,000	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>\$ 506,909</b>	<b>\$ 402,751</b>	<b>\$ 542,406</b>	<b>\$ 449,415</b>	<b>\$ 541,602</b>	<b>\$ 270,304</b>	<b>\$ 595,992</b>	<b>\$ 54,390</b>

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**FY 2022 PROPOSED BUDGET GENERAL FUND (O&M)**

	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ACTUAL</b>	<b>FY 2021 ADOPTED</b>	<b>FY 2021 YTD- MAR</b>	<b>FY 2022 PROPOSED</b>	<b>VARIANCE 2021-2022</b>
<b>COMMUNITY AMENITIES MAINTENANCE</b>								
POOL SERVICE CONTRACT	\$ 7,260	\$ 6,655	\$ 17,940	\$ 17,940	\$ 20,440	\$ 8,970	\$ 20,440	\$ -
POOL MAINTENANCE & REPAIRS	8,919	4,509	-	-	2,500	-	2,500	-
SECURITY CAMERA MONITORING	3,600	3,600	-	3,300	3,600	259	3,600	-
SECURITY KEY FOBS AND ACCESS CARD	2,704	-	-	-	1,500	-	1,500	-
SPLASH PAD MAINTENANCE	-	1,485	-	-	2,000	-	2,000	-
POOL PERMIT	570	425	425	450	425	-	425	-
AMENITY MANAGEMENT	-	3,000	4,500	4,500	4,500	2,250	5,000	500
AMENITY CENTER PRESSURE WASH	-	-	-	-	5,250	1,350	5,250	-
AMENITY CENTER CLEANING & MAINT.	13,756	11,400	11,400	11,861	7,800	5,018	9,800	2,000
AMENITY CENTER INTERNET	2,051	2,091	2,090	2,103	2,160	1,176	2,200	40
AMENITY CENTER ELECTRICITY	10,539	10,473	9,065	8,183	10,500	4,806	10,500	-
AMENITY CENTER WATER	11,759	11,320	10,215	9,079	10,500	5,802	10,500	-
AMENITY CENTER PEST CONTROL	636	688	1,320	1,440	1,440	480	1,440	-
PET WASTE REMOVAL	2,958	2,400	5,338	5,338	5,340	2,224	5,340	-
REFUSE SERVICE	-	1,230	1,222	1,138	1,222	2,193	1,222	-
LANDSCAPE MAINTENANCE REPLACEMENT	-	-	5,184	2,944	5,000	-	5,000	-
SPLASH ZONE MAINTENANCE	2,490	612	-	-	-	-	-	-
MISC. AMENITY CENTER REPAIRS & MAINT.	3,563	5,212	18,445	10,726	10,000	3,875	10,000	-
AMENITY CONTINGENCY	-	8,300	60,358	4,019	10,000	-	10,000	-
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>\$ 70,804</b>	<b>\$ 73,400</b>	<b>\$ 147,501</b>	<b>\$ 83,023</b>	<b>\$ 104,177</b>	<b>\$ 38,404</b>	<b>\$ 106,717</b>	<b>\$ 2,540</b>
<b>OTHER EXPENDITURES</b>								
UNBUDGETED EXPENDITURES	\$ -	\$ -	\$ -	\$ 541	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER EXPENDITURES</b>				<b>\$ 541</b>				
<b>RESERVES</b>								
INCREASE IN OPERATING RESERVE		\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
<b>TOTAL RESERVES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>717,266</b>	<b>661,443</b>	<b>826,358</b>	<b>671,740</b>	<b>830,277</b>	<b>387,589</b>	<b>872,333</b>	<b>42,056</b>
<b>CONSTRUCTION EXPENDITURES (TRANSFER-OUT)</b>		<b>(88,202)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>7,237</b>	<b>(10,761)</b>	<b>34,146</b>	<b>132,342</b>	<b>-</b>			<b>-</b>
FUND BALANCE - BEGINNING			(2,016)	32,130	164,471		204,471	-
FUND BALANCE BUDGETED INCREASE	38,872	8,745	-	-	40,000	-	40,000	-
<b>FUND BALANCE - ENDING</b>	<b>46,108</b>	<b>(2,016)</b>	<b>32,130</b>	<b>164,471</b>	<b>204,471</b>	<b>-</b>	<b>244,471</b>	<b>-</b>

