



Your Community.  
Our Commitment.



# UNION PARK EAST

## COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Date/Time:*  
*Tuesday*  
*December 16, 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

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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 **Tuesday, December 16, 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](mailto: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

Page 1 of 3

Meeting Date: Tuesday, December 16, 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](mailto:sconley@vestapropertyservices.com)*

### FIRST ORDER OF BUSINESS:

### ROLL CALL

	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

### Staff/Vendors

Heath Beckett, Vesta District Services  
Michael Bush, Vesta District Services  
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. Administration of Oaths of Office
- B. Adoption of **Resolution 2026-01, Designating Officers**
- C. Overview of Sunshine and Public Record Laws

[EXHIBIT 1](#)

[EXHIBIT 2](#)

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* [EXHIBIT 3](#)
  - 1. [Aquatic Services Report](#)
  - 2. [Fountain Service Reports](#)
  - 3. Consideration of Blue Water Aquatics Proposals [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* [EXHIBIT 9](#)
  - 1. Update on Request for Tract A Conveyance (Gibson)
  - 2. Consideration of First Amendment to Landscape & Irrigation Services Agreement (*Updating Pricing and Incorporating Annuals Rotation*) [EXHIBIT 9](#)
- E. District Engineer – *Amy Palmer, Lighthouse Engineering* [EXHIBIT 10](#)
  - 1. Consideration of Proposals to Construct Double Pickleball Court
    - a. [Coastal Courts Proposal #323 - \\$100,000.00 – Previously Presented](#)
    - b. [Top Notch Grading #1578 - \\$119,705.03](#)
    - c. [Welch Tennis Courts - \\$91,115.00](#)
- F. District Manager – *Heath Beckett, Vesta District Services* [EXHIBIT 11](#)
  - 1. Consideration of Scheduling of Audit Committee Meeting for January 28, 2026 [EXHIBIT 11](#)

## **FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 17, 2025 **EXHIBIT 12**

B. Acceptance of the November 2025 Unaudited Financial Statement **EXHIBIT 13**

## SIXTH ORDER OF BUSINESS:

## **SUPERVISOR REQUESTS**

## SEVENTH ORDER OF BUSINESS:

## AUDIENCE COMMENTS – NEW BUSINESS

*(Limited to 3 Minutes Per Person)*

**EIGHTH ORDER OF BUSINESS:**

**SHADE ITEMS: SECURITY &/OR ACTIVE LITIGATION**

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

1. Discussion on District Security Matters
2. Update on Active Litigation

B. Consideration of Action Relating to Security Matters

**NINTH ORDER OF BUSINESS:**

**NEXT MEETING QUORUM CHECK**

	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

**Wednesday, January 28, 2026**

**at 6:00 p.m.**

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

**TENTH ORDER OF BUSINESS:**

**ACTION ITEMS SUMMARY** (*To be Included in the Meeting Minutes*)

**ELEVENTH 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.

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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

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(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**

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Heath Beckett, Secretary  
Kyle Darin, Assistant Secretary

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Name: \_\_\_\_\_  
Chair Vice Chair of the Board of Supervisors





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 3



Chris Thompson

[Blue Water Aquatics, Inc.](#)

Nov 26, 2025 | 25 Photos



## Union Park East CDD

Monthly Aquatics Report



# November Inspection Report

Pasco County has experienced warm and dry weather this month, with temperatures mostly in the upper 70s to low 80s during the day and 50s–60s at night. Conditions have been mostly sunny to partly cloudy, with a brief cooling trend expected toward the end of the month. Overall, the weather pattern has favored moderate evaporation and minimal atmospheric moisture, contributing to continued dry ground conditions throughout the county.

Rainfall this month has been exceptionally low, with only about 0.06 inches recorded through November 20—roughly 3% of the typical monthly average. This lack of precipitation means that stormwater ponds are receiving little to no runoff, and water levels may be declining due to evaporation exceeding inflow. These dry conditions reduce natural dilution of nutrients and pollutants and may result in heavier initial runoff loads once rainfall does return.

## Vegetation

Most warm-season grasses and many aquatic plants will begin to slow their growth significantly as temperatures cool and daylight hours shorten. Algae activity often decreases as well, especially filamentous forms, although some cold-tolerant species may persist. Emergent vegetation such as cattails and pickerelweed may enter a semi-dormant phase, with browning or dieback around the edges. Trees and shrubs that are sensitive to shorter photoperiods—like cypress and some hardwood species—will shed leaves and take on a more subdued appearance. In stormwater ponds, reduced plant growth generally leads to clearer water and lower organic debris entering the system.

## Wildlife

Wildlife behavior also shifts with the cooler season. Many reptiles, including turtles and alligators, become less active, spending more time basking on warm days and less time feeding. Birds, however, become more abundant: winter migratory species such as ducks, wading birds, and songbirds arrive in greater numbers, taking advantage of Florida's mild climate. Fish activity slows as water temperatures drop, reducing surface movement but often increasing clarity as biological activity decreases. Overall, winter tends to be a calmer, quieter period for pond ecosystems, with less vegetation growth and more predictable wildlife patterns.





Treated: Torpedo grass, sedges, Pennywort, Alligator weed

There was no planktonic or filamentous algae this month.

Project: Union Park East CDD

Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, Alligator weed

Project: Union Park East CDD

Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, Alligator weed

Project: Union Park East CDD

Creator: Chris Thompson





Treated: Torpedo grass, sedges, Pennywort, Alligator weed

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, Alligator weed  
We will begin repair of this bank in early December.

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, Alligator weed

Project: Union Park East CDD  
Creator: Chris Thompson





Treated: Torpedo grass, sedges, Pennywort, Alligator weed.

The Jointed spikerush is filling in along the shoreline. This plant helps to slow erosion.

<https://plant-directory.ifas.ufl.edu/plant-directory/eleocharis-interstincta/>

Project: Union Park East CDD

Creator: Chris Thompson



Migratory ducks were spotted in this pond last year.

Project: Union Park East CDD

Creator: Chris Thompson



Treated: Torpedo grass, sedges, Sesbania

Project: Union Park East CDD

Creator: Chris Thompson





Treated: Torpedo grass, sedges, Sesbania



Treated: Torpedo grass, sedges, Alligator weed



Treated: Torpedo grass, sedges, Pennywort, Alligator weed





Treated: Torpedo grass, sedges

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, algae

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Pennywort, Alligator weed, algae

Project: Union Park East CDD  
Creator: Chris Thompson





Treated: Torpedo grass, sedges, Pennywort, pond dye



Treated: Torpedo grass, sedges,



Treated: Torpedo grass, sedges





Treated: Torpedo grass, sedges, Pennywort, Alligator weed

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges

Project: Union Park East CDD  
Creator: Chris Thompson



In good condition

Project: Union Park East CDD  
Creator: Chris Thompson





Treated: Torpedo grass, Bladderwort

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Alligator weed, Hydrilla

Project: Union Park East CDD  
Creator: Chris Thompson



Treated: Torpedo grass, sedges, Alligator weed, Hydrilla

Project: Union Park East CDD  
Creator: Chris Thompson





Treated: Torpedo grass

Project: Union Park East CDD  
Creator: Chris Thompson





# Aquatic Services Report

## Technician

Doug Fitzhenry

## Job Details

Service Date	11/4/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	None
Temperature	62
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 3 Count

1 of 3

Pond Numbers	D q1 q sp1 c2 7f d e no p1p2
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth

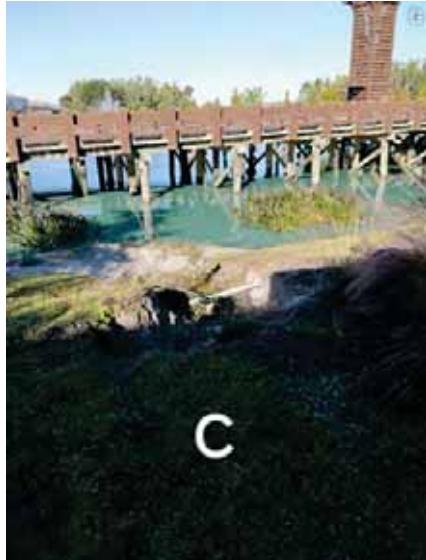
2 of 3

Pond Numbers	C2 0
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None

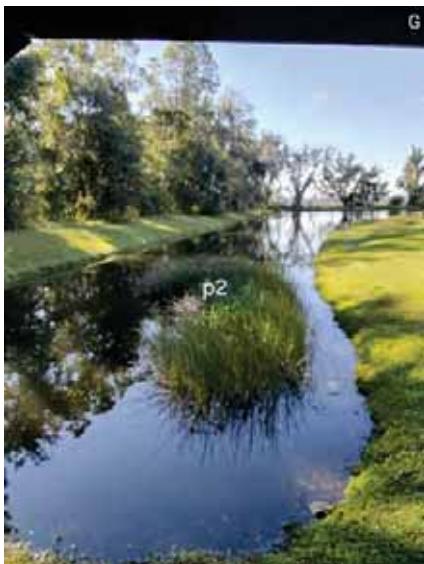


## Aquatic Services Report

Observations/Recommendations	Sites treated for algae
3 of 3	
Pond Numbers	D q1 q sp1 c2 7f d e no p1p2
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Sites treated for invasive growth
Pictures	



## Aquatic Services Report



## Aquatic Services 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 4

Friday, November 28, 2025

7:04:07 PM

# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	11/4/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	NNE 8mph
Temperature	67
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

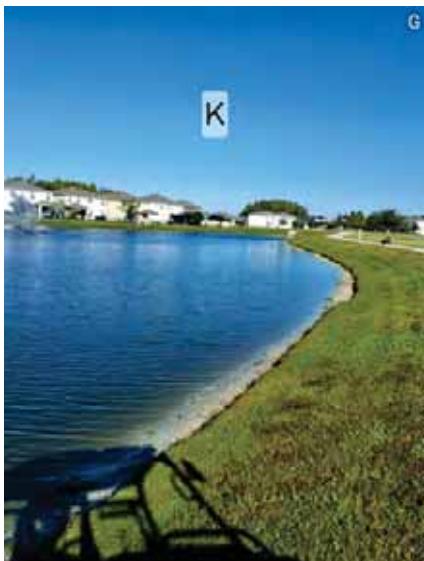
Pond Numbers	SP1 A, SP1 B, C, C1, E1,G, H, I, J, K, L, M, SP10
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed
Pictures	



## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services Report





# Aquatic Services Report

## Technician

Doug Fitzhenry

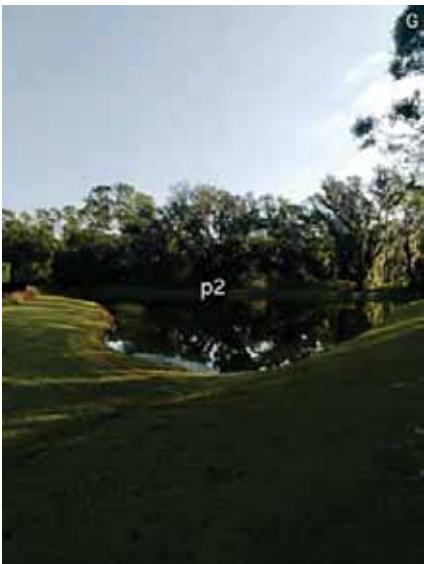
## Job Details

Service Date	11/18/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	1e
Temperature	62
Multiple Sites Treated	Yes

Ponds Treated Information		Repeatable - 1 Count
1 of 1		
Pond Numbers	D q1 q sp1 c2 7f d e no p1p2	
Service Performed	Treatment	
Work Performed	<input checked="" type="checkbox"/> Grasses	
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV	
Water Level	Low	
Restrictions	None	
Observations/Recommendations	Sites treated for invasive growth	
Pictures		



## Aquatic Services 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 4

Friday, November 28, 2025

7:05:30 PM

# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	11/18/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	ENE 2mph
Temperature	65
Multiple Sites Treated	Yes



## Ponds Treated Information

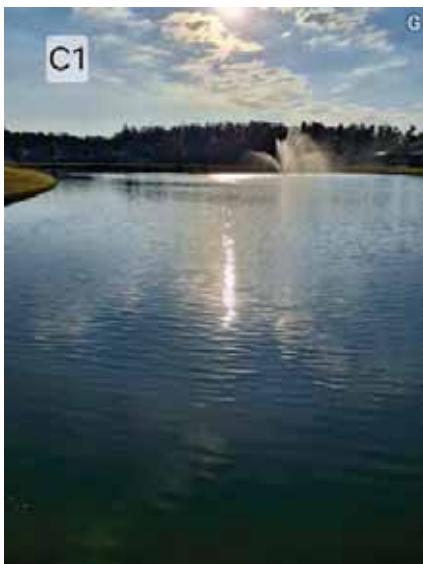
Repeatable - 1 Count

1 of 1

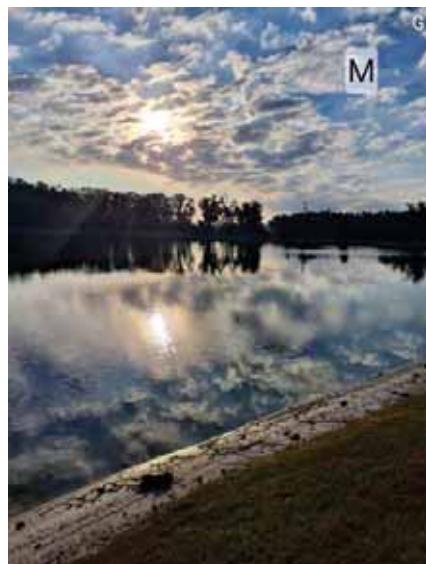
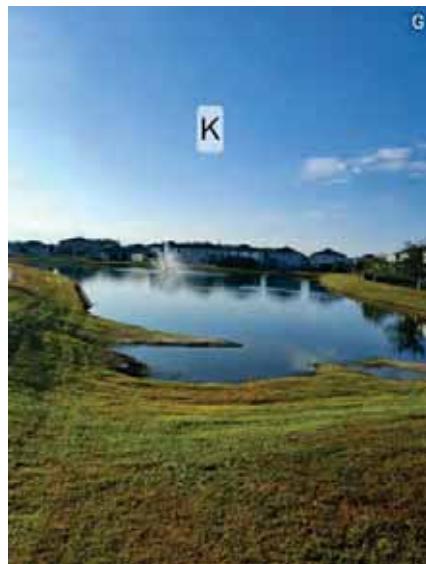
Pond Numbers	SP1 A, SP1 B, C, C1, E1, H, I, J, K, L, M, G, SP10
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed
Pictures	



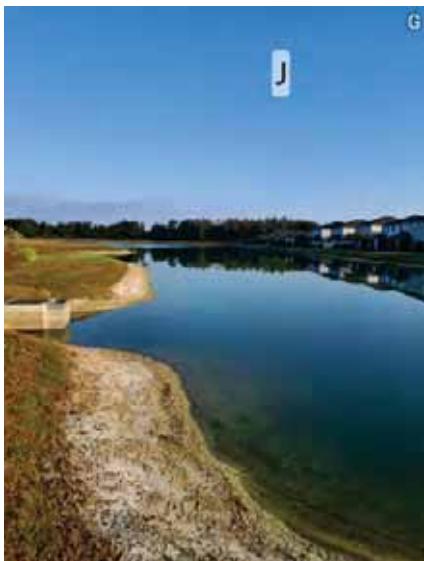
## Aquatic Services Report



## Aquatic Services Report



## Aquatic Services 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

Wednesday, November 12,

2025

10:43:36 AM

# Order report

## Service details

**Technician:****Randy Mitchell**

Service Date

**Client:****Union Park East CDD**

11/11/2025

Request Warranted

Yes

Action Taken

Power is going to the fountain, but the motor will not come on and is tripping overloads. Motor will need replacement. 5hp 230v 1ph (Shakti brand)

Service Date

11/11/2025

Customer

Union Park East CDD

Weather Conditions

Sunny

Wind

NNE 8mph

Temperature

60

Multiple Sites Treated

No

Pond Number

Fountain H

Service Performed

Troubleshooting

Work Performed

 Fountains / Aeration

Equipment Used

 Backpack

Water Level

Normal

Restrictions

None

Observations/Recommendations

Needs new motor

Pictures:



## Order report



## Order report

<b>Service details</b>	
<b>Technician:</b>	<b>Client:</b>
<b>Randy Mitchell</b>	<b>Union Park East CDD</b>
Service Date	12/12/2025
Request Warranted	Yes
Action Taken	Secured lights in correct position
Service Date	12/12/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	66
Multiple Sites Treated	No
Pond Number	Fountain 7
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Lights are working
Pictures:	



## Order report





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 4 PENDING

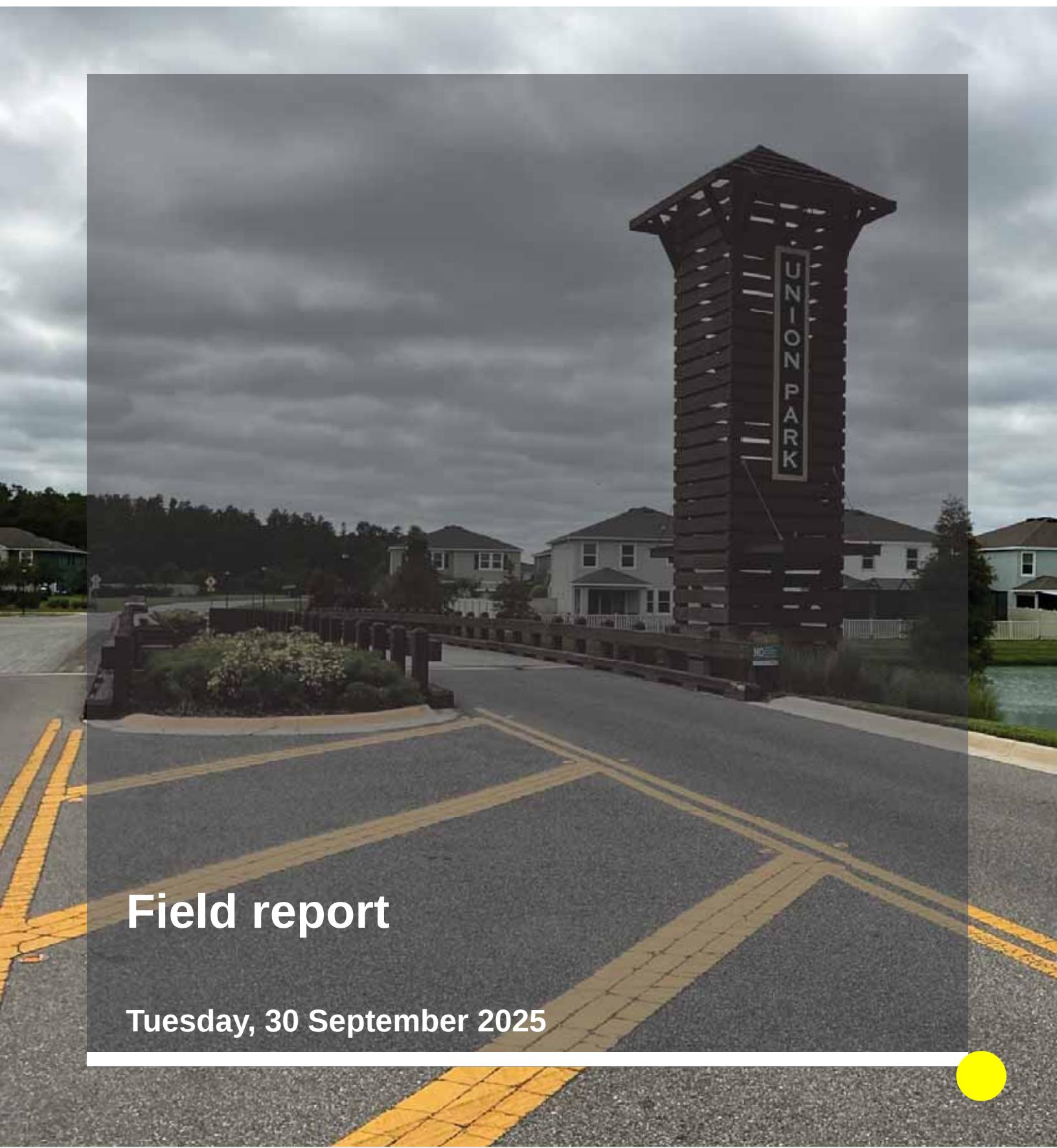




UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 5





## Field report

Tuesday, 30 September 2025

## Report

### UPE CDD - December Landscape Report

Account Manager: Casey Hallman

Dear Board Members and Residents,

I hope this report finds you well.

