

UNION PARK CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE
1	REVENUE			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 918,643	\$ 1,025,643	\$ 107,000
3	TOTAL REVENUE	918,643	1,025,643	107,000
4				
5	EXPENDITURES			
6	GENERAL ADMINISTRATIVE			
7	SUPERVISORS COMPENSATION	12,000	12,000	-
8	PAYROLL TAXES	918	918	-
9	PAYROLL SERVICES	685	685	-
10	SUPERVISOR TRAVEL PER DIEM	300	300	-
11	MANAGEMENT CONSULTING SERVICES	34,000	34,000	-
12	CONSTRUCTION ACCOUNTING SERVICES	-	-	-
13	PLANNING, COORDINATING & CONTRACT SRVCS	-	-	-
14	ADMINISTRATIVE SERVICES	3,600	3,600	-
15	BANK FEES	175	175	-
16	MISCELLANEOUS	500	500	-
17	AUDITING SERVICES	5,000	5,000	-
18	INSURANCE (Liability, Property & Casualty)	30,980	30,980	-
19	MASS MAILING	-	-	-
20	REGULATORY AND PERMIT FEES	175	175	-
21	LEGAL ADVERTISEMENTS	1,500	1,500	-
22	ENGINEERING SERVICES	7,500	7,500	-
23	LEGAL SERVICES	15,000	15,000	-
24	PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-
25	PROPERTY APPRAISER	150	150	-
26	PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	145	145	-
27	MEETING ROOM RENTAL	2,500	2,500	-
28	WEBSITE HOSTING	2,015	2,015	-
29	TOTAL GENERAL ADMINISTRATIVE	117,143	117,143	-
30				
31	DEBT ADMINISTRATION:			
32	DISSEMINATION AGENT	5,000	5,000	-
33	TRUSTEE FEES	10,991	10,991	-
34	ARBITRAGE	1,950	1,950	-
35	BUDGET FUNDING AGREEMENT	-	-	-
36	TOTAL DEBT ADMINISTRATION	17,941	17,941	-
37				
38	PHYSICAL ENVIRONMENT EXPENDITURES:			
39	STREETPOLE LIGHTING	127,956	127,956	-
40	ELECTRICITY (IRRIGATION & POND PUMPS)	3,700	3,700	-
41	WATER - RECLAIMED (Purchase well water)	-	-	-
42	WATER - PASCO COUNTY UTILITIES	480	480	-
43	LANDSCAPING MAINTENANCE	260,000	260,000	-
44	LANDSCAPE REPLENISHMENT	30,000	30,000	-
45	IRRIGATION MAINTENANCE	22,000	22,000	-
46	RUST PREVENTION	17,000	17,000	-
47	ENVIRONMENTAL MITIGATION & MAINT.	5,000	5,000	-
48	POND MAINTENANCE	14,822	14,822	-
49	RETENTION POND MOWING	-	-	-

UNION PARK CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE
50	STORMWATER DRAIN & MAINTENANCE	-	-	-
51	NPDES MONITORING	-	-	-
52	BRIDGE MAINTENANCE	5,000	5,000	-
53	EROSION CONTROL	5,000	5,000	-
54	COMPREHENSIVE FIELD TECH SERVICES	17,000	17,000	-
55	STREET SWEEP	-	-	-
56	CONTINGENCY & UNBUDGETED	25,000	75,000	50,000
57	SECURITY - OTHER	54,434	54,434	-
58	CAPITAL OUTLAY & MISC. CONSTRUCTION	-	-	-
59	HOLIDAY LIGHTING	17,000	17,000	-
60	ELECTRICAL ASSESSMENT & REPAIRS	10,000	10,000	-
61	TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	614,392	664,392	50,000
62				
63	COMMUNITY AMENITIES MAINTENANCE			
64	POOL SERVICE CONTRACT	20,440	46,540	26,100
65	POOL MAINTENANCE & REPAIRS	2,500	2,500	-
66	SECURITY CAMERA MONITORING	3,600	3,600	-
67	SECURITY KEY FOBS AND ACCESS CARD	1,500	1,500	-
68	SPLASH PAD MAINTENANCE	2,000	16,000	14,000
69	POOL PERMIT	425	425	-
70	AMENITY MANAGEMENT	5,000	5,000	-
71	AMENITY FURNITURE REPAIR & REPLACEMENT	20,000	20,000	-
72	AMENITY CENTER PRESSURE WASH	5,250	5,250	-
73	AMENITY CENTER CLEANING & MAINT.	12,250	15,050	2,800
74	AMENITY CENTER INTERNET	2,200	2,200	-
75	AMENITY CENTER ELECTRICITY	10,500	10,500	-
76	AMENITY CENTER WATER	10,500	10,500	-
77	AMENITY CENTER PEST CONTROL	1,440	1,440	-
78	PET WASTE REMOVAL	5,340	5,340	-
79	REFUSE SERVICE	1,222	1,222	-
80	LANDSCAPE MAINTENANCE REPLACEMENT	5,000	5,000	-
81	MISC. AMENITY CENTER REPAIRS & MAINT.	10,000	10,000	-
82	OFF-DUTY POLICE OFFICER	-	-	-
83	AMENITY CONTINGENCY	50,000	64,100	14,100
84	TOTAL AMENITY CENTER OPERATIONS	169,167	226,167	57,000
85				
86	TOTAL EXPENDITURES	918,643	1,025,643	107,000
87				
88	EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	-