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

**1. ERU Assignment, Ranking and Calculation**

Lot Width	Units	ERU	Total ERU	% ERU
45'	144	0.90	129.60	18.54%
55'	201	1.10	221.10	31.63%
65'	171	1.30	222.30	31.80%
75'	84	1.50	126.00	18.03%
<b>Total</b>	<b>600</b>		<b>699.00</b>	<b>100.00%</b>

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

AR = TOTAL EXPENDITURES - NET:	\$ 872,333	
Plus: Early Payment Discount (4.0%)	\$ 37,121	
Plus: County Collection Charges (2.0%)	\$ 18,560	
<b>Total Expenditures - GROSS</b>	<b>\$ 928,014</b>	[a]
Total ERU:	699.00	[b]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,327.63</b>	[a] / [b]
Total AR / ERU - NET:	1,247.97	

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

Lot Width	Units	ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
45'	144	0.90	\$1,123	\$1,195	\$172,061
55'	201	1.10	\$1,373	\$1,460	\$293,538
65'	171	1.30	\$1,622	\$1,726	\$295,132
75'	84	1.50	\$1,872	\$1,991	\$167,282
<b>Total</b>	<b>600</b>				<b>\$928,014</b>

**4. FY 2021 Allocation of AR (as if all On-Roll)**

Lot Width	Units	ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
45'	144	0.90	\$1,069	\$1,137	\$163,757
55'	201	1.10	\$1,307	\$1,390	\$279,390
65'	171	1.30	\$1,544	\$1,643	\$280,953
75'	84	1.50	\$1,782	\$1,895	\$159,220
<b>Total</b>	<b>600</b>				<b>\$883,320</b>

**5. CHANGE in Assessments FY 2022 vs FY 2021**

Lot Width	Units	Increase	% Increase	Amnt/mo.
45'	144	\$58	5.07%	\$4.81
55'	201	\$70	5.06%	\$5.87
65'	171	\$83	5.05%	\$6.91
75'	84	\$96	5.06%	\$8.00

**STATEMENT 3  
UNION PARK - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>				
SUPERVISORS COMPENSATION	NA	12,000		Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	NA	918		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL FEES	NA	685		Approximately \$54 per payroll and 1x yearly fee of \$25
SUPERVISOR TRAVEL PER DIEM	NA	300		Reimbursement to Board Supervisors for travel to District Meetings
MANAGEMENT CONSULTING SRVS	DPFG	34,000		The District receives Management & Accounting services as part of the District Management agreement
CONSTRUCTION ACCOUNTING	NA	-		Construction Accounting Service for Requisition Processing
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	-		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600		The District receives administrative services as part of the District Management agreement
BANK FEES	BANK UNITED	175		Fees associated with maintaining the District's bank accounts
MISCELLANEOUS		500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DEBARTELEMEO	3,600		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. <b>This District will need to go out for RFP for FY 2021 audit.</b>
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	30,980		Annual; for general liability, property and officer and director insurance. Confirmed amount with EGIS
MASS MAILING				Mailings to Residents
REGULATORY & PERMIT FEES		175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA PUBLISHING	1,500		The District is required to advertise various notices for monthly Board meetings, RFP for Auditor, and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	7,500		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY & ROBIN	12,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
PERFORMANCE & WARRANTY BOND PREMIUM	DPFG	-		
PROPERTY APPRAISER		150		Collection fees - annual fees paid in April/May of each year.
PROPERTY TAX - 32885 NATURAL BRIDGE ROAD		145		32885 Natural Bridge Rd Stormwater Taxes
MEETING ROOM RENTAL	RESIDENCE INN	1,440		\$180 each for 8 meetings
WEBSITE HOSTING	CAMPUS SUITE	2,015		ADA Compliant website and the remediation of 750 pages of documents for ADA compliance. Includes an additional \$500 for DPFG to maintain content and upload management
<b>EXPENDITURES DEBT ADMINISTRATION:</b>				
DISSEMINATION AGENT	DPFG	5,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Reports are filed in October of each year.
TRUSTEE FEES	US BANK	10,991		Confirm amount with Trustee to maintain the District's bond funds for Series 2013, Series 2015 and Series 2016
ARBITRAGE		1,950		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. Series 2013, Series 2015 and Series 2016. Report is scheduled for August of each year
BUDGET FUNDING AGREEMENT		-		
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				
STREETPOLE LIGHTING	TECO AND WITHLACOCHEE	127,956		Phase 1A - \$250 for 7 poles, Union Park Blvd - \$1,900 for 41 poles, Phase 1B - \$900 for 25 poles, Phase 2A - \$1,600 for 43 poles, Phase 2B \$1,350 for 37 poles, Phase 4A - \$3,250 for 83 poles (an increase of 42 poles over PY), and Withlacoochee for 105 poles \$308 and 23 additional poles at \$1,105 monthly. Total average about \$10,663 per month for all Phases
ELECTRICITY (IRRIGATION & POND PUMPS)	PASCO COUNTY	3,700		Electric utilities to maintain irrigation system & pond pumps. There are two meters: 1688 Union Park Blvd and 1685 Tallulah Terrace
WATER RECLAIMED FROM THE WELL		-		Reclaimed and potable
WATER - PASCO COUNTY UTILITIES	PASCO COUNTY	480		Total of 2 Meters. Meter 13459632 approximates \$10 monthly, and meter 13459633 approximates \$30 monthly
LANDSCAPING MAINTENANCE	BRIGHTVIEW	260,000	OM-UP-131	Brightview Base mgmt: \$172,485. Annual install of \$10,800, palm injections \$3,900, Palm Pruning \$4,008. Talimena Loop \$21,720 and Oldwoods Avenue is \$36,780. Plus \$10,307 for mulch or pine straw (Playground mulch bid \$9100)
LANDSCAPE REPLINISHMENT	BRIGHTVIEW	30,000		Landscape replenishment for items outside of the contract. (Pine bark mulch bid \$15,800)
IRRIGATION MAINTENANCE	BRIGHTVIEW	22,000		Miscellaneous repairs and maintenance (valves, controllers, line breaks, pump parts)