This update provides an overview of recent landscape maintenance activities and key developments within the Community Development District.

#### Lawn Maintenance

##### Weather:

The weather has turned cold very early this year. With how wet things have been, we are on the lookout for fungus starting so far nothing like that to report

##### Irrigation

Inspections are being done timely, and repairs are being done as they go.

We have now moved into our. During winter, our mowing services will only be conducted bi-weekly. Until further notice.

##### Shrub Trimming & Weed Control

Trimming will now be biweekly. We are still working on getting the blvd trimmed of all the fountain grass. I look to have the bulk of this done this month

##### Mowing

Mowing is now being conducted biweekly

##### Summary

The property is going dormant. We are seeing more of the light green and soft brown in the St. Augustine. This is normal for the season. We are being proactive in looking for fungus and irrigation-related issues.

Our team remains committed to maintaining the health and appearance of the community landscape as we move into the cooler months. We will keep the Board informed on irrigation repairs and any weather-related adjustments.



Respectfully,  
Casey Hallman  
Account Manager

Casey Hellman

Floralawn





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 6 PENDING





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 7





**Field Operations Report**  
for  
**Union Park East**  
Community Development  
District  
December 2025



## Union Park East

- Clubhouse.
  - Fans have been installed.
  - New entrance lights to the amenity center have been installed.
  - Pool Rules and Basketball Court Rules signs have been installed.
  - Thermostat cover will be installed the week of the 15<sup>th</sup>.
- Fountains
  - Blue Water Aquatics is diagnosing fountains/Lights in pond N and H.
  - Pond N
    - The fountain is repaired, and lights have been installed.
    - Machform has received that 1 of the 4 lights is not secured correctly.
      - I have reached out to Chris to have this taken care of.
  - Pond H
    - The fountain has been repaired.
- Street Signs.
  - I met with Roamner onsite 12/10 to go over the rest of the work that needed to be completed.
    - Straighten Pole.
    - Installing the correct street name topper.
    - Installing rules signs.
    - Date sticker on the back of the correct signs.
    - Moving speed limit signs to the correct locations provided by Vinny.
- Christmas Lights.
  - Gerard emailed about the lights not working correctly the week of the 8<sup>th</sup>.
    - Will was on-site the next day to fix the issue.

## Union Park East

- Pool Deck Tables.
  - I have asked the Outdoorsiness for the tracking on this. It has not been shipped yet and will receive tracking when it is finally shipped.
    - Still waiting for shipping information.
- Bridge Decking.
  - Inspected when I was on-site. No further damage was observed.
- Pressure washing.
  - Completed
- Gym Equipment.
  - Cable Machine
  - Adjustment Bench
    - Both are scheduled to be repaired.
- Pond Skimmers.
  - Inspected pond skimmers for any issues.
    - Loose bolts.
    - Blockage.
- Retaining wall on Pond H/K
  - Crew was on-site 12/10 working on the repair of this area.
- Pet Waste Station.
  - There continue to be issues with the townhouse mailbox station as residents throw away junk mail in the can, filling it up within days after emptying.

# Union Park East

Main  
Entrance



## Union Park East

- Townhomes PWS.
  - Suggest that we either add a trashcan in this location or move this station further down the road so we don't have mail being thrown away in this can.





## Union Park East

Pond - F



## Union Park East

Pond – F  
Landscaping



## Union Park East



Pond – B1



## Union Park East

Pond - C1  
Landscaping



## Union Park East

Pond - E





Pond – E1



Union Park East



## Union Park East



Pond - H





Pond - K



Union Park East



## Union Park East

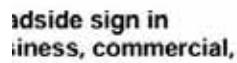
Pond - L



## Union Park East

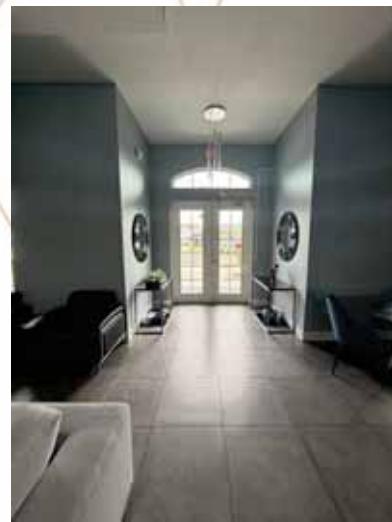


- Locations on Speed Limit Signs.
- New Pool Rules Sign.



# Union Park East

Amenity Center



## Union Park East

New lights installed at  
the amenity center



## Union Park East



Pond – G  
The sidewalk near this pond continues to hold water.



## Union Park East



Pond - N



# THANK YOU

Michael Bush

[Mbush@VESTAPROPERTSERVICES.COM](mailto:Mbush@VESTAPROPERTSERVICES.COM)





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 8 PENDING





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 9



## **FIRST AMENDMENT TO THE LANDSCAPE & IRRIGATION SERVICES AGREEMENT**

### **[ANNUALS]**

**THIS FIRST AMENDMENT** (the “First Amendment”) is made effective the 1st day of January 2026 by and between:

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the “District”); and

**FLORALAWN INC.**, a Florida corporation, with a mailing address of P.O. Box 91597, Lakeland, Florida 33804 (the “Contractor,” together with the District, the “Parties”).

### **RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Landscape & Irrigation Services Agreement*, dated May 30, 2024 (the “Agreement”), incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 27 of the Agreement, the Agreement may be amended by a writing executed by the Parties; and

**WHEREAS**, the District and Contractor now desire to amend the Agreement to include additional annual installation services (the “Additional Services”) and to amend the compensation as it relates to the same; and

**WHEREAS**, the District and Contractor each represent that it has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this First Amendment.

**SECTION 2. AMENDMENT OF AGREEMENT.** Pursuant to Section 27 of the Agreement, the District and Contractor agree to further amend the Agreement as follows:

- A.** The term “Work” in the Agreement shall be construed to include those services described in Parts 1, 2, 3, 4, and 6 in Exhibit A to the Agreement, meaning that

Contractor shall provide installation of annuals as part of Contractor's standard monthly Work for the District and shall not require prior authorization from the District in order to install and maintain annuals.

- B.** In order to account for the revised monthly scope of Work, the compensation outlined for the first annual renewal in Exhibit B to the Agreement is amended as of the effective date of this First Amendment and continuing for the duration of the first annual renewal to reflect the compensation included in **Exhibit A** to this First Amendment only as it relates to Parts 1, 2, 3, 4, and 6.
- C.** Section 7, **Compensation; Term**, Subsection B of the Agreement is hereby replaced in its entirety as follows: "As compensation for the Work, the District agrees to pay Contractor One Hundred Sixty-Nine Thousand Thirteen Dollars and Sixty-Four Cents (\$169,013.64) per year, in monthly amounts of Fourteen Thousand Eighty-Four Dollars and Forty-Seven Cents (\$14,084.47). Such compensation covers only the items specified in Parts 1, 2, 3, 4 and 6 of the Contractor's Proposal Form – Part IV – Pricing ("Contract Amount"). Additionally, for the services specified in Part 5 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as Exhibit B, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement."
- D.** References to the District and the mailing address of the same specified in Section 29, **Notices**, of the Agreement is amended as follows:
  - A. If to the District:** Union Park East Community Development District  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746  
Attn: District Manager, Union Park East CDD
- E.** As of June 23, 2025, the District's "Public Records Custodian" is **Heath Beckett**. All references to the "Public Records Custodian" in the Agreement, including contact information for the same, is revised as follows:

Public Records Custodian: Heath Beckett

E-mail: [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com)

Telephone: (321) 263-0132

Address: 250 International Parkway, Suite 208  
Lake Mary, Florida 32746

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described

in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable except for the terms as specifically amended herein. To the extent the provisions of this First Amendment, **Exhibit A** hereto conflict, this First Amendment and the Agreement shall control.

**SECTION 4. AUTHORIZATION.** The execution of this First Amendment has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this First Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**SECTION 6. FULL FORCE AND EFFECT.** All other provisions of the Agreement, as amended through the First Amendment, shall remain in full force and effect except as modified by this First Amendment.

**SECTION 7. EFFECTIVE DATE.** This First Amendment shall be effective as of the day and year first written above.

**IN WITNESS WHEREOF,** the Parties execute this First Amendment to be effective the day and year first written above.

**UNION PARK EAST COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chairperson, Board of Supervisors

**FLORALAWN, INC.**

---

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** Additional Services

**EXHIBIT A**  
Additional Services



734 South Combee Road  
Lakeland, FL 33801  
863-668-0494 – Phone  
863-668-0495 – Fax  
[www.floralawn.com](http://www.floralawn.com)

**Union Park East CDD**

% Michael Bush

**November 19, 2025**

The Purpose of this addendum is to add annuals to the current contract. All other aspects of the contract remain unchanged.

We hereby propose the following for your review:

**Landscape Management Addendum-Annuals**

The table below reflects the 2026 billing with the annuals included in the contract.

