



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
October 22, 2025
6:00 p.m.

Location:
Fairfield Inn & Suites
2650 Lajuana Blvd.,
Wesley Chapel, FL 33543

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.





COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132

Board of Supervisors

Union Park East Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Wednesday, October 22, 2025 at 6:00 p.m.** at **Fairfield Inn & Suites – 2650 Lajuana Blvd., Wesley Chapel, FL 33543.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, October 22, 2025

Time: 6:00 p.m.

Location: Fairfield Inn & Suites

2650 Lajuana Blvd.

Wesley Chapel, FL 33543

[Join via Computer or Mobile App](#)

Dial-in Number: 1-904-348-0776

Phone Conference ID: 684 257 747#

(Mute/Unmute: *6)

(Raise/Lower Hand: *5)

Regular Meeting Agenda

The full draft agenda packet will be posted to the CDD website under [District Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

Roll Call

	In Person	Virtually	Not
VACANT (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

Staff/Vendors

Heath Beckett, Vesta

Michael Bush, Vesta

Savannah Hancock, Kilinski Van Wyk

Amy Palmer, Lighthouse Engineering

Chris Thompson, Blue Water Aquatics

Casey Hallman, Floralawn

SECOND ORDER OF BUSINESS: **Audience Comments** – *Agenda Items*
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS: **Seat 1 Supervisor Appointment**

A. Consideration of Supervisor Candidate(s)

Under Separate Cover

B. Administration of Oaths of Office

EXHIBIT 1

C. Adoption of **Resolution 2026-01, Designating Officers**

EXHIBIT 2

D. Overview of Sunshine and Public Record Laws

References:

[Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

[Government in the Sunshine Training](#)

[Free Resources for Required Ethics Training](#)



FOURTH ORDER OF BUSINESS: Operations & Maintenance

- A. Aquatic Maintenance – Chris Thompson, Blue Water Aquatics
 - 1. Presentation of Reports: [EXHIBIT 3](#)
 - a. Pond Treatments
 - b. Fountain Repairs
 - 2. Consideration of Quarterly Fountain Maintenance - \$7,000.00/Yr [EXHIBIT 4](#)
- B. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 5](#)
 - 1. Consideration of Floralawn Proposals: [EXHIBIT 6](#)
- C. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 7](#)
 - 1. Consideration of Field Operation Proposals [EXHIBIT 8](#)
- D. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
- E. District Engineer – *Amy Palmer, Lighthouse Engineering*
 - 1. Discussion on Reported Erosion [EXHIBIT 9](#)
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Discussion on Hovenweep Stormwater Drain [EXHIBIT 10](#)

FIFTH ORDER OF BUSINESS: Business Matters

- A. Consideration of License Agreement to Host Events and Activities on District Property
 - 1. HOA Community Events [EXHIBIT 11](#)
 - 2. Free or Donation-Based Yoga Class (Reynolds) [EXHIBIT 12](#)
 - 3. Consideration of Request to Set Up Jewelry Booth on District Property During Community Events (O’Cain) [EXHIBIT 13](#)

SIXTH ORDER OF BUSINESS: Consent Agenda

- A. Approval of the Minutes of the Board of Supervisors Special Meeting Held May 30, 2024 [EXHIBIT 14](#)
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 24, 2025 [EXHIBIT 15](#)
- C. Acceptance of the Unaudited September 2025 Financial Statement [EXHIBIT 16](#)
- D. Ratification of Blue Water Aquatics Fountain H Repair Approval - \$282.25 [EXHIBIT 17](#)
- E. Acceptance of Arbitrage Rebate Counselors Reporting of No Incurred Arbitrage Liability for:
 - 1. Bond Series 2017 A-1, A-2, and A-3
 - 2. Bond Series 2021



SEVENTH ORDER OF BUSINESS: Supervisor Requests

EIGHTH ORDER OF BUSINESS: Audience Comments – *Non-Agenda Items/New Business*
(Limited to 3 Minutes Per Person)

NINTH ORDER OF BUSINESS: Security Matters

A. **Closed Session** (No Action Will be Taken During the Closed Session)

1. Discussion on District Security Matters

B. Consideration of Action Relating to Security Matters

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

	In Person	Virtually	Not
(1)			
Vincent Pacifico			
Michelle Diman			
Richard Ramirez			
Gerard Bianchi			

**Wednesday, November 19, 2025
at 6:00 p.m.**

Fairfield Inn & Suites Tampa Wesley Chapel
2650 Lajuana Boulevard
Wesley Chapel, FL 33543

ELEVENTH ORDER OF BUSINESS: Action Items Summary (To be Included in the Meeting Minutes)

TWELFTH ORDER OF BUSINESS: Adjournment





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1



**Union Park East Community Development District
Board of Supervisors Oath of Office**

I, _____, a citizen of the State of Florida and of the United States of America, and being a Supervisor of the Union Park East Community Development District (the "District") and a recipient of public funds as such Supervisor, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Union Park East Community Development District, located in Pasco County, Florida.

Signature

Date

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20__ by _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Union Park East Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)



OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of _____ physical presence
Or _____ online notarization this _____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ or Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

Street or Post Office Box

Print Name

City, State, Zip Code

Signature



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2



RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Union Park East Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desire to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Heath Beckett</u>	Secretary
<u>Johanna Lee</u>	Treasurer
<u>Scott Smith</u>	Assistant Treasurer
<u>Patricia Kehr</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Kyle Darin</u>	Assistant Secretary
<u>Shirley Conley</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

ATTEST:

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

☐Heath Beckett, Secretary
☐Kyle Darin, Assistant Secretary

Name: _____
☐Chair ☐Vice Chair of the Board of Supervisors





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	9/5/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	7NW
Temperature	80
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV ☒ Backpack
Water Level	High
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 2

Pond Numbers	C2,Q1
Service Performed	Treatment
Work Performed	☒ Algae
Equipment Used	☒ ATV/UTV
Water Level	High





Aquatic Services Report

Restrictions

None

Observations/Recommendations

Sites treated for algae





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	9/5/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	NE 5mph
Temperature	88
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	SP1 A, SP1 B, C, C1, E1, G, H, I, J, K, L, M
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed





Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	9/15/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	1ne
Temperature	73
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers	All
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

2 of 2

Pond Numbers	Q
Service Performed	Treatment
Work Performed	☒ Algae
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None





Aquatic Services Report

Observations/Recommendations

Site treated for plankton algae





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	9/15/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	NNE 4mph
Temperature	80
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	SP1 A, SP1 B, C, C1, E1, G, H ,I, J, K, L, M , SP10
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed



Chris Thompson

Blue Water Aquatics, Inc.

Sep 28, 2025 | 26 Photos



Union Park East CDD

Aquatics



Aquatics Report - September

Recent Rainfall & Weather (Month to Date)

- According to the Southwest Florida Water Management District, Pasco County has seen significantly below-normal rainfall so far this month. The provisional summary shows about 2.10 inches of rain, compared to a historical monthly average of around 6.85 inches, meaning we're at roughly 15% of normal for this time period.
- Tampa and Pasco weather-climatology data indicate that early September tends to still carry quite a bit of the wet season's moisture (i.e. tropical moisture, daily thunderstorms, etc.), but the current deficits suggest a drying trend already underway.

How Stormwater Ponds Have Been Affected

- Low input volumes / pond levels dropping: Because rainfall is well below average, stormwater ponds are receiving less runoff. This means water levels are lower than usual, which can reduce their capacity to buffer sudden rain events. Some ponds may be nearing a point where inflow cannot replenish what's lost to evaporation, seepage, or intentional discharge.
- Water quality changes: Lower volumes of water mean less dilution of pollutants. Runoff that does enter ponds (especially after light rains) can bring in nutrients, sediments, and debris that concentrate more in smaller volumes. Also, lower water depths can lead to higher water temperatures, which can exacerbate algal growth and reduce dissolved oxygen.
- Sedimentation and exposure: Some pond bottoms that might normally be submerged are now exposed or more shallow, which can lead to more sediment drying, compaction, or even cracking. Shoreline plants may also experience stress (or die back) during these lower water levels, reducing shoreline stabilization and increasing vulnerability to erosion when heavy rain returns.

Animal Activity & Ecological Impacts

- As ponds get shallower and warmer, you're likely to see more activity from amphibians and reptiles such as frogs, toads, turtles, and perhaps snakes, especially near pond edges and shallow zones. These animals often take advantage of warmer, shallow water to feed and breed (if water remains).
- Fish stress: Fish in smaller, warmer, lower-oxygen ponds may show signs of stress; some species that are less tolerant of low dissolved oxygen may decline, while more tolerant species (e.g. carp, certain catfish) may dominate.
- Birds and other wildlife that depend on ponds—waterfowl, wading birds, and even some mammals—may have less reliable water availability, less food (if aquatic invertebrate populations decline due to poor water quality), or may need to travel further.
- Insects: Mosquitoes often lay eggs in standing shallow water; with more shallow margins and less



flow, some ponds may become better breeding grounds unless managed or disturbed.

What Fall Will Bring, and How It Will Affect Stormwater Ponds

As fall progresses, several shifts are likely:

- Rain patterns changing: Fall in Hillsborough typically brings a decrease in daily thunderstorms and summer convection, with fewer, but sometimes heavier, rain events. There may be occasional tropical systems or remnants that bring intense rainfall. Overall, average rainfall declines.
- Temperature drops: Nights will start to get cooler, daytime highs will moderate. Water temperatures in ponds will gradually decline, which can help with dissolved oxygen levels and reduce thermal stress on aquatic species.
- Lower evaporative loss: With less intense sun and lower temperatures, evaporation from pond surfaces will slow, helping to conserve water volumes in ponds.
- Vegetation changes: Aquatic and shoreline plants may slow growth; some species may die back. Leaves from surrounding trees will begin falling, which can introduce organic matter to ponds. This leaf litter can fuel microbial activity, possibly resulting in oxygen drawdown (as microbes decompose the organic matter), or contribute to nutrient loading if decomposition is rapid.
- Wildlife behavior shifts: Many species will begin preparing for winter (or the cooler season) – migration, hibernation, reduced activity. Some amphibians may lay final egg masses; others may seek wetter microhabitats. Birds may use ponds more for foraging as insects shift.
- Stormwater pond maintenance concerns: With lower flows, clogging of inlet/outlet structures from debris (fallen leaves, sediment) becomes more likely. Sediment that has built up during the wetter months could now be more exposed or compacted. If heavy rains come after dry spells, sudden runoff can produce flash events that erode pond banks or overtop structures if capacity hasn't been maintained.





Storm Water Pond Map

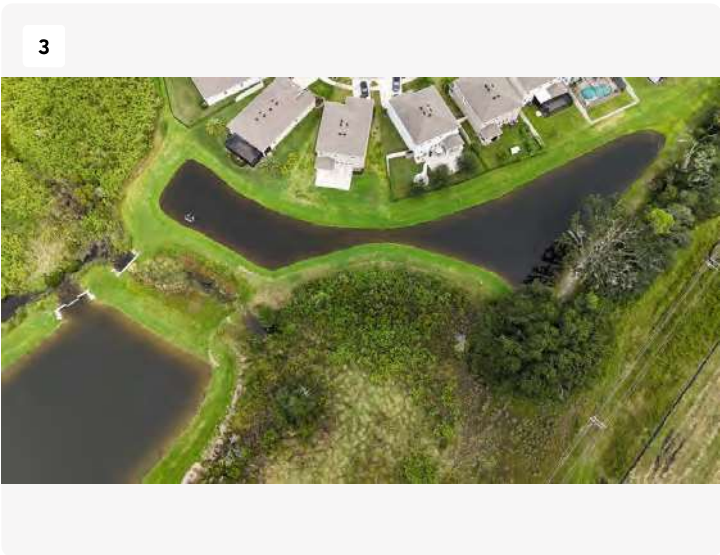
Project: Union Park East CDD
Date: Aug 22, 2024, 7:16 PM
Creator: Chris Thompson



- O
- Treated:**
- Grasses
 - Brush
 - Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:24 PM
Creator: Chris Thompson



- P1
- Treated:**
- Grasses
 - Floating
 - Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:24 PM
Creator: Chris Thompson

4



P2

Treated:

- Grasses
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:25 PM

Creator: Chris Thompson

5



N

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:25 PM

Creator: Chris Thompson

6



SP10

Treated:

- Grasses
- Brush
- Algae
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:26 PM

Creator: Chris Thompson

7



L

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:26 PM

Creator: Chris Thompson

8



M

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:27 PM

Creator: Chris Thompson

9



J

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:28 PM

Creator: Chris Thompson

10



I

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:28 PM

Creator: Chris Thompson

11



K

Treated:

- Grasses

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:29 PM

Creator: Chris Thompson

12



H

Treated:

- Grasses
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:29 PM

Creator: Chris Thompson

13

An aerial photograph showing a large, irregularly shaped pond with dark water. The pond is surrounded by green grass and some trees. To the right of the pond, there are several houses with grey roofs and light-colored siding. A paved road or driveway runs along the edge of the pond.

G

Treated:

- Grasses
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:30 PM
Creator: Chris Thompson

14

An aerial photograph showing a pond with a concrete pedestrian bridge crossing it. The bridge is a simple, flat structure. The pond is surrounded by lush green grass and many trees. The water in the pond is dark and still.

Pedestrian Bridge

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:31 PM
Creator: Chris Thompson

15

An aerial photograph showing a large, rectangular pond with a light-colored, possibly sandy or silty, bottom. The pond is surrounded by green grass and some trees. To the left of the pond, there are several houses with grey roofs. A paved road runs along the right side of the pond.

E1

Treated:

- Grasses
- Algae
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:31 PM
Creator: Chris Thompson





C1

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:32 PM
Creator: Chris Thompson



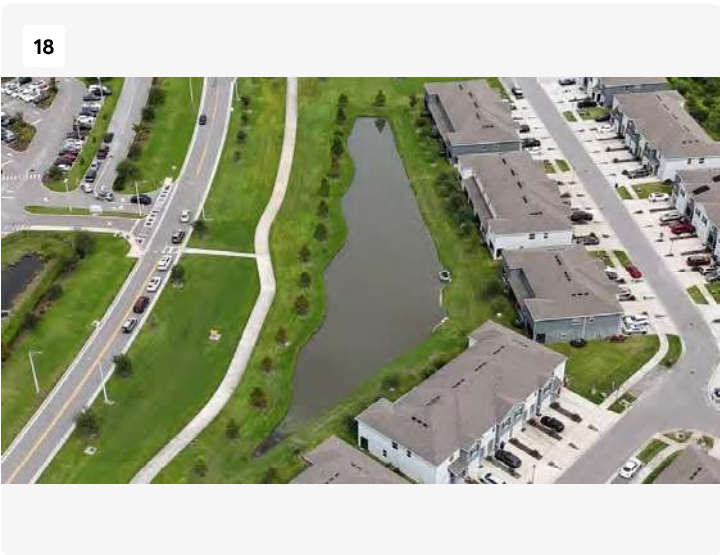
C, SP1B, SP1A

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:33 PM
Creator: Chris Thompson



B

Treated:

- Grasses
- Brush
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Date: Sep 22, 2025, 2:33 PM
Creator: Chris Thompson



19



Q1

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:34 PM

Creator: Chris Thompson

20



Q

Treated:

- Grasses
- Brush
- Algae
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:34 PM

Creator: Chris Thompson

21



F7

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:40 PM

Creator: Chris Thompson

22



D1

Treated:

- Grasses

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:41 PM

Creator: Chris Thompson

23



C2

Treated:

- Grasses
- Brush
- Algae
- Floating
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:42 PM

Creator: Chris Thompson

24



D

Treated:

- Grasses
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:42 PM

Creator: Chris Thompson

25



SP1

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:43 PM

Creator: Chris Thompson

26



E

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Date: Sep 22, 2025, 2:43 PM

Creator: Chris Thompson



Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BlueWaterAquaticsinc.com

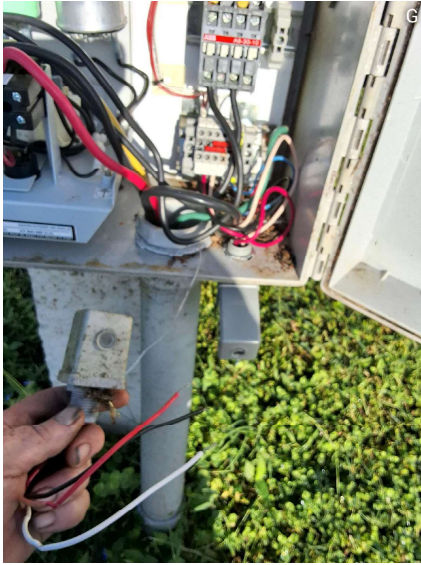
Page 1 of 2
Thursday, October 9, 2025
9:19:12 AM

Order report

Service details	
Technician: Pete Dennis	Client: Union Park East CDD
Service Date	10/8/2025
Request Warranted	Yes
Action Taken	I changed the photo cell on fountain H.
Service Date	10/8/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	3mph
Temperature	75°
Multiple Sites Treated	No
Pond Number	Fountain H
Service Performed	Repairs
Work Performed	☒ Fountains / Aeration
Equipment Used	☒ Marsh Master
Water Level	Low
Restrictions	None
Observations/Recommendations	I changed the photo cell on fountain H
Pictures:	



Order report





Blue Water Aquatics, Inc.

Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2
Monday, October 13, 2025
10:01:15 AM

Order report

Service details

Technician:

Randy Mitchell

Client:

Union Park East CDD

Service Date

10/13/2025

Request Warranted

Yes

Action Taken

Someone broke the lock and door off panel. They had door attached with zip ties. Found the line 2 conductor from meter to disconnect burned where it connects. Also found that the fuse on the line 2 side is blown. Union Park will need either an electrician or power company come to open meter to check connections and replace conductor if needed. Then we can replace fuse and further test the system.