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
RUST PREVENTION	SUNCOAST	15,600	OM-UP-113	Provides rust inhibitor and monthly services of cleaning of rust from the property. Contract is for \$1,300 per month
ENVIRONMENTAL MITIGATION & MAINTENANCE	ECOLOGICAL CONSULTANTS	5,000	OM-UP-DPFG-109	Semi-Annual Monitoring-\$600 each; Mitigation Maintenance - \$950 each quarterly.
POND MAINTENANCE	SOLITUDE'	9,822	Pond Maint	Resource management program for waterway systems - \$748 for sites 1-12. 3yr contract 5/1/21 \$770/mo plus semi annual \$291 aerator maint.
RETENTION POND MOWING	BRIGHTVIEW	-		Now part of the Brightview contract
STORMWATER DRAIN & MAINTENANCE	GENESIS	-		Storm drain and wash out maintenance, repairs are as needed and vary
NPDES INSPECTION	GENESIS	-		
BRIDGE MAINTENANCE	MISC. AS NEEDED	5,000		general maintenance (estimate).
EROSION CONTROL	MISC. AS NEEDED	5,000		Need on going repair for ponds; assumes 1 - 2 ponds per year.
COMPREHENSIVE FIELD TECH SERVICES	DPFG FIELD SERVICES	17,000		Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board, including mileage for Field Service Tech
STREET SWEEP	GRIFFIN PARKING AND USA SERVICES	-		No longer required
CONTINGENCY		25,000		For unaccounted items not appropriated in other line items. Est \$10,000 road repairs, \$10,000 sidewalk/trip hazard repairs, \$5,000 other. As an example in FY 2019 \$66,000 was extended on wear deck on entrance and exit bridges
SECURITY - OTHER		54,434		Pasco County Deputy \$40/hr 45hrs /mo to patrol community
CAPITAL OUTLAY & MISC CONSTRUCTION		-		Common area enhancements (e.g. new aerators, electric and plumbing)
HOLIDAY LIGHTING		15,000		Holiday Lighting requested increase to include amenity center and front bridge and event cost.

