

BCC Mtg. Date: June 21, 2022

EAST PARK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Approved Tentative Budget
(Approved 5-23-22)

Prepared by:



Received by: Clerk of BCC 6/1/2022 JK

EAST PARK

Community Development District

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EAST PARK
Community Development District

Operating Budget
Fiscal Year 2023

EAST PARK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU APRIL 2022	MAY - SEP 2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 1,525	\$ 5,000	\$ 655	\$ 1,000	\$ 1,655	\$ 5,000
Special Assmnts- Tax Collector	457,522	457,522	357,390	100,132	457,522	526,150
Special Assmnts- Discounts	(11,526)	(18,301)	(14,119)	-	(14,119)	(21,046)
Physical Environment	9,740	9,700	5,692	4,068	9,760	9,760
Other Miscellaneous Revenues	75,948	32,500	32,500	-	32,500	32,500
TOTAL REVENUES	533,209	486,421	382,118	105,200	487,318	552,364

EXPENDITURES

Administrative

P/R-Board of Supervisors	5,800	6,000	2,400	3,000	5,400	6,000
FICA Taxes	444	459	184	230	414	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	22,175	6,000	12,185	17,059	29,244	30,000
ProfServ-Legal Services	34,316	20,000	19,622	19,622	39,244	35,000
ProfServ-Legal Litigation	-	-	6,960	18,040	25,000	25,000
ProfServ-Mgmt Consulting Serv	57,052	57,052	33,280	23,772	57,052	58,193
ProfServ-Property Appraiser	852	1,500	-	852	852	1,500
ProfServ-Trustee Fees	4,741	5,000	4,741	-	4,741	5,000
Auditing Services	3,300	3,400	3,400	-	3,400	3,500
Postage and Freight	860	900	381	519	900	900
Insurance - General Liability	8,939	10,027	9,345	-	9,345	11,214
R&M-ADA Compliance	2,600	4,000	1,164	389	1,553	1,553
Printing and Binding	1,012	1,500	225	161	386	1,500
Legal Advertising	1,474	1,300	223	768	991	1,300
Miscellaneous Services	1,013	700	1,681	450	2,131	2,100
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	342	9,150	338	-	338	10,523
Office Supplies	451	400	-	200	200	400
Total Administrative	147,146	129,163	96,904	86,061	182,965	195,916

Field

ProfServ-Field Management	25,000	25,000	14,583	10,417	25,000	25,000
Contracts-Fountain	2,208	2,208	1,136	1,136	2,272	2,500
Contracts-Wetland Mitigation	21,200	22,740	13,265	9,475	22,740	22,740
Contracts-Landscape	112,494	112,494	66,773	47,832	114,605	114,798
Electricity - General	142,583	141,000	83,404	59,500	142,904	143,000
Utility - Water	7,736	9,000	4,924	3,750	8,674	9,000
R&M-General	2,187	4,000	1,200	2,800	4,000	4,000
R&M-Common Area	43,974	30,000	31,579	10,032	41,611	40,000
R&M-Drainage	4,800	2,000	-	2,000	2,000	2,000

EAST PARK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APRIL 2022	PROJECTED MAY - SEP 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
R&M-Fence	-	-	-	-	-	15,000
R&M-Fountain	961	4,000	680	3,320	4,000	4,000
R&M-Landscape Renovations	4,961	15,000	192	4,961	5,153	6,000
R&M-Pressure Washing	4,500	4,400	200	4,200	4,400	4,400
R&M-Spreader Swale Dredging	-	-	-	-	-	60,000
Capital Improvements	35,125	-	-	-	-	-
Total Field	407,729	371,842	217,936	159,423	377,359	452,438
TOTAL EXPENDITURES	554,875	501,005	314,840	245,484	560,324	648,354
Excess (deficiency) of revenues Over (under) expenditures	(21,666)	(14,584)	67,278	(140,285)	(73,007)	(95,990)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(14,584)	-	-	-	(95,990)
TOTAL OTHER SOURCES (USES)	-	(14,584)	-	-	-	(95,990)
Net change in fund balance	(21,666)	(14,584)	67,278	(140,285)	(73,007)	(95,990)
FUND BALANCE, BEGINNING	843,306	821,640	821,640	-	821,640	748,633
FUND BALANCE, ENDING	\$ 821,640	\$ 807,056	\$ 888,918	\$ (140,285)	\$ 748,633	\$ 652,643

Budget Narrative
Fiscal Year 2023**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Physical Environment (Streetlighting)

HOA reimbursements to the District per the cost-sharing agreement for Ravina Drive East Park HOA N4.