UNION PARK CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23 TO FY24
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 40,000	\$ 40,000	\$ -
3 TOTAL REVENUES	40,000	40,000	-
4			
5 EXPENDITURES			
6 CAPITAL RESERVE MISC.			-
7 TOTAL EXPENDITURES	-	-	-
8			
9 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	40,000	40,000	-
10			
11 OTHER FINANCING SOURCES & USES			
12 TRANSFER IN FROM GENERAL FUND	-	-	
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	
14			
15 NET CHANGE IN FUND BALANCE	40,000	40,000	-

**UNION PARK CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
	ADMINISTRATIVE:		
1	SUPERVISORS COMPENSATION	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	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
3	PAYROLL FEES	685	Approximately \$54 per payroll and 1x yearly fee of \$25
4	SUPERVISOR TRAVEL PER DIEM	300	Reimbursement to Board Supervisors for travel to District Meetings
5	MANAGEMENT CONSULTING SRVS	34,000	The District receives Management & Accounting services as part of the District Management agreement
6	CONSTRUCTION ACCOUNTING	-	Construction Accounting Service for Requisition Processing
7	PLANNING, COORDINATING & CONTRACT SERVICES	-	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
8	ADMINISTRATIVE SERVICES	3,600	The District receives administrative services as part of the District Management agreement
9	BANK FEES	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	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)	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	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	7,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
17	LEGAL SERVICES	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	-	
19	PROPERTY APPRAISER	150	Collection fees - annual fees paid in April/May of each year.
20	PROPERTY TAX - 32885 NATURAL BRIDGE ROAD	145	32885 Natural Bridge Rd Stormwater Taxes
21	MEETING ROOM RENTAL	2,500	Monthly CDD meeting room rental costs
22	WEBSITE HOSTING	2,015	ADA Compliant website and the remediation of 750 pages of documents for ADA compliance. Includes an additional \$500 for DPGF to maintain content and upload management
23	DEBT ADMINISTRATION:		
24	DISSEMINATION AGENT	5,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Reports are filed in October of each year.
25	TRUSTEE FEES	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	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.

**UNION PARK CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
30	ELECTRICITY (IRRIGATION & POND PUMPS)	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	480	Total of 2 Meters. Meter 13459632 approximates \$10 monthly, and meter 13459633 approximates \$30 monthly
33	LANDSCAPING MAINTENANCE	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	30,000	Landscape replenishment for items outside of the contract. (Pine bark mulch bid \$15,800)
35	IRRIGATION MAINTENANCE	22,000	Miscellaneous repairs and maintenance (valves, controllers, line breaks, pump parts)
36	RUST PREVENTION	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	5,000	Semi-Annual Monitoring-\$600 each; Mitigation Maintenance - \$950 each quarterly.
38	POND MAINTENANCE	14,822	Resource management program for waterway systems
39	RETENTION POND MOWING	-	Now part of the Brightview contract
40	STORMWATER DRAIN & MAINTENANCE	-	Storm drain and wash out maintenance, repairs are as needed and vary
41	NPDES INSPECTION	-	
42	BRIDGE MAINTENANCE	5,000	general maintenance (estimate).
43	EROSION CONTROL	5,000	Need on going repair for ponds; assumes 1 - 2 ponds per year.
44	COMPREHENSIVE FIELD TECH 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	-	No longer required
46	CONTINGENCY	75,000	
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	46,540	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	2,500	Miscellaneous repairs and maintenance as needed; including key pads
53	SECURITY KEY PAD & POOL ACCESS	1,500	Key pad maintenance pool gate
54	SECURITY CAMERA MONITORING	3,600	Critical Intervention - security monitoring at clubhouse
55	SPLASH PAD MAINTENANCE	16,000	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 2023-2024 PROPOSED BUDGET
O&M CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
59	AMENITY CENTER PRESSURE WASH	5,250	\$5,250 yearly (2 x month Mar - Nov, and 1 x month Dec - Feb).
60	AMENITY CENTER CLEANING & MAINTENANCE	15,050	Janitorial Services plus consumables
61	AMENITY CENTER INTERNET	2,200	Internet for amenity center-\$180 monthly
62	AMENITY CENTER ELECTRICITY	10,500	Estimated at \$765 per month based on historical average
63	AMENITY CENTER WATER	10,500	32885 Natural Bridge Road - estimated at \$800 per month based on historical averages
64	AMENITY CENTER PEST CONTROL	1,440	Pest Control Services - \$120 mo.
65	PET WASTE REMOVAL	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	-	Daily security officer for amenity center.
70	AMENITY CONTINGENCY	64,100	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 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,025,643.00
COUNTY COLLECTION COSTS	\$21,822.19
EARLY PAYMENT DISCOUNT	\$43,644.38
GROSS O&M ASSESSMENT	\$1,091,109.57

