

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

| | FY 2022 ACTUAL THROUGH 3/31/2022 | FY 2022 PROJECTED THROUGH 9/30/2022 | FY 2022 ACTUAL & PROJECTED TOTAL | FY 2022 ADOPTED | FY 2023 PROPOSED | VARIANCE 2021-2022 |
|--|---|--|---|----------------------------|-----------------------------|-------------------------------|
| REVENUE | | | | | | |
| SPECIAL ASSESSMENTS - ON ROLL (NET) | \$ 856,726 | \$ 15,607 | \$ 872,333 | \$ 872,333 | \$ 988,643 | \$ 116,310 |
| DEVELOPER FUNDING | 1,600 | | 1,600 | - | - | - |
| FUND BALANCE FORWARD | | | - | - | - | - |
| MISCELLANEOUS REVENUE | 488 | | 488 | - | - | - |
| RENTAL | | | - | - | - | - |
| INTEREST | | | - | - | - | - |
| DEFICIT FUNDING | | | - | - | - | - |
| TOTAL REVENUE | 858,814 | 15,607 | 874,421 | 872,333 | 988,643 | 116,310 |
| EXPENDITURES | | | | | | |
| GENERAL ADMINISTRATIVE | | | | | | |
| SUPERVISORS COMPENSATION | 3,000 | 9,000 | 12,000 | 12,000 | 12,000 | - |
| PAYROLL TAXES | 230 | 689 | 918 | 918 | 918 | - |
| PAYROLL SERVICES | 200 | 485 | 685 | 685 | 685 | - |
| SUPERVISOR TRAVEL PER DIEM | - | 300 | 300 | 300 | 300 | - |
| MANAGEMENT CONSULTING SERVICES | 14,167 | 19,833 | 34,000 | 34,000 | 34,000 | - |
| CONSTRUCTION ACCOUNTING SERVICES | - | - | - | - | - | - |
| PLANNING, COORDINATING & CONTRACT SRVCS | - | - | - | - | - | - |
| ADMINISTRATIVE SERVICES | 1,500 | 2,100 | 3,600 | 3,600 | 3,600 | - |
| BANK FEES | - | 175 | 175 | 175 | 175 | - |
| MISCELLANEOUS | 26 | 474 | 500 | 500 | 500 | - |
| AUDITING SERVICES | - | 3,600 | 3,600 | 3,600 | 5,000 | 1,400 |
| INSURANCE (Liability, Property & Casualty) | 13,188 | 17,792 | 30,980 | 30,980 | 30,980 | - |
| MASS MAILING | - | - | - | - | - | - |
| REGULATORY AND PERMIT FEES | 175 | - | 175 | 175 | 175 | - |
| LEGAL ADVERTISEMENTS | 190 | 1,310 | 1,500 | 1,500 | 1,500 | - |
| ENGINEERING SERVICES | 570 | 6,930 | 7,500 | 7,500 | 7,500 | - |
| LEGAL SERVICES | 9,134 | 2,866 | 12,000 | 12,000 | 15,000 | 3,000 |
| PERFORMANCE & WARRANTY BOND PREMIUM | - | - | - | - | - | - |
| PROPERTY APPRAISER | - | 150 | 150 | 150 | 150 | - |
| PROPERTY TAX - 32885 NATURAL BRIDGE ROAD | - | 145 | 145 | 145 | 145 | - |
| MEETING ROOM RENTAL | 1,285 | 155 | 1,440 | 1,440 | 2,500 | 1,060 |
| WEBSITE HOSTING | 1,723 | 292 | 2,015 | 2,015 | 2,015 | - |
| TOTAL GENERAL ADMINISTRATIVE | 45,387 | 66,296 | 111,683 | 111,683 | 117,143 | 5,460 |