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<b>AMENITY CENTER OPERATIONS</b>				
POOL SERVICE CONTRACT	SUNCOAST POOL SERVICES	20,440	OM-UP-DPFG-077	Clean pool 3 times a week per week October - April (\$1,495) and service 4 times per week May - September (\$1,995)
POOL MAINTENANCE & REPAIRS	SUNCOAST POOL SERVICES	2,500		Miscellaneous repairs and maintenance as needed; including key pads
SECURITY KEY PAD & POOL ACCESS	CSI	1,500		Key pad maintenance pool gate
SECURITY CAMERA MONITORING	CRITICAL INTERVENTION	3,600	OM-UP-002	Critical Intervention - security monitoring at clubhouse
SPALSH PAD REPAIRS	SUNCOAST POOL SERVICES	2,000		Splash pad feature repair (valves, animal features, etc).
POOL PERMIT		425		Statutory Requirement (pool & splash pad), Inspection usually performed in April or May of each year
AMENITY MANAGEMENT		5,000		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER PRESSURE WASH	OPEN WORKS	5,250		\$5,250 yearly (2 x month Mar - Nov, and 1 x month Dec - Feb).
AMENITY CENTER CLEANING & MAINTENANCE	OPEN WORKS	9,800		Janitorial Services (5 days per week) \$499/mo plus consumables (est \$150/mo). Added additional for deep cleans
AMENITY CENTER INTERNET	BRIGHTHOUSE	2,200		Internet for amenity center-\$180 monthly
AMENITY CENTER ELECTRICITY	TECO	10,500		Estimated at \$765 per month based on historical average
AMENITY CENTER WATER	PASCO COUNTY	10,500		32885 Natural Bridge Road - estimated at \$800 per month based on historical averages
AMENITY CENTER PEST CONTROL	EARTH TECH	1,440	OM-UP-DPFG-034	Pest Control Services - \$120 mo.
PET WASTE REMOVAL	POOP 911. UP-005	5,340	OM-UP-005-CO2	Increase in Pet Waste Services in December 2017, \$445 monthly until Dec. 2020.
REFUSE SERVICE		1,222	OM-UP-128	Waste Management Service is \$94 monthly for a 4 yard dumpster to be picked up 2x week. Included an additional \$94 for extra pickups
LANDSCAPE MAINTENANCE REPLACEMENT		5,000		Estimated for unanticipated landscape removal and/or replacement at amenities.
MISC AMENITY CENTER REPAIRS		10,000		Amenity facilities repairs and maint. including landscape, paver repair, cabinets repair and other general amenity maintenance items. Electrical, plumbing, etc
AMENITY CONTINGENCY		10,000		Maintenance and repairs of landing shelters, mail kiosk, tot lot, dog park, walkway exercise equipment, Zen garden, bird houses, etc.
OPERATING FUND CONTINGENCY		40,000		Need 2 months operating expenses to cover expenditures until receipt of tax assessments; covered with developer funding contributions in prior fiscal years.



**STATEMENT 4  
UNION PARK CDD  
DEBT SERVICE ASSESSMENTS**

	<b>SERIES 2013A- 1 BUDGET</b>	<b>SERIES 2015A- 1 BUDGET</b>	<b>SERIES 2016A- 1 BUDGET</b>	<b>TOTAL FY2022</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 276,177	\$ 106,715	\$ 300,000	\$ 682,892
LESS: DISCOUNT ASSESSMENTS (4%)	(11,047)	(4,269)	(12,000)	(27,316)
<b>TOTAL REVENUE</b>	<b>265,130</b>	<b>102,447</b>	<b>288,000</b>	<b>655,577</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	5,524	2,134	6,000	13,658
INTEREST EXPENSE				
05/01/22	103,250	37,500	101,028	241,778
11/01/22	103,250	37,500	101,028	241,778
PRINCIPAL RETIREMENT				
11/01/22	50,000	25,000	75,000	150,000
<b>TOTAL EXPENDITURES</b>	<b>262,024</b>	<b>102,134</b>	<b>283,056</b>	<b>647,214</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>3,106</b>	<b>312</b>	<b>4,944</b>	<b>8,362</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,106</b>	<b>\$ 312</b>	<b>\$ 4,944</b>	<b>\$ 8,362</b>