Service Date

10/13/2025

Customer

Union Park East CDD

Weather Conditions

Sunny

Wind

NNE 2mph

Temperature

68

Multiple Sites Treated

No

Pond Number

Pond C fountain

Service Performed

Troubleshooting

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ Backpack

Water Level

Normal

Restrictions

None

Observations/Recommendations

Needs conductor checked from meter to disconnect

Pictures:



Order report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4





Fountain Preventative Maintenance Agreement

This fountain preventative maintenance agreement, dated September 23, 2025, and with an anticipated start date of _____, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Union Park East CDD** (hereinafter the “Customer”), c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

General Conditions: Blue Water Aquatics will perform quarterly fountain inspection and cleaning services on **seven (7) existing Vertex® 5HP, floating fountains** on behalf of the Customer in accordance with the term and conditions of this agreement as follows:

- | | |
|---|-----------------|
| ⇒ Submersible Pump – Inspect and clean the pump intake screens | Included |
| ⇒ Electrical Panel – Inspect, and test current reading of motor | Included |
| ⇒ Lights & Lenses – Inspect, and clean the lights and lenses | Included |
| ⇒ Float – Inspect and clean all surfaces of the float | Included |
| ⇒ Tie-Downs/Mooring Lines – Inspect all tie-downs / mooring lines | Included |
| ⇒ Timer(s) – Inspect timer(s) and reset, as necessary | Included |
| ⇒ Display Heads, Jets & Rings – Inspect and clean each part and disassemble the parts, <i>if needed</i> to clean orifice impediments | Included |

Total Fountain Preventative Maintenance Contract Amount	\$ 1,750.00/quarterly
--	------------------------------

No parts or special repairs are included in our preventative maintenance agreement. Any parts or repair costs will be invoiced separately. Any service calls for fountain repairs outside of this agreement will be invoiced separately on a time and materials basis, with a one-hour minimum service charge. Blue Water Aquatics does not assume responsibility for parts failure.

The above price is effective for ninety (90) days from the date of this proposal.

Weather Delays

Customer understands that weather conditions—including but not limited to rain, cloud cover, and wind—may delay service. In such cases, Blue Water Aquatics will complete the work as soon as reasonably possible. The time required to fulfill all work under this Agreement may vary depending on the duration and severity of weather conditions.





Third-Party Fees

Customer agrees to reimburse Blue Water Aquatics for any processing fees related to registering with third-party compliance monitoring services and/or invoicing portals.

Payment Terms

Customer agrees to pay all invoices within thirty (30) days of receipt. Accepted payment methods include Cash, Check, Money Order, Zelle, ACH, or Credit Card (a 3% fee applies to all credit card transactions). Accounts more than thirty (30) days past due may result in suspension of future work. Customer is responsible for all charges incurred from the start of service until Blue Water Aquatics receives written notice of termination in accordance with this Agreement.

Any invoice unpaid after sixty (60) days will accrue interest at 1.5% per month until paid in full. If collection proceedings are required, Customer agrees to pay all related costs, including reasonable attorney's fees, court costs, and other expenses.

Disclaimer

While Blue Water Aquatics makes every effort to inspect the site prior to preparing a proposal or starting work, unforeseen or hidden conditions may arise without fault or negligence. These may result in additional time or material costs beyond the contract price. In such cases, the Customer will be notified of the issue and any anticipated additional charges.

By signing this Agreement, Customer confirms they have disclosed all known and relevant site conditions necessary to complete the work, such as access, parking, staging areas, fencing, obstructions, or gate codes.

Insurance

Blue Water Aquatics maintains Workers' Compensation, General Liability, Automotive Liability, and Property & Casualty insurance. A Certificate of Insurance is available upon request. If Customer requests to be named as an "Additional Insured," any related costs will be billed to the Customer.

Termination

Either party may terminate this Agreement with thirty (30) days' written notice.

Automatic Renewal

This Agreement will automatically renew annually on the anniversary date unless terminated by either party with thirty (30) days' written notice.

Annual Price Adjustment

Starting on the first anniversary of the contract commencement date, and each year thereafter, the contract price will adjust by the percentage increase in the Consumer Price Index (CPI-U, U.S. City Average, all goods and services), as published by the U.S. Department of Labor.

Written Notice

All written notices must be sent by Certified U.S. Mail, Return Receipt Requested, to the party's principal place of business listed in this Agreement.





E-Verify

Blue Water Aquatics uses the federal E-Verify program for contracts with public employers, as required by Florida Statute 448.095, and certifies compliance with all related provisions.

Addenda

See attached map, survey, and/or report, where applicable.

*Christopher Thompson, President
Blue Water Aquatics, Inc.*

Customer Signature

Printed Name & Title

09/23/2025

Date

Date

Our Fountain & Aeration Specialists provide comprehensive repair, maintenance and installation services for a wide variety of systems, including:

- **Airmax**
- **Kasco**
- **Vertex**
- **Grundfos**
- **Otterbine**
- **AquaMaster**
- **Pentair**





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5 *PENDING*





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6 *PENDING*





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7 *PENDING*





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8 *PENDING*





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9





MEMORANDUM

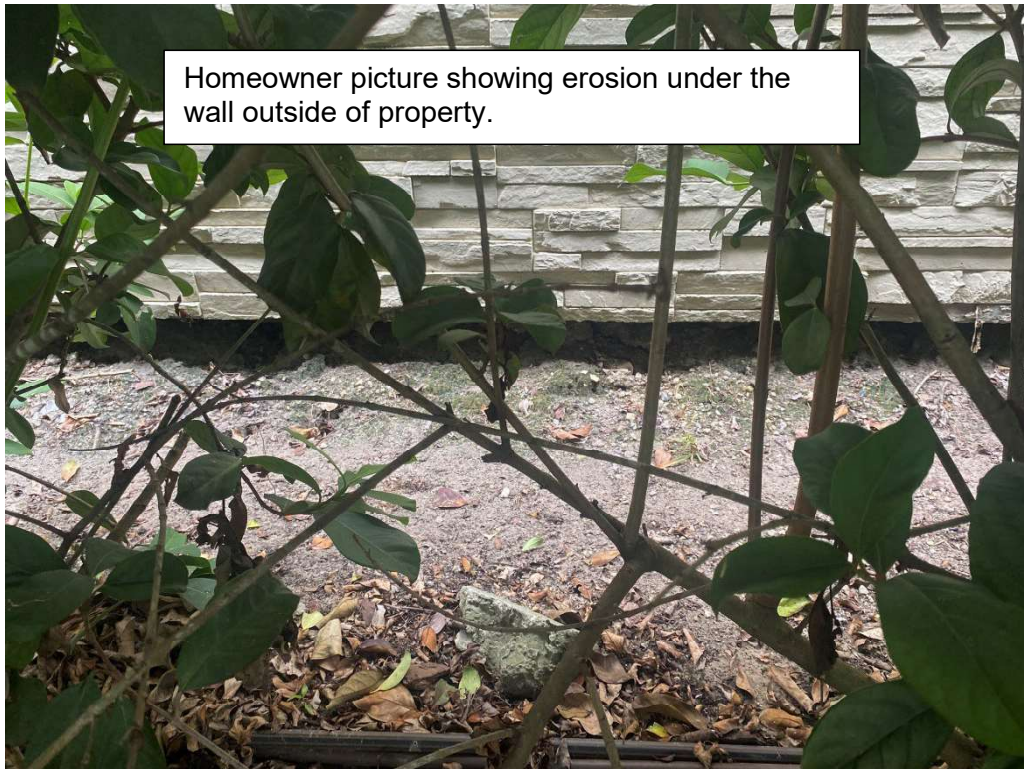
TO: Union Park East CDD

FROM: Bradley S. Foran, P.E.

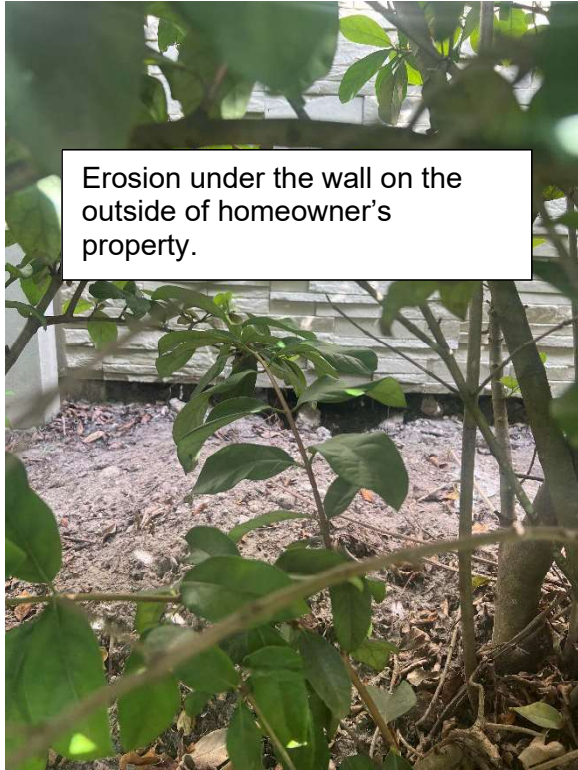
DATE: 10/14/2025

RE: Erosion – 1157 Pipestone Place

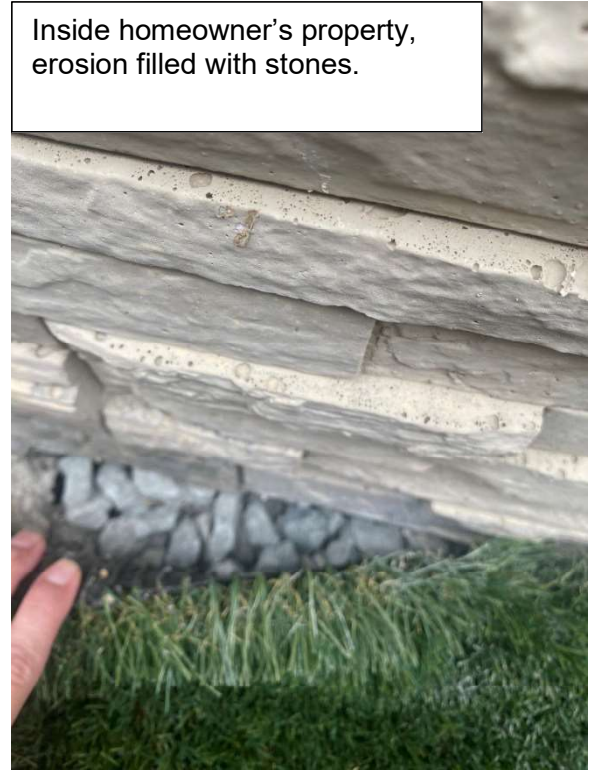
A site visit was performed on 10/10/2025 to observe a resident's concern about erosion along the wall at the back of their property. Conditions were difficult to observe due to the backyard area being covered with astro turf. The homeowner had already remediated the erosion by filling the spots with cement. It was our observation that the back wall has a significant amount of space under it that allows water to enter the property and cause erosion issues. We also noted utilities on the outside of the wall, which if compromised, could also be cause for erosion. It is our recommendation that the area be revisited in 6 months to observe if any more erosion has taken place or if the cement fill was sufficient to remediate the issue.



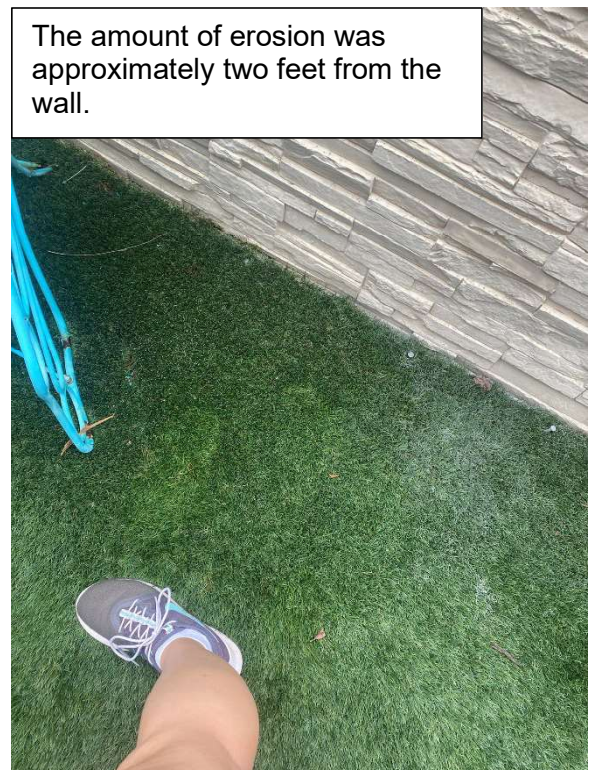
MEMORANDUM



Erosion under the wall on the outside of homeowner's property.



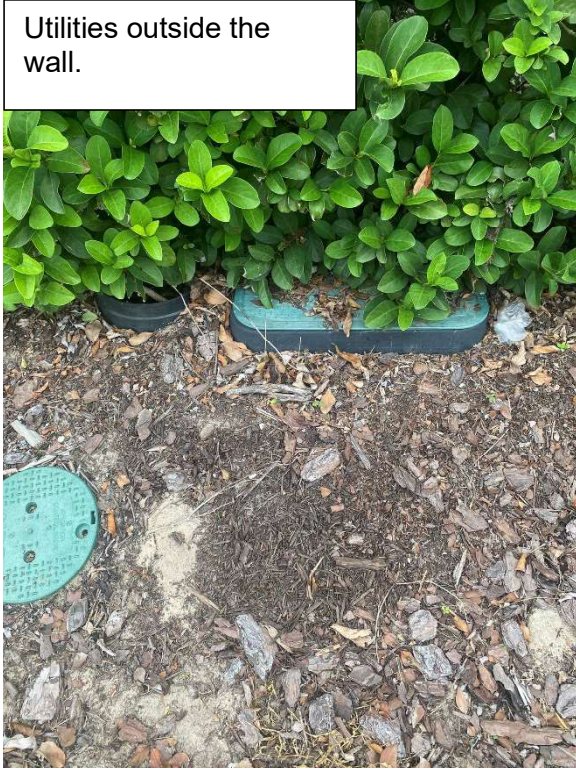
Inside homeowner's property, erosion filled with stones.



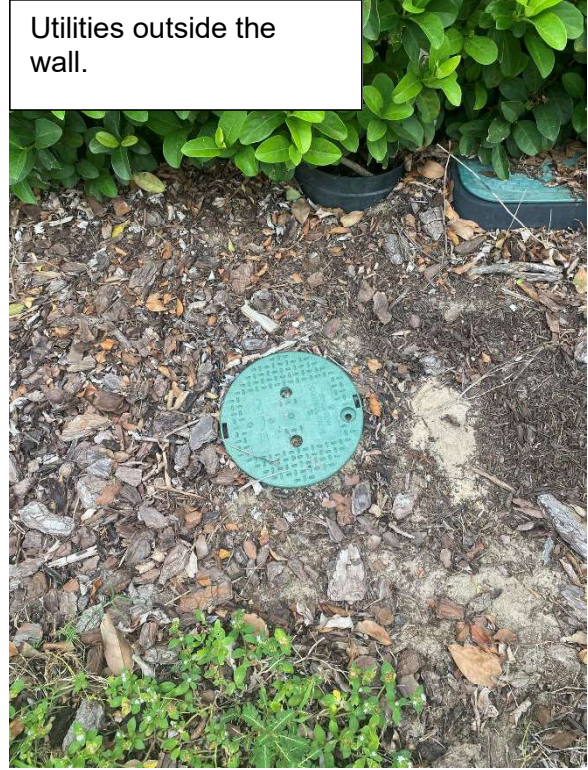
The amount of erosion was approximately two feet from the wall.

MEMORANDUM

Utilities outside the wall.



Utilities outside the wall.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10



From: PlannerSchedulers <PlannerSchedulers@pascocountyfl.net>
Date: October 8, 2025 at 3:07:12 PM EDT
To: tstabilie@gmail.com
Cc: "Lorie M. Bowman" <lbowman@pascocountyfl.net>, PlannerSchedulers <PlannerSchedulers@pascocountyfl.net>, "Bryan D. Holmes" <bholmes@pascocountyfl.net>
Subject: RE: Drainage hole - needs clearing & pothole

Good Afternoon Tara,

Thank you for contacting Pasco County Department of Public Works regarding the drainage concerns in Union Park. We understand this matter is important to you and other citizens within the community.

Currently, Union Park Phase 7B is under a maintenance bond guarantee. This bond was accepted by the county in Jun of 2024, and generally runs for a period of 36 months. During this period, maintenance is the responsibility of the developer.

Until the developer has petitioned the county to release the bond and accept the improvements for maintenance, the bond requires the developer to continue to maintain the area.

For clarification, the area at the ends of the cross pipe under Hovenweep are what as known as catch basins. They serve to reduce the velocity of the water flowing through the pipe. They are simply concrete pads, they do not actually drain. The culvert under Hovenweep remains the responsibility of the developer.

At Pasco County we strive to provide excellent public services that meet the needs of our citizens and enhance the quality of life for our residents and visitors, Public Works continues to be diligent in helping to resolve issues such as these and we thank you for your communication and patience as we strive to keep Pasco a Premier County.

If you have any further questions or concerns, please feel free to contact me directly.

Respectfully,



Tracy Okel
Project Coordinator III
Department of Public Works
Pasco County
P: 727-834-3611 x1062
C: 727-514-3608
4454 Grand Blvd
New Port Richey, FL 34652
tokel@mypasco.net
www.mypasco.net

“Serving our community to create a better future.”



From: Tara Stabie <tstabie@gmail.com>
Sent: Tuesday, October 7, 2025 10:17 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Seth D. Weightman <sweightman@pascocountyfl.net>
Cc: Kyle T. Darin <kdarin@vestapropertyservices.com>; Vincent Pacifico <upestcddvinny@gmail.com>
Subject: Re: Drainage hole - needs clearing & pothole



Tara



On Tue, Oct 7, 2025 at 10:06 AM Tara Stabie <tstabie@gmail.com> wrote:

Hi Seth,

I'm hoping you can help out. I reached out over a year ago about a drainage hole that needed to be cleared and cleaned, and I was told at the time that it was CDD property. However, CDD is saying it falls under the County's responsibility.

The drainage hole (which is now almost completely covered) is located across from the Charter School, at the end of Old Woods/Hovenweep Road (Union Park) on the townhome side.