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GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

| | FY 2022 ACTUAL THROUGH 3/31/2022 | FY 2022 PROJECTED THROUGH 9/30/2022 | FY 2022 ACTUAL & PROJECTED TOTAL | FY 2022 ADOPTED | FY 2023 PROPOSED | VARIANCE 2021-2022 |
|---|---|--|---|----------------------------|-----------------------------|-------------------------------|
| 37 DEBT ADMINISTRATION: | | | | | | |
| 38 DISSEMINATION AGENT | 5,417 | | 5,417 | 5,000 | 5,000 | - |
| 39 TRUSTEE FEES | 9,463 | 1,528 | 10,991 | 10,991 | 10,991 | - |
| 40 ARBITRAGE | - | 1,950 | 1,950 | 1,950 | 1,950 | - |
| 41 BUDGET FUNDING AGREEMENT | - | - | - | - | - | - |
| 42 TOTAL DEBT ADMINISTRATION | 14,880 | 3,478 | 18,358 | 17,941 | 17,941 | - |
| 43 | | | | | | |
| 44 PHYSICAL ENVIRONMENT EXPENDITURES: | | | | | | |
| 45 STREETPOLE LIGHTING | 59,174 | 68,782 | 127,956 | 127,956 | 127,956 | - |
| 46 ELECTRICITY (IRRIGATION & POND PUMPS) | - | 3,700 | 3,700 | 3,700 | 3,700 | - |
| 47 WATER - RECLAIMED (Purchase well water) | - | - | - | - | - | - |
| 48 WATER - PASCO COUNTY UTILITIES | - | 480 | 480 | 480 | 480 | - |
| 49 LANDSCAPING MAINTENANCE | 100,437 | 159,563 | 260,000 | 260,000 | 260,000 | - |
| 50 LANDSCAPE REPLENISHMENT | 1,575 | 28,425 | 30,000 | 30,000 | 30,000 | - |
| 51 IRRIGATION MAINTENANCE | 9,360 | 12,640 | 22,000 | 22,000 | 22,000 | - |
| 52 RUST PREVENTION | 6,565 | 9,035 | 15,600 | 15,600 | 17,000 | 1,400 |
| 53 ENVIRONMENTAL MITIGATION & MAINT. | - | 5,000 | 5,000 | 5,000 | 5,000 | - |
| 54 POND MAINTENANCE | 3,850 | 5,972 | 9,822 | 9,822 | 14,822 | 5,000 |
| 55 RETENTION POND MOWING | - | - | - | - | - | - |
| 56 STORMWATER DRAIN & MAINTENANCE | - | - | - | - | - | - |
| 57 NPDES MONITORING | - | - | - | - | - | - |
| 58 BRIDGE MAINTENANCE | - | 5,000 | 5,000 | 5,000 | 5,000 | - |
| 59 EROSION CONTROL | - | 5,000 | 5,000 | 5,000 | 5,000 | - |
| 60 COMPREHENSIVE FIELD TECH SERVICES | 5,674 | 11,326 | 17,000 | 17,000 | 17,000 | - |
| 61 STREET SWEEP | - | - | - | - | - | - |
| 62 CONTINGENCY & UNBUDGETED | - | 25,000 | 25,000 | 25,000 | 25,000 | - |
| 63 SECURITY - OTHER | 12,804 | 41,630 | 54,434 | 54,434 | 54,434 | - |
| 64 CAPITAL OUTLAY & MISC. CONSTRUCTION | - | - | - | - | - | - |
| 65 HOLIDAY LIGHTING | 12,600 | 2,400 | 15,000 | 15,000 | 17,000 | 2,000 |
| 66 ELECTRICAL ASSESSMENT & REPAIRS | - | - | - | - | 10,000 | 10,000 |
| 67 TOTAL PHYSICAL ENVIRONMENT EXPENDITURES | 212,039 | 383,953 | 595,992 | 595,992 | 614,392 | 18,400 |
| 68 | | | | | | |
| 69 COMMUNITY AMENITIES MAINTENANCE | | | | | | |
| 70 POOL SERVICE CONTRACT | 11,700 | 11,700 | 23,400 | 20,440 | 20,440 | - |
| 71 POOL MAINTENANCE & REPAIRS | 4,435 | 4,435 | 8,870 | 2,500 | 2,500 | - |
| 72 SECURITY CAMERA MONITORING | 4,086 | 4,086 | 8,172 | 3,600 | 3,600 | - |
| 73 SECURITY KEY FOBS AND ACCESS CARD | - | 1,500 | 1,500 | 1,500 | 1,500 | - |