**Table 1. Allocation of Series 2013A-1 Maximum Annual Debt Service to Lots (Gross)**

<b>Lot Width</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>MADS</b>	<b>MADS/Lot</b>
55'	108	1.10	118.80	42.10%	116,264	\$1,077
65'	83	1.30	107.90	38.24%	105,597	\$1,272
75'	37	1.50	55.50	19.67%	54,315	\$1,468
<b>Total</b>	<b>228</b>		<b>282.20</b>	<b>100.00%</b>	<b>276,177</b>	

**Table 2. Allocation of Series 2015A-1 Maximum Annual Debt Service (MADS) to Lots (Gross)**

<b>Lot Width</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>MADS</b>	<b>MADS/Lot</b>
45'	57	0.90	51.30	46.98%	50,133	\$880
55'	16	1.10	17.60	16.12%	17,200	\$1,075
65'	16	1.30	20.80	19.05%	20,327	\$1,270
75'	13	1.50	19.50	17.86%	19,056	\$1,466
<b>Total</b>	<b>102</b>		<b>109.20</b>	<b>100.00%</b>	<b>106,715</b>	

**Table 3. Allocation of Series 2016A-1 Maximum Annual Debt Service (MADS) to Lots (Gross)**

<b>Lot Width</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>MADS</b>	<b>MADS/Lot</b>
45'	87	0.90	78.30	25.46%	76,365	\$878
55'	77	1.10	84.70	27.54%	82,607	\$1,073
65'	72	1.30	93.60	30.43%	91,287	\$1,268
75'	34	1.50	51.00	16.58%	49,740	\$1,463
<b>Total</b>	<b>270</b>		<b>307.60</b>	<b>100.00%</b>	<b>300,000</b>	

**STATEMENT 5**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
7/30/2013						3,070,000
11/1/2013	-	7.375%	57,232	57,232	57,232	3,070,000
5/1/2014		7.375%	113,206	113,206		3,070,000
11/1/2014	-	7.375%	113,206	113,206	226,413	3,070,000
5/1/2015		7.375%	113,206	113,206		3,070,000
11/1/2015	30,000	7.375%	113,206	143,206	256,413	3,040,000
5/1/2016		7.375%	112,100	112,100		3,040,000
11/1/2016	35,000	7.375%	112,100	147,100	259,200	3,005,000
5/1/2017		7.375%	110,809	110,809		3,005,000
11/1/2017	35,000	7.375%	110,809	145,809	256,619	2,970,000
5/1/2018		7.375%	109,518.75	109,519		2,970,000
11/1/2018	40,000	7.375%	109,519	149,519	259,038	2,930,000
5/1/2019		7.375%	108,044	108,044		2,930,000
11/1/2019	40,000	7.375%	108,044	148,044	256,088	2,890,000
5/1/2020		7.375%	106,569	106,569		2,890,000
11/1/2020	45,000	7.375%	106,569	151,569	258,138	2,845,000
5/1/2021		7.375%	104,909	104,909		2,845,000
11/1/2021	45,000	7.375%	104,909	149,909	254,819	2,800,000
5/1/2022		7.375%	103,250	103,250		2,800,000
11/1/2022	50,000	7.375%	103,250	153,250	256,500	2,750,000
5/1/2023		7.375%	101,406	101,406		2,750,000
11/1/2023	55,000	7.375%	101,406	156,406	257,813	2,695,000
5/1/2024		7.375%	99,378	99,378		2,695,000
11/1/2024	60,000	7.375%	99,378	159,378	258,756	2,635,000
5/1/2025		7.375%	97,166	97,166		2,635,000
11/1/2025	60,000	7.375%	97,166	157,166	254,331	2,575,000
5/1/2026		7.375%	94,953	94,953		2,575,000
11/1/2026	65,000	7.375%	94,953	159,953	254,906	2,510,000
5/1/2027		7.375%	92,556	92,556		2,510,000
11/1/2027	70,000	7.375%	92,556	162,556	255,113	2,440,000
5/1/2028		7.375%	89,975	89,975		2,440,000
11/1/2028	75,000	7.375%	89,975	164,975	254,950	2,365,000
5/1/2029		7.375%	87,209	87,209		2,365,000
11/1/2029	80,000	7.375%	87,209	167,209	254,419	2,285,000
5/1/2030		7.375%	84,259	84,259		2,285,000
11/1/2030	90,000	7.375%	84,259	174,259	258,519	2,195,000
5/1/2031		7.375%	80,941	80,941		2,195,000