Thanks so much for your help in clarifying who's responsible for resolving this!

Tara Stabile, Ed.D.

On Tue, Oct 7, 2025 at 9:38 AM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good morning, Tara

The drainage structure you are speaking of belongs to Pasco County. Unfortunately, the CDD can not do anything with this drainage structure as it does not belong to us, and we are not permitted to spend any money on non-CDD property.

I am also attaching communication I had with you in September, as you shared below that you have been reaching out for months with no update.

I have also removed all the supervisors except for Vinny, as this could cause sunshine law violations by having all the supervisors attached on one email.

Thank you,

Heath Beckett

District Manager

From: Tara Stabie <tstabie@gmail.com>

Sent: Monday, October 6, 2025 8:59 PM

To: Heath Beckett <hbeckett@vestapropertyservices.com>; upeastcddvinny@gmail.com; upeastcddmichelle@gmail.com; upeastcddrick@gmail.com; upeastcddgerard@gmail.com

Cc: Kyle T. Darin <kdarin@vestapropertyservices.com>

Subject: Re: Drainage hole - needs clearing & pothole

Copying all Board members for documentation.

On Mon, Oct 6, 2025 at 8:55 PM Tara Stabie <tstabie@gmail.com> wrote:

Hi all,

I've been reaching out about this issue for a few months and haven't received an update. The drainage hole is now covered with weeds and grass—you can barely see it anymore. This could lead to flooding or other safety issues if it's not addressed soon.



I believe this falls under Chapter 190, Florida Statutes, the CDD is responsible for maintaining community infrastructure, including drainage systems. Since this falls within the district's duties, I'd appreciate an update on when this repair and maintenance will be completed.

Tara

On Thu, Sep 4, 2025 at 8:55 AM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good morning, Tara

I am attaching the email follow up from the District Engineer.

Please let me know if you have any other questions.

Thanks,

Heath Beckett

District Manager

From: Tara Stabie <tstabie@gmail.com>

Sent: Thursday, September 4, 2025 8:33 AM

To: Heath Beckett <hbeckett@vestapropertyservices.com>

Cc: wendy perez <wperez1763@gmail.com>; Kyle T. Darin <kdarin@vestapropertyservices.com>

Subject: Re: Drainage hole - needs clearing & pothole

Hi all, any follow ups?

Tara

On Tue, Aug 26, 2025 at 10:06 AM Tara Stabie <tstabie@gmail.com> wrote:

Thank you! With all the rain it is getting even more clogged.

Tara

On Tue, Aug 26, 2025 at 9:49 AM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Good morning,

At the last board meeting, we asked the District Engineer to look into the drainage hole. I have not heard back from them so I have asked for an update on that from them.

Hopefully I will hear back from them soon.

Thanks,

Heath Beckett

District Manager



From: Tara Home <tstabile@gmail.com>
Sent: Monday, August 25, 2025 8:16 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: wendy perez <wperez1763@gmail.com>
Subject: Re: Drainage hole - needs clearing & pothole

How there. Can you please reply.

Disheartening when we receive this message and no reply.

Hello from your Vesta District Management Team,

We're looking forward to utilizing our uniquely qualified financial, accounting, and administrative leadership-and-support teams to resolve any immediate issues and to forward-plan for the benefit of Union Park East's residents.

We present the following guide to assist residents in understanding CDD operations so that staff can more efficiently meet the community's needs.

Make the District's Website Your Go-To For District Information

Become more familiar with the Union Park East website: www.unionparkeastcdd.org. This is the official platform for CDD communications. Official District information will **not** be posted on social media. The District's website is where you'll find meeting schedules, agenda packets, executed Minutes, budgets, forms, election information, contacts, and other information relating to the CDD's function and its responsibilities. Please reach out to Heath or Shirley with questions on CDD business.



The screenshot shows the website <http://www.unionpakeastcdd.org>. At the top, a red arrow points to the navigation menu with the text "Agendas, Budgets, Maps, Minutes, etc.". Below the header, there are two main call-to-action buttons: a blue one that says "CLICK HERE TO SUBMIT A FIELD MAINTENANCE REQUEST" and a dark red one that says "CLICK HERE FOR CLUBHOUSE RESERVATION INFORMATION". Red arrows point to these buttons with the labels "To Report a concern" and "To reserve the Clubhouse" respectively. To the right, a section titled "Board Meetings" is highlighted with a red arrow and the text "CDD Meeting Information". This section lists two meetings: one on August 27, 2025, and another on September 24, 2025, both at the Fairfield Inn & Suites Tampa Wesley Chapel. At the bottom left, there is a "Welcome" message and a "REPORTING NUISANCE ALLIGATORS" button.

Supervisors Oversee, Staff Implement

Elected Supervisors are in place to set and oversee the policies of the District; the District's Management Team are responsible for implementing those policies in the day-to-day running of the CDD. Residents and Patrons are always welcome to discuss any CDD matter with Supervisors, but understand that Supervisors cannot discuss those matters with other Supervisors or make any decision on District business outside of a publicly noticed meeting – the wheels of government can in some cases turn a little slower than we would like, but Statutes are in place for accountability and government transparency purposes; Supervisors are subject to penalties if they do not act in accordance with Sunshine laws. If you have questions on the day-to-day running of the District, please reach out to the District Management Team.

Resolutions Require Reporting!

In order for staff and vendors to respond to community needs, please submit your maintenance concerns and requests via the District's website as they arise. Supervisors are not the intermediary for reporting initial concerns – please send those reports directly to the District Management Team via the District's website. When those requests are submitted an email is sent confirming receipt and explaining the follow-up process. Timely reporting to staff allows the team to review and research the matter, follow up on any deficiencies with vendors, and to request proposals for items outside of an existing maintenance scope which can then be present to Supervisors at an upcoming meeting. CDD meetings are the only time Supervisors can discuss the matter and give further direction to staff and vendors as needed. Website requests not only allow staff to bring together the information Supervisors need for their meetings, but they also allow us to more efficiently track and monitor them through to resolution.



Website Work in Progress, We Appreciate Your Patience

The Vesta team is working to improve the information posted on the District's website and accessibility to the District's public records. Please be patient as we review the files and upload commonly requested records to the Documents section of the website. If a record hasn't yet been posted, please reach out to Heath or Shirley to request it.

District Manager: Heath Beckett

1. hbeckett@vestapropertyservices.com
2. 321-263-0132 ext. 536

Field Manager: Michael Bush

1. mbush@vestapropertyservices.com
2. 321-263-0132 ext.

Amenity Manager: Barry Jeskewich

1. bjeskewich@vestapropertyservices.com
2. 321-263-0132 ext. 398

Administrator: Shirley Conley

1. sconley@vestapropertyservices.com
2. 321-263-0132 ext. 749

Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

If you have any questions, please reach out to us.

Have a wonderful evening!

*This message was sent by **kai** on behalf of the Union Park East CDD and Vesta District Services.*

Message sent by Kai, Tampa, FL , USA.

Tara



On Aug 9, 2025, at 10:14 AM, Tara Stabie <tstabie@gmail.com> wrote:

Hi Heath, Hope all is well!

I'm following up on my previous email. Could you let me know how the drainage hole issue will be addressed? We're well into hurricane season, and for safety reasons, this type of maintenance should really be handled annually so we are proactive. Thanks for your help. I appreciate your time.

Tara

On Wed, Jul 16, 2025 at 8:35 AM Tara Stabie <tstabie@gmail.com> wrote:

Thank you!

Tara

On Tue, Jul 15, 2025 at 4:43 PM Heath Beckett <hbeckett@vestapropertyservices.com> wrote:

Hey Tara,

This would be something that the board would have to discuss and making a decision on. I will be sure to present this to the board for consideration.

Thanks,

Heath Beckett

District Manager

From: Tara Home <tstabie@gmail.com>

Sent: Tuesday, July 15, 2025 4:28 PM

To: wendy perez <wperez1763@gmail.com>

Cc: Heath Beckett <hbeckett@vestapropertyservices.com>

Subject: Re: Drainage hole - needs clearing & pothole

Hi Heath. I'm following up on this communication. Can you please provide an update? I cannot attend the meetings due to other commitments.

Thanks!

Tara

On Jul 13, 2025, at 8:46 PM, Tara Stabie <tstabie@gmail.com> wrote:

One other item: Our townhome (TH) front entrances have consistently looked unkempt, and this directly impacts our property values, which could lead to legal action. A strong first impression is imperative for potential buyers.

Let's implement sustainable, maintenance-free landscaping with drought-tolerant plants and rocks. This will drastically improve our curb appeal and the attractiveness of homes for sale, while also bringing **long-term cost savings to all residents** through reduced maintenance. If we want to enhance our property values and distinguish our community, I highly recommend we move forward with this sustainable solution.



Thanks!

Tara

On Sat, Jul 12, 2025 at 12:35 PM wendy perez <wperez1763@gmail.com> wrote:

Good afternoon. Heath I know we took care of a pot hole in the past but I believe afterwards we found out it's county responsibility?? Can you check into this so the residents aren't paying again and if you find out otherwise we can add to the agenda for repair. Thx

On Sat, Jul 12, 2025 at 11:14 AM Tara Stabie <tstabie@gmail.com> wrote:

Hi Heath! Hope you are well! Two items to report:

1. There is a drainage hole across from the Charter School - end of Old-woods/Hovenweep Road that needs clearing so that the water can drain. This tends to flood, and with us being in hurricane season, I think we'd better be proactive.
2. Another pothole - Location: Hovenweep Road and Kaloko Road. We had one on Hovenweep last year that the CDD fixed.

Thanks for your help with this!!!

Tara





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11 *PENDING*





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12



From: Christina Reynolds <greyn2907@gmail.com>
Sent: Saturday, October 11, 2025 7:16 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Clubhouse

You don't often get email from greyn2907@gmail.com. [Learn why this is important](#)

Good morning,

My name is Christina Reynolds, I have a rental over on Sand Creek Dr.

I was just reaching out to find out if it would be possible to offer free yoga classes at the clubhouse. I was thinking maybe once a month on a Sunday morning. I initially reached out to Kai and was told that you would be the appropriate contact to ask.

I thought it would be best to inquire with you as I do not know the legality of it, if any. I have my 200 hour certification to teach and thought it would be good practice to offer free or by donation only classes to the Union Park families. Let me know what you think, thank you for your time!

Christina Reynolds





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 13



From: Marianne O'Cain <lmari10@aol.com>
Sent: Wednesday, October 8, 2025 6:01 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Request to setup booth

You don't often get email from lmari10@aol.com. [Learn why this is important](#)

My name is Marianne O'Cain, and I live in Union Park at 31999 Watoga Loop, Wesley Chapel, FL 33543. I've noticed that our community often welcomes food trucks and ice cream trucks, which brings neighbors together in a fun way.

I would love the opportunity to set up a small jewelry booth at the clubhouse area during special occasions, weekends, or on days when food trucks are present. I believe this would add to the community atmosphere and provide residents with another enjoyable option.

The HOA recommended that I contact you directly regarding this request. Please let me know if this would be possible and if there are any specific requirements or guidelines I should follow.

You can reach me at 813-697-5011 or by email at your convenience.

Thank you very much for your time and consideration.

Sincerely,
Marianne O'Cain





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 14



1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 A Special Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Thursday, May 30, 2024 at 6:00 p.m. at Residence Inn,
6 2867 Lajuana Blvd., Wesley Chapel, FL 33543. The actions taken are summarized as
7 follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Ms. Dilley called the meeting to order at 6:03 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11	Wendy Perez (1)	Board Supervisor, Assistant Secretary
12	Vincent Pacifico (2)	Board Supervisor, Chairman
13	Richard Ramirez (4)	Board Supervisor, Assistant Secretary
14	Gerard Bianchi (5)	Board Supervisor, Vice Chairman

15 Also present were:

16	Heather Dilley	District Manager, Breeze
17	Wes Hughes	Field Manager, Breeze
18	Meredith Hammock	District Counsel, Kilinski Van Wyk PLLC
19	Jennifer Kilinski	District Counsel, Kilinski Van Wyk PLLC

20 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items**
21 *(Limited to 3 minutes per individual for agenda*
22 *items)*

23 Representatives from Floralawn, Florida Commercial Care, Yellowstone, and
24 United Land Services announced themselves as present.

25 **THIRD ORDER OF BUSINESS: Business Items**

26 A. Exhibit 1: Presentation of Proposals for Landscape Maintenance Services –
27 Financial Summary

- 28 ➤ Exhibit 2: Flora Lawn
- 29 ➤ Exhibit 3: Florida Commercial Care
- 30 ➤ Exhibit 4: Juniper
- 31 ➤ Exhibit 5: Pine Lake
- 32 ➤ Exhibit 6: Red Tree
- 33 ➤ Exhibit 7: United Land Services
- 34 ➤ Exhibit 8: Yellowstone

35 Five-minute presentations were heard from representatives of Floralawn,
36 Yellowstone, Florida Commercial Care, and United Land Service.
37 Supervisors discussed the bid proposals. District Counsel instructed the



Board on the grading procedure and to only grade the bid proposal facts. The bids were graded as follows:

96.29%	Floralawn
82.36%	Yellowstone
79.75%	Florida Commercial Care
74.58%	Juniper
67.62%	Pine Lake
61.02%	United Land Service
61.00%	Red Tree

On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board approved the ranking of the respondents and directed staff to enter negotiations with the top-ranked respondent, for the Union Park East Community Development District.

FOURTH ORDER OF BUSINESS:

Audience Comments – New Business

(Limited to 3 minutes per individual for non-agenda items)

There being none, the next item followed.

FIFTH ORDER OF BUSINESS:

Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

There being none, the next item followed.

SIXTH ORDER OF BUSINESS:

Adjournment

On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:31 p.m., for Union Park East Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on October 22, 2025.

☐ Heath Beckett, Secretary
☐ _____, Assistant Secretary

☐ Vincent Pacifico, Chair
☐ Gerard Bianchi, Vice Chair



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 15



1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Wednesday, September 24, 2025 at 6:30 p.m. at Fairfield
6 Inn & Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Beckett called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 Wendy Perez (1)	Board Supervisor, Assistant Secretary
12 Vincent Pacifico (2)	Board Supervisor, Chairman
13 Michelle Diman (3)	Board Supervisor, Assistant Secretary
14 Richard Ramirez (4)	Board Supervisor, Assistant Secretary
15 Gerard Bianchi (5)	Board Supervisor, Vice Chairman

16 Also present were:

17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
20 Amy Palmer	District Engineer, Lighthouse Engineering (virtually)
22 Doug Fitzhenry	Technician, Blue Water Aquatics (virtually)
23 Casey Hallman	Account Manager, Floralawn (joined in-progress)

24 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items**
25 (Limited to 3 minutes per individual for agenda
26 items)

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS: Reports**

29 A. Exhibit 1: Aquatic Maintenance – *Blue Water Aquatics*

30 Mr. Fitzhenry provided an update on the pond conditions, he noted the three
31 ponds with recurring problems, Q1, C2, and F7 were being treated, the
32 Southern Naiad in ponds C2 and F7 is beneficial but is treated when it
33 reaches the surface for aesthetic purposes, and he anticipated algae blooms
34 to increase in the upcoming months due to many landscapers switching to
35 dry fertilizer. A proposal for fountain maintenance will be presented at a
36 future meeting.

37 B. Exhibit 2: Landscape Maintenance – *Casey Hallman, Floralawn*

38 A representative of Floralawn was not present at this point in the meeting.

39 Supervisors noted trees impacted by the storm had been identified and the
40 budget will accommodate addressing them, the report referenced another
41 District, and the annuals had been installed on the Liberty Square island.

42 An update was requested on the installation of bushes on the island at
43 Liberty Square.

44 *Landscape Maintenance was further discussed during III.C. Field Manager Report*
45 *after Mr. Hallman joined the meeting.*

46 C. Exhibit 3: Field Manager – *Michael Bush, Vesta District Services*

47 Mr. Bush's presented the Field Manager report and responded to Supervisor
48 questions. He reviewed the various completed projects and advised of the
49 items that had been ordered for current projects, including the baby
50 changing station, court signs, soap dispenser, mailbox numbers, street signs
51 (the missing speed limit sign was located), and weight pins for the gym
52 equipment. Mr. Beckett added that he had approved Blue Water Aquatics to
53 replace a photocell on the Liberty Square fountain (approximately \$230).

54 Pricing for pool furniture repairs and replacements was presented and he
55 will request quotes for pressure washing the sidewalk around the amenity
56 center. Light options for the amenity center entrance were reviewed and
57 replacement of pet waste stations (estimated at 4 for \$1,000) was
58 discussed.

59 Mr. Beckett requested audience comments on the pool chair.

60 On a MOTION by Ms. Perez, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board
61 approved the repair of the reclining pool chairs in the amount of \$1,050.00, for Union Park
62 East Community Development District.

63 Mr. Beckett requested audience comments on the purchase of pool deck
64 tables.

65 On a MOTION by Ms. Diman, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
66 authorized Mr. Bush to purchase twelve (12) tables for the pool deck in a total amount not to
67 exceed \$2,200.00, for Union Park East Community Development District.

68 Mr. Hallman was asked about the bush installation, he will check the
69 approval was received and schedule the installation.

70 Mr. Hallman discussed a renewal agreement for landscape maintenance
71 and reviewed recent landscape activities. Ms. Hancock advised the first year
72 for the original landscape agreement ends September 30, 2025, and the
73 Board could consider the first of three annual renewals. With no changes to
74 the terms proposed, an amendment would not be required. Discussion
75 followed on the installation of annuals as an additional service.

76 Mr. Beckett requested public comments on the proposed landscape
77 maintenance renewal.

78 On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board
79 approved the first renewal of the landscape maintenance agreement with Floralawn, with
80 no change to the contract terms, for Union Park East Community Development District.

81 Mr. Beckett discussed available funds based on the unaudited August 2025
82 Financial Statement which was forwarded to Supervisors. Board consensus was to
83 postpone consideration of the purchase of pet waste stations.