Service	Monthly	Yearly
Landscape Maintenance	\$10,920.00	\$131,040.00
Fertilization Program	\$1,899.00	\$22,788.00
Pest Control Program	\$190.34	2,284.08
Monthly Irrigation Inspection	\$908.46	\$10,901.52
Annuals (200 annuals 4 times a year)- 800 Total	\$166.67	\$2,000.04
<b>Total</b>	<b>\$14,084.47</b>	<b>\$169,013.64</b>

**Customer Authorized Signature**

\_\_\_\_\_  
Signature

**FLORALAWN, INC., a Florida Corporation**

\_\_\_\_\_  
Rob Averitt, President

\_\_\_\_\_  
Print Name



UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 10





## QUOTE #323

**SENT ON:**

Oct 30, 2025

**RECIPIENT:****Union Park East**

Thonotosassa, FL

**SENDER:****Coastal Courts**

2172 Platinum Road  
Unit J  
Apopka, Florida 32703

Phone: 407-822-9955

Email: estimating@coastalcourts.com

Website: www.coastalcourts.com

Product/Service	Description	Qty.	Unit Price	Total
Construction of double pickleball court	<ul style="list-style-type: none"><li>- Remove and dispose of 7" of dirt/grass clippings.</li><li>- Install 6" of DOT base material, laser graded, rolled and compacted to 95% compaction. 64x64</li><li>-Install 1.5" of SP-9.5 hot mix asphalt, rolled and compacted with 1" of fall every 10'. *allow 30 days of curing before applications of paint</li><li>- Furnish and install 256LF of 4' tall, 1.75" mesh, vinyl coated chain link with top rail, bottom tension wire, and 2ea man gates.</li><li>- Furnish and install 2ea set of pickleball net sleeves and post in 2'x2'x2' concrete footing. Pickleball net post will be 2 7/8" diameter, 12-gauge powder coated galvanized steel, external winder.</li><li>- Power wash and/or Machine sand the court(s) to remove dirt, mildew, minor imperfections, and raised crack edges.</li><li>- Flood the court(s) and patch all areas holding water to 1/8 of an inch tolerance after one hour of draining.</li><li>Squeegee two coats of sand filled acrylic resurfacer over the entire surface.</li><li>-Squeegee two coats of sand filled acrylic color over the entire surface. Colors to be chosen.</li><li>- Stripe for 2ea pickleball courts, all game lines will be 2" wide, using two coats of textured line paint according to ASBA.</li><li>- Hang 2ea new signature pickleball nets.</li></ul>	1	\$50,000.00	\$50,000.00



## QUOTE #323

SENT ON:

Oct 30, 2025

Product/Service	Description	Qty.	Unit Price	Total
Fence around court	Furnish and install 256LF of 8' tall black or green vinyl coated chain link fence with top rail, bottom tension wire and 1ea 4' gate.	1	\$16,200.00	\$16,200.00
Base and pave road extension	<ul style="list-style-type: none"><li>- Remove and dispose of 7" of dirt/grass clippings.</li><li>- Install 6" of DOT base material, laser graded, rolled and compacted to 95% compaction. 21 x 100</li><li>-Install 1.5" of SP-9.5 hot mix asphalt, rolled and compacted</li><li>- set forms and pour valley curb at edges to match existing.</li></ul>	1	\$48,500.00	\$48,500.00
Sidewalk construction	Set forms and pour 5 foot wide walkway 4 inches deep with 3000PSI concrete per plan	1	\$9,000.00	\$9,000.00
Construction of parking lot	<ul style="list-style-type: none"><li>- Remove and dispose of 7" of dirt/grass clippings.</li><li>- Install 6" of DOT base material, laser graded, rolled and compacted to 95% compaction. 34x64</li><li>-Install 1.5" of SP-9.5 hot mix asphalt, rolled and compacted</li><li>- Stripe area for three parking stalls and one handicap stall</li><li>- Install one handicap sign</li><li>- Install four wheel stops</li></ul>	1	\$24,600.00	\$24,600.00

**Total**

**\$50,000.00**



## QUOTE #323

SENT ON:

Oct 30, 2025

### Reviews

#### Rebecca Rutledge



I am a Property Manager and used Coastal Courts to redo a tennis court in one of my Associations. They were AMAZING!! The end result brought back life to years of deterioration, and the entire community and Board of Directors is very pleased with how it turned out. Rob and Nick are wonderful to work with. Midway through the project we had to adjust the plan, and they came in with their expertise and guidance that really did make a huge difference. I HIGHLY recommend this company and will be using them in the future for any other projects I may ...

#### Kevin Thoni



#### Angela Huebner



Coastal Courts did an amazing job creating our tennis/pickleball court. Nick was very professional and always communicated with us answering any questions we had. His team, Justin and Jay were great as well. Overall, we are extremely happy with our experience and would highly recommend them.

### CONDITION OF SALE:

- This quote is valid for the next 30 days, after which values may be subject to change.
- Permits are not included.
- All labor is open shop, court must be accessible with heavy equipment, customer must provide a water source to flood court(s) and mix materials.
- Work can only be completed under acceptable weather conditions. Customer must turn off all sprinklers systems that may cause water to fall upon court(s).
- Coastal Courts is not responsible for damage to vegetation, driveways, sidewalks, curbs, or irrigation systems.
- Coastal Courts guarantees workmanship and material for one year after completion date. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other condition beyond our control such as subbase settling, structural cracks, hydrostatic pressure, water vapor pressure bubbles, and intrusion of weeds or insects. Please note: As asphalt sport court age and weathers, it oxidizes, shrinks, and hardens, making it less flexible and more prone for cracks to reappear and new cracks to form. Coastal Courts does not warranty any new appearing or existing cracks reappearing. Cracks develop on sports courts for several reasons, below are the most common:
  - \* Asphalt expands and contracts with temperature fluctuations, causing new cracks to appear and old cracks to reappear, most common in colder months.
  - \* Loss of oils in asphalt causing the asphalt to dry out and be less flexible
  - \* Changes in base stability, causing a crack reflecting through the surface.

### PAYMENT TERMS

#### 1. New Construction and Reconstruction Projects:

A 35% deposit is required to secure materials and schedule the project. A 35% progress payment will be due upon substantial completion of the asphalt or concrete and or fence phase, and the remaining 30% final payment will be due upon project completion.

#### 2. Resurfacing Projects:

A 50% deposit is required prior to scheduling and mobilization. The remaining 50% balance will be due upon completion.



## QUOTE #323

---

SENT ON:

Oct 30, 2025

the resurfacing work.

Please Note: All deposits are non-refundable once materials have been ordered or work has commenced. Payment must be made according to the schedule above to avoid project delays.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Top Notch Grading**  
 PO Box 92540  
 Lakeland, FL 33804-2540  
 8632748222  
 Jason@TopNotchGradingFL.com

## Estimate



ADDRESS	
lighthouse engineering	lighthouse engineering

ESTIMATE #	DATE
1578	12/04/2025

### PROJECT NAME

union park pickleball courts

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Mobilization .....</b> Mobilization	1	6,500.00	6,500.00
	<b>Silt Fence</b> Install silt fence around perimeter per provided plans,	450	3.00	1,350.00
	<b>CLEAR &amp; GRUB ....</b> CLEAR & GRUB 1) Strip Grass load in trucks or stock pile	668.20	3.00	2,004.60
	<b>REGULAR EXCAVATION</b> REGULAR EXCAVATION total cy of dirt removed and hauled off	378	8.00	3,024.00
	<b>Sub-grade .....</b> Cut sub-grade 1) Grade 2) wet 3) compact	671.88	4.00	2,687.52
	<b>INSTALL ROAD BASE, 6</b> INSTALL ROAD BASE includes 19" of base	671.88	25.00	16,797.00
	<b>Final Grade Road Base .</b> Final Grade 1) Grade 2) Wet 3) Roll / Compact 4) Prep for Asphalt	671.88	4.00	2,687.52
	<b>4" sidewalk</b> 4" Thick Concrete Sidewalk Non Reinforced	529.15	8.00	4,233.20



DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>curb &amp; gutter</b> total lf of all curb	179	30.00	5,370.00
	<b>Asphalt...</b> pickleball and roadway asphalt sp 12.5 1.5" thick 1LS	1	21,277.19	21,277.19
	<b>Pickle ball court</b> paint and nets installed and fence	1	38,100.00	38,100.00
	<b>Fine Grade</b> Fine Grade Green Areas / Prep for Sod	1,082	2.00	2,164.00
	<b>Sod</b> Install sod on any disturbed areas	1,082	5.00	5,410.00
	<b>truncated domes</b>	3	600.00	1,800.00
	<b>install parking stops</b> measure out and install parking stops per spec	4	200.00	800.00
	<b>striping and signs</b> striping for ada parking stall and 4 signs total	1	5,500.00	5,500.00
	<b>Estimate Disclosure</b> •Survey provided by others. • Water supply provided by others • Testing provided by others. • Any additional Mobilization on site will be \$3,500 each. • Payment terms are Net 30, payment is due from original invoice date, if payment is not received within 60 days from original invoice date, a notice of non- payment will be filled/sent out with the intent to lien in 10 days. •Proposal is good for 30 days from the above date. • MOT provided by others. • All additional work outside of original estimate will not be performed without an executed Change Order(s).	1	0.00	0.00
	Jason Malcuit Top Notch Grading Owner (863) 274-8222			

Thank you for your business! We accept ACH, Credit Cards, and Checks can be mailed to 1720 Kinsman Way, Lakeland, FL 33809

TOTAL

**\$119,705.03**



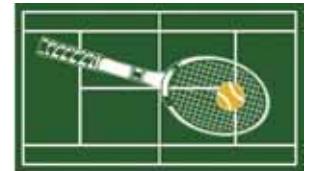
Accepted By

Accepted Date



# Welch Tennis Courts

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

## ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

USTA - USPTA  
ASBA - TIY

Welch Tennis Courts (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct two (2) All-Weather Pickleball Courts for Lighthouse Engineering, Inc. (hereinafter referred to as the "Owner") at Union Park East CDD located at 1549 Bering Road in Wesley Chapel, Florida 33543. In accordance with, and subject to, the terms, conditions, and specifications set forth below, the work is referred to in this proposal as the "Project."

**1. CONSTRUCTION REQUIREMENTS:** The Owner shall be responsible for determining the physical location of the courts, assuring that the plans and the work described in this proposal comply with all applicable zoning requirements and deed restrictions, including, but not limited to, all applicable setback requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes allowances for permits, fees, engineering costs, and related acquisition costs; any costs exceeding these allowances shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the Contractor with an on-site dumpster for the duration of the Project.

The Contractor shall provide the required contractor licensing to complete the Project, along with general liability and workers' compensation insurance. If the Owner requires insurance more than the limits of liability coverage usually carried by the Contractor, such additional coverage will be provided to the Owner at the Contractor's cost.

**2. SITE PREPARATION:** Site preparation, including clearing, grubbing, tree and stump removal, debris removal, and rock removal, is *not* included in the price of this proposal. If large rocks, tree roots, tree stumps, debris, or other impediments to routine grading of the site are encountered, the Owner shall be responsible for the cost of removing them. If extra fill material is required to achieve the desired finished elevation of the courts, the costs of furnishing such additional fill material, as is needed, shall be borne by the Owner. Grading shall be done to a tolerance of plus or minus one (1) inch of the final sub-grade elevation. Rate and direction of slope shall be one (1) inch in ten (10) feet, all in one plane. A compaction of 95% (Modified Proctor) is required, and the soil shall be free of all roots and vegetation.

**3. COURT CONSTRUCTION:** The Contractor shall construct two (2) all-weather pickleball courts, in a battery measuring 64 feet by 60 feet.