**STATEMENT 5**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
11/1/2031	95,000	7.375%	80,941	175,941	256,881	2,100,000
5/1/2032		7.375%	77,438	77,438		2,100,000
11/1/2032	100,000	7.375%	77,438	177,438	254,875	2,000,000
5/1/2033		7.375%	73,750	73,750		2,000,000
11/1/2033	110,000	7.375%	73,750	183,750	257,500	1,890,000
5/1/2034		7.375%	69,694	69,694		1,890,000
11/1/2034	115,000	7.375%	69,694	184,694	254,388	1,775,000
5/1/2035		7.375%	65,453	65,453		1,775,000
11/1/2035	125,000	7.375%	65,453	190,453	255,906	1,650,000
5/1/2036		7.375%	60,844	60,844		1,650,000
11/1/2036	135,000	7.375%	60,844	195,844	256,688	1,515,000
5/1/2037		7.375%	55,866	55,866		1,515,000
11/1/2037	145,000	7.375%	55,866	200,866	256,731	1,370,000
5/1/2038		7.375%	50,519	50,519		1,370,000
11/1/2038	155,000	7.375%	50,519	205,519	256,038	1,215,000
5/1/2039		7.375%	44,803	44,803		1,215,000
11/1/2039	170,000	7.375%	44,803	214,803	259,606	1,045,000
5/1/2040		7.375%	38,534	38,534		1,045,000
11/1/2040	180,000	7.375%	38,534	218,534	257,069	865,000
5/1/2041		7.375%	31,897	31,897		865,000
11/1/2041	195,000	7.375%	31,897	226,897	258,794	670,000
5/1/2042		7.375%	24,706	24,706		670,000
11/1/2042	205,000	7.375%	24,706	229,706	254,413	465,000
5/1/2043		7.375%	17,147	17,147		465,000
11/1/2043	225,000	7.375%	17,147	242,147	259,294	240,000
5/1/2044		7.375%	8,850	8,850		240,000
11/1/2044	240,000	7.375%	8,850	248,850	257,700	-
5/1/2045				-		
<b>Total</b>	<b>\$ 3,070,000</b>		<b>\$ 4,915,145</b>	<b>\$ 7,985,145</b>	<b>\$ 7,985,145</b>	

**Footnote:**

Max annual ds: 259,606

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

**STATEMENT 6**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2015A-1**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
7/30/2014						1,310,000
11/1/2014	-	6.250%	-	-	-	1,310,000
5/1/2015		6.250%	6,937	6,937		1,310,000
11/1/2015	-	6.250%	6,937	6,937	13,874	1,310,000
5/1/2016		6.250%	40,938	40,938		1,310,000
11/1/2016	15,000	6.250%	40,938	55,938	96,875	1,295,000
5/1/2017		6.250%	40,469	40,469		1,295,000
11/1/2017	15,000	6.250%	40,469	55,469	95,938	1,280,000
5/1/2018		6.250%	40,000	40,000		1,280,000
11/1/2018	20,000	6.250%	40,000	60,000	100,000	1,260,000
5/1/2019		6.250%	39,375	39,375		1,260,000
11/1/2019	20,000	6.250%	39,375	59,375	98,750	1,240,000
5/1/2020		6.250%	38,750	38,750		1,240,000
11/1/2020	20,000	6.250%	38,750	58,750	97,500	1,220,000
5/1/2021		6.250%	38,125	38,125		1,220,000
11/1/2021	20,000	6.250%	38,125	58,125	96,250	1,200,000
5/1/2022		6.250%	37,500	37,500		1,200,000
11/1/2022	25,000	6.250%	37,500	62,500	100,000	1,175,000
5/1/2023		6.250%	36,719	36,719		1,175,000
11/1/2023	25,000	6.250%	36,719	61,719	98,438	1,150,000
5/1/2024		6.250%	35,938	35,938		1,150,000
11/1/2024	25,000	6.250%	35,938	60,938	96,875	1,125,000
5/1/2025		6.250%	35,156	35,156		1,125,000
11/1/2025	30,000	6.250%	35,156	65,156	100,313	1,095,000
5/1/2026		6.250%	34,219	34,219		1,095,000
11/1/2026	30,000	6.250%	34,219	64,219	98,438	1,065,000
5/1/2027		6.250%	33,281	33,281		1,065,000
11/1/2027	30,000	6.250%	33,281	63,281	96,563	1,035,000
5/1/2028		6.250%	32,344	32,344		1,035,000
11/1/2028	35,000	6.250%	32,344	67,344	99,688	1,000,000
5/1/2029		6.250%	31,250	31,250		1,000,000
11/1/2029	35,000	6.250%	31,250	66,250	97,500	965,000
5/1/2030		6.250%	30,156	30,156		965,000
11/1/2030	35,000	6.250%	30,156	65,156	95,312	930,000
5/1/2031		6.250%	29,063	29,063		930,000
11/1/2031	40,000	6.250%	29,063	69,063	98,125	890,000
5/1/2032		6.250%	27,813	27,813		890,000