84 Options for lighting the path to the gym were requested and discussed.

85 D. District Counsel – *Savannah Hancock, Kilinski Van Wyk*

86 Ms. Hancock reminded Supervisors to complete their required four hours of
87 ethics training by December 31st.

88 An update was requested on active litigation.

89 E. District Engineer – *Amy Palmer, Lighthouse Engineering*

90 Ms. Palmer advised that plans were submitted to Pasco County for the
91 pickleball courts permit. An ROW permit may be required. She has
92 completed a review of the pooling on the sidewalk and flooding, and will
93 review the erosion areas to draft a plan for the Board at the next meeting.

94 F. District Manager – *Heath Beckett, Vesta District Services*

95 Mr. Beckett had reviewed the Reserve Study – upgrades for the security
96 system and furniture were the only two items that were noted for FY 2026.
97 He also confirmed that a “No Outlet” sign was posted at Liberty Square.

98 **FOURTH ORDER OF BUSINESS: Business Items**

99 A. Exhibit 4: Adoption of **Resolution 2025-19, Ratifying Actions Taken to**
100 **Designate Date, Time and Place of Public Hearings and Publication of**
101 **Notice of Hearings on Adoption of Amended and Restated Rules of**
102 **Procedure (Reflecting Legislative Updates)**

103 Ms. Hancock advised this resolution rescheduled the public hearing to
104 November 19 to allow for publication deadlines to be met.

105 On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board
106 adopted **Resolution 2025-19, Ratifying Actions Taken to Designate Date, Time and Place**
107 **of Public Hearings and Publication of Notice of Hearings on Adoption of Amended and**
108 **Restated Rules of Procedure (Reflecting Legislative Updates)**, for Union Park East
109 Community Development District.

110 B. Discussion on District’s Performance Measures and Standards

111 1. Exhibit 5: Consideration of Reporting of FY 2025 Achieved Goals and
112 Objectives



113 Board consensus was to report that all goals and objectives for FY
114 2025 were achieved, Ms. Hancock affirmed the State had receive the
115 District's required financial reports.

116 On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board
117 approved the Report of FY 2025 Achieved Goals and Objectives, for Union Park East
118 Community Development District.

119 2. Exhibit 6: Adoption of FY 2026 Performance Measures/Standards and
120 Annual Reporting Form

121 On a MOTION by Mr. Pacifico, SECONDED by Ms. Perez, WITH ALL IN FAVOR, the Board
122 approved the adoption of FY 2026 Performance Measures/Standards and Annual Reporting
123 Form as presented, for Union Park East Community Development District.

124 **FIFTH ORDER OF BUSINESS: Consent Agenda**

125 A. Exhibit 7: Acceptance of the Minutes of the Board of Supervisors Budget
126 Workshop Held August 27, 2025

127 B. Exhibit 8 : Approval of the Minutes of the Board of Supervisors Regular
128 Meeting Held August 27, 2025

129 On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board
130 approved Consent Agenda – items A and B as presented, for Union Park East Community
131 Development District.

132 **SIXTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*
133 *Agenda Item Requests)*

134 Ms. Hancock advised that Ms. Perez residency within the District was ending and
135 she would no longer be eligible to hold her seat. Ms. Hancock reviewed the process
136 for appointing a Supervisor to fill the vacant seat if the remaining Supervisors
137 wished to do so. Supervisors thanked Ms. Perez for her service to the community.

138 Board direction was given to staff to notice the open seat on the District's website.

139 Ms. Diman advised the Liberty Square HOA has requested to use the land by the
140 mailboxes for their Thanksgiving event. Ms. Hancock explained that a continuing
141 agreement could be executed to allow HOA community events to be approved or
142 denied by the District Manager for the term of the agreement, pending insurance
143 requirements. This will be considered at the October meeting.

144 Discussion followed on the area at the end of Pez Landing and protection of the
145 District's irrigation in that area.



SEVENTH ORDER OF BUSINESS:

Audience Comments – New Business
(Limited to 3 minutes per individual for non-agenda items)

Comments were heard on pool access, utilizing District property for future events hosted by the Townhomes HOA, the bridge condition and maintenance, and the depression by the townhouse bridge (which Mr. Bush had patched earlier in the day).

EIGHTH ORDER OF BUSINESS:

Next Meeting Quorum Check

The next Union Park East Community Development District meeting is scheduled for 6:00 p.m. on October 22, 2025 at Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, FL 33543.

Quorum was confirmed for the next meeting.

On a MOTION by Ms. Diman, SECONDED by Mr. Pacifico, WITH ALL IN FAVOR, the Board accepted Ms. Perez's resignation effective at the adjournment of the September 24, 2025 regular meeting of the Board of Supervisors, for Union Park East Community Development District.

NINTH ORDER OF BUSINESS:

Action Items Summary

District Manager

- Find out status of shrub installation at Liberty Square
- Follow up with FTI on the new camera
- Agenda item: Liberty Square HOA request use of land by mailboxes for community event - add this to the agenda for next month – get with Savannah on this

Field Manager

- Ms. Perez says that lighting for the path that leads to the gym around the amenity center – Bush to look into this

District Engineer

- Look at erosion and report back to the Board next week

TENTH ORDER OF BUSINESS:

Adjournment

On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:50 p.m., for Union Park East Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

180 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
181 **publicly noticed meeting held on October 22, 2025.**

182 _____
183 ☐ Heath Beckett, Secretary
184 ☐ _____, Assistant Secretary

☐ Vincent Pacifico, Chair
☐ Gerard Bianchi, Vice Chair





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 16



*Union Park East
Community Development District*

Financial Statements - Unaudited

September 30, 2025



Union Park East CDD
Balance Sheet
September 30, 2025

	General Fund	Debt Service 2017A-1	Debt Service 2019A-1	Debt Service 2019A-2	Debt Service 2021	Construction Fund	Total
1 ASSETS							
2 Cash - Operating Accounts	\$ 321,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321,586
3 Cash - Restricted	-	-	-	-	-	-	-
4 Money Markey - Operating	296,453	-	-	-	-	-	296,453
5 Money Markey - Restricted	136,917	-	-	-	-	-	136,917
6 Investments:							-
7 Revenue Trust Fund	-	405,466	313,476	36,326	80,684	-	835,951
8 Interest Fund	-	-	-	-	2	-	2
9 Reserve Fund	-	411,200	343,119	52,500	43,493	-	850,312
10 Prepayment Fund	-	1,072	250	1,313	100	-	2,735
11 Construction Fund	-	-	-	-	-	46,072	46,072
12 Accounts Receivable	5,008	-	-	-	-	-	5,008
13 Assessments Receivable - On Roll	69,217	23,878	20,099	4,330	9,846	-	127,369.65
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Undeposited Funds	-	8,005	6,749	1,451	1,489	-	-
16 Due from Other Funds	-	-	-	-	-	-	-
17 Deposits	3,360	-	-	-	-	-	3,360
18 Prepaid Items	2,038	-	-	-	-	-	2,038
19 TOTAL ASSETS	\$ 834,580	\$ 849,620	\$ 683,692	\$ 95,919	\$ 135,614	\$ 46,072	\$ 2,627,804
20 LIABILITIES							
21 Accounts Payable	\$ 32,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,969
22 Due to Other Funds	-	-	-	-	-	-	-
23 Accrued Expenses	-	-	-	-	-	-	-
24 Deferred Revenue - On Roll	69,217	23,878	20,099	4,330	9,846	-	127,369.65
24 TOTAL LIABILITIES	102,186	23,878	20,099	4,330	9,846	-	160,338.23
25 FUND BALANCE							
26 Nonspendable							-
27 Assigned - Asset Reserves							-
28 Assigned - Operating Reserves							-
29 Restricted		825,743	663,594	91,589	125,767	46,072	1,752,764
30 Unassigned	732,394						732,394
31 TOTAL FUND BALANCE	732,394	825,743	663,594	91,589	125,767	46,072	2,485,159
32 TOTAL LIABILITIES & FUND BALANCE	\$ 834,580	\$ 849,620	\$ 683,692	\$ 95,919	\$ 135,614	\$ 46,072	\$ 2,645,497

Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual September	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,163,925	\$ -	\$ 1,168,669	\$ 4,744	100.41%
3 Interest		1,289	15,106	15,106	#DIV/0!
4 Miscellaneous		-	301	301	#DIV/0!
5 Total Revenue	\$ 1,163,925	\$ 1,289	\$ 1,184,077	\$ 20,152	101.73%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	911	10,764	(3,236)	76.89%
9 Payroll Taxes	1,071	-	588	(483)	54.90%
10 Payroll Processing	770	-	450	(320)	58.44%
11 Management Consulting Services	48,000	3,500	49,631	1,631	103.40%
12 Bank Fees	300	-	1	(300)	0.17%
13 Auditing Services	4,200	-	-	(4,200)	0.00%
14 Travel Per Diem	100	-	-	(100)	0.00%
15 Insurance	33,193	2,751	30,262	(2,931)	91.17%
16 Regulatory & Permit Fees	175	-	200	25	114.29%
17 Legal Advertisements	2,500	-	1,008	(1,492)	40.32%
18 Engineering Services	25,000	4,707	50,762	25,762	203.05%
19 Legal Services	50,000	2,586	63,415	13,415	126.83%
20 Website Hosting	2,015	-	1,848	(167)	91.73%
21 Administrative Contingency	5,000	-	4,557	(443)	91.15%
22 TOTAL GENERAL ADMINISTRATIVE	186,324	14,455	213,486	27,162	114.58%
23 DEBT ADMINISTRATION					
24 Dissemination Agent	6,500	-	9,000	2,500	138.46%
25 Trustee Fees	15,085	-	23,497	8,412	155.76%
26 Arbitrage	1,900	475	1,425	(475)	75.00%
27 TOTAL DEBT ADMINISTRATION	23,485	475	33,922	10,437	144.44%
28 PHYSICAL ENVIRONMENT					
29 Comprehensive Field Tech Service	18,000	1,333	17,856	(144)	99.20%
30 Streetpole Lighting	102,000	-	66,530	(35,470)	65.23%
31 Electricity (Irrigation & Pond Pumps)	32,000	-	15,009	(16,991)	46.90%
32 Landscape Maintenance	186,974	13,918	165,616	(21,358)	88.58%
33 Landscape Maintenance - Phases 7 & 8	40,272	250	250	(40,022)	0.62%
34 Irrigation Maintenance	18,000	691	10,045	(7,955)	55.80%
35 Pond Maintenance	34,526	1,965	23,609	(10,917)	68.38%
36 Fountain Maintenance	9,400	-	5,342	(4,059)	56.82%
37 Pet Waste Removal	10,000	917	10,063	63	100.63%
38 Rust Control	19,200	-	14,175	(5,025)	73.83%
39 Physical Environment Contingency	50,000	-	171,354	121,354	342.71%
40 Increase in Operating Reserves	50,000	-	50,000	-	100.00%
41 Increase in Asset Reserves	103,500	-	103,500	-	100.00%
42 TOTAL PHYSICAL ENVIRONMENT	673,872	19,073	653,349	(20,523)	96.95%

Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual September	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
43 AMENITY CENTER OPERATIONS					
44 Pool Service Contract	48,000	3,915	39,754	(8,246)	82.82%
45 Pool Maintenance & Repair	5,000	-	9,805	4,805	196.10%
46 Pool Permit	275	-	280	5	101.82%
47 Amenity Management	8,000	583	7,322	(678)	91.53%
48 Amenity Center Cleaning & Maintenance	18,000	2,160	20,400	2,400	113.33%
49 Amenity Center Internet	4,224	358	4,346	122	102.89%
50 Amenity Center Electricity	19,200	(3,016)	46,245	27,045	240.86%
51 Amenity Center Water	10,000	273	5,555	(4,445)	55.55%
52 Amenity Center Pest Control	975	75	1,375	400	141.03%
53 Refuse Service	2,950	-	2,706	(244)	91.72%
54 Landscape Maintenance - Infill	4,000	-	-	(4,000)	0.00%
55 Security Monitoring	54,434	6,125	41,637	(12,798)	76.49%
56 Pool Monitors	35,000	2,843	15,649	(19,351)	44.71%
57 Community Events & Decorations	25,000	-	-	(25,000)	0.00%
58 Misc Amenity Center Repairs & Contingency	45,186	595	3,884	(41,302)	8.60%
59 TOTAL AMENITY CENTER OPERATIONS	280,244	13,911	198,957	(81,287)	70.99%
60 TOTAL EXPENDITURES	\$ 1,163,925	\$ 47,914	\$ 1,099,713	\$ (64,212)	94.48%
61 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	334,215	(46,625)	84,363	84,363	25.24%
62 Fund Balance Beginning			494,531		
63 Increase in Fund Balance for Operating Reserves	50,000		50,000		
64 Increase in Fund Balance for Asset Reserves	103,500		103,500		
65 FUND BALANCE ENDING	\$ 487,715	\$ (46,625)	\$ 732,394	\$ 84,363	

Union Park East CDD
Debt Service Series 2017 A1
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 <u>REVENUE</u>				
2 Special Assessments - Net	\$ 420,281	\$ 415,903	\$ (4,378)	99%
3 Interest		29,550	29,550	#DIV/0!
4 Miscellaneous		-	-	-
5 <u>TOTAL REVENUE</u>	\$ 420,281	\$ 445,452	\$ 25,171	105.99%
6 <u>EXPENDITURES</u>				
7 County Assessment Collection Fees	8,756	-	(8,756)	0%
8 Interest Expense				
9 May 1, 2025	144,113	143,838	(275)	100%
10 November 1, 2025	144,113	146,850	2,738	102%
11 Principal Retirement				
12 May 1, 2025	-	115,000	115,000	#DIV/0!
13 November 1, 2025	120,000	-	(120,000)	0%
14 Prepayment	-	5,000	5,000	#DIV/0!
15 <u>TOTAL EXPENDITURES</u>	416,981	410,688	(6,293)	98%
16 <u>REVENUES OVER/(UNDER Expenditures)</u>	3,300	34,765		1053%
17 <u>OTHER FINANCING SOURCES/(USES)</u>				
18 Transfers In	-	797	797	#DIV/0!
19 Transfers Out		-	-	-
20 <u>TOTAL OTHER FINANCING SOURCES/(USES)</u>	-	797	797	#DIV/0!
21 <u>FUND BALANCE BEGINNING</u>		790,181		
22 <u>NET CHANGES IN FUND BALANCE</u>	3,300	35,562	797	
23 <u>FUND BALANCE, ENDING</u>	\$ 3,300	\$ 825,743	\$ 797	

Union Park East CDD
Debt Service Series 2019 A1
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 <u>REVENUE</u>				
2 Special Assessments - Net	\$ 355,523	\$ 350,238	\$ -	99%
3 Interest	-	23,590	23,590	#DIV/0!
4 Miscellaneous	-	-	-	-
5 <u>TOTAL REVENUE</u>	\$ 355,523	\$ 373,827	\$ 23,590	105.15%
6 <u>EXPENDITURES</u>				
7 County Assessment Collection Fees	7,407	-	(7,407)	0%
8 Interest Expense				
<i>*November 1, 2024</i>			-	#DIV/0!
9 May 1, 2025	119,300	121,235	1,935	102%
10 November 1, 2025	119,300	119,047	(253)	100%
11 Principal Retirement				
12 May 1, 2025	-	-	-	#DIV/0!
13 November 1, 2025	105,000	100,000	(5,000)	95%
14 Prepayment		5,000		
15 <u>TOTAL EXPENDITURES</u>	351,007	345,282	(10,725)	#DIV/0!
16 <u>Revenues Over/(Under) Expenditures</u>	4,517	28,546	34,315	632.01%
17 <u>OTHER FINANCING SOURCES/(USES)</u>				
18 Transfers In	-	-	-	#DIV/0!
19 Transfers Out	-	-	-	#DIV/0!
20 <u>TOTAL OTHER FINANCING SOURCES/(USES)</u>	-	-	-	#DIV/0!
21 <u>FUND BALANCE BEGINNING</u>		635,048		
22 <u>NET CHANGES IN FUND BALANCE</u>	4,517	28,546	34,315	
23 <u>FUND BALANCE, ENDING</u>	\$ 4,517	\$ 663,594	\$ 34,315	

Union Park East CDD
Debt Service Series 2019 A2
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Special Assessments - Net	\$ 76,546	\$ 75,406	\$ -	98.51%
3 Interest		3,447	3,447	#DIV/0!
4 Miscellaneous		-	-	#DIV/0!
5 TOTAL REVENUE	\$ 76,546	\$ 78,852	\$ 3,447	103.01%
6 EXPENDITURES				
7 County Assessment Collection Fees	1,595	-	(1,595)	0.00%
8 Interest Expense				#DIV/0!
9 May 1, 2025	27,169	27,038	(131)	99.52%
10 November 1, 2025	26,644	27,038	394	101.48%
11 Principal Retirement				#DIV/0!
12 May 1, 2025	20,000	20,000	-	100.00%
13 November 1, 2025	-	-	-	#DIV/0!
14 TOTAL EXPENDITURES	75,407	74,075	(1,332)	#DIV/0!
15 REVENUES OVER/(UNDER) EXPENDITURES	1,139	4,777	3,639	419.62%
16 OTHER FINANCING SOURCES/(USES)				
17 Transfers In		-	-	#DIV/0!
18 Transfers Out		-	-	#DIV/0!
19 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	#DIV/0!
20 FUND BALANCE BEGINNING		86,812		
21 Net Changes in fund balance	1,139	4,777	3,639	
22 FUND BALANCE, ENDING	\$ 1,139	\$ 91,589	\$ 3,639	