Other Miscellaneous Revenues

The City of Orlando is billed for landscaping services provided by the District.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all scheduled meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

Professional Services-Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, KE Law Group, PLLC, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

Professional Services-Trustee

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from the most recent engagement letter.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

R&M – ADA Compliance

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous- District Filing Fees

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Administrative (continued)

Miscellaneous-Assessment Collection Costs

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Field

Professional Services – Field Management

\$ 25,000

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

Contracts-Fountain

\$ 2,500

Scheduled quarterly maintenance of District fountains provided by Sitex.

Contracts - Wetland Mitigation

\$ 22,740

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

Contracts-Landscape

\$114,798

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

Electricity - General

\$143,000

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC.

Lights:

- Meter # 5CR85091 / Location – 10220 Savannah Park Drive
- Meter # 5CR92329 / Location – 10426 East Park Woods Drive
- Meter # 6CD58696 / Location – 10389 Kristen Park Drive
- Meter # N/A / Location – 20420 Caroline Park Drive
- Meter # N/A / Location – 3 Streetlights
- Meter # N/A / Location – Ravina Drive EP HOA N4
- Meter # N/A / Location – The Lakes at East Park

Sign:

- Meter # 3AR00959 / Location – 10301 Savannah Park Drive

Irrigation:

- Meter # 7CD06844 / Location – 10403 Caroline Park Drive
- Meter # 5CR70052 / Location – 10398 Savannah Park Drive
- Meter # 5CR70003 / Location – 10430 Winding Way Blvd

Fountain:

- Meter # 7CD11228 / Location – 10099 Moss Rose Way

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Field (continued)

Utility - Water

\$ 9,000

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer, and reclaimed water services.

- Meter # R81839347 / Location – 10403 Caroline Park Drive
- Meter # R81258905 / Location – 10398 Savannah Park Drive
- Meter # R75849391 / Location – 10430 Winding Way Blvd
- Meter # R81839437 / Location – 9803 Kristen Park Drive
- Meter # R79090350 / Location – 10196 Moss Rose Way

R&M - General

\$ 4,000

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

R&M - Common Area

\$ 40,000

Sidewalks

\$11,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$15,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions, and gazebos.

Miscellaneous Common Area Services

\$ 5,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

R&M - Drainage

\$ 2,000

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates, and other related drainage structure elements.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Field (continued)

R&M – Fence	\$15,000
Scheduled restoration of fence by playground.	
R&M – Fountain	\$ 4,000
Unscheduled repairs to fountains and pumps.	
R&M – Landscape Renovations	\$15,000
Additional neighborhood plantings and refurbishments for the District’s common area.	
R&M – Pressure Washing	\$ 4,400
Scheduled maintenance consists of pressure washing sidewalks, gazebos, pavilions, fencing and walls.	
R&M – Spreader Swale Dredging	\$60,000
Scheduled maintenance to dredge silt and mud from spreader swale.	

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 748,633
Net Change in Fund Balance - Fiscal Year 2023	(95,990)
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/2023	652,643

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	162,089 ⁽¹⁾
Reserves - Renewal & Replacements	39,916 ⁽²⁾
Subtotal	<u>202,005</u>
Total Allocation of Available Funds	202,005

Total Unassigned (undesignated) Cash \$ 450,638

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents previous years' reserves