UNION PARK CDD
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|-----|---|--|---|----------------------------|-----------------------------|-------------------------------|
| 74 | SPLASH PAD MAINTENANCE | - | 2,000 | 2,000 | 2,000 | - |
| 75 | POOL PERMIT | - | 425 | 425 | 425 | - |
| 76 | AMENITY MANAGEMENT | - | 5,000 | 5,000 | 5,000 | - |
| 77 | AMENITY FURNITURE REPAIR & REPLACEMENT | - | - | - | 20,000 | 20,000 |
| 78 | AMENITY CENTER PRESSURE WASH | - | 5,250 | 5,250 | 5,250 | - |
| 79 | AMENITY CENTER CLEANING & MAINT. | 3,440 | 6,360 | 9,800 | 12,250 | 2,450 |
| 80 | AMENITY CENTER INTERNET | 413 | 1,787 | 2,200 | 2,200 | - |
| 81 | AMENITY CENTER ELECTRICITY | 888 | 9,612 | 10,500 | 10,500 | - |
| 82 | AMENITY CENTER WATER | 8,332 | 8,332 | 16,663 | 10,500 | - |
| 83 | AMENITY CENTER PEST CONTROL | - | 1,440 | 1,440 | 1,440 | - |
| 84 | PET WASTE REMOVAL | 2,126 | 3,214 | 5,340 | 5,340 | - |
| 85 | REFUSE SERVICE | 880 | 342 | 1,222 | 1,222 | - |
| 86 | LANDSCAPE MAINTENANCE REPLACEMENT | - | 5,000 | 5,000 | 5,000 | - |
| 87 | SPLASH ZONE MAINTENANCE | - | - | - | - | - |
| 88 | MISC. AMENITY CENTER REPAIRS & MAINT. | 1,856 | 8,144 | 10,000 | 10,000 | - |
| 89 | OFF-DUTY POLICE OFFICER | - | - | - | 70,000 | 70,000 |
| 90 | AMENITY CONTINGENCY | 200 | 9,800 | 10,000 | 50,000 | 40,000 |
| 91 | TOTAL AMENITY CENTER OPERATIONS | 38,356 | 88,426 | 126,782 | 239,167 | 132,450 |
| 92 | | | | | | |
| 93 | RESERVES | | | | | |
| 94 | INCREASE IN OPERATING RESERVE | | 40,000 | 40,000 | - | (40,000) |
| 95 | TOTAL RESERVES | - | 40,000 | 40,000 | - | (40,000) |
| 96 | | | | | | |
| 97 | TOTAL EXPENDITURES | 310,662 | 582,153 | 892,815 | 988,643 | 116,310 |
| 98 | | | | | | |
| 99 | EXCESS OF REVENUE OVER (UNDER) EXPEND. | 548,152 | (566,546) | (18,394) | - | - |
| 100 | | | | | | |
| 101 | FUND BALANCE | | | | | |
| 102 | FUND BALANCE - BEGINNING | | | 44,395 | 84,395 | 40,000 |
| 103 | FUND BALANCE BUDGETED INCREASE | | | 40,000 | - | (40,000) |
| 104 | TRANSFER OUT OF GF INTO CRF | | | - | (84,395) | (84,395) |
| 105 | FUND BALANCE - ENDING | | | 84,395 | - | (84,395) |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

| | FY 2023 PROPOSED |
|--|-----------------------------|
| 1 REVENUES | |
| 2 SPECIAL ASSESSMENTS - ON ROLL (NET) | \$ 40,000 |
| 3 TRANSFER IN FROM GENERAL FUND | - |
| 4 TOTAL REVENUES | 40,000 |
| 5 | |
| 6 EXPENDITURES | |
| 7 INCREASE IN CAPITAL RESERVE FUND | 40,000 |
| 8 TOTAL EXPENDITURES | 40,000 |
| 9 | |
| 10 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | - |
| 11 | |
| 12 OTHER FINANCING SOURCES & USES | |
| 13 TRANSFER IN FROM GENERAL FUND | 84,395 |
| 14 TOTAL OTHER FINANCING SOURCES & USES | 84,395 |
| 15 | |
| 16 | |
| 17 NET CHANGE IN FUND BALANCE | 124,395 |
| 18 | |
| 19 FUND BALANCE | |
| 20 FUND BALANCE - BEGINNING | - |
| 21 NET CHANGE IN FUND BALANCE | 124,395 |
| 22 FUND BALANCE - ENDING | \$ 124,395 |
| 23 | |
| 24 ANALYSIS OF FUND BALANCE | |
| 25 Committed: Future Capital Improvements | |
| 26 Assigned: 3 months working capital | 124,395 |
| 27 FUND BALANCE - ENDING | \$ 124,395 |

**UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

| | FINANCIAL STATEMENT CATEGORY | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | COMMENTS (SCOPE OF SERVICE) |
|----|---|---------------------------|---------------------------|--|
| | | | | |
| | ADMINISTRATIVE: | | | |
| 1 | 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 |
| 2 | PAYROLL TAXES | NA | 918 | Payroll taxes for Supervisor Compensation ; 7.65% of Payroll |
| 3 | PAYROLL FEES | NA | 685 | Approximately \$54 per payroll and 1x yearly fee of \$25 |
| 4 | SUPERVISOR TRAVEL PER DIEM | NA | 300 | Reimbursement to Board Supervisors for travel to District Meetings |
| 5 | MANAGEMENT CONSULTING SRVS | DPFG | 34,000 | The District receives Management & Accounting services as part of the District Management agreement |
| 6 | CONSTRUCTION ACCOUNTING | NA | - | Construction Accounting Service for Requisition Processing |
| 7 | PLANNING, COORDINATING & CONTRACT SERVICES | DPFG | - | Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure |
| 8 | ADMINISTRATIVE SERVICES | DPFG | 3,600 | The District receives administrative services as part of the District Management agreement |
| 9 | BANK FEES | BANK UNITED | 175 | Fees associated with maintaining the District's bank accounts |
| 10 | MISCELLANEOUS | | 500 | Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items |
| 11 | AUDITING | DEBARTELEMEO | 5,000 | 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. |
| 12 | INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE) | EGIS | 30,980 | Annual; for general liability, property and officer and director insurance. Confirmed amount with EGIS |
| 13 | MASS MAILING | | | Mailings to Residents |
| 14 | REGULATORY & PERMIT FEES | | 175 | The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity |
| 15 | 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 |
| 16 | ENGINEERING SERVICES | STANTEC | 7,500 | Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments |
| 17 | LEGAL SERVICES | STRALEY & ROBIN | 15,000 | Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments |
| 18 | PERFORMANCE & WARRANTY BOND PREMIUM | DPFG | - | |
| 19 | PROPERTY APPRAISER | | 150 | Collection fees - annual fees paid in April/May of each year. |

**UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

| | FINANCIAL STATEMENT CATEGORY | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | COMMENTS (SCOPE OF SERVICE) |
|----|--|---------------------------|---------------------------|--|
| 20 | PROPERTY TAX - 32885 NATURAL BRIDGE ROAD | | 145 | 32885 Natural Bridge Rd Stormwater Taxes |
| 21 | MEETING ROOM RENTAL | RESIDENCE INN | 2,500 | Monthly CDD meeting room rental costs |
| 22 | 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 |
| 23 | DEBT ADMINISTRATION: | | | |
| 24 | DISSEMINATION AGENT | DPFG | 5,000 | Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Reports are filed in October of each year. |
| 25 | 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 |
| 26 | 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 |
| 27 | BUDGET FUNDING AGREEMENT | | - | |
| 28 | PHYSICAL ENVIRONMENT: | | | |
| 29 | STREETPOLE LIGHTING | TECO AND WITHLACOOCHEE | 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. |
| 30 | 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 |
| 31 | WATER RECLAIMED FROM THE WELL | | - | Reclaimed and potable |
| 32 | WATER - PASCO COUNTY UTILITIES | PASCO COUNTY | 480 | Total of 2 Meters. Meter 13459632 approximates \$10 monthly, and meter 13459633 approximates \$30 monthly |
| 33 | LANDSCAPING MAINTENANCE | BRIGHTVIEW | 260,000 | 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) |
| 34 | LANDSCAPE REPLINISHMENT | BRIGHTVIEW | 30,000 | Landscape replenishment for items outside of the contract. (Pine bark mulch bid \$15,800) |
| 35 | IRRIGATION MAINTENANCE | BRIGHTVIEW | 22,000 | Miscellaneous repairs and maintenance (valves, controllers, line breaks, pump parts) |
| 36 | RUST PREVENTION | SUNCOAST | 17,000 | Provides rust inhibitor and monthly services of cleaning of rust from the property. Contract is for \$1,300 per month |
| 37 | ENVIRONMENTAL MITIGATION & MAINTENANCE | ECOLOGICAL CONSULTANTS | 5,000 | Semi-Annual Monitoring-\$600 each; Mitigation Maintenance - \$950 each quarterly. |
| 38 | POND MAINTENANCE | SOLITUDE' | 14,822 | Resource management program for waterway systems |
| 39 | RETENTION POND MOWING | BRIGHTVIEW | - | Now part of the Brightview contract |

**UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

| | FINANCIAL STATEMENT CATEGORY | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | COMMENTS (SCOPE OF SERVICE) |
|----|--|----------------------------------|---------------------------|---|
| 40 | STORMWATER DRAIN & MAINTENANCE | GENESIS | - | Storm drain and wash out maintenance, repairs are as needed and vary |
| 41 | NPDES INSPECTION | GENESIS | - | |
| 42 | BRIDGE MAINTENANCE | MISC. AS NEEDED | 5,000 | general maintenance (estimate). |
| 43 | EROSION CONTROL | MISC. AS NEEDED | 5,000 | Need on going repair for ponds; assumes 1 - 2 ponds per year. |
| 44 | 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. |
| 45 | STREET SWEEP | GRIFFIN PARKING AND USA SERVICES | - | No longer required |
| 46 | 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 |
| 47 | SECURITY - OTHER | | 54,434 | Pasco County Deputy \$40/hr 45hrs /mo to patrol community |
| 48 | CAPITAL OUTLAY & MISC CONSTRUCTION | | - | Common area enhancements (e.g. new aerators, electric and plumbing) |
| 49 | HOLIDAY LIGHTING | | 17,000 | Holiday Lighting requested increase to include amenity center and front bridge and event cost. |
| | ELECTRICAL ASSESSMENT & REPAIRS | | 10,000 | Determination of electrical circuits, labeling and any required repairs |
| 50 | AMENITY CENTER OPERATIONS: | | | |
| 51 | POOL SERVICE CONTRACT | SUNCOAST POOL SERVICES | 20,440 | Clean pool 3 times a week per week October - April (\$1,495) and service 4 times per week May - September (\$1,995) |
| 52 | POOL MAINTENANCE & REPAIRS | SUNCOAST POOL SERVICES | 2,500 | Miscellaneous repairs and maintenance as needed; including key pads |
| 53 | SECURITY KEY PAD & POOL ACCESS | CSI | 1,500 | Key pad maintenance pool gate |
| 54 | SECURITY CAMERA MONITORING | CRITICAL INTERVENTION | 3,600 | Critical Intervention - security monitoring at clubhouse |
| 55 | SPLASH PAD REPAIRS | SUNCOAST POOL SERVICES | 2,000 | Splash pad feature repair (valves, animal features, etc). |
| 56 | POOL PERMIT | | 425 | Statutory Requirement (pool & splash pad), Inspection usually performed in April or May of each year |
| 57 | 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 |
| 58 | AMENITY FURNITURE REPAIR & REPLACEMENT | | 20,000 | Replacement of amenity center furniture around outdoor areas |

**UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

| | FINANCIAL STATEMENT CATEGORY | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | COMMENTS (SCOPE OF SERVICE) |
|----|---------------------------------------|---------------------------|---------------------------|---|
| 59 | AMENITY CENTER PRESSURE WASH | OPEN WORKS | 5,250 | \$5,250 yearly (2 x month Mar - Nov, and 1 x month Dec - Feb). |
| 60 | AMENITY CENTER CLEANING & MAINTENANCE | OPEN WORKS | 12,250 | Janitorial Services plus consumables |
| 61 | AMENITY CENTER INTERNET | BRIGHTHOUSE | 2,200 | Internet for amenity center-\$180 monthly |
| 62 | AMENITY CENTER ELECTRICITY | TECO | 10,500 | Estimated at \$765 per month based on historical average |
| 63 | AMENITY CENTER WATER | PASCO COUNTY | 10,500 | 32885 Natural Bridge Road - estimated at \$800 per month based on historical averages |
| 64 | AMENITY CENTER PEST CONTROL | EARTH TECH | 1,440 | Pest Control Services - \$120 mo. |
| 65 | PET WASTE REMOVAL | POOP 911. UP-005 | 5,340 | Increase in Pet Waste Services in December 2017, \$445 monthly until Dec. 2020. |
| 66 | REFUSE SERVICE | | 1,222 | Waste Management Service is \$94 monthly for a 4 yard dumpster to be picked up 2x week. Included an additional \$94 for extra pickups |
| 67 | LANDSCAPE MAINTENANCE REPLACEMENT | | 5,000 | Estimated for unanticipated landscape removal and/or replacement at amenities. |
| 68 | 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 |
| 69 | OFF-DUTY POLICE OFFICER | | 70,000 | Daily security officer for amenity center. |
| 70 | AMENITY CONTINGENCY | | 50,000 | Maintenance and repairs of landing shelters, mail kiosk, tot lot, dog park, walkway exercise equipment, Zen garden, bird houses, etc. |
| 71 | CAPITAL RESERVE FUND | | 40,000 | Need 2 months operating expenses to cover expenditures until receipt of tax assessments; covered with developer funding contributions in prior fiscal years. |

**UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

| | |
|--|-----------------------|
| NET OPERATIONS & MAINTENANCE (O&M) BUDGET | \$988,643.00 |
| COUNTY COLLECTION COSTS | \$21,034.96 |
| EARLY PAYMENT DISCOUNT | \$42,069.91 |
| GROSS O&M ASSESSMENT | \$1,051,747.87 |

| | |
|---------------------------------------|--------------------|
| NET CAPITAL RESERVE FUND (CRF) | \$40,000.00 |
| COUNTY COLLECTION COSTS | \$851.06 |
| EARLY PAYMENT DISCOUNT | \$1,702.13 |
| GROSS CRF ASSESSMENT | \$42,553.19 |

| UNIT SIZE & PHASE | UNITS ASSESSED | | | | ALLOCATION OF O&M ASSESSMENT | | | | | ALLOCATION OF CRF ASSESSMENT | | | | |
|---------------------------------|----------------|--|--|--|------------------------------|----------------|------------------|-----------------------|-------------|------------------------------|----------------|------------------|-------------------------------|-------------------------------|
| | O&M | SERIES 2013A-1 DEBT SERVICE ⁽¹⁾ | SERIES 2015A-1 DEBT SERVICE ⁽¹⁾ | SERIES 2016A-1 DEBT SERVICE ⁽¹⁾ | ERU FACTOR | TOTAL ERU's | % TOTAL ERU's | TOTAL O&M | O&M PER LOT | ERU FACTOR | TOTAL ERU's | % TOTAL ERU's | TOTAL CAPITAL RESERVE FUND | CAPITAL RESERVE PER LOT |
| PHASES 1A, 2 & 3 | | | | | | | | | | | | | | |
| SINGLE FAMILY 55' | 108 | 108 | | | 1.1 | 118.8 | 17.00% | \$178,752.00 | \$1,655.11 | 1.1 | 118.8 | 17.00% | \$7,232.22 | \$66.96 |
| SINGLE FAMILY 65' | 83 | 83 | | | 1.3 | 107.9 | 15.44% | \$162,351.35 | \$1,956.04 | 1.3 | 107.9 | 15.44% | \$6,568.65 | \$79.14 |
| SINGLE FAMILY 75' | 37 | 37 | | | 1.5 | 55.5 | 7.94% | \$83,507.88 | \$2,256.97 | 1.5 | 55.5 | 7.94% | \$3,378.69 | \$91.32 |
| PHASES 1B, 4A & 4B-1 | | | | | | | | | | | | | | |
| SINGLE FAMILY 45' | 57 | | 57 | | 0.9 | 51.3 | 7.34% | \$77,188.36 | \$1,354.18 | 0.9 | 51.3 | 7.34% | \$3,123.00 | \$54.79 |
| SINGLE FAMILY 55' | 16 | | 16 | | 1.1 | 17.6 | 2.52% | \$26,481.78 | \$1,655.11 | 1.1 | 17.6 | 2.52% | \$1,071.44 | \$66.96 |
| SINGLE FAMILY 65' | 16 | | 16 | | 1.3 | 20.8 | 2.98% | \$31,296.65 | \$1,956.04 | 1.3 | 20.8 | 2.98% | \$1,266.25 | \$79.14 |
| SINGLE FAMILY 75' | 13 | | 13 | | 1.5 | 19.5 | 2.79% | \$29,340.61 | \$2,256.97 | 1.5 | 19.5 | 2.79% | \$1,187.11 | \$91.32 |
| PHASE 4B-2, 4C & 5 | | | | | | | | | | | | | | |
| SINGLE FAMILY 45' | 87 | | | 87 | 0.9 | 78.3 | 11.20% | \$117,813.82 | \$1,354.18 | 0.9 | 78.3 | 11.20% | \$4,766.69 | \$54.79 |
| SINGLE FAMILY 55' | 77 | | | 77 | 1.1 | 84.7 | 12.12% | \$127,443.55 | \$1,655.11 | 1.1 | 84.7 | 12.12% | \$5,156.30 | \$66.96 |
| SINGLE FAMILY 65' | 72 | | | 72 | 1.3 | 93.6 | 13.39% | \$140,834.91 | \$1,956.04 | 1.3 | 93.6 | 13.39% | \$5,698.11 | \$79.14 |
| SINGLE FAMILY 75' | 34 | | | 34 | 1.5 | 51.0 | 7.30% | \$76,736.97 | \$2,256.97 | 1.5 | 51.0 | 7.30% | \$3,104.74 | \$91.32 |
| | 600 | 228 | 102 | 270 | | 699.0 | 100.00% | \$1,051,747.87 | | | 699.0 | 100.00% | \$42,553.19 | |