**STATEMENT 6**  
**UNION PARK CDD**  
**\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2015A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
11/1/2032	40,000	6.250%	27,813	67,813	95,625	850,000
5/1/2033		6.250%	26,563	26,563		850,000
11/1/2033	45,000	6.250%	26,563	71,563	98,125	805,000
5/1/2034		6.250%	25,156	25,156		805,000
11/1/2034	45,000	6.250%	25,156	70,156	95,313	760,000
5/1/2035		6.250%	23,750	23,750		760,000
11/1/2035	50,000	6.250%	23,750	73,750	97,500	710,000
5/1/2036		6.250%	22,188	22,188		710,000
11/1/2036	55,000	6.250%	22,188	77,188	99,375	655,000
5/1/2037		6.250%	20,469	20,469		655,000
11/1/2037	55,000	6.250%	20,469	75,469	95,938	600,000
5/1/2038		6.250%	18,750	18,750		600,000
11/1/2038	60,000	6.250%	18,750	78,750	97,500	540,000
5/1/2039		6.250%	16,875	16,875		540,000
11/1/2039	65,000	6.250%	16,875	81,875	98,750	475,000
5/1/2040		6.250%	14,844	14,844		475,000
11/1/2040	70,000	6.250%	14,844	84,844	99,688	405,000
5/1/2041		6.250%	12,656	12,656		405,000
11/1/2041	75,000	6.250%	12,656	87,656	100,313	330,000
5/1/2042		6.250%	10,313	10,313		330,000
11/1/2042	75,000	6.250%	10,313	85,313	95,625	255,000
5/1/2043		6.250%	7,969	7,969		255,000
11/1/2043	80,000	6.250%	7,969	87,969	95,938	175,000
5/1/2044		6.250%	5,469	5,469		175,000
11/1/2044	85,000	6.250%	5,469	90,469	95,938	90,000
5/1/2045		6.250%	2,813	2,813		90,000
11/1/2045	90,000	6.250%	2,813	92,813	95,625	-
5/1/2046				-		
<b>Total</b>	<b>\$ 1,310,000</b>		<b>\$ 1,631,687</b>	<b>\$ 2,941,687</b>	<b>\$ 2,941,687</b>	