- a. **Base:** The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix. **Welch Tennis Courts cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits, and deleterious material). These materials may be present in the materials we receive from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**

- b. Surface: After the asphalt has properly cured, a fiberglass membrane shall be installed to extend the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour to elapse at a temperature of at least 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- c. Court Completion: Regulation playing lines shall be striped using masking tape and white line paint. Permanent external-wind net posts with WTC pickleball nets shall be installed.

**4. FENCING:** The Contractor shall provide and install approximately 248 lineal feet of ten-foot-high black vinyl fencing.

- a. All terminal posts shall be 3-inch, and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe, and the top rail will be 1<sup>5</sup>/<sub>8</sub>-inch PC-20 Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder-coated with polyester to provide a superior color coat finish. All fittings are PVC-coated.
- c. Fence fabric will be 1 ¾ inch #9-gauge core, 6-gauge finish vinyl mesh.
- d. Bottom tension wire will be installed on all fencing.
- e. One (1) walk gate and one (1) maintenance gate will be provided.

**5. COURT EQUIPMENT:** The Contractor shall provide two (2) Aluminum Court Number Signs and one (1) Miracle Sweep.

**6. CONTRACT PRICE:** The Contractor shall complete the Project described above for the following contract prices:

PICKLEBALL COURTS (2)	\$89,200.00
COURT EQUIPMENT	\$ 115.00
<u>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</u>	<u>\$ 1,800.00</u>
<b><u>TOTAL</u></b>	<b><u>\$91,115.00</u></b>

**7. PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 50% deposit will be due upon execution of this agreement. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum), shall accrue on any unpaid invoice balance thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

**8. ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation, or energy, the prices specified herein shall be adjusted by a written change order modifying this agreement.

**9. BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors, and assigns of either party.



**10. BUILDING REQUIREMENTS.** The Owner shall provide access to the site for tractor-trailers and other vehicles weighing more than twenty tons; provide staked corners for the courts; and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas, but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, before commencement of the Project, any water, sewer, electrical, or other conduits, which are situated in the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an on-site dumpster for the Contractor's use during the Project. In the event the Owner is unable to, or prefers that the Contractor provide the dumpster, the Contractor shall coordinate the delivery of a dumpster to the jobsite. The costs for the dumpster, including, without limitation, pickup, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the courts. If sod is used, it should be placed approximately one (1) inch below the court surface to allow adequate court drainage.

**11. WARRANTY:** Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion. Still, it will not be enforceable unless payment is made in full for the executed contract, including any change orders and late payment fees (if applicable). **Cracking in the court surface is not warranted.**

**12. ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties before acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

**13. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

**14. TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. The Owner's acceptance of this proposal shall constitute a binding and enforceable contract.



**SALES REPRESENTATIVE:**

Chris Hagman (813.520.8320)

**ACCEPTED BY:**

\_\_\_\_\_ (OWNER)

DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and approved by:

**WELCH TENNIS COURTS:**

\_\_\_\_\_  
George Todd, Jr., President

DATE: \_\_\_\_\_



## ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

# Project Information Sheet

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Billing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Primary Contact: \_\_\_\_\_

Accts Payable Contact: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

\*\*\*\*\*  
Color Selection:  Green  Black  N/A  Other  
Lighting      
Cabana Frames      
Cabana Canvas      
Net Posts      
Windscreens     \_\_\_\_\_  
\_\_\_\_\_

### Deco Colors:

#### Exterior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

#### Interior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

#### Pickleball Line Color

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 11



**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF BOARD OF SUPERVISORS MEETING AND**  
**NOTICE OF AUDIT COMMITTEE MEETING**

The Audit Review Committee for the Union Park East Community Development District ("District") will hold an audit review committee meeting on Wednesday, January 28, 2026, at 6 p.m., and located at Fairfield Inn & Suites, 2650 Lajuana Blvd., Wesley Chapel, FL 33543. At the meeting, the Audit Review Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the 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.

Heath Beckett  
District Manager





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 12



**MINUTES OF MEETING  
UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District was held on Wednesday, November 19, 2025 at 6:00 p.m. at Fairfield Inn & Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

## **FIRST ORDER OF BUSINESS: ROLL CALL**

Mr. Jeskewich called the meeting to order at 6:01 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11	Vincent Pacifico (2)	Board Supervisor, Chairman
12	Michelle Diman (3)	Board Supervisor, Assistant Secretary
13	Richard Ramirez (4)	Board Supervisor, Assistant Secretary
14	Gerard Bianchi (5)	Board Supervisor, Vice Chairman ( <i>Joined in-progress</i> )

15 Also present were:

16	Barry Jeskewich	Vesta District Services
17	Kyle Darin	Regional Director, 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
21	Casey Hallman	Account Manager, Floralawn
22	Zuleika Fernandez	Senior Director of Logistics, FTI Security
23	Tara Stabile	Appointed to Board Supervisor ( <i>Joined in-progress, virtually</i> )
24		

**SECOND ORDER OF BUSINESS:** **AUDIENCE COMMENTS – AGENDA ITEMS**  
*(Limited to 3 minutes per individual for agenda items)*

There being none, discussion moved to IV.B. Landscape Maintenance.

#### A. Consideration of Supervisor Candidate(s)

31 Ms. Stabile was not present or attending virtually during Supervisor's discussion  
32 on candidate appointment. Consideration of this item was postponed until a  
33 candidate could accept a nomination. Discussion moved to IV.A. Aquatic  
34 Maintenance.

*Supervisors discussed this item further after V. BUSINESS MATTERS*

36 Ms. Stabile verbally accepted the nomination for Seat 1, for the balance of the  
37 term which ends November 2026.

38 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
39 approved the appointment of Tara Stabile to Supervisor in Seat 1, for Union Park East Community  
40 Development District.

41 B. EXHIBIT 1: Administration of Oaths of Office  
42 C. EXHIBIT 2: Adoption of **Resolution 2026-01, Designating Officers**  
43 D. Overview of Sunshine and Public Record Laws  
44 References:  
45 [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)  
46 [Government in the Sunshine Training](#)  
47 [Free Resources for Required Ethics Training](#)

48 *Items B-D were postponed until Ms. Stabile could be physically present at the  
49 meeting.*

50 **FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE**

51 A. Exhibit 1: Aquatic Maintenance – Blue Water Aquatics  
52 A representative of Blue Water Aquatics was not present.  
53 1. EXHIBIT 3: Aquatic Services Report  
54 2. EXHIBIT 4: Fountain Service Reports  
55 3. Consideration of Blue Water Aquatics Proposals  
56 Mr. Bush reviewed the proposals.  
57 a. EXHIBIT 5: Replace Motor on Fountain F-4 on Pond H  
58 i. #FA-2025-1150 – 5" 5 HP - \$2,827.56  
59 ii. #FA-2025-1149 – 4" 5 HP - \$2,474.61

60 On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board approved  
61 Blue Water Aquatics to replace the motor in fountain F-4 on pond H, for an amount not to exceed  
62 \$2,827.56, for Union Park East Community Development District.

63 b. EXHIBIT 6: Replacement lights on Fountain 9 on Pond N  
64 i. ~~#FA-2025-1147 – Three Lights – \$1,465.60 (Struck - All  
65 lights now out)~~  
66 ii. #FA-2025-1148 – Four Lights - \$1,717.54

67 On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board approved  
68 Blue Water Aquatics Proposal #FA-2025-1148 to replace the four (4) lights of fountain 9 in pond  
69 N in the amount of \$1,717.54, for Union Park East Community Development District.

70 *Mr. Bianchi joined the meeting at 6:23 p.m.*

71                   *III.B. Landscape Maintenance having already been discussed, the meeting*  
72                   *proceeded to III.C. Field Manager*

73                   B. EXHIBIT 7: Landscape Maintenance – Casey Hallman, Floralawn

74                   *This item was presented out of order after II. Audience Comments.*

75                   Mr. Hallman reviewed the completed projects and service schedule. Discussion  
76                   topics included weed pressure and a treatment plan and tree removals.

77                   1. Consideration of Floralawn Proposals:

78                   a. EXHIBIT 8: #18608 – Amenity Center Medians Plant Replacement  
79                   - \$2,368.60 – *Previously Presented*

80                   Consideration of this item was postponed until the January  
81                   meeting.

82                   b. EXHIBIT 9: #18611 – Amenity Center Sod Replacement -  
83                   \$3,819.44 – *Previously Presented*

84                   Consideration of this item was postponed until the January  
85                   meeting.

86                   c. EXHIBIT 10: #19049 – Mulch Installation (139 yd<sup>3</sup>) - \$8,340.00

87                   On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board  
88                   approved Floralawn proposal #19049 to install 139 yd<sup>3</sup> of landscape mulch in the amount of  
89                   \$8,340.00, for Union Park East Community Development District.

90                   Discussion followed on pricing discrepancies in the landscape maintenance  
91                   renewal agreement and adding quarterly annual rotations at two locations back  
92                   into the contract as a standard service for a cost of approximately \$2,000.00; this  
93                   will allow Floralawn to schedule the rotation without requesting Board approval  
94                   each time. It was noted that a price increase for landscape maintenance services  
95                   is anticipated for FY 2027.

96                   On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board approved  
97                   adding the quarterly rotation of annuals as a standard service to the landscape maintenance  
98                   agreement in the amount of approximately \$2,000.00 for the year, for Union Park East  
99                   Community Development District.

100                   *Discussion moved back to III. Seat 1 Supervisor Appointment*

101                   C. Exhibit 11: Field Manager – Michael Bush, Vesta District Services

102                   Mr. Bush provided an update on the completed and current field operations  
103                   projects, including street signs, amenity center bathroom repairs, holiday  
104                   lighting, amenity center exterior lighting, rust stains, posting of QR codes, pool  
105                   deck pavers, fence slat replacements, and proposal requests.

106                   Estimates for the bathroom partition replacements were requested for the  
107                   January meeting.

108                   A locking cover or a lock on the thermostat at the amenity center was requested.

109                   1. Consideration of Field Operation Proposals

110                   There being none, the next item followed.

111                   D. District Counsel – Savannah Hancock, Kilinski Van Wyk

112                   1. Discussion on Amenity Suspension

113                   Ms. Hancock provided a summary of the incidents leading to the temporary suspension of Amenity Facilities access privileges for the minor (AD), the steps taken by staff, the notice to the individual's legal guardian(s) regarding the public hearing and their opportunity to present materials for the Board's consideration.