Union Park East CDD
Debt Service Series 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Special Assessments	\$ 89,086	\$ 95,670	\$ -	107.39%
3 Interest	-	4,757		#DIV/0!
4 Miscellaneous	-	-		#DIV/0!
5 TOTAL REVENUE	\$ 89,086	\$ 100,426	\$ -	112.73%
6 EXPENDITURES				
7 County Assessment Collection Fees	1,856	-		0.00%
8 Interest Expense				#DIV/0!
9 *November 1, 2024		25,609		
10 May 1, 2025	25,783	25,709		99.71%
11 November 1, 2025	25,363			0.00%
12 Principal Retirement				#DIV/0!
13 May 1, 2025	35,000	35,000		100.00%
14 November 1, 2025	-			#DIV/0!
15 Prepayment		5,000		
16 TOTAL EXPENDITURES	88,001	91,318	-	#DIV/0!
17 REVENUES OVER/(UNDER) EXPENDITURES	1,085	9,109		839.52%
18 OTHER FINANCING SOURCES/(USES)				
19 Transfers In		-		#DIV/0!
20 Transfers Out		-		#DIV/0!
21 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	#DIV/0!
22 FUND BALANCE BEGINNING		116,659		
23 Net Changes in fund balance	1,085	9,109	-	
24 FUND BALANCE, ENDING	\$ 1,085	\$ 125,767	\$ -	

Union Park East CDD
Construction
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Developer Contributions	\$ -	\$ -	\$ -	#DIV/0!
3 Interest	-	1,870	1,870	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ -	\$ 1,870	\$ 1,870	#DIV/0!
6 EXPENDITURES				
7 CIP	-	-	-	#DIV/0!
8 TOTAL EXPENDITURES	-	-	-	#DIV/0!
9 REVENUES OVER/(UNDER) EXPENDITURES	-	1,870		#DIV/0!
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	-	-	-	#DIV/0!
12 Transfers Out	-	797	797	#DIV/0!
13 TOTAL OTHER FINANCING SOURCES/(USES)	-	(797)	(797)	#DIV/0!
14 FUND BALANCE BEGINNING		44,999		
15 Net Changes in fund balance	-	1,073	(797)	
16 FUND BALANCE, ENDING	\$ -	\$ 46,072	\$ (797)	

Union Park East CDD Check Register						
Date	Num	Name	Memo	Deposits	Payments	Balance
						-8,383.93
06/06/2025	100723	JCS Investigations	Outstanding Checks at Transition		4,312.00	-12,695.93
06/06/2025	100722	Kai Connected, LLC	Outstanding check at transition		2,166.67	-14,862.60
06/06/2025	ACH060625	Gerard Bianchi	Outstanding Checks at Transition		184.70	-15,047.30
06/06/2025	02ACH060625	Michelle Diman	Outstanding Checks at Transition		184.70	-15,232.00
06/06/2025	03ACH060625	Vincent S Pacifico	Outstanding Checks at Transition		184.70	-15,416.70
06/06/2025	04ACH060625	Wendy Ann Perez	Outstanding Checks at Transition		184.70	-15,601.40
06/06/2025	05ACH060625	Richard Ramirez	Outstanding Checks at Transition		184.70	-15,786.10
06/06/2025	06ACH060625	Engage PEO	Outstanding Checks at Transfer		203.00	-15,989.10
06/11/2025			Deposit	4,251.96		-11,737.14
06/11/2025	100724	U.S. Bank	Outstanding Check at Transition		8,253.75	-19,990.89
06/13/2025	100725	Blue Wave Lighting, LLC	Outstanding Check at Transition		780.00	-20,770.89
06/16/2025			Deposit	3,017.51		-17,753.38
06/19/2025	061925ACH	IPFS Corporation	Outstanding Check at Transition		2,751.09	-20,504.47
06/20/2025	5004	Mike Fasano, Pasco Co Tax Coll	Balance at transition from Kai		323.54	-20,828.01
06/20/2025	100726	U.S. Bank	Outstanding Check at Transition		8,253.75	-29,081.76
06/20/2025	100727	Kai Connected, LLC	Outstanding check at transition		3,098.61	-32,180.37
06/23/2025	1		Balance at transition from Kai	534,367.54		502,187.17
06/25/2025	100729	Florida Dept of Health	Balance at transition from Kai		280.00	501,907.17
06/30/2025	25		Clear Outstanding Checks	39,126.30		541,033.47
06/30/2025			Restricted Cash that is part of the General Fund	13,763.34		554,796.81
06/30/2025		End of Month		594,526.65	31,345.91	554,796.81
07/10/2025	ACH071025	Deluxe Business Systems	Checks Ordered by Skye		278.68	554,518.13
07/15/2025			Deposit	8,254.97		562,773.10
07/17/2025	5000	Cooper Pools			21,452.88	541,320.22
07/17/2025	5001	Blue Water Aquatics, Inc.	Balance at transition from Kai		1,965.00	539,355.22
07/17/2025	5003	Tampa Bay Poo Patrol	Balance at transition from Kai		1,526.00	537,829.22
07/17/2025	5002	ECS Integrations LLC	Balance at transition from Kai		220.00	537,609.22
07/18/2025	071825PR1	Engage PEO	BOS Meeting 6.25.25		203.00	537,406.22
07/18/2025	071825PR2	Gerard Bianchi	BOS Meeting 6.25.25		184.70	537,221.52
07/18/2025	071825PR3	Michelle Diman	BOS Meeting 6.25.25		184.70	537,036.82
07/18/2025	071825PR74	Richard Ramirez	BOS Meeting 6.25.25		184.70	536,852.12
07/18/2025	071825PR5	Vincent S Pacifico	BOS Meeting 6.25.25		184.70	536,667.42
07/18/2025	071825PR	Wendy Ann Perez	BOS Meeting 6.25.25		184.70	536,482.72
07/18/2025			Deposit	1,126.50		537,609.22
07/21/2025	200002	Catherinne ProCleaners LLC			5,220.00	532,389.22
07/21/2025	5005	Floralawn	Balance at transition from Kai		29,139.28	503,249.94
07/21/2025	200001	Vesta District Services	Invoice: 427222 (Reference: Monthly management fees.) Invoice: 427194 (Re		8,072.21	495,177.73
07/21/2025	200000	ECS Integrations LLC	The rex button on the pool deck has been replaced and the closer on the door k		220.00	494,957.73
07/21/2025	5004	Mike Fasano, Pasco Co Tax Coll	Tax Collector		323.54	494,634.19
07/22/2025	072225PR1	Engage PEO			1,126.50	493,507.69
07/24/2025	02ACH072425	TECO	1611 RANCHETTE RD 05.09.25- 06.09.25		751.31	492,756.38
07/24/2025	03ACH072425	TECO	1241 WYNDFIELDS BLVD PH 7B 05.15.25- 06.13.25		721.01	492,035.37
07/24/2025	04ACH072425	TECO	OLDWOODS AVE PH 8C 05.15.25- 06.13.25		610.09	491,425.28
07/24/2025	05ACH072425	TECO	1393 WYNDFIELDS BLVD 05.15.25- 06.13.25		357.37	491,067.91
07/24/2025	200003	Catherinne ProCleaners LLC	Invoice: 1187 (Reference: Sanitizing wet gym wipe.)		300.00	490,767.91
07/24/2025	200004	Floralawn	Invoice: 33187 (Reference: Landscape maintenance Jul25.)		13,917.80	476,850.11

07/24/2025	200005	Cooper Pools	Invoice: 2025-937 (Reference: Black Algae Treatment / Removal and QT SILVE	1,140.00	475,710.11
07/24/2025	200006	Tampa Bay Poo Patrol	Invoice: 3242 (Reference: Pet waste station May25.)	763.00	474,947.11
07/24/2025	200007	Vesta District Services	Invoice: 427187 (Reference: Monthly contracted management fees Jun23- Jun3	1,288.89	473,658.22
07/24/2025	200008	Kai Connected, LLC	Invoice: 4642 (Reference: Billable expenses.)	1,462.96	472,195.26
07/24/2025	5006	Image 360 Ybor City		5,113.78	467,081.48
07/25/2025	200009	Keeler Landscaping Inc.	Invoice: 5082 (Reference: Vinyl Fence.)	2,852.00	464,229.48
07/28/2025	01ACH072825	PASCO County Utilities	1549 BERING ROAD 05.08.25- 06.06.25	447.09	463,782.39
07/30/2025			Deposit 5,572.21		469,354.60
07/30/2025	200010	Kai Connected, LLC	Invoice: 4589 (Reference: Professional Management Services.)	3,098.61	466,255.99
07/30/2025	200011	Blue Wave Lighting, LLC	Invoice: 16425 (Reference: Lighting issues at front entrance to community.)	780.00	465,475.99
07/30/2025	200012	Blue Water Aquatics, Inc.	Invoice: 33831 (Reference: Pond / Waterway Treatment.)	1,965.00	463,510.99
07/30/2025	200013	ECS Integrations LLC	Invoice: 102863 (Reference: The tech cleaned and checked all cameras and vic	220.00	463,290.99
07/30/2025			Deposit 2,500.00		465,790.99
07/31/2025			Deposit 5,113.78		470,904.77
07/31/2025			Deposit 220.00		471,124.77
07/31/2025		End of Month	22,787.46	106,459.50	471,124.77
08/01/2025	5007	Image 360 Ybor City	Deposit of returned check	5,113.78	466,010.99
08/05/2025	06ACH080525	TECO	1329 WYNDFIELDS BLVD 05.15.25- 06.13.25	383.52	465,627.47
08/05/2025	07ACH080525	TECO	1195 WYNDFIELDS BLVD 05.15.25- 06.13.25	377.49	465,249.98
08/05/2025	07ACH080525	TECO	1241 WYNDFIELDS BLVD PH 8B 05.15.25- 06.13.25	1,053.79	464,196.19
08/05/2025	09ACH080525	TECO	1169 MANZANAR PL, FOUNTAIN 05.15.25- 06.13.25	372.47	463,823.72
08/05/2025	10ACH080525	TECO	1549 BERING RD 05.15.25- 06.13.25	1,244.16	462,579.56
08/05/2025	11ACH080525	TECO	1568 WYNDFIELDS BLVD, WELL 05.15.25- 06.13.25	23.60	462,555.96
08/05/2025	12ACH080525	TECO	32803 CUMBERLAND LN, WELL 05.15.25- 06.13.25	70.66	462,485.30
08/05/2025	13ACH080525	TECO	32755 CUMBERLAND LN 05.15.25- 06.13.25	362.74	462,122.56
08/05/2025	14ACH080525	TECO	1147 MONTGOMERY BELL RD, WELL 05.15.25- 06.13.25	77.03	462,045.53
08/05/2025	15ACH080525	TECO	1756 WYNFIELDS BL 05.15.25- 06.13.25	171.03	461,874.50
08/05/2025	16ACH080525	TECO	1548 WYNDFIELDS BLVD 05.15.25- 06.13.25	5,178.83	456,695.67
08/05/2025	17ACH080525	TECO	1758 BERING RD 05.16.25- 06.16.25	372.18	456,323.49
08/05/2025	01ACH080525	IPFS Corporation	GAA-D59251 Con## 23360375 (Need Back up)	2,751.09	453,572.40
08/05/2025	5008	Vesta District Services	Vesta invoice 427222	5,572.21	448,000.19
08/08/2025	5009	Vesta District Services	Vesta inv# 427194	2,500.00	445,500.19
08/08/2025	200014	Cooper Pools	Invoice: 2025-1032 (Reference: Aug25 Commercial maintenance.) Invoice: 20	3,915.00	441,585.19
08/08/2025	200015	Tampa Bay Poo Patrol	Invoice: 3926 (Reference: Pet waste station maintenance.)	916.67	440,668.52
08/08/2025	200016	Vesta Property Services, Inc.	Invoice: 427967 (Reference: pool monitor.)	2,414.50	438,254.02
08/08/2025	200017	ECS Integrations LLC	Invoice: 102880 (Reference: Amenity Access Management.) Invoice: 102883	460.50	437,793.52
08/08/2025	080825BOS1	Engage PEO	BOS Meeting 7/23/25	203.00	437,590.52
08/08/2025	080825BOS2	Gerard Bianchi	BOS Meeting 7/23/25	184.70	437,405.82
08/08/2025	080825BOS3	Michelle Diman	BOS Meeting 7/23/25	184.70	437,221.12
08/08/2025	080825BOS4	Richard Ramirez	BOS Meeting 7/23/25	184.70	437,036.42
08/08/2025	080825BOS5	Vincent S Pacifico	BOS Meeting 7/23/25	184.70	436,851.72
08/08/2025	080825BOS6	Wendy Ann Perez	BOS Meeting 7/23/25	184.70	436,667.02
08/12/2025	200018	Blue Water Aquatics, Inc.	Invoice: 33598 (Reference: Pond/Waterway Treatment plus late fee.)	1,994.47	434,672.55
08/12/2025	200019	Catherinne ProCleaners LLC	Invoice: 1197 (Reference: #351750 - Annual Rotation-August.)	1,860.00	432,812.55
08/13/2025			Deposit 300.00		433,112.55
08/14/2025	01ACH081425	Spectrum Business		734.19	432,378.36
08/18/2025	200020	Vesta District Services	Invoice: 428135 (Reference: Management Fees Aug 25.)	5,572.21	426,806.15
08/20/2025	200021	AlphaGraphics Tampa Print	Invoice: 251710 (Reference: Mailings.)	1,555.43	425,250.72
08/21/2025	5010	U.S. Bank	Trustee Fees, Extraordinary Services & Incidental Expenses 7/1/25 - 6/30/26	4,790.63	420,460.09
08/21/2025	200022	Vesta District Services	Invoice: 428061 (Reference: Billable Expenses - Jul 2025.)	486.16	419,973.93
08/22/2025	01ACH082225	TECO	1758 BERING RD 06.17.25- 07.16.25	355.75	419,618.18

08/22/2025	02ACH082225	TECO	1548 WYNDFIELDS BLVD 06.14.25- 07.15.25	5,256.51	414,361.67
08/22/2025	03ACH082225	TECO	1756 WYNFIELDS BL 06.14.25- 07.15.25	133.49	414,228.18
08/22/2025	04ACH082225	TECO	1147 MONTGOMERY BELL RD, WELL 06.14.25- 07.15.25	82.08	414,146.10
08/22/2025	05ACH082225	TECO	32755 CUMBERLAND LN 06.14.25- 07.15.25	394.02	413,752.08
08/22/2025	06ACH082225	TECO	32803 CUMBERLAND LN, WELL 06.14.25- 07.15.25	152.92	413,599.16
08/22/2025	07ACH082225	TECO	1568 WYNDFIELDS BLVD, WELL 06.14.25- 07.15.25	29.87	413,569.29
08/22/2025	08ACH082225	TECO	1549 BERING RD 06.14.25- 07.15.25	1,259.42	412,309.87
08/22/2025	09ACH082225	TECO	1169 MANZANAR PL, FOUNTAIN 06.14.25- 07.15.25	402.40	411,907.47
08/22/2025	10ACH082225	TECO	1241 WYNDFIELDS BLVD PH 8B 06.14.25- 07.15.25	1,069.60	410,837.87
08/22/2025	11ACH082225	TECO	1195 WYNDFIELDS BLVD 06.14.25- 07.15.25	408.18	410,429.69
08/22/2025	12ACH082225	TECO	1329 WYNDFIELDS BLVD 06.14.25- 07.15.25	414.32	410,015.37
08/22/2025	13ACH082225	TECO	1393 WYNDFIELDS BLVD 06.14.25- 07.15.25	387.10	409,628.27
08/22/2025	14ACH082225	TECO	OLDWOODS AVE PH 8C 06.14.25- 07.15.25	619.24	409,009.03
08/22/2025	15ACH082225	TECO	1241 WYNDFIELDS BLVD PH 7B 06.14.25- 07.15.25	731.83	408,277.20
08/22/2025	16ACH082225	TECO	1611 RANCHETTE RD 06.10.25- 07.09.25	762.58	407,514.62
08/25/2025	200023	Floralawn	Invoice: 33999 (Reference: Irrigation Repair from Inspection (July, 2025).)	285.14	407,229.48
08/25/2025	01ACH082525	PASCO County Utilities	1549 BERING ROAD 06.06.25- 07.08.25	392.17	406,837.31
08/26/2025	200024	Kilinski Van Wyk PLLC	Invoice: 12957 (Reference: Legal services.)	7,122.80	399,714.51
08/31/2025		End of Month		300.00	71,710.26
09/03/2025	01ACH090325	IPFS Corporation	GAA-D59251 Conf# 23539262 (Need Back up)	2,751.09	396,963.42
09/04/2025	200025	Cooper Pools	Invoice: 2025-1072 (Reference: Scum Gutter Grate and Monthly Commercial M	3,915.00	393,048.42
09/04/2025	200026	Tampa Bay Poo Patrol	Invoice: 4134 (Reference: Pet Waste Station Maintenance.)	916.67	392,131.75
09/04/2025	200027	Blue Water Aquatics, Inc.	Invoice: 33997 (Reference: Pond / Waterway Treatment.)	1,965.00	390,166.75
09/04/2025	200028	ECS Integrations LLC	Invoice: 102997 (Reference: Rekey locks on site with 5 new keys.)	595.00	389,571.75
09/04/2025	200029	Floralawn	Invoice: 33761 (Reference: Landscape Maintenance Per Agreement PO: OM-U	13,917.80	375,653.95
09/04/2025	01ACH090425	TECO	1611 RANCHETTE RD 07.10.25- 08.07.25	762.75	374,891.20
09/09/2025	200030	Vesta District Services	Invoice: 428463 (Reference: Management fees.)	5,416.66	369,474.54
09/09/2025	200031	Vesta Property Services, Inc.	Invoice: 428545 (Reference: pool monitor.)	2,308.68	367,165.86
09/09/2025	200032	Lighthouse Engineering Inc.	Invoice: 1 (Reference: GENERAL ENGINEERING CONTRACT.)	4,706.50	362,459.36
09/10/2025	01ACH091025	PASCO County Utilities	1549 BERING ROAD 7.8.25- 8.6.25	336.76	362,122.60
09/10/2025	02ACH091025	TECO	1548 WYNDFIELDS BLVD 07.16.25- 08.13.25	5,516.62	356,605.98
09/10/2025	03ACH091025	TECO	1756 WYNFIELDS BL 07.16.25- 08.13.25	235.98	356,370.00
09/10/2025	04ACH091025	TECO	1147 MONTGOMERY BELL RD, WELL 07.16.25- 08.13.25	103.62	356,266.38
09/10/2025	05ACH091025	TECO	32755 CUMBERLAND LN 06.16.25- 08.13.25	398.21	355,868.17
09/10/2025	06ACH091025	TECO	32803 CUMBERLAND LN, WELL 07.16.25- 08.13.25	175.55	355,692.62
09/11/2025	01ACH091125	TECO	1568 WYNDFIELDS BLVD, WELL 07.16.25- 08.13.25	401.11	355,291.51
09/11/2025	02ACH091125	Spectrum Business	1549 Bering Rd 08.21.25- 09.20.25	382.62	354,908.89
09/11/2025	200033	Florida Training & Investigations	Invoice: 25202107 (Reference: Patrol service 7/21/25- 7/27/25.) Invoice: 2520	6,125.00	348,783.89
09/11/2025	200034	Florida Fountains & Equipment, LLC	Invoice: CL-1022 (Reference: cleaning of (7) fountains.)	1,355.00	347,428.89
09/11/2025	200035	Floralawn	Invoice: 34494 (Reference: leaking main line on the Blvd. 18039.)	690.63	346,738.26
09/12/2025	091225BOS1	Engage PEO	BOS Meeting 8/27/25	172.40	346,565.86
09/12/2025	091225BOS2	Gerard Bianchi	BOS Meeting 8/27/25	184.70	346,381.16
09/12/2025	091225BOS3	Michelle Diman	BOS Meeting 8/27/25	184.70	346,196.46
09/12/2025	091225BOS4	Richard Ramirez	BOS Meeting 8/27/25	184.70	346,011.76
09/12/2025	091225BOS5	Vincent S Pacifico	BOS Meeting 8/27/25	184.70	345,827.06
09/16/2025	5012	U.S. Bank	Transfer of tax assessments	17,693.19	328,133.87
09/17/2025	200036	Kilinski Van Wyk PLLC	Invoice: 13173 (Reference: general legal services.)	2,586.00	325,547.87
09/17/2025	200037	Vesta District Services	Invoice: 428517 (Reference: Billable Expenses - Aug 2025.)	13.64	325,534.23
09/17/2025	200038	ECS Integrations LLC	Invoice: 102968 (Reference: panel issue and repair.)	210.00	325,324.23
09/22/2025	200039	Catherine ProCleaners LLC	Invoice: 1210 (Reference: Aug25.) Invoice: 1218 (Reference: Sanitizing wet g	2,160.00	323,164.23
09/22/2025	01ACH092225	Waste Management of FL		853.05	322,311.18