maximum annual debt service      100,313

**STATEMENT 7**  
**UNION PARK CDD**  
**\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1**  
**Bond Debt Service**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
4/26/2016						4,120,000
11/1/2016	-	3.750%	110,868	110,868	110,868	4,120,000
5/1/2017		3.750%	107,872	107,872		4,120,000
11/1/2017	65,000	3.750%	107,872	172,872	280,744	4,055,000
5/1/2018		3.750%	106,653.13	106,653		4,055,000
11/1/2018	65,000	3.750%	106,653	171,653	278,306	3,990,000
5/1/2019		3.750%	105,434	105,434		3,990,000
11/1/2019	70,000	3.750%	105,434	175,434	280,869	3,920,000
5/1/2020		3.750%	104,122	104,122		3,920,000
11/1/2020	70,000	3.750%	104,122	174,122	278,244	3,850,000
5/1/2021		4.750%	102,809	102,809		3,850,000
11/1/2021	75,000	4.750%	102,809	177,809	280,619	3,775,000
5/1/2022		4.750%	101,028	101,028		3,775,000
11/1/2022	75,000	4.750%	101,028	176,028	277,056	3,700,000
5/1/2023		4.750%	99,247	99,247		3,700,000
11/1/2023	80,000	4.750%	99,247	179,247	278,494	3,620,000
5/1/2024		4.750%	97,347	97,347		3,620,000
11/1/2024	85,000	4.750%	97,347	182,347	279,694	3,535,000
5/1/2025		4.750%	95,328	95,328		3,535,000
11/1/2025	90,000	4.750%	95,328	185,328	280,656	3,445,000
5/1/2026		4.750%	93,191	93,191		3,445,000
11/1/2026	95,000	4.750%	93,191	188,191	281,381	3,350,000
5/1/2027		4.750%	90,934	90,934		3,350,000
11/1/2027	100,000	4.750%	90,934	190,934	281,869	3,250,000
5/1/2028		5.375%	88,559	88,559		3,250,000
11/1/2028	100,000	5.375%	88,559	188,559	277,119	3,150,000
5/1/2029		5.375%	85,872	85,872		3,150,000
11/1/2029	105,000	5.375%	85,872	190,872	276,744	3,045,000
5/1/2030		5.375%	83,050	83,050		3,045,000
11/1/2030	115,000	5.375%	83,050	198,050	281,100	2,930,000
5/1/2031		5.375%	79,959	79,959		2,930,000
11/1/2031	120,000	5.375%	79,959	199,959	279,919	2,810,000
5/1/2032		5.375%	76,734	76,734		2,810,000
11/1/2032	125,000	5.375%	76,734	201,734	278,469	2,685,000
5/1/2033		5.375%	73,375	73,375		2,685,000
11/1/2033	135,000	5.375%	73,375	208,375	281,750	2,550,000
5/1/2034		5.375%	69,747	69,747		2,550,000

**STATEMENT 7**  
**UNION PARK CDD**  
**\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1**  
**Bond Debt Service**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
11/1/2034	140,000	5.375%	69,747	209,747	279,494	2,410,000
5/1/2035		5.375%	65,984	65,984		2,410,000
11/1/2035	145,000	5.375%	65,984	210,984	276,969	2,265,000
5/1/2036		5.375%	62,088	62,088		2,265,000
11/1/2036	155,000	5.375%	62,088	217,088	279,175	2,110,000
5/1/2037		5.375%	57,922	57,922		2,110,000
11/1/2037	165,000	5.375%	57,922	222,922	280,844	1,945,000
5/1/2038		5.500%	53,488	53,488		1,945,000
11/1/2038	175,000	5.500%	53,488	228,488	281,975	1,770,000
5/1/2039		5.500%	48,675	48,675		1,770,000
11/1/2039	180,000	5.500%	48,675	228,675	277,350	1,590,000
5/1/2040		5.500%	43,725	43,725		1,590,000
11/1/2040	190,000	5.500%	43,725	233,725	277,450	1,400,000
5/1/2041		5.500%	38,500	38,500		1,400,000
11/1/2041	205,000	5.500%	38,500	243,500	282,000	1,195,000
5/1/2042		5.500%	32,863	32,863		1,195,000
11/1/2042	215,000	5.500%	32,863	247,863	280,725	980,000
5/1/2043		5.500%	26,950	26,950		980,000
11/1/2043	225,000	5.500%	26,950	251,950	278,900	755,000
5/1/2044		5.500%	20,763	20,763		755,000
11/1/2044	240,000	5.500%	20,763	260,763	281,525	515,000
5/1/2045		5.500%	14,163	14,163		515,000
11/1/2045	250,000	5.500%	14,163	264,163	278,325	265,000
5/1/2046		5.500%	7,288	7,288		265,000
11/1/2046	265,000	5.500%	7,288	272,288	279,575	-
5/1/2047		5.500%	-	-		-
<b>Total</b>	<b>\$ 4,120,000</b>		<b>\$ 4,378,206</b>	<b>\$ 8,498,206</b>	<b>\$ 8,498,206</b>	

maximum annual debt service      282,000