118                   Ms. Hancock presented District staff's recommendation to suspend the Amenity Facilities access of the minor (AD) based on the incidents referenced in the suspension letter and the District's Amended and Restated Amenity Policies and Rates (adopted April 23, 2025) [*posted in the Documents section of the [District's website](#)*],

123                   In response to Supervisor questions, Ms. Hancock explained that one of the adult cards for the household has been deactivated during the temporary suspension period. Any attempt by the minor to use the other adult card assigned to the household during the suspension period would result in the second card being deactivated as well. In addition, if the minor is observed accessing any District facilities, Pasco County Sheriff's office would be called to trespass the minor.

130                   Ms. Hancock will coordinate with Mr. Beckett to send a notice of the Board's decision to the legal guardian(s) of the minor.

132                   On a MOTION by Mr. Ramirez, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
133                   approved the suspension of amenity facilities access to the minor (AD), due to violations of the  
134                   District's Amended and Restated Amenity Policies and Rates (adopted April 23, 2025), for a  
135                   period of twelve (12) months, for Union Park East Community Development District.

136                   Ms. Hancock reminded Supervisors of the requirement to complete 4 hours of  
137                   ethics training prior to December 31.

138                   E. District Engineer – Amy Palmer, Lighthouse Engineering

139                   1. EXHIBIT 12: Consideration of Coastal Courts Proposal #323 to Construct  
140                   Double Pickleball Court - ~~\$50,000.00~~ \$100,000.00

141                   Ms. Palmer explained that the price included on the agenda was only for  
142                   the pickleball court installation, the actual price of \$100,000.00 included  
143                   the fence, paving, sidewalk and additional items listed on the second  
144                   page of the proposal. She responded to Supervisor questions on the  
145                   scope and standard warranty.



146 Consideration of this item was postponed until the next meeting, pending  
147 additional quotes. Mr. Pacifico provided Ms. Palmer with the name of a  
148 vendor who had previously bid on the pickleball court installation.

149 2. Consideration of Shoreline Restoration Proposals:

150 a. EXHIBIT 13: AQUALIS #RO\_36385 - \$22,258.00

151 b. EXHIBIT 14: Blue Water Aquatics – Total \$16,489.58

152 i. Pond K #ER-2025-1125 - \$11,289.58

153 ii. Pond H #ER-2025-1140 - \$1,000.00

154 iii. Sump 10 #ER-2025-1141 - \$4,200.00

155 c. EXHIBIT 15: Solitude Lake Management – Total \$48,689.00

156 Ms. Palmer reviewed the scope of the proposals, noting Solitude is  
157 proposing the SOX product which is why their quote is higher.

158 On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board approved  
159 the Blue Water Aquatics proposal for shoreline restoration at ponds K, H, and Sump 10, in the  
160 amount of \$16,489.58, for Union Park East Community Development District.

161 F. District Manager – Heath Beckett, Vesta District Services  
162 Mr. Jeskewich had nothing to report on behalf of District Management.

163 1. EXHIBIT 16: Discussion on Request for Tract A conveyance (Gibson)  
164 Ms. Hancock advised of the request by Mr. and Mrs. Gibson for a  
165 property line adjustment, with the conveyance of a portion of District  
166 property within Tract A to the homeowners. Mr. Gibson clarified the  
167 area they were requesting. Ms. Hancock advised of additional research  
168 and documentation that would be required should the Board be inclined  
169 to consider the request. All costs, such as the survey and formal  
170 appraisal would be borne by the homeowners.

171 The Board directed Ms. Hancock to proceed with researching the  
172 property and the requirements for the future conveyance of the  
173 property.

174 2. Discussion on December Meeting Date (*Change to December 16*)

175 On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board  
176 approved changing the December meeting date to Tuesday, December 16, 2025, for Union Park  
177 East Community Development District.

178 **FIFTH ORDER OF BUSINESS: BUSINESS MATTERS**

179 A. EXHIBIT 17: Adoption of **Resolution 2026-02, Requesting Supervisor of**  
180 **Elections Hold District's 2026 General Election (Seats 1, 2, and 5)**

181 On a MOTION by Mr. Bianchi, SECONDED by Mr. Pacifico, WITH ALL IN FAVOR, the Board  
182 approved the adoption of **Resolution 2026-02, Requesting Supervisor of Elections Hold District's**  
183 **2026 General Election (Seats 1, 2, and 5)**, for Union Park East Community Development District.

184 B. EXHIBIT 18: Adoption of **Resolution 2026-03, Amending FY 2025 Budget**

185 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
186 approved the adoption of **Resolution 2026-03, Amending FY 2025 Budget**, for Union Park East  
187 Community Development District.

188 C. EXHIBIT 19: Approval of Greenlee Law PLLC Engagement to Provide Legal  
189 Services Pertaining to the Basketball Court Construction Defects Dispute

190 Ms. Hancock presented the engagement letter for a separate litigation attorney  
191 and responded to Supervisor questions.

192 On a MOTION by Mr. Ramirez, SECONDED by Mr. Pacifico, WITH ALL IN FAVOR, the Board  
193 approved the engagement of Greenlee Law PLLC to provide litigation services pertaining to the  
194 basketball court construction defects dispute, for Union Park East Community Development  
195 District.

196 *Discussion returned to III.A. Consideration of Supervisor Candidate(s) before proceeding  
197 to the next item.*

198 **SIXTH ORDER OF BUSINESS: RULES OF PROCEDURE**

199 A. **Public Hearing – Amended and Restated Rules of Procedure**

200 1. Open Public Hearing

201 On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board  
202 approved opening the **Public Hearing on the Amended and Restated Rules of Procedure**, at 7:31  
203 p.m. for Union Park East Community Development District.

204 2. EXHIBIT 20: Presentation of Amended and Restated Rules of Procedure

205 Ms. Hancock advised that the amendments brought the District's Rules of  
206 Procedure in line with the latest legislative updates and incorporated an  
207 administrative clean-up of the document's formatting.

208 There being no questions or further discussion on the Amended and  
209 Restated Rules of Procedure as presented, the next item followed.

210 3. Public Comments

211 There being none, the next item followed.

212 4. Close Public Hearing

213 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
214 approved closing the **Public Hearing on the Amended and Restated Rules of Procedure**, at 7:32  
215 p.m., for Union Park East Community Development District.



216                   B.     EXHIBIT 21: Consideration of **Resolution 2026-04, Adopting the Amended and**  
217                   **Restated Rules of Procedure**

218     On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board approved  
219     the adoption of **Resolution 2026-04, Adopting the Amended and Restated Rules of Procedure**,  
220     for Union Park East Community Development District.

221     **SEVENTH ORDER OF BUSINESS:                   CONSENT AGENDA**

222                   A.     EXHIBIT 22: Approval of the Minutes of the Board of Supervisors Regular  
223                   Meeting Held October 22, 2025

224                   B.     EXHIBIT 23: Acceptance of the October 2025 Unaudited Financial Statement

225     On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
226     approved Consent Agenda, items A-B as presented, for Union Park East Community Development  
227     District.

228     **EIGHTH ORDER OF BUSINESS:                   SUPERVISOR REQUESTS**

229                   A.     Discussion on Gift Disclosures ([Form 9](#)) (*Diman*)

230                   Ms. Hancock reminded Supervisors that if they receive gifts valued over \$100.00  
231                   they must complete Form 9.

232     **NINTH ORDER OF BUSINESS:                   AUDIENCE COMMENTS – NEW BUSINESS**

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

235                   There being none, the next item followed.

236     **TENTH ORDER OF BUSINESS:                   SECURITY MATTERS**

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

238     On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
239     approved pausing the regular meeting to enter the Closed Session for a discussion on security  
240     matters at 7:36 p.m., for Union Park East Community Development District.

241                   a.     Discussion on District Security Matters

242     On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board  
243     approved existing the Closed Session and resuming the regular meeting at 8:08 p.m., for Union  
244     Park East Community Development District.

245                   2.     Consideration of Action Relating to Security Matters

246                   There being no action items relating to security matters to consider, the next  
247                   item followed.

248 **ELEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

249 *The next Union Park East Community Development District meeting is scheduled for 6:00 p.m.*  
250 *on Tuesday, December 16, 2025 at Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley*  
251 *Chapel, FL 33543.*

252 Quorum was confirmed for the next meeting.

253 **TWELFTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

254 **District Manager**

255 • Notify Sheriff's Office of privilege suspension for future trespass  
256 requests

257 • Follow up on Supervisor emails

258 **Field Manager**

259 • Replace and add lock cover to thermostat and set at 74.

260 **THIRTEENTH ORDER OF BUSINESS: ADJOURNMENT**

261 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board  
262 adjourned the meeting at 8:11 p.m., for Union Park East Community Development District.

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

267 Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting  
268 held on December 16, 2025.