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%	\$185,441.80	\$1,717.05	1.1	118.8	17.00%	\$7,232.22	\$66.96
SINGLE FAMILY 65'	83	83			1.3	107.9	15.44%	\$168,427.36	\$2,029.25	1.3	107.9	15.44%	\$6,568.65	\$79.14
SINGLE FAMILY 75'	37	37			1.5	55.5	7.94%	\$86,633.16	\$2,341.44	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%	\$80,077.14	\$1,404.86	0.9	51.3	7.34%	\$3,123.00	\$54.79
SINGLE FAMILY 55'	16		16		1.1	17.6	2.52%	\$27,472.86	\$1,717.05	1.1	17.6	2.52%	\$1,071.44	\$66.96
SINGLE FAMILY 65'	16		16		1.3	20.8	2.98%	\$32,467.92	\$2,029.25	1.3	20.8	2.98%	\$1,266.25	\$79.14
SINGLE FAMILY 75'	13		13		1.5	19.5	2.79%	\$30,438.68	\$2,341.44	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%	\$122,223.00	\$1,404.86	0.9	78.3	11.20%	\$4,766.69	\$54.79
SINGLE FAMILY 55'	77			77	1.1	84.7	12.12%	\$132,213.13	\$1,717.05	1.1	84.7	12.12%	\$5,156.30	\$66.96
SINGLE FAMILY 65'	72			72	1.3	93.6	13.39%	\$146,105.66	\$2,029.25	1.3	93.6	13.39%	\$5,698.11	\$79.14
SINGLE FAMILY 75'	34			34	1.5	51.0	7.30%	\$79,608.85	\$2,341.44	1.5	51.0	7.30%	\$3,104.74	\$91.32
	600	228	102	270		699.0	100.00%	\$1,091,109.57			699.0	100.00%	\$42,553.19	

VARIANCE IN ADMIN BUDGET	
FY 2022-2023	\$918,643.00
FY 2023-2024	\$1,025,643.00
VARIANCE	\$107,000.00

VARIANCE IN CRF BUDGET	
FY 2022-2023	\$40,000.00
FY 2023-2024	\$40,000.00
VARIANCE	\$0.00

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾				FY 2024 TOTAL PER UNIT ⁽³⁾		FY 2023 PER LOT	VARIANCE 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'	\$1,784.02	\$1,076.52			\$2,860.54		\$2,681.41	\$179.13
SINGLE FAMILY 65'	\$2,108.39	\$1,272.25			\$3,380.64		\$3,168.94	\$211.70
SINGLE FAMILY 75'	\$2,432.75	\$1,467.98			\$3,900.74		\$3,656.47	\$244.27
PHASES 1B, 4A & 4B-1								
SINGLE FAMILY 45'	\$1,459.65		\$879.52		\$2,339.17		\$2,192.61	\$146.56
SINGLE FAMILY 55'	\$1,784.02		\$1,074.97		\$2,858.99		\$2,679.86	\$179.13
SINGLE FAMILY 65'	\$2,108.39		\$1,270.42		\$3,378.81		\$3,167.11	\$211.70
SINGLE FAMILY 75'	\$2,432.75		\$1,465.87		\$3,898.62		\$3,654.35	\$244.27
PHASE 4B-2, 4C & 5								
SINGLE FAMILY 45'	\$1,459.65			\$877.76	\$2,337.41		\$2,190.85	\$146.56
SINGLE FAMILY 55'	\$1,784.02			\$1,072.82	\$2,856.84		\$2,677.71	\$179.13
SINGLE FAMILY 65'	\$2,108.39			\$1,267.88	\$3,376.27		\$3,164.57	\$211.70
SINGLE FAMILY 75'	\$2,432.75			\$1,462.94	\$3,895.69		\$3,651.42	\$244.27