| | |
|---------------------------------|---------------------|
| VARIANCE IN ADMIN BUDGET | |
| FY 2021-2022 | \$872,333.00 |
| FY 2022-2023 | \$988,643.00 |
| VARIANCE | \$116,310.00 |

| | |
|-------------------------------|--------------------|
| VARIANCE IN CRF BUDGET | |
| FY 2021-2022 | \$0.00 |
| FY 2022-2023 | \$40,000.00 |
| VARIANCE | \$40,000.00 |

| UNIT SIZE & PHASE | PER UNIT ANNUAL ASSESSMENT ⁽²⁾ | | | | FY 2023 ASSMT. PER UNIT ⁽³⁾ | FY 2022 PER LOT | VARIANCE FY22 VS FY23 PER LOT |
|---------------------------------|---|-----------------------------------|-----------------------------------|-----------------------------|--|--------------------|-------------------------------------|
| | O&M & CRF PER LOT | SERIES 2013A-1 DEBT SERVICE | SERIES 2015A-1 DEBT SERVICE | SERIES 2016 DEBT SERVICE | | | |
| PHASES 1A, 2 & 3 | | | | | | | |
| SINGLE FAMILY 55' | \$1,722.08 | \$1,076.52 | | | \$2,798.60 | \$2,536.92 | \$261.68 |
| SINGLE FAMILY 65' | \$2,035.18 | \$1,272.25 | | | \$3,307.43 | \$2,998.17 | \$309.26 |
| SINGLE FAMILY 75' | \$2,348.29 | \$1,467.98 | | | \$3,816.27 | \$3,459.43 | \$356.84 |
| PHASES 1B, 4A & 4B-1 | | | | | | | |
| SINGLE FAMILY 45' | \$1,408.97 | | \$879.52 | | \$2,288.49 | \$2,074.39 | \$214.10 |
| SINGLE FAMILY 55' | \$1,722.08 | | \$1,074.97 | | \$2,797.05 | \$2,535.37 | \$261.68 |
| SINGLE FAMILY 65' | \$2,035.18 | | \$1,270.42 | | \$3,305.60 | \$2,996.34 | \$309.26 |
| SINGLE FAMILY 75' | \$2,348.29 | | \$1,465.87 | | \$3,814.16 | \$3,457.32 | \$356.84 |
| PHASE 4B-2, 4C & 5 | | | | | | | |
| SINGLE FAMILY 45' | \$1,408.97 | | | \$877.76 | \$2,286.73 | \$2,072.63 | \$214.10 |
| SINGLE FAMILY 55' | \$1,722.08 | | | \$1,072.82 | \$2,794.90 | \$2,533.22 | \$261.68 |
| SINGLE FAMILY 65' | \$2,035.18 | | | \$1,267.88 | \$3,303.06 | \$2,993.80 | \$309.26 |
| SINGLE FAMILY 75' | \$2,348.29 | | | \$1,462.94 | \$3,811.22 | \$3,454.38 | \$356.84 |