269 \_\_\_\_\_

270  Heath Beckett, Secretary

271  \_\_\_\_\_, Assistant Secretary

\_\_\_\_\_

Vincent Pacifico, Chair

Gerard Bianchi, Vice Chair





UNION PARK EAST  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT 13



*Union Park East  
Community Development District*

*Financial Statements - Unaudited*

*November 30, 2025*



**Union Park East CDD**  
**Balance Sheet**  
**November 30, 2025**

	General Fund	Debt Service 2017A-1	Debt Service 2019A-1	Debt Service 2019A-2	Debt Service 2021	Construction Fund	Total
<b>1 ASSETS</b>							
2 Cash - Operating Accounts	\$ 324,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,960
3 Cash - Restricted							-
4 Money Markey - Operating	298,161	-	-	-	-	-	298,161
5 Money Markey - Restricted	137,706	-	-	-	-	-	137,706
6 Investments:							
7 Revenue Trust Fund	-	154,793	100,324	11,835	57,770	-	324,722
8 Interest Fund	-	-	-	-	0	-	0
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 Accquisition & Construction	-	-	-	-	-	46,361	46,361
12 Accounts Receivable	5,008	-	-	-	-	-	5,008
13 Assessments Receivable - On Roll	1,175,324	426,762	361,101	77,216	26,625	-	2,067,029
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Due from Other Funds	-	40,591	34,356	7,344	1,691	-	83,982
16 Deposits	3,360	-	-	-	-	-	3,360
17 Prepaid Items	2,038	-	-	-	-	-	2,038
<b>18 TOTAL ASSETS</b>	<b>\$ 1,946,557</b>	<b>\$ 1,034,419</b>	<b>\$ 839,150</b>	<b>\$ 150,207</b>	<b>\$ 129,680</b>	<b>\$ 46,361</b>	<b>\$ 4,146,373</b>
<b>19 LIABILITIES</b>							
20 Accounts Payable	51,623	-	-	-	-	-	51,623
21 Due to Other Funds	83,982	-	-	-	-	-	83,982
22 Accrued Expenses	-	-	-	-	-	-	-
23 Deferred Revenue - On Roll	1,175,324	426,762	361,101	77,216	26,625	-	2,067,029
<b>24 TOTAL LIABILITIES</b>	<b>1,310,929</b>	<b>426,762</b>	<b>361,101</b>	<b>77,216</b>	<b>26,625</b>	<b>-</b>	<b>2,202,634</b>
<b>25 FUND BALANCE</b>							
26 Nonspendable							-
27 Assigned - Asset Reserves							-
28 Assigned - Operating Reserves							-
29 Restricted		607,657	478,048	72,991	103,054	46,361	1,308,112
30 Unassigned	635,628						635,628
<b>31 TOTAL FUND BALANCE</b>	<b>635,628</b>	<b>607,657</b>	<b>478,048</b>	<b>72,991</b>	<b>103,054</b>	<b>46,361</b>	<b>1,943,740</b>
<b>32 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,946,557</b>	<b>\$ 1,034,419</b>	<b>\$ 839,150</b>	<b>\$ 150,207</b>	<b>\$ 129,680</b>	<b>\$ 46,361</b>	<b>\$ 4,146,373</b>

**Union Park East CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through November 30, 2025**

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUES</b>					
2 General Fund Revenue	\$ 1,210,561	\$ 104,454	\$ 104,454	\$ (1,106,107)	8.63%
3 Interest	-	1,214	2,496	2,496	#DIV/0!
4 Miscellaneous	-	-	1,656	1,656	#DIV/0!
<b>5 TOTAL REVENUES</b>	<b>\$ 1,210,561</b>	<b>\$ 105,667</b>	<b>\$ 108,606</b>	<b>\$ (1,101,955)</b>	<b>8.97%</b>
<b>6 EXPENDITURES</b>					
<b>7 GENERAL ADMINISTRATIVE</b>					
8 Supervisor Compensation	14,000	739	1,478	(12,522)	10.55%
9 Payroll Taxes	1,071	122	245	(826)	22.86%
10 Payroll Processing	770	50	100	(670)	12.99%
11 Management Consulting Services	42,000	3,500	7,000	(35,000)	16.67%
12 Bank Fees	300	-	-	(300)	0.00%
13 Auditing Services	4,200	-	-	(4,200)	0.00%
14 Travel Per Diem	100	-	-	(100)	0.00%
15 Insurance	35,000	-	31,500	(3,500)	90.00%
16 Regulatory & Permit Fees	175	-	175	-	100.00%
17 Legal Advertisements	2,500	-	280	(2,220)	11.20%
18 Engineering Services	25,000	4,399	4,399	(20,601)	17.60%
19 Legal Services (General)	50,000	4,059	4,059	(45,941)	8.12%
20 Legal Services (Litigation)	30,000	108	108	(29,892)	0.36%
21 Website Hosting	2,015	-	-	(2,015)	0.00%
22 Administrative Contingency	5,000	-	-	(5,000)	0.00%
<b>23 TOTAL GENERAL ADMINISTRATIVE</b>	<b>212,131</b>	<b>12,977</b>	<b>49,343</b>	<b>(162,788)</b>	<b>23.26%</b>
<b>24 DEBT ADMINISTRATION</b>					
25 Dissemination Agent	6,500	-	5,000	(1,500)	76.92%
26 Trustee Fees	19,055	-	5,256	(13,799)	27.58%
<b>27 Arbitrage</b>	<b>1,900</b>	<b>475</b>	<b>950</b>	<b>(950)</b>	<b>50.00%</b>
<b>28 TOTAL DEBT ADMINISTRATION</b>	<b>27,455</b>	<b>475</b>	<b>11,206</b>	<b>(16,249)</b>	<b>40.82%</b>
<b>29 PHYSICAL ENVIRONMENT</b>					
30 Comprehensive Field Tech Service	16,000	1,333	2,667	(13,333)	16.67%
31 Streetpole Lighting	105,000	-	-	(105,000)	0.00%
32 Electricity (Irrigation & Pond Pumps)	32,000	9,313	18,336	(13,664)	57.30%
33 Landscape Maintenance	186,974	13,918	31,379	(155,595)	16.78%
34 Landscape Maintenance - Phases 7 & 8	40,272	-	-	(40,272)	0.00%
35 Irrigation Maintenance	18,000	214	617	(17,383)	3.43%
36 Pond Maintenance	23,580	1,965	1,965	(21,615)	8.33%
37 Fountain Maintenance	7,000	272	4,030	(2,970)	57.58%
38 Pet Waste Removal	14,000	917	1,833	(12,167)	13.10%
39 Rust Control	19,200	-	1,575	(17,625)	8.20%
40 Physical Environment Contingency	85,000	8,445	8,467	(76,533)	9.96%
41 Increase in Operating Reserves	50,000	-	-	(50,000)	0.00%
<b>42 Increase in Asset Reserves</b>	<b>106,605</b>	<b>-</b>	<b>-</b>	<b>(106,605)</b>	<b>0.00%</b>
<b>43 TOTAL PHYSICAL ENVIRONMENT</b>	<b>703,631</b>	<b>36,377</b>	<b>70,869</b>	<b>(632,762)</b>	<b>10.07%</b>
<b>44 AMENITY CENTER OPERATIONS</b>					
45 Pool Service Contract	48,000	3,900	3,900	(44,100)	8.13%
46 Pool Maintenance & Repair	5,000	-	4,615	(385)	92.30%
47 Pool Permit	275	-	-	(275)	0.00%
48 Amenity Management	7,000	583	1,167	(5,833)	16.67%
49 Amenity Center Cleaning & Maintenance	19,500	2,250	8,614	(10,886)	44.17%



**Union Park East CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through November 30, 2025**

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	-	358	(4,151)	7.93%
51 Amenity Center Electricity	19,200	1,628	3,587	(15,614)	18.68%
52 Amenity Center Water	10,000	-	368	(9,632)	3.68%
53 Amenity Center Pest Control	975	75	150	(825)	15.38%
54 Refuse Service	3,706	-	282	(3,424)	7.61%
55 Landscape Maintenance - Infill	4,000	-	-	(4,000)	0.00%
56 Security Monitoring	34,420	-	10,801	(23,619)	31.38%
57 Pool Monitors	45,760	2,605	5,223	(40,537)	11.41%
58 Community Events & Decorations	25,000	15,000	15,000	(10,000)	60.00%
59 Misc Amenity Center Repairs & Contingency	40,000	860	1,160	(38,840)	2.90%
<b>60 TOTAL AMENITY CENTER OPERATIONS</b>	<b>267,344</b>	<b>26,901</b>	<b>55,223</b>	<b>(212,121)</b>	<b>20.66%</b>
<b>61 TOTAL EXPENDITURES</b>	<b>\$ 1,210,561</b>	<b>\$ 76,730</b>	<b>\$ 186,642</b>	<b>\$ (1,023,919)</b>	<b>15.42%</b>
<b>62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES</b>	<b>-</b>	<b>28,937</b>	<b>(78,036)</b>	<b>(78,036)</b>	
<b>63 NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>28,937</b>	<b>(78,036)</b>	<b>(78,036)</b>	
64 Fund Balance Beginning	563,832		713,664		
65 Increase in Fund Balance for Operating Reserves	50,000				
66 Increase in Fund Balance for Asset Reserves	106,605				
<b>67 FUND BALANCE - ENDING</b>	<b>\$ 720,437</b>	<b>\$ 28,937</b>	<b>\$ 635,628</b>	<b>\$ (78,036)</b>	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUES</b>				
2 Special Assessments - Net	\$ 411,525	\$ 38,046	\$ (373,479)	9.25%
3 Interest	-	5,160	5,160	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
<b>5 TOTAL REVENUES</b>	<b>\$ 411,525</b>	<b>\$ 43,206</b>	<b>\$ (368,319)</b>	<b>10.50%</b>
<b>6 EXPENDITURES</b>				
7 Interest Expense				
8 May 1, 2026	141,113	-	(141,113)	0.00%
9 November 1, 2026	141,113	143,838	2,725	101.93%
10 Principal Retirement				
11 May 1, 2025	-	-	-	#DIV/0!
12 November 1, 2025	125,000	120,000	(5,000)	96.00%
<b>13 TOTAL EXPENDITURES</b>	<b>407,225</b>	<b>263,838</b>	<b>(143,388)</b>	<b>#DIV/0!</b>
<b>14 REVENUES OVER(UNDER) EXPENDITURES</b>	<b>4,300</b>	<b>(220,631)</b>		<b>-5130.96%</b>
<b>15 OTHER FINANCING SOURCES &amp; USES</b>				
16 Transfers In	-	-	-	#DIV/0!
17 Transfers Out	-	-	-	#DIV/0!
<b>18 TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>19 NET CHANGE IN FUND BALANCE</b>	<b>4,300</b>	<b>(220,631)</b>		<b>-</b>
20 Fund Balance - Beginning	-	828,288	-	
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 4,300</b>	<b>\$ 607,657</b>	<b>\$ -</b>	



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

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUES</b>				
2 Special Assessments - Net	\$ 343,663	\$ 32,201	\$ -	9.37%
3 Interest	-	4,146	4,146	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
<b>5 TOTAL REVENUES</b>	<b>\$ 343,663</b>	<b>\$ 36,347</b>	<b>\$ 4,146</b>	<b>10.58%</b>
<b>6 EXPENDITURES</b>				
7 Interest Expense				#DIV/0!
8 May 1, 2025	116,938	-	(116,938)	0.00%
9 November 1, 2025	116,938	119,047	2,109	101.80%
10 Principal Retirement				#DIV/0!
11 May 1, 2025	-	-	-	#DIV/0!
12 November 1, 2025	105,000	105,000	-	100.00%
<b>13 TOTAL EXPENDITURES</b>	<b>338,875</b>	<b>224,047</b>	<b>(114,828)</b>	<b>#DIV/0!</b>
<b>14 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>4,788</b>	<b>(187,700)</b>	<b>118,974</b>	<b>-3920.62%</b>
<b>15 OTHER FINANCING SOURCES &amp; USES</b>				
16 Transfers In	-	-	-	#DIV/0!
17 Transfers Out	-	-	-	#DIV/0!
<b>18 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>19 NET CHANGES IN FUND BALANCE</b>	<b>4,788</b>	<b>(187,700)</b>	<b>118,974</b>	
20 Fund Balance - Beginning	-	665,748	-	
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 4,788</b>	<b>\$ 478,048</b>	<b>\$ 118,974</b>	