09/23/2025	200040	Arbitrage Rebate Counselors, LLC	Invoice: 091625- (Reference: Preparation of Annual Arbitrage Report for The ab	475.00	321,836.18
09/30/2025	200041	Floralawn	Invoice: 34783 (Reference: 17894 Annuals Installation.)	250.00	321,586.18
09/30/2025		End of Month		0.00	78,128.33
					321,586.18





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 17



Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE FA-2025-1129
DATE 09/23/2025
EXPIRATION DATE 11/24/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services - Photocell for Fountain "H" Includes all parts, taxes and labor	1	282.25	282.25

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the
estimate has been approved and any necessary deposits have been
received.
Work order will be dispatched once all required items are in hand.

SUBTOTAL	282.25
TAX	0.00
TOTAL	\$282.25

Accepted By *Heath Beckett*

Accepted Date 09/24/2025





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 18



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

September 16, 2025

Union Park East Community Development District
c/o Heath Beckett, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

Re: Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
Annual Arbitrage Report for the period June 15, 2024 to June 15, 2025

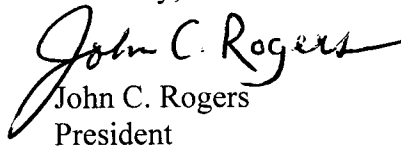
Dear Union Park East Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2017.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2017 during the one-year period June 15, 2024 to June 15, 2025.

Please note that the next arbitrage report is scheduled to be prepared on June 15, 2026.

Sincerely,


John C. Rogers
President



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

September 16, 2025

Union Park East Community Development District
c/o Heath Beckett, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

Re: Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
Annual Arbitrage Report for the period June 15, 2024 to June 15, 2025

Dear Union Park East Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the “Code”) for Union Park East Community Development District (the “District”), \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One) (“Series 2017A-1”) and \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One) (“Series 2017A-2”), and \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two) (“Series 2017A-3”) (the Series 2017A-1, Series 2017A-2 and Series 2017A-3 collectively, “Series 2017”) for the period June 15, 2024 to June 15, 2025 (the “Annual Computation Period”). Our opinion is accompanied by an Annual Arbitrage Report (“Annual Arbitrage Report”).

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2017 for the period June 15, 2024 to June 15, 2025

Source: US Bank, Orlando, Florida

Closing Documents for the Series 2017 Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form “8038-G”

Source: Vesta District Services, Lake Mary, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com



Notes and Assumptions

- a) The issue date of the Series 2017 Bonds is June 15, 2017.
- b) The end of the first Bond Year for the Series 2017 Bonds is June 15, 2018.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2017A-1, Series 2017A-2) and Series 2018A-3 constitute a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of June 15, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2017A-1 were applied to (i) finance a portion of the costs of acquiring, constructing and equipping certain assessable improvements (“Series 2017 Area One Project”), (ii) pay certain costs associated with the issuance of Series 2017A-1, (iii) make a deposit into the Series 2017A-1 Reserve Account, and (iv) pay a portion of the interest to become due on the Series 2017A-1.

According to the Official Statement, proceeds of Series 2017A-2 were applied to (i) finance a portion of the costs of the Series 2017 Area One Project, (ii) pay certain costs associated with the issuance of Series 2017A-2, (iii) make a deposit into the Series 2017A-2 Reserve Account, and (iv) pay a portion of the interest to become due on Series 2017A-2.

According to the Official Statement, proceeds of Series 2017A-3 were applied to (i) finance a portion of the costs of acquiring, constructing and equipping certain assessable improvements (“Series 2017 Area Two Project”), (ii) pay certain costs associated with the issuance of Series 2017A-3, (iii) make a deposit into the Series 2017A-3 Reserve Account, and (iv) pay a portion of the interest to become due on the Series 2017A-3.



Union Park East Community Development District
Annual Arbitrage Report
Page Three

Source Information

Bonds

Closing Date

Official Statement

Sources and Uses of Funds Upon
Issuance of Series 2017

Page A-1 of Annual Arbitrage Report

Series 2017 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the District earned \$3,525.16 less on its investments of the proceeds of the Series 2017 during the Annual Computation Period than had such proceeds been invested at the Series 2017 Yield, and therefore **did not incur an arbitrage liability on the Series 2017 Series** during such period, as calculated on Page C-1; and the District accrued a \$18,787.86 cumulative arbitrage credit accrued as of June 15, 2025.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC



Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3
(Assessment Area Two)

Annual Arbitrage Report
For the Period June 15, 2024 to June 15, 2025

September 16, 2025



Union Park East Community Development District
 \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
 \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
 \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Sources and Uses of Funds Upon Issuance of Series 2017

	<u>Series 2017A-1 (One)</u>	<u>Series 2017A-2 (One)</u>	<u>Series 2017A-3 (Two)</u>	<u>Total</u>
Sources of Funds				
Par Amount	\$6,010,000.00	\$6,000,000.00	\$4,325,000.00	\$16,335,000.00
Minus: Original Issue Discount	<u>(69,700.00)</u>	<u>(45,000.00)</u>	<u>(75,687.50)</u>	<u>(190,387.50)</u>
Total Sources of Funds	<u>\$5,940,300.00</u>	<u>\$5,955,000.00</u>	<u>\$4,249,312.50</u>	<u>\$16,144,612.50</u>
Uses of Funds				
Deposit to the Series 2017A Acquisition and Constuction Account	\$5,216,114.20	\$4,983,758.48		\$10,199,872.68
Deposit to the Series 2017A-3 Acquisition and Constuction Account			3,501,874.54	3,501,874.54
Deposit to the Series 2017A-1 Reserve Account	414,475.00			414,475.00
Deposit to the Series 2017A-2 Reserve Account		330,000.00		330,000.00
Deposit to the Series 2017A-3 Reserve Account			248,687.50	248,687.50
Deposit to the Series 2017A-1 Capitalized Interest Account	122,825.00			122,825.00
Deposit to the Series 2017A-2 Capitalized Interest Account		454,666.67		454,666.67
Deposit to the Series 2017A-3 Capitalized Interest Account			342,636.11	342,636.11
Deposit to the Series 2017A-1 Costs of Issuance Account	66,685.80			66,685.80
Deposit to the Series 2017A-2 Costs of Issuance Account		66,574.85		66,574.85
Deposit to the Series 2017A-3 Costs of Issuance Account			47,989.35	47,989.35
Underwriter's Discount	<u>120,200.00</u>	<u>120,000.00</u>	<u>108,125.00</u>	<u>348,325.00</u>
Total Uses of Funds	<u>\$5,940,300.00</u>	<u>\$5,955,000.00</u>	<u>\$4,249,312.50</u>	<u>\$16,144,612.50</u>

Note:

(1) Source: Official Statement for Series 2017, dated June 2, 2017.

Union Park East Community Development District
 \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
 \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
 \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Pricing Report - 2017 Bonds

Dated Date: Issuance Date:	Date	2017A-1 (One)		2017A-2 (One)		2017A-3 (Two)		Yield	Price	Bond Years	Production
		Principal Amount	Interest Rate	Principal Amount	Interest Rate	Principal Amount	Interest Rate				
	11/1/2018	\$85,000.00	5.000%					5.093%	99.250%	117.11	(\$637,500)
	11/1/2019	90,000.00	5.000%					5.093%	99.250%	214.00	(675,000)
	11/1/2020	95,000.00	5.000%					5.093%	99.250%	320.89	(712,500)
	11/1/2021	100,000.00	5.000%					5.093%	99.250%	437.78	(750,000)
	11/1/2022	105,000.00	5.000%					5.093%	99.250%	564.67	(787,500)
	11/1/2023	110,000.00	5.000%					5.093%	99.250%	701.56	(825,000)
	11/1/2024	115,000.00	5.000%					5.093%	99.250%	848.44	(862,500)
	11/1/2025	120,000.00	5.000%					5.093%	99.250%	1,005.33	(900,000)
	11/1/2026	130,000.00	5.000%					5.093%	99.250%	1,219.11	(975,000)
	11/1/2027	135,000.00	5.000%					5.093%	99.250%	1,401.00	(1,012,500)
	11/1/2028	140,000.00	5.000%					5.093%	98.750%	1,592.89	(1,750,000)
	11/1/2029	150,000.00	5.000%					5.093%	98.750%	1,856.67	(1,875,000)
	11/1/2029	0.00	---	\$6,000,000.00	5.500%			5.84%	99.250%	74,266.67	(45,000,000)
	11/1/2029	0.00	---					5.951%	98.250%	53,533.89	(75,687,500)
	11/1/2030	155,000.00	5.500%			\$4,325,000.00	5.750%	5.85%	98.750%	2,073.56	(1,937,500)
	11/1/2031	165,000.00	5.500%					5.85%	98.750%	2,372.33	(2,062,500)
	11/1/2032	175,000.00	5.500%					5.85%	98.750%	2,691.11	(2,187,500)
	11/1/2033	185,000.00	5.500%					5.85%	98.750%	3,029.89	(2,312,500)
	11/1/2034	195,000.00	5.500%					5.85%	98.750%	3,388.67	(2,437,500)
	11/1/2035	205,000.00	5.500%					5.85%	98.750%	3,767.44	(2,562,500)
	11/1/2036	215,000.00	5.500%					5.85%	98.750%	4,166.22	(2,687,500)
	11/1/2037	230,000.00	5.500%					5.85%	98.750%	4,686.89	(2,875,000)
	11/1/2038	240,000.00	5.500%					5.85%	98.750%	5,130.67	(3,000,000)
	11/1/2039	255,000.00	5.500%					5.85%	98.750%	5,706.33	(3,187,500)
	11/1/2040	270,000.00	5.500%					5.85%	98.750%	6,312.00	(3,375,000)
	11/1/2041	285,000.00	5.500%					5.85%	98.750%	6,947.67	(3,562,500)
	11/1/2042	300,000.00	5.500%					5.85%	98.750%	7,613.33	(3,750,000)
	11/1/2043	315,000.00	5.500%					5.85%	98.750%	8,309.00	(3,937,500)
	11/1/2044	335,000.00	5.500%					5.85%	98.750%	9,171.56	(4,187,500)
	11/1/2045	350,000.00	5.500%					5.85%	98.750%	9,932.22	(4,375,000)
	11/1/2046	370,000.00	5.500%					5.85%	98.750%	10,869.78	(4,625,000)
	11/1/2047	390,000.00	5.500%					5.85%	98.750%	11,847.33	(4,875,000)
		<u>\$6,010,000.00</u>		<u>\$6,000,000.00</u>		<u>\$4,325,000.00</u>				<u>246,096.00</u>	<u>(\$190,387.50)</u>

Principal Amount	\$16,335,000.00
Less: Original Issue Discount	(190,387.50)
	<u>\$16,144,612.50</u>
Gross Interest Cost	\$13,634,965.28
Plus: Original Issue Discount	190,387.50
	<u>\$13,825,352.78</u>
NIC %	5.6179%
Bond Years	246,096.00
Average Coupon	5.5405%
Average Life (Years)	15.07

Notes: (1) Source: Official Statement for the 2017 Bonds, dated May 2, 2017.



Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

2017 Bonds - Debt Service Payable

Dated Date: 6/15/2017
First Interest
Payment Date: 11/1/2017

Date	Series 2017A-1 (One)		Series 2017A-2		Series 2017A-3		Interest	Semiannual Debt Service	Annual Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2017							341,440.28	\$341,440.28	\$341,440.28
5/1/2018							451,906.25	451,906.25	
11/1/2018	\$85,000.00	5.00%					451,906.25	536,906.25	988,812.50
5/1/2019							449,781.25	449,781.25	
11/1/2019	90,000.00	5.00%					449,781.25	539,781.25	989,562.50
5/1/2020							447,531.25	447,531.25	
11/1/2020	95,000.00	5.00%					447,531.25	542,531.25	990,062.50
5/1/2021							445,156.25	445,156.25	
11/1/2021	100,000.00	5.00%					445,156.25	545,156.25	990,312.50
5/1/2022							442,656.25	442,656.25	
11/1/2022	105,000.00	5.00%					442,656.25	547,656.25	990,312.50
5/1/2023							440,031.25	440,031.25	
11/1/2023	110,000.00	5.00%					440,031.25	550,031.25	990,062.50
5/1/2024							437,281.25	437,281.25	
11/1/2024	115,000.00	5.00%					437,281.25	552,281.25	989,562.50
5/1/2025							434,406.25	434,406.25	
11/1/2025	120,000.00	5.00%					434,406.25	554,406.25	988,812.50
5/1/2026							431,406.25	431,406.25	
11/1/2026	130,000.00	5.00%					431,406.25	561,406.25	992,812.50
5/1/2027							428,156.25	428,156.25	
11/1/2027	135,000.00	5.00%					428,156.25	563,156.25	991,312.50
5/1/2028							424,781.25	424,781.25	
11/1/2028	140,000.00	5.50%					424,781.25	564,781.25	989,562.50
5/1/2029							420,931.25	420,931.25	
11/1/2029	150,000.00	5.50%	\$6,000,000.00	5.50%	\$4,325,000.00	5.75%	420,931.25	10,895,931.25	11,316,862.50
5/1/2030							127,462.50	127,462.50	
11/1/2030	155,000.00	5.50%					127,462.50	282,462.50	409,925.00
5/1/2031							123,200.00	123,200.00	
11/1/2031	165,000.00	5.50%					123,200.00	288,200.00	411,400.00
5/1/2032							118,662.50	118,662.50	
11/1/2032	175,000.00	5.50%					118,662.50	293,662.50	412,325.00
5/1/2033							113,850.00	113,850.00	
11/1/2033	185,000.00	5.50%					113,850.00	298,850.00	412,700.00
5/1/2034							108,762.50	108,762.50	
11/1/2034	195,000.00	5.50%					108,762.50	303,762.50	412,525.00
5/1/2035							103,400.00	103,400.00	
11/1/2035	205,000.00	5.50%					103,400.00	308,400.00	411,800.00
5/1/2036							97,762.50	97,762.50	
11/1/2036	215,000.00	5.50%					97,762.50	312,762.50	410,525.00
5/1/2037							91,850.00	91,850.00	
11/1/2037	230,000.00	5.50%					91,850.00	321,850.00	413,700.00
5/1/2038							85,525.00	85,525.00	
11/1/2038	240,000.00	5.50%					85,525.00	325,525.00	411,050.00
5/1/2039							78,925.00	78,925.00	
11/1/2039	255,000.00	5.50%					78,925.00	333,925.00	412,850.00
5/1/2040							71,912.50	71,912.50	
11/1/2040	270,000.00	5.50%					71,912.50	341,912.50	413,825.00
5/1/2041							64,487.50	64,487.50	
11/1/2041	285,000.00	5.50%					64,487.50	349,487.50	413,975.00
5/1/2042							56,650.00	56,650.00	
11/1/2042	300,000.00	5.50%					56,650.00	356,650.00	413,300.00
5/1/2043							48,400.00	48,400.00	
11/1/2043	315,000.00	5.50%					48,400.00	363,400.00	411,800.00
5/1/2044							39,737.50	39,737.50	
11/1/2044	335,000.00	5.50%					39,737.50	374,737.50	414,475.00
5/1/2045							30,525.00	30,525.00	
11/1/2045	350,000.00	5.50%					30,525.00	380,525.00	411,050.00
5/1/2046							20,900.00	20,900.00	
11/1/2046	370,000.00	5.50%					20,900.00	390,900.00	411,800.00
5/1/2047							10,725.00	10,725.00	
11/1/2047	<u>390,000.00</u>	5.50%					<u>10,725.00</u>	<u>400,725.00</u>	<u>411,450.00</u>
	<u>\$6,010,000.00</u>		<u>\$6,000,000.00</u>		<u>\$0.00</u>		<u>\$13,634,965.28</u>	<u>\$29,969,965.28</u>	<u>\$29,969,965.28</u>

Note: (1) Source: Official Statement for the 2021 Bonds, dated February 16, 2021.