EAST PARK
Community Development District

Debt Service Budget
Fiscal Year 2023

EAST PARK

Community Development District

Series 2013 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU APRIL 2022	PROJECTED MAY - SEP 2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 15	\$ -	\$ 12	\$ 9	\$ 21	\$ -
Special Assmnts- Tax Collector	394,676	394,677	308,299	86,378	394,677	394,677
Special Assmnts- Discounts	(9,943)	(15,787)	(12,180)	-	(12,180)	(15,787)
TOTAL REVENUES	384,748	378,890	296,131	86,387	382,518	378,890
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	295	7,894	292	-	292	7,894
Total Administrative	295	7,894	292	-	292	7,894
<i>Debt Service</i>						
Principal Debt Retirement A-1	130,000	135,000	-	135,000	135,000	140,000
Principal Debt Retirement A-2	45,000	45,000	-	45,000	45,000	50,000
Prepayments Series A-1	-	-	-	-	-	-
Prepayments Series A-2	55,000	-	40,000	10,000	50,000	-
Interest Expense Series A-1	112,480	107,215	53,608	53,607	107,215	101,478
Interest Expense Series A-2	59,150	54,275	27,138	25,837	52,975	48,750
Total Debt Service	401,630	341,490	120,746	269,443	390,189	340,228
TOTAL EXPENDITURES	401,925	349,384	121,038	269,443	390,481	348,121
Excess (deficiency) of revenues Over (under) expenditures	(17,177)	29,506	175,093	(183,056)	(7,963)	30,768
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	29,506	-	-	-	30,768
TOTAL OTHER SOURCES (USES)	-	29,506	-	-	-	30,768
Net change in fund balance	(17,177)	29,506	175,093	(183,056)	(7,963)	30,768
FUND BALANCE, BEGINNING	315,498	298,321	298,321	-	298,321	290,358
FUND BALANCE, ENDING	\$ 298,321	\$ 327,827	\$ 473,414	\$ (183,056)	\$ 290,358	\$ 321,126

**Amortization Schedule
SERIES 2013-A1 Refunding Bonds**

Period Ending	Principal	Extraordinary Redemption	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2022			\$ 50,738.75	\$ 50,738.75	\$ 1,975,000	\$ 239,346	
5/1/2023	\$ 140,000.00		\$ 50,738.75	\$ 190,738.75	\$ 1,835,000		\$ 241,478
11/1/2023			\$ 47,676.25	\$ 47,676.25	\$ 1,835,000	\$ 238,415	
5/1/2024	\$ 145,000.00		\$ 47,676.25	\$ 192,676.25	\$ 1,690,000		\$ 240,353
11/1/2024			\$ 44,413.75	\$ 44,413.75	\$ 1,690,000	\$ 237,090	
5/1/2025	\$ 150,000.00		\$ 44,413.75	\$ 194,413.75	\$ 1,540,000		\$ 238,828
11/1/2025			\$ 40,945.00	\$ 40,945.00	\$ 1,540,000	\$ 235,359	
5/1/2026	\$ 160,000.00		\$ 40,945.00	\$ 200,945.00	\$ 1,380,000		\$ 241,890
11/1/2026			\$ 37,185.00	\$ 37,185.00	\$ 1,380,000	\$ 238,130	
5/1/2027	\$ 170,000.00		\$ 37,185.00	\$ 207,185.00	\$ 1,210,000		\$ 244,370
11/1/2027			\$ 33,062.50	\$ 33,062.50	\$ 1,210,000	\$ 240,248	
5/1/2028	\$ 175,000.00		\$ 33,062.50	\$ 208,062.50	\$ 1,035,000		\$ 241,125
11/1/2028			\$ 28,600.00	\$ 28,600.00	\$ 1,035,000	\$ 236,663	
5/1/2029	\$ 185,000.00		\$ 28,600.00	\$ 213,600.00	\$ 850,000		\$ 242,200
11/1/2029			\$ 23,605.00	\$ 23,605.00	\$ 850,000	\$ 237,205	
5/1/2030	\$ 195,000.00		\$ 23,605.00	\$ 218,605.00	\$ 655,000		\$ 242,210
11/1/2030			\$ 18,340.00	\$ 18,340.00	\$ 655,000	\$ 236,945	
5/1/2031	\$ 205,000.00		\$ 18,340.00	\$ 223,340.00	\$ 450,000		\$ 241,680
11/1/2031			\$ 12,600.00	\$ 12,600.00	\$ 450,000	\$ 235,940	
5/1/2032	\$ 220,000.00		\$ 12,600.00	\$ 232,600.00	\$ 230,000		\$ 245,200
11/1/2032			\$ 6,440.00	\$ 6,440.00	\$ 230,000	\$ 239,040	
5/1/2033	\$ 230,000.00		\$ 6,440.00	\$ 236,440.00	\$ -		\$ 242,880
Total	\$ 1,975,000.00		\$ 687,212.50	\$ 2,662,212.50		\$ 2,614,380.00	\$ 2,662,212.50