⁽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, 2023 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 2023-2024 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

	SERIES 2013A-1	SERIES 2015A-1	SERIES 2016A-1	TOTAL FY2024
REVENUE				
NET SPECIAL ASSESSMENTS - ON ROLL	\$ 259,606	\$ 98,750	\$ 282,000	\$ 640,356
TOTAL REVENUE	259,606	98,750	282,000	640,356
EXPENDITURES				
INTEREST EXPENSE				
05/01/24	99,378	35,313	97,347	232,038
11/01/24	99,378	35,313	97,347	232,038
PRINCIPAL RETIREMENT				
11/01/24	60,000	25,000	85,000	170,000
TOTAL EXPENDITURES	258,756	95,625	279,694	634,075
EXCESS OF REVENUE OVER (UNDER) EXPEND.	\$ 850	\$ 3,125	\$ 2,306	\$ 6,281

Net Debt Service Assessments	\$ 640,356
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 40,874
Gross Debt Service Assessments	\$ 681,230

UNION PARK CDD
FISCAL YEAR 2023-2024 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
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
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 2023-2024 PROPOSED BUDGET
\$1,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						1,155,000
5/1/2023		6.250%	36,094	36,094		1,155,000
11/1/2023	25,000	6.250%	36,094	61,094	97,188	1,130,000
5/1/2024		6.250%	35,313	35,313		1,130,000
11/1/2024	25,000	6.250%	35,313	60,313	95,625	1,105,000
5/1/2025		6.250%	34,531	34,531		1,105,000
11/1/2025	25,000	6.250%	34,531	59,531	94,063	1,080,000
5/1/2026		6.250%	33,750	33,750		1,080,000
11/1/2026	30,000	6.250%	33,750	63,750	97,500	1,050,000
5/1/2027		6.250%	32,813	32,813		1,050,000
11/1/2027	30,000	6.250%	32,813	62,813	95,625	1,020,000
5/1/2028		6.250%	31,875	31,875		1,020,000
11/1/2028	30,000	6.250%	31,875	61,875	93,750	990,000
5/1/2029		6.250%	30,938	30,938		990,000
11/1/2029	35,000	6.250%	30,938	65,938	96,875	955,000
5/1/2030		6.250%	29,844	29,844		955,000
11/1/2030	35,000	6.250%	29,844	64,844	94,688	920,000
5/1/2031		6.250%	28,750	28,750		920,000
11/1/2031	40,000	6.250%	28,750	68,750	97,500	880,000
5/1/2032		6.250%	27,500	27,500		880,000
11/1/2032	40,000	6.250%	27,500	67,500	95,000	840,000
5/1/2033		6.250%	26,250	26,250		840,000
11/1/2033	45,000	6.250%	26,250	71,250	97,500	795,000
5/1/2034		6.250%	24,844	24,844		795,000
11/1/2034	45,000	6.250%	24,844	69,844	94,688	750,000
5/1/2035		6.250%	23,438	23,438		750,000
11/1/2035	50,000	6.250%	23,438	73,438	96,875	700,000
5/1/2036		6.250%	21,875	21,875		700,000
11/1/2036	55,000	6.250%	21,875	76,875	98,750	645,000
5/1/2037		6.250%	20,156	20,156		645,000
11/1/2037	55,000	6.250%	20,156	75,156	95,313	590,000
5/1/2038		6.250%	18,438	18,438		590,000
11/1/2038	60,000	6.250%	18,438	78,438	96,875	530,000
5/1/2039		6.250%	16,563	16,563		530,000
11/1/2039	65,000	6.250%	16,563	81,563	98,125	465,000
5/1/2040		6.250%	14,531	14,531		465,000
11/1/2040	65,000	6.250%	14,531	79,531	94,063	400,000
5/1/2041		6.250%	12,500	12,500		400,000
11/1/2041	70,000	6.250%	12,500	82,500	95,000	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	\$ 1,155,000		\$ 1,053,125	\$ 2,208,125	\$ 2,208,125	

Footnote: Maximum Annual Debt Service (MADS) = 98,750
(a) Data herein for the CDD's budgetary process purposes only.

UNION PARK CDD
FISCAL YEAR 2023-2024 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
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
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.