Union Park East Community Development District
 \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
 \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
 \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Proof of Yield - 2017 Bonds

P.V. Date: 6/15/2017
 2017 Bond Yield: 5.66451886%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2017	\$341,440.28	136	0.97911923	\$334,310.74
5/1/2018	451,906.25	316	0.95215182	430,283.36
11/1/2018	536,906.25	496	0.92592716	497,136.08
5/1/2019	449,781.25	676	0.90042480	404,994.19
11/1/2019	539,781.25	856	0.87562483	472,645.86
5/1/2020	447,531.25	1036	0.85150792	381,076.40
11/1/2020	542,531.25	1216	0.82805524	449,245.85
5/1/2021	445,156.25	1396	0.80524852	358,461.41
11/1/2021	545,156.25	1576	0.78306994	426,895.47
5/1/2022	442,656.25	1756	0.76150223	337,083.72
11/1/2022	547,656.25	1936	0.74052854	405,555.08
5/1/2023	440,031.25	2116	0.72013252	316,880.81
11/1/2023	550,031.25	2296	0.70029825	385,185.92
5/1/2024	437,281.25	2476	0.68101027	297,793.02
11/1/2024	552,281.25	2656	0.66225354	365,750.21
5/1/2025	434,406.25	2836	0.64401341	279,763.45
11/1/2025	554,406.25	3016	0.62627565	347,211.14
5/1/2026	431,406.25	3196	0.60902645	262,737.81
11/1/2026	561,406.25	3376	0.59225232	332,494.16
5/1/2027	428,156.25	3556	0.57594020	246,592.40
11/1/2027	563,156.25	3736	0.56007736	315,411.06
5/1/2028	424,781.25	3916	0.54465142	231,357.71
11/1/2028	564,781.25	4096	0.52965035	299,136.58
5/1/2029	420,931.25	4276	0.51506244	216,805.88
11/1/2029	10,895,931.25	4456	0.50087632	5,457,513.99
5/1/2030	127,462.50	4636	0.48708093	62,084.55
11/1/2030	282,462.50	4816	0.47366549	133,792.74
5/1/2031	123,200.00	4996	0.46061955	56,748.33
11/1/2031	288,200.00	5176	0.44793293	129,094.27
5/1/2032	118,662.50	5356	0.43559573	51,688.88
11/1/2032	293,662.50	5536	0.42359832	124,394.94
5/1/2033	113,850.00	5716	0.41193136	46,898.39
11/1/2033	298,850.00	5896	0.40058573	119,715.05
5/1/2034	108,762.50	6076	0.38955259	42,368.71
11/1/2034	303,762.50	6256	0.37882333	115,072.32
5/1/2035	103,400.00	6436	0.36838958	38,091.48
11/1/2035	308,400.00	6616	0.35824321	110,482.21
5/1/2036	97,762.50	6796	0.34837629	34,058.14
11/1/2036	312,762.50	6976	0.33878113	105,958.03
5/1/2037	91,850.00	7156	0.32945024	30,260.00
11/1/2037	321,850.00	7336	0.32037635	103,113.13
5/1/2038	85,525.00	7516	0.31155238	26,645.52
11/1/2038	325,525.00	7696	0.30297144	98,624.78
5/1/2039	78,925.00	7876	0.29462685	23,253.42
11/1/2039	333,925.00	8056	0.28651208	95,673.55
5/1/2040	71,912.50	8236	0.27862082	20,036.32
11/1/2040	341,912.50	8416	0.27094690	92,640.13
5/1/2041	64,487.50	8596	0.26348434	16,991.45
11/1/2041	349,487.50	8776	0.25622732	89,548.24
5/1/2042	56,650.00	8956	0.24917017	14,115.49
11/1/2042	356,650.00	9136	0.24230740	86,418.93
5/1/2043	48,400.00	9316	0.23563364	11,404.67
11/1/2043	363,400.00	9496	0.22914370	83,270.82
5/1/2044	39,737.50	9676	0.22283250	8,854.81
11/1/2044	374,737.50	9856	0.21669513	81,203.79
5/1/2045	30,525.00	10036	0.21072680	6,432.44
11/1/2045	380,525.00	10216	0.20492286	77,978.27
5/1/2046	20,900.00	10396	0.19927876	4,164.93
11/1/2046	390,900.00	10576	0.19379013	75,752.56
5/1/2047	10,725.00	10756	0.18845266	2,021.15
11/1/2047	<u>400,725.00</u>	10936	0.18326220	<u>73,437.74</u>
Total	<u>\$29,969,965.28</u>			<u>\$16,144,612.50 (2)</u>

Notes: (1) See Page B-2.

(2) \$16,144,612.50 = \$6,010,000.00 [Principal Amount of Series 2017A-1 (One)] - \$69,700.00
 [Original Issue Discount on Series 2017A-1 (One)] + \$6,000,000.00 [Principal Amount of
 Series 2017A-2 (One)] - \$45,000.00 [Original Issue Discount on Series 2017A-2 (One)]
 \$4,325,000.00 [Principal Amount of Series 2017A-3 (Two)] - \$75,687.50 [Original Issue
 Discount ofn Series 2017A-3 (Two)].

Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual Computation Date: Bond Yield (1):	6/15/2025 5.66451886%	Transaction Description (2)	Acquisition and Construction Account			Bond Reserve Fund			Muni Days To Compu- tation Date	2017 Bond Yield		Investment Yield:	4.80796300%
			Invested (+) / Disbursed (-) (2)	Interest (2)	Balance (2)	Invested (+) / Disbursed (-) (2)	Interest (2)	Balance (2)		Yield	Future Value		
6/15/2024		Prior Arbitrage Credit (3)	---	---	---	---	---	---	360	1.05744736	(\$15,262.70)	---	
6/15/2024		Balances	\$0.00	\$0.00	\$0.00	(\$411,800.00)	\$0.00	\$411,800.00	360	1.05744736	(\$435,456.82)	(\$431,837.18)	
6/17/2024		Trf Out - DSR Excess	0.00	0.00	0.00	275.00	0.00	411,525.00	358	1.05711926	290.71	288.30	
7/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,657.89)	1,657.89	413,182.89	344	1.05482543	0.00	0.00	
7/2/2024		Trf Out - Rev Fd	0.00	0.00	0.00	1,657.89	0.00	411,525.00	343	1.05466177	1,748.51	1,734.66	
8/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,710.15)	1,710.15	413,235.15	314	1.04992681	0.00	0.00	
8/2/2024		Trf Out - Rev Fd	0.00	0.00	0.00	1,710.15	0.00	411,525.00	313	1.04976392	1,795.25	1,782.27	
9/3/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,703.16)	1,703.16	413,228.16	282	1.04472670	0.00	0.00	
9/4/2024		Trf Out - Rev Fd	0.00	0.00	0.00	1,703.16	0.00	411,525.00	281	1.04456461	1,779.06	1,767.51	
9/17/2024		Trf Out - DSR Excess	0.00	0.00	0.00	50.00	1,657.89	411,475.00	288	1.04245975	1,780.41	1,769.38	
10/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,592.33)	1,592.33	413,067.33	254	1.04019773	0.00	0.00	
10/2/2024		Trf Out - Rev Fd	0.00	0.00	0.00	1,592.33	0.00	411,475.00	253	1.04003634	1,656.08	1,646.39	
11/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,553.25)	1,553.25	413,028.25	224	1.03536704	0.00	0.00	
11/4/2024		Trf Out - Rev Fd	0.00	0.00	0.00	1,553.25	0.00	411,475.00	221	1.03488521	1,607.44	1,599.22	
12/2/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,450.37)	1,450.37	412,925.37	193	1.03039891	0.00	0.00	
12/3/2024		Trf Out - Rev Fd	0.00	0.00	0.00	1,450.37	0.00	411,475.00	192	1.03023904	1,494.23	1,487.59	
12/17/2024		Trf Out - DSR Excess	0.00	0.00	0.00	275.00	0.00	411,200.00	178	1.02800353	282.70	281.54	
1/2/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,451.69)	1,451.69	412,651.69	163	1.02561373	0.00	0.00	
1/3/2025		Trf Out - Rev Fd	0.00	0.00	0.00	1,451.69	0.00	411,200.00	162	1.02545461	1,488.64	1,483.06	
2/3/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,398.09)	1,398.09	412,598.09	132	1.02069239	0.00	0.00	
2/4/2025		Trf Out - Rev Fd	0.00	0.00	0.00	1,398.09	0.00	411,200.00	131	1.02053403	1,426.80	1,422.47	
3/3/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,256.17)	1,256.17	412,456.17	102	1.01595229	0.00	0.00	
3/4/2025		Trf Out - Rev Fd	0.00	0.00	0.00	1,256.17	0.00	411,200.00	101	1.01579467	1,276.01	1,273.03	
4/1/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,378.88)	1,378.88	412,578.88	74	1.01154806	0.00	0.00	
4/2/2025		Trf Out - Rev Fd	0.00	0.00	0.00	1,378.88	0.00	411,200.00	73	1.01139112	1,394.59	1,392.23	
5/1/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,330.93)	1,330.93	412,530.93	44	1.00685043	0.00	0.00	
5/2/2025		Trf Out - Rev Fd	0.00	0.00	0.00	1,330.93	0.00	411,200.00	43	1.00669422	1,339.84	1,338.50	
6/2/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	(1,368.85)	1,368.85	412,568.85	13	1.00201912	0.00	0.00	
6/3/2025		Trf Out - Rev Fd	0.00	0.00	0.00	1,368.85	0.00	411,200.00	12	1.00186366	1,371.40	1,371.02	
6/15/2025		Balances	0.00	0.00	0.00	411,200.00	0.00	411,200.00	0	1.00000000	411,200.00	411,200.00	
			\$0.00	\$0.00	\$0.00	\$0.00	\$19,509.65	\$19,509.65				\$0.00	

Arbitrage Credit (\$3,525.16)
Cumulative Arbitrage Credit (\$18,787.86)

Notes: (1) Source: I.R.S. Form "8038".
(2) Trust fund statements of US Bank, Orlando, Florida.
(3) See Page 1 of Prior Arbitrage Report.

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 10, 2025

Union Park East Community Development District
c/o Heath Beckett, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

Re: \$3,095,000
Union Park East Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Bonds, Series 2021
(Assessment Area Three)
Annual Arbitrage Report for the period September 28, 2024 to September 28, 2025

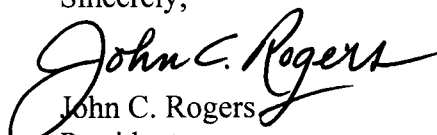
Dear Union Park East Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Union Park East Community Development District (Pasco County, Florida), \$3,095,000 Capital Improvement Revenue Bonds, Series 2021 ("Series 2021")

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2021 during the annual period September 28, 2024 to September 28, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2018 Bonds is due September 28, 2026.

Sincerely,


John C. Rogers
President



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 10, 2025

Union Park East Community Development District
c/o Heath Beckett, District Manager
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

Re: \$3,095,000
Union Park East Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Bonds, Series 2021
(Assessment Area Three)
Annual Arbitrage Report for the period September 28, 2024 to September 28, 2025

Dear Union Park East Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$3,095,000 Union Park East Community Development District (Pasco County, Florida), Capital Improvement Revenue Bonds, Series 2021 (the "Series 2021") for the period September 28, 2024 to September 28, 2025 (the "Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for the Series 2021 for the period September 28, 2024 to September 28, 2025

Source: US Bank, Orlando, Florida

Closing Documents for the Series 2021, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Breeze Home, Lake Mary, Florida

Annual Arbitrage Report for Series 2021 for the period September 28, 2023 to September 28, 2024, dated November 6, 2024, prepared by Arbitrage Rebate Counselors, LLC (the "Prior Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com



Notes and Assumptions

- a) The issue date of the Series 2021 is September 28, 2021.
- b) The end of the first Bond Year for the Series 2021 is September 28, 2022.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that the Series 2021 Bonds constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of September 28, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, Series 2021 was issued to: (a) finance a portion of the costs of acquiring, constructing and equipping assessable improvements comprising the Assessment Area Three Project, (b) pay certain costs associated with the issuance of the Series 2021, (c) make a deposit into the Series 2021 Reserve Account, and (d) pay a portion of the interest to become due on the Series 2021.

Source Information

Series 2021

Closing Date

I.R.S. Form 8038-G

Sources and Uses of Funds

Page A-1 of Annual Arbitrage Report

Series 2021 Yield

Pages B-1, (B-2(A), B-2(B) and B-3
of Annual Arbitrage Report



Union Park East Community Development District
Annual Arbitrage Report
Page Three

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Union Park East Community Development District earned \$1,834.83 less on its investments of Series 2021 during the Annual Computation Period than had such proceeds been invested at the Series 2021 Yield, and therefore **did not incur an arbitrage liability on the Series 2021** during such period, as calculated on Page 1.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC



\$3,095,000
Union Park East Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Bonds, Series 2021
(Assessment Area Three)

Annual Arbitrage Report
For the Period September 28, 2024 to September 28, 2025

October 10, 2025



Union Park East Community Development District
(Pasco County, Florida)
\$3,095,000 Capital Improvement Revenue and Refunding Bonds, Series 2021
(Assessment Area Three)

Sources and Uses of Funds Upon Issuance of the 2021 Series

Sources of Funds

Par Amount of 2021 Bonds	\$3,095,000.00
Plus: Original Issue Premium	<u>50,973.40</u>
	<u>\$3,145,973.40</u>

Uses of Funds

Deposit to Series 2021 Acquisition and Construction Fund	\$2,754,263.09
Deposit to Series 2021 Reserve Fund	173,400.00
Deposit to Series 2021 Capitalized Interest Fund	9,910.31
Deposit to Series 2021 Costs of Issuance Fund	146,500.00
Underwriter's Discount	<u>61,900.00</u>
Total Uses of Funds	<u>\$3,145,973.40</u>

Notes:

(1) Official Statement for Series 2021.

Union Park East Community Development District
(Pasco County, Florida)
\$3,095,000 Capital Improvement Revenue and Refunding Bonds, Series 2021
(Assessment Area Three)

Pricing Report - 2021 Series

Dated: 9/28/2021

	Principal Amount	Interest Rate	Yield	Bond Years	Price	Original Issue Premium	Production
Date							
5/1/2022	\$65,000.00	2.40%	2.40%	38.46	100.00%	\$0.00	\$65,000.00
5/1/2023	65,000.00	2.40%	2.40%	103.46	100.00%	0.00	65,000.00
5/1/2024	65,000.00	2.40%	2.40%	168.46	100.00%	0.00	65,000.00
5/1/2025	70,000.00	2.40%	2.40%	251.42	100.00%	0.00	70,000.00
5/1/2026	70,000.00	2.40%	2.40%	321.42	100.00%	0.00	70,000.00
5/1/2027	70,000.00	2.40%	2.40%	391.42	100.00%	0.00	70,000.00
5/1/2028	75,000.00	2.40%	2.40%	494.38	100.00%	0.00	75,000.00
5/1/2029	75,000.00	2.95%	2.95%	569.38	100.00%	0.00	75,000.00
5/1/2030	80,000.00	2.95%	2.95%	687.33	100.00%	0.00	80,000.00
5/1/2031	80,000.00	2.95%	2.95%	767.33	100.00%	0.00	80,000.00
5/1/2032	85,000.00	2.95%	2.95%	900.29	100.00%	0.00	85,000.00
5/1/2033	85,000.00	3.35%	3.35%	985.29	100.00%	0.00	85,000.00
5/1/2034	90,000.00	3.35%	3.35%	1,133.25	100.00%	0.00	90,000.00
5/1/2035	90,000.00	3.35%	3.35%	1,223.25	100.00%	0.00	90,000.00
5/1/2036	95,000.00	3.35%	3.35%	1,386.21	100.00%	0.00	95,000.00
5/1/2037	100,000.00	3.35%	3.35%	1,559.17	100.00%	0.00	100,000.00
5/1/2038	100,000.00	3.35%	3.35%	1,659.17	100.00%	0.00	100,000.00
5/1/2039	105,000.00	3.35%	3.35%	1,847.13	100.00%	0.00	105,000.00
5/1/2040	110,000.00	3.35%	3.35%	2,045.08	100.00%	0.00	110,000.00
5/1/2041	115,000.00	3.35%	3.35%	2,253.04	100.00%	0.00	115,000.00
5/1/2042	115,000.00	4.00%	3.55%	2,368.04	103.63%	4,172.20	119,172.20
5/1/2043	120,000.00	4.00%	3.55%	2,591.00	103.63%	4,353.60	124,353.60
5/1/2044	125,000.00	4.00%	3.55%	2,823.96	103.63%	4,535.00	129,535.00
5/1/2045	130,000.00	4.00%	3.55%	3,066.92	103.63%	4,716.40	134,716.40
5/1/2046	135,000.00	4.00%	3.55%	3,319.88	103.63%	4,897.80	139,897.80
5/1/2047	145,000.00	4.00%	3.55%	3,710.79	103.63%	5,260.60	150,260.60
5/1/2048	150,000.00	4.00%	3.55%	3,988.75	103.63%	5,442.00	155,442.00
5/1/2049	155,000.00	4.00%	3.55%	4,276.71	103.63%	5,623.40	160,623.40
5/1/2050	160,000.00	4.00%	3.55%	4,574.67	103.63%	5,804.80	165,804.80
5/1/2051	170,000.00	4.00%	3.55%	5,030.58	103.63%	6,167.60	176,167.60
Total	<u>\$3,095,000.00</u>			<u>54,536.21</u>		<u>\$50,973.40</u>	<u>\$3,145,973.40</u>
Principal Amount	\$3,095,000.00						
Plus: Original Issue Premium	<u>50,973.40</u>						
	<u>\$3,145,973.40</u>						
Gross Interest Cost	\$2,039,316.56						
Less: Net Original Issue Premium	<u>(50,973.40)</u>						
	\$1,988,343.16						
NIC %	3.6459%						
Bond Years	54,536.21						
Average Coupon	3.7394%						
Average Life (Years)	17.62						