**Amortization Schedule
SERIES 2013-A2 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
11/1/2022		6.50%	\$ 24,375.00	\$ 24,375.00	\$ 750,000	
5/1/2023	\$ 50,000.00	6.50%	\$ 24,375.00	\$ 74,375.00	\$ 700,000	\$ 98,750.00
11/1/2023		6.50%	\$ 22,750.00	\$ 22,750.00	\$ 700,000	
5/1/2024	\$ 55,000.00	6.50%	\$ 22,750.00	\$ 77,750.00	\$ 645,000	\$ 100,500.00
11/1/2024		6.50%	\$ 20,962.50	\$ 20,962.50	\$ 645,000	
5/1/2025	\$ 55,000.00	6.50%	\$ 20,962.50	\$ 75,962.50	\$ 590,000	\$ 96,925.00
11/1/2025		6.50%	\$ 19,175.00	\$ 19,175.00	\$ 590,000	
5/1/2026	\$ 60,000.00	6.50%	\$ 19,175.00	\$ 79,175.00	\$ 530,000	\$ 98,350.00
11/1/2026		6.50%	\$ 17,225.00	\$ 17,225.00	\$ 530,000	
5/1/2027	\$ 65,000.00	6.50%	\$ 17,225.00	\$ 82,225.00	\$ 465,000	\$ 99,450.00
11/1/2027		6.50%	\$ 15,112.50	\$ 15,112.50	\$ 465,000	
5/1/2028	\$ 65,000.00	6.50%	\$ 15,112.50	\$ 80,112.50	\$ 400,000	\$ 95,225.00
11/1/2028		6.50%	\$ 13,000.00	\$ 13,000.00	\$ 400,000	
5/1/2029	\$ 70,000.00	6.50%	\$ 13,000.00	\$ 83,000.00	\$ 330,000	\$ 96,000.00
11/1/2029		6.50%	\$ 10,725.00	\$ 10,725.00	\$ 330,000	
5/1/2030	\$ 75,000.00	6.50%	\$ 10,725.00	\$ 85,725.00	\$ 255,000	\$ 96,450.00
11/1/2030		6.50%	\$ 8,287.50	\$ 8,287.50	\$ 255,000	
5/1/2031	\$ 80,000.00	6.50%	\$ 8,287.50	\$ 88,287.50	\$ 175,000	\$ 96,575.00
11/1/2031		6.50%	\$ 5,687.50	\$ 5,687.50	\$ 175,000	
5/1/2032	\$ 85,000.00	6.50%	\$ 5,687.50	\$ 90,687.50	\$ 90,000	\$ 96,375.00
11/1/2032		6.50%	\$ 2,925.00	\$ 2,925.00	\$ 90,000	
5/1/2033	\$ 90,000.00	6.50%	\$ 2,925.00	\$ 92,925.00	\$ -	\$ 95,850.00
Total	\$ 750,000.00		\$ 320,450.00	\$ 1,070,450.00		\$ 1,070,450.00

EAST PARK

Community Development District

Supporting Budget Schedules

Fiscal Year 2023

EAST PARK

Community Development District

All Funds

2022-2023 Non-Ad Valorem Assessment Summary

Neighborhood	Total Units	Product Type	FY 2023 Annual Maintenance Assessment	FY 2022 Annual Maintenance Assessment	% Variance	FY 2023 Series 2013 Debt Assessment	FY 2022 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2023	Total Assessed Per Unit FY 2022	Total % Variance
N-1	133	50' SF	\$491.74	\$427.60	15.0%	\$369.21	\$369.21	0.0%	\$860.95	\$796.81	8%
N-2	23	Lux Townhome	\$424.61	\$369.23	15.0%	\$318.81	\$318.81	0.0%	\$743.42	\$688.04	8%
N-2	55,500	Commercial	\$0.27	\$0.24	15.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.44	8%
N-3	186	Villa	\$368.53	\$320.46	15.0%	\$276.70	\$276.70	0.0%	\$645.23	\$597.16	8%
N-4	69	Lux Townhome	\$424.61	\$369.23	15.0%	\$318.81	\$318.81	0.0%	\$743.42	\$688.04	8%
N-5	295	50' SF	\$491.74	\$427.60	15.0%	\$369.21	\$369.21	0.0%	\$860.95	\$796.81	8%
N-6 & N-7	128	70' SF	\$693.90	\$603.39	15.0%	\$520.99	\$520.99	0.0%	\$1,214.89	\$1,124.38	8%
VCI	16,941.43	Commercial	\$0.27	\$0.24	15.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.44	8%
VCII	336,018	Commercial	\$0.27	\$0.24	15.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.44	8%
VCIII	30,000	Commercial	\$0.27	\$0.24	15.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.44	8%