⁽¹⁾ Reflects the total number of lots with Series 2014A-1, 2015A-1 and 2016 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2013A-1 2015A-1 & 2016 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2022 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

| | SERIES 2013A-1 | SERIES 2015A-1 | SERIES 2016A-1 | TOTAL FY2023 |
|---|-----------------------|-----------------------|-----------------------|---------------------|
| REVENUE | | | | |
| NET SPECIAL ASSESSMENTS - ON ROLL | \$ 259,606 | \$ 100,313 | \$ 282,000 | \$ 641,919 |
| TOTAL REVENUE | 259,606 | 100,313 | 282,000 | 641,919 |
| EXPENDITURES | | | | |
| INTEREST EXPENSE | | | | |
| 05/01/23 | 101,406 | 36,719 | 99,247 | 237,372 |
| 11/01/23 | 101,406 | 36,719 | 99,247 | 237,372 |
| PRINCIPAL RETIREMENT | | | | |
| 11/01/23 | 55,000 | 25,000 | 80,000 | 160,000 |
| TOTAL EXPENDITURES | 257,813 | 98,438 | 278,494 | 634,744 |
| | | | | |
| EXCESS OF REVENUE OVER (UNDER) EXPEND. | \$ 1,794 | \$ 1,875 | \$ 3,506 | \$ 7,175 |

| | |
|---|-------------------|
| Net Debt Service Assessments | \$ 641,919 |
| Pasco County Collection Costs (2%) and Early Payment Discounts (4%) | \$ 40,974 |
| Gross Debt Service Assessments | \$ 682,892 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2013A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|----------------------|------------------|---------------|-----------------|---------------------|----------------------------|--------------------------|
| 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% | 109,519 | 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 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2013A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|----------------------|------------------|---------------|-----------------|---------------------|----------------------------|--------------------------|
| 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 |
| 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 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$3,070,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2013A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|---------------|---------------------|--------|---------------------|---------------------|---------------------|-------------------|
| 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 | | | | - | | |
| Total | \$ 3,070,000 | | \$ 4,915,145 | \$ 7,985,145 | \$ 7,985,145 | |

Footnote: Maximum Annual Debt Service (MADS) = 259,606
(a) Data herein for the CDD's budgetary process purposes only.

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$1,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | 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 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$1,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|----------------------|------------------|---------------|-----------------|---------------------|----------------------------|--------------------------|
| 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 |
| 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 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$1,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|----------------------|---------------------|---------------|---------------------|---------------------|----------------------------|--------------------------|
| 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 | | | | - | | |
| Total | \$ 1,310,000 | | \$ 1,631,687 | \$ 2,941,687 | \$ 2,941,687 | |

Footnote: Maximum Annual Debt Service (MADS) = 100,313
(a) Data herein for the CDD's budgetary process purposes only.

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|---------------|-----------|--------|----------|--------------|---------------------|-------------------|
| 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 | 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 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|----------------------|------------------|---------------|-----------------|---------------------|----------------------------|--------------------------|
| 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 |
| 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 |

UNION PARK CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
\$4,120,000 CAPITAL IMPROVEMENT AND REFUNDING BONDS, SERIES 2016A-1

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service | Bonds Outstanding |
|---------------|---------------------|--------|---------------------|---------------------|---------------------|-------------------|
| 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% | - | - | | - |
| Total | \$ 4,120,000 | | \$ 4,378,206 | \$ 8,498,206 | \$ 8,498,206 | |

Footnote: Maximum Annual Debt Service (MADS) = 282,000
(a) Data herein for the CDD's budgetary process purposes only.