Union Park East Community Development District
(Pasco County, Florida)
\$3,095,000 Capital Improvement Revenue and Refunding Bonds, Series 2021
(Assessment Area Three)

2016A Bonds - Debt Service Payable

Dated Date: 9/28/2021
First Interest
Payment Date: 11/1/2021

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Semiannual Debt Service</u>	<u>Annual Debt Service</u>
11/1/2021			\$9,910.31	\$9,910.31	\$9,910.31
5/1/2022	\$65,000.00	2.40%	54,056.25	119,056.25	
11/1/2022			53,276.25	53,276.25	172,332.50
5/1/2023	65,000.00	2.40%	53,276.25	118,276.25	
11/1/2023			52,496.25	52,496.25	170,772.50
5/1/2024	65,000.00	2.40%	52,496.25	117,496.25	
11/1/2024			51,716.25	51,716.25	169,212.50
5/1/2025	70,000.00	2.40%	51,716.25	121,716.25	
11/1/2025			50,876.25	50,876.25	172,592.50
5/1/2026	70,000.00	2.40%	50,876.25	120,876.25	
11/1/2026			50,036.25	50,036.25	170,912.50
5/1/2027	70,000.00	2.95%	50,036.25	120,036.25	
11/1/2027			49,003.75	49,003.75	169,040.00
5/1/2028	75,000.00	2.95%	49,003.75	124,003.75	
11/1/2028			47,897.50	47,897.50	171,901.25
5/1/2029	75,000.00	2.95%	47,897.50	122,897.50	
11/1/2029			46,791.25	46,791.25	169,688.75
5/1/2030	80,000.00	2.95%	46,791.25	126,791.25	
11/1/2030			45,611.25	45,611.25	172,402.50
5/1/2031	80,000.00	2.95%	45,611.25	125,611.25	
11/1/2031			44,431.25	44,431.25	170,042.50
5/1/2032	85,000.00	3.35%	44,431.25	129,431.25	
11/1/2032			43,007.50	43,007.50	172,438.75
5/1/2033	85,000.00	3.35%	43,007.50	128,007.50	
11/1/2033			41,583.75	41,583.75	169,591.25
5/1/2034	90,000.00	3.35%	41,583.75	131,583.75	
11/1/2034			40,076.25	40,076.25	171,660.00
5/1/2035	90,000.00	3.35%	40,076.25	130,076.25	
11/1/2035			38,568.75	38,568.75	168,645.00
5/1/2036	95,000.00	3.35%	38,568.75	133,568.75	
11/1/2036			36,977.50	36,977.50	170,546.25
5/1/2037	100,000.00	3.35%	36,977.50	136,977.50	
11/1/2037			35,302.50	35,302.50	172,280.00
5/1/2038	100,000.00	3.35%	35,302.50	135,302.50	
11/1/2038			33,627.50	33,627.50	168,930.00
5/1/2039	105,000.00	3.35%	33,627.50	138,627.50	
11/1/2039			31,868.75	31,868.75	170,496.25
5/1/2040	110,000.00	3.35%	31,868.75	141,868.75	
11/1/2040			30,026.25	30,026.25	171,895.00
5/1/2041	115,000.00	3.35%	30,026.25	145,026.25	
11/1/2041			28,100.00	28,100.00	173,126.25
5/1/2042	115,000.00	4.00%	28,100.00	143,100.00	
11/1/2042			25,800.00	25,800.00	168,900.00
5/1/2043	120,000.00	4.00%	25,800.00	145,800.00	
11/1/2043			23,400.00	23,400.00	169,200.00
5/1/2044	125,000.00	4.00%	23,400.00	148,400.00	
11/1/2044			20,900.00	20,900.00	169,300.00
5/1/2045	130,000.00	4.00%	20,900.00	150,900.00	
11/1/2045			18,300.00	18,300.00	169,200.00
5/1/2046	135,000.00	4.00%	18,300.00	153,300.00	
11/1/2046			15,600.00	15,600.00	168,900.00
5/1/2047	145,000.00	4.00%	15,600.00	160,600.00	
11/1/2047			12,700.00	12,700.00	173,300.00
5/1/2048	150,000.00	4.00%	12,700.00	162,700.00	
11/1/2048			9,700.00	9,700.00	172,400.00
5/1/2049	155,000.00	4.00%	9,700.00	164,700.00	
11/1/2049			6,600.00	6,600.00	171,300.00
5/1/2050	160,000.00	4.00%	6,600.00	166,600.00	
11/1/2050			3,400.00	3,400.00	170,000.00
5/1/2051	<u>170,000.00</u>	4.00%	<u>3,400.00</u>	<u>173,400.00</u>	<u>173,400.00</u>
	<u>\$3,095,000.00</u>		<u>\$2,039,316.56</u>	<u>\$5,134,316.56</u>	<u>\$5,134,316.56</u>

Note: (1) Source: Official Statement for the 2021 Bonds, dated September 15, 2021.

Union Park East Community Development District
(Pasco County, Florida)
\$3,095,000 Capital Improvement Revenue and Refunding Bonds, Series 2021
(Assessment Area Three)

2016A Bonds - Debt Service Payable - Yield To Call

Dated Date: 9/28/2021
First Interest
Payment Date: 11/1/2021

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Semiannual Debt Service</u>	<u>Annual Debt Service</u>
11/1/2021			\$9,910.31	\$9,910.31	\$9,910.31
5/1/2022	\$65,000.00	2.40%	54,056.25	119,056.25	
11/1/2022			53,276.25	53,276.25	172,332.50
5/1/2023	65,000.00	2.40%	53,276.25	118,276.25	
11/1/2023			52,496.25	52,496.25	170,772.50
5/1/2024	65,000.00	2.40%	52,496.25	117,496.25	
11/1/2024			51,716.25	51,716.25	169,212.50
5/1/2025	70,000.00	2.40%	51,716.25	121,716.25	
11/1/2025			50,876.25	50,876.25	172,592.50
5/1/2026	70,000.00	2.40%	50,876.25	120,876.25	
11/1/2026			50,036.25	50,036.25	170,912.50
5/1/2027	70,000.00	2.95%	50,036.25	120,036.25	
11/1/2027			49,003.75	49,003.75	169,040.00
5/1/2028	75,000.00	2.95%	49,003.75	124,003.75	
11/1/2028			47,897.50	47,897.50	171,901.25
5/1/2029	75,000.00	2.95%	47,897.50	122,897.50	
11/1/2029			46,791.25	46,791.25	169,688.75
5/1/2030	80,000.00	2.95%	46,791.25	126,791.25	
11/1/2030			45,611.25	45,611.25	172,402.50
5/1/2031	80,000.00	2.95%	45,611.25	1,530,611.25	
11/1/2031			16,331.25	16,331.25	1,546,942.50
5/1/2032	85,000.00	3.35%	16,331.25	101,331.25	
11/1/2032			14,907.50	14,907.50	116,238.75
5/1/2033	85,000.00	3.35%	14,907.50	99,907.50	
11/1/2033			13,483.75	13,483.75	113,391.25
5/1/2034	90,000.00	3.35%	13,483.75	103,483.75	
11/1/2034			11,976.25	11,976.25	115,460.00
5/1/2035	90,000.00	3.35%	11,976.25	101,976.25	
11/1/2035			10,468.75	10,468.75	112,445.00
5/1/2036	95,000.00	3.35%	10,468.75	105,468.75	
11/1/2036			8,877.50	8,877.50	114,346.25
5/1/2037	100,000.00	3.35%	8,877.50	108,877.50	
11/1/2037			7,202.50	7,202.50	116,080.00
5/1/2038	100,000.00	3.35%	7,202.50	107,202.50	
11/1/2038			5,527.50	5,527.50	112,730.00
5/1/2039	105,000.00	3.35%	5,527.50	110,527.50	
11/1/2039			3,768.75	3,768.75	114,296.25
5/1/2040	110,000.00	3.35%	3,768.75	113,768.75	
11/1/2040			1,926.25	1,926.25	115,695.00
5/1/2041	115,000.00	3.35%	1,926.25	116,926.25	
11/1/2041			0.00	0.00	116,926.25
5/1/2042	0.00	4.00%	0.00	0.00	
11/1/2042			0.00	0.00	0.00
5/1/2043	0.00	4.00%	0.00	0.00	
11/1/2043			0.00	0.00	0.00
5/1/2044	0.00	4.00%	0.00	0.00	
11/1/2044			0.00	0.00	0.00
5/1/2045	0.00	4.00%	0.00	0.00	
11/1/2045			0.00	0.00	0.00
5/1/2046	0.00	4.00%	0.00	0.00	
11/1/2046			0.00	0.00	0.00
5/1/2047	0.00	4.00%	0.00	0.00	
11/1/2047			0.00	0.00	0.00
5/1/2048	0.00	4.00%	0.00	0.00	
11/1/2048			0.00	0.00	0.00
5/1/2049	0.00	4.00%	0.00	0.00	
11/1/2049			0.00	0.00	0.00
5/1/2050	0.00	4.00%	0.00	0.00	
11/1/2050			0.00	0.00	0.00
5/1/2051	0.00	4.00%	0.00	0.00	0.00
	<u>\$1,690,000.00</u>		<u>\$1,405,000.00</u>	<u>\$4,243,316.56</u>	<u>\$4,243,316.56</u>

Note: (1) Source: Official Statement for the 2021 Bonds, dated September 15, 2021.

Union Park East Community Development District
(Pasco County, Florida)
\$3,095,000 Capital Improvement Revenue and Refunding Bonds, Series 2021
(Assessment Area Three)

Proof of Yield - 2021 Series

P.V. Date: 9/28/2021
2021 Bond Yield: 3.37049735%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days</u>	<u>P.V. Factor</u>	<u>Present Value</u>
11/1/2021	\$9,910.31	33	0.996940811	\$9,879.99
5/1/2022	119,056.25	213	0.980418325	116,724.93
11/1/2022	53,276.25	393	0.964169668	51,367.34
5/1/2023	118,276.25	573	0.948190303	112,148.39
11/1/2023	52,496.25	753	0.932475768	48,951.48
5/1/2024	117,496.25	933	0.917021672	107,746.61
11/1/2024	51,716.25	1113	0.9018237	46,638.94
5/1/2025	121,716.25	1293	0.886877607	107,947.42
11/1/2025	50,876.25	1473	0.872179219	44,373.21
5/1/2026	120,876.25	1653	0.857724429	103,678.51
11/1/2026	50,036.25	1833	0.843509201	42,206.04
5/1/2027	120,036.25	2013	0.829529565	99,573.62
11/1/2027	49,003.75	2193	0.815781616	39,976.36
5/1/2028	124,003.75	2373	0.802261515	99,483.44
11/1/2028	47,897.50	2553	0.788965485	37,789.47
5/1/2029	122,897.50	2733	0.775889812	95,354.92
11/1/2029	46,791.25	2913	0.763030845	35,703.17
5/1/2030	126,791.25	3093	0.750384991	95,142.25
11/1/2030	45,611.25	3273	0.73794872	33,658.76
5/1/2031	1,530,611.25	3453	0.725718558	1,110,792.99
11/1/2031	16,331.25	3633	0.713691088	11,655.47
5/1/2032	101,331.25	3813	0.701862952	71,120.65
11/1/2032	14,907.50	3993	0.690230846	10,289.62
5/1/2033	99,907.50	4173	0.678791521	67,816.36
11/1/2033	13,483.75	4353	0.667541782	9,000.97
5/1/2034	103,483.75	4533	0.656478487	67,934.86
11/1/2034	11,976.25	4713	0.645598546	7,731.85
5/1/2035	101,976.25	4893	0.63489892	64,744.61
11/1/2035	10,468.75	5073	0.624376622	6,536.44
5/1/2036	105,468.75	5253	0.614028711	64,760.84
11/1/2036	8,877.50	5433	0.603852298	5,360.70
5/1/2037	108,877.50	5613	0.593844541	64,656.31
11/1/2037	7,202.50	5793	0.584002644	4,206.28
5/1/2038	107,202.50	5973	0.574323859	61,568.95
11/1/2038	5,527.50	6153	0.564805482	3,121.96
5/1/2039	110,527.50	6333	0.555444855	61,391.93
11/1/2039	3,768.75	6513	0.546239363	2,058.64
5/1/2040	113,768.75	6693	0.537186436	61,115.03
11/1/2040	1,926.25	6873	0.528283544	1,017.61
5/1/2041	<u>116,926.25</u>	7053	0.519528202	<u>60,746.48</u>
<u>\$4,243,316.56</u>				<u>\$3,145,973.40</u> (2)

Notes: (1) See Page B-2 (B).

(2) \$3,145,973.40 = \$3,095,000.00 [Principal Amount of 2021 Bonds] + \$50,973.40 [Original Issue Premium]

Union Park East Community Development District
(Pasco County, Florida)
\$3,095,000 Capital Improvement Revenue and Refunding Bonds, Series 2021
(Assessment Area Three)

Arbitrage Credit - Annual Computation Period

Annual Computation Date: Bond Yield (1):	9/28/2025 3.37049735%	Transaction Description (2)	Acquisition and Construction Account		Debt Service Reserve Account		Annual Computation Credit	Muni Days To Compu- tation Date	2021 Bond Yield F.V.		Investment Yield:	4.14183000%
			Invested (+) / Disbursed (-) (2)	Interest (2)	Balance (2)	Invested (+) / Disbursed (-) (2)			Factor	Future Value		
9/28/2024		Prior Arbitrage Credit (3)	---	---	---	---	---	360	1.03398898	(\$1,615.21)	---	---
9/28/2024		Balance	(\$91.50)	\$0.00	\$91.50	(\$43,593.13)	\$0.00	360	1.03398898	(\$43,593.13)	---	---
10/1/2024		Int. Earn. (+) / Reinvest (-)	(0.35)	0.35	91.85	(168.73)	168.73	357	1.03370102	0.00	---	---
10/2/2024		Trf Out - Revenue Fd	0.00	0.00	91.85	168.73	0.00	356	1.03362505	174.40	---	---
11/1/2024		Int. Earn. (+) / Reinvest (-)	(0.35)	0.35	92.20	(164.56)	164.56	357	1.03402581	0.00	---	---
11/4/2024		Trf Out - Revenue Fd	0.00	0.00	92.20	164.56	0.00	354	1.03453873	169.59	---	---
12/2/2024		Int. Earn. (+) / Reinvest (-)	(0.32)	0.32	92.52	(153.66)	153.66	295	1.02786317	0.00	---	---
12/3/2024		Trf Out - Revenue Fd	0.00	0.00	92.52	153.66	0.00	281	1.02767774	157.93	---	---
12/17/2024		Trf Out - Prepay Fd	0.00	0.00	92.52	100.00	0.00	265	1.02643269	102.64	---	---
1/2/2025		Int. Earn. (+) / Reinvest (-)	(0.33)	0.33	92.85	(153.68)	153.68	265	1.02500420	0.00	---	---
1/3/2025		Trf Out - Revenue Fd	0.00	0.00	92.85	153.68	0.00	265	1.02490904	157.51	---	---
2/3/2025		Int. Earn. (+) / Reinvest (-)	(0.32)	0.32	93.17	(147.88)	147.88	235	1.02205829	0.00	---	---
2/4/2025		Trf Out - Revenue Fd	0.00	0.00	93.17	147.88	0.00	234	1.02196340	151.13	---	---
3/3/2025		Int. Earn. (+) / Reinvest (-)	(0.28)	0.28	93.45	(132.87)	132.87	205	1.01921546	0.00	---	---
3/4/2025		Trf Out - Revenue Fd	0.00	0.00	93.45	132.87	0.00	204	1.01912084	135.41	---	---
4/1/2025		Int. Earn. (+) / Reinvest (-)	(0.31)	0.31	93.76	(145.85)	145.85	177	1.01556930	0.00	---	---
4/2/2025		Trf Out - Revenue Fd	0.00	0.00	93.76	145.85	0.00	176	1.01647492	148.25	---	---
5/1/2025		Int. Earn. (+) / Reinvest (-)	(0.30)	0.30	94.06	(140.77)	140.77	147	1.01374174	0.00	---	---
5/2/2025		Trf Out - Revenue Fd	0.00	0.00	94.06	140.77	0.00	146	1.01364763	142.69	---	---
6/2/2025		Int. Earn. (+) / Reinvest (-)	(0.31)	0.31	94.37	(144.78)	144.78	115	1.01083220	0.00	---	---
6/3/2025		Trf Out - Revenue Fd	0.00	0.00	94.37	144.78	0.00	115	1.01073435	146.33	---	---
7/1/2025		Int. Earn. (+) / Reinvest (-)	(0.30)	0.30	94.67	(139.72)	139.72	87	1.00811021	0.00	---	---
7/2/2025		Trf Out - Revenue Fd	0.00	0.00	94.67	139.72	0.00	86	1.00801661	140.84	---	---
8/1/2025		Disbursement	0.00	0.00	94.67	139.72	0.00	86	1.00801661	140.84	---	---
8/1/2025		Int. Earn. (+) / Reinvest (-)	(0.31)	0.31	94.98	(144.39)	144.39	57	1.00530618	0.00	---	---
8/4/2025		Trf Out - Revenue Fd	0.00	0.00	94.98	144.39	0.00	57	1.00520621	145.12	---	---
9/2/2025		Int. Earn. (+) / Reinvest (-)	(0.31)	0.31	95.29	(144.01)	144.01	26	1.00241688	0.00	---	---
9/3/2025		Trf Out - Revenue Fd	0.00	0.00	95.29	144.01	0.00	25	1.00232382	144.34	---	---
9/28/2025		Balance	95.29	0.00	0.00	43,493.13	(2,170.00)	0	1.00000000	41,418.42	---	---
		Total	\$0.00	\$3.78	\$1,780.90	\$0.00	---	---	---	(\$2,170.00)	---	---
		Arbitrage Credit								(\$1,894.83)		
		Cumulative Arbitrage Credit								(\$3,450.04)		

Notes: (1) Source: I.R.S. Form "9038".
(2) Source: Trust fund statements of US Bank, Orlando Florida.
(3) See Page 2 of Prior Arbitrage Report.