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

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUES</b>				
2 Special Assessments - Net	\$ 76,581	\$ 6,883	\$ -	8.99%
3 Interest	-	571	571	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
<b>5 TOTAL REVENUES</b>	<b>\$ 76,581</b>	<b>\$ 7,454</b>	<b>\$ 571</b>	<b>9.73%</b>
<b>6 EXPENDITURES</b>				
7 Interest Expense				#DIV/0!
8 May 1, 2025	26,644	-	(26,644)	0.00%
9 November 1, 2025	26,119	26,513	394	101.51%
10 Principal Retirement				#DIV/0!
11 May 1, 2025	20,000	-	(20,000)	0.00%
12 November 1, 2025	-	-	-	#DIV/0!
<b>13 TOTAL EXPENDITURES</b>	<b>72,763</b>	<b>26,513</b>	<b>(46,250)</b>	<b>#DIV/0!</b>
<b>14 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>3,819</b>	<b>(19,058)</b>	<b>(22,877)</b>	<b>-499.08%</b>
<b>15 OTHER FINANCING SOURCES/(USES)</b>				
16 Transfers In	-	-	-	#DIV/0!
17 Transfers Out	-	-	-	#DIV/0!
<b>18 TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>19 NET CHANGES IN FUND BALANCE</b>	<b>3,819</b>	<b>(19,058)</b>	<b>(22,877)</b>	
20 Fund Balance - Beginning	-	92,050	-	
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 3,819</b>	<b>\$ 72,991</b>	<b>\$ (22,877)</b>	

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

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUES</b>				
2 Special Assessments	\$ 89,086	\$ 1,584	\$ -	1.78%
3 Interest	-	785	#DIV/0!	
4 Miscellaneous	-	-	#DIV/0!	
<b>5 TOTAL REVENUES</b>	<b>\$ 89,086</b>	<b>\$ 2,369</b>	<b>\$ -</b>	<b>2.66%</b>
<b>6 EXPENDITURES</b>				
7 County Assessment Collection Fees	1,856	-	0.00%	
8 Interest Expense	-	#DIV/0!		
9 May 1, 2025	25,783	-	0.00%	
10 November 1, 2025	25,363	25,189	99.31%	
11 Principal Retirement	-	#DIV/0!		
12 May 1, 2025	35,000	-	0.00%	
13 November 1, 2025	-	#DIV/0!		
<b>14 TOTAL EXPENDITURES</b>	<b>88,001</b>	<b>25,189</b>	<b>-</b>	<b>#DIV/0!</b>
<b>15 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>1,085</b>	<b>(22,819)</b>	<b>-</b>	<b>-2103.16%</b>
<b>16 OTHER FINANCING SOURCES &amp; USES</b>				
17 Transfers In	-	#DIV/0!		
18 Transfers Out	-	#DIV/0!		
<b>19 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>20 NET CHANGES IN FUND BALANCE</b>	<b>1,085</b>	<b>(22,819)</b>	<b>-</b>	
21 Fund Balance - Beginning	125,874	-		
<b>22 FUND BALANCE, ENDING</b>	<b>\$ 1,085</b>	<b>\$ 103,054</b>	<b>\$ -</b>	

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

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUE</b>				
2 Developer Contributions	\$ -	\$ -	\$ -	#DIV/0!
3 Interest	- -	289	289	#DIV/0!
4 Miscellaneous	- -	- -	- -	#DIV/0!
<b>5 TOTAL REVENUE</b>	<b>\$ -</b>	<b>\$ 289</b>	<b>\$ 289</b>	<b>#DIV/0!</b>
<b>6 EXPENDITURES</b>				
7 CIP	- -	- -	- -	#DIV/0!
<b>8 TOTAL EXPENDITURES</b>	<b>- -</b>	<b>- -</b>	<b>- -</b>	<b>#DIV/0!</b>
<b>9 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>- -</b>	<b>289</b>	<b>- -</b>	<b>#DIV/0!</b>
<b>10 OTHER FINANCING SOURCES/(USES)</b>				
11 Transfers In	- -	- -	- -	#DIV/0!
12 Transfers Out	- -	- -	- -	#DIV/0!
<b>13 TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>- -</b>	<b>- -</b>	<b>- -</b>	<b>#DIV/0!</b>
<b>14 NET CHANGES IN FUND BALANCE</b>	<b>- -</b>	<b>289</b>	<b>- -</b>	<b>- -</b>
<b>15 Fund Balance - Beginning</b>	<b>46,072</b>			
<b>16 FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 46,361</b>	<b>\$ -</b>	<b>- -</b>

**Union Park East CDD  
Check Register**

9/30/2025	End of Year			321,586.18
10/01/2025	200042	Floralawn	Invoice: 34436 (Reference: Landscape Maintenance Per Agreement September 2025. )	13,917.80
10/02/2025	200043	Blue Water Aquatics, Inc.	Invoice: 34239 (Reference: Pond / Waterway Treatment. )	1,965.00
10/02/2025	200044	NaturZone Environmental Service	Invoice: 771059 (Reference: Monthly Pest Control Service. ) Invoice: 780129 (Reference: Monthly...	775.00
10/02/2025	200045	Tampa Bay Poo Patrol	Invoice: 4344 (Reference: Pet waste station maintenance. )	916.67
10/02/2025	200046	ECS Integrations LLC	Invoice: 103073 (Reference: Amenity Access Management. ) Invoice: 103078 (Reference: Videofied...	861.75
10/03/2025	100325BOS1	Engage PEO	BOS Meeting 9/24/25	203.00
10/03/2025	100325BOS2	Gerard Bianchi	BOS Meeting 9/24/25	184.70
10/03/2025	100325BOS3	Michelle Diman	BOS Meeting 9/24/25	184.70
10/03/2025	100325BOS4	Richard Ramirez	BOS Meeting 9/24/25	184.70
10/03/2025	100325BOS5	Vincent S Pacifico	BOS Meeting 9/24/25	184.70
10/03/2025	100325BOS6	Wendy Ann Perez	BOS Meeting 9/24/25	184.70
10/06/2025	200047	Cooper Pools	Invoice: 2025-1293 (Reference: Monthly Commercial Maintenance October 2025. )	3,900.00
10/06/2025	200048	Vesta Property Services, Inc.	Invoice: 428859 (Reference: Pool monitor September25. )	2,842.84
10/07/2025	200049	Lighthouse Engineering Inc.	Invoice: 2 (Reference: GENERAL ENGINEERING CONTRACT. )	7,329.00
10/08/2025	5013	Egis Insurance Advisors	Insurance FY Policy# 100125324 10/01/25- 10/01/26	31,500.00
10/08/2025	01ACH100825	PASCO County Utilities	1549 BERING ROAD 8.6.25- 9.5.25	273.48
10/10/2025	01ACH101025	TECO	1329 WYNDFIELDS BLVD 08.14.25- 09.12.25	106.69
10/10/2025	01ACH101025	Spectrum Business	1549 Bering Rd 09.21.25- 10.20.25	357.62
10/10/2025	02ACH101025	TECO	1756 WYNFIELDS BL 08.14.25- 09.12.25	85.58
10/10/2025	03ACH101025	TECO	1548 WYNDFIELDS BLVD 08.14.25- 09.12.25	4,838.24
10/10/2025	04ACH101025	TECO	1147 MONTGOMERY BELL RD, WELL 08.14.25- 09.12.25	30.10
10/10/2025	05ACH101025	TECO	32755 CUMBERLAND LN 8.14.25- 9.12.25	363.21
10/10/2025	06ACH101025	TECO	32803 CUMBERLAND LN, WELL 08.14.25- 09.12.25	142.44
10/10/2025			Deposit	1,656.32
10/14/2025	200050	Kilinski Van Wyk PLLC	Invoice: 13352 (Reference: Legal services. )	3,472.30
10/14/2025	200051	Florida Fountains & Equipment, LLC	Invoice: CL-1175 (Reference: Oct. Cleaning 2025. )	1,225.00
10/14/2025	200052	Vesta District Services	Invoice: 428960 (Reference: Management fees. ) Invoice: 428995 (Reference: FY2026 Dissemination...	10,416.67
10/14/2025	200053	Floralawn	Invoice: 35197 (Reference: irrigation repairs from monthly inspection (September, 2025). )	402.80
10/14/2025	200054	Sun Coast Rust Control, Inc.	Invoice: 08377 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...	1,575.00
10/14/2025	200055	Vesta District Services	Invoice: 429059 (Reference: Billable Expenses - SEP 2025. )	2,717.01
10/14/2025	200056	Arbitrage Rebate Counselors, LLC	Invoice: 101025- (Reference: Annual Arbitrage Report for the period September 28, 2024 to Septem...	475.00
10/14/2025	01ACH101425	TECO	1568 WYNDFIELDS BLVD, WELL 08.14.25- 09.12.25	27.16
10/16/2025	200057	Catherine ProCleaners LLC	Invoice: 1226 (Reference: SEPT 2025 cleaning. )	1,950.00
10/21/2025	01ACH102125	Waste Management of FL	4 Yard Dumpster 2 week 10.01.25- 10.31.25	341.10
10/23/2025	200058	Business Observer, Inc.	Invoice: 25-01543P (Reference: Legal Advertising. ) Invoice: 25-01591P (Reference: Legal Adver...	623.44
10/30/2025	200059	Floralawn	Invoice: 35433 (Reference: 17896 Tree fix. ) Invoice: 35432 (Reference: 17895 Install and Furn...	3,543.15
10/30/2025	200060	Cooper Pools	Invoice: 2025-1331 (Reference: STENNER PUMP 45M5 SERIES. )	715.00
10/30/2025	200061	Blue Water Aquatics, Inc.	Invoice: 34322 (Reference: Pond / Waterway Treatment. ) Invoice: 34321 (Reference: g Services ...	2,533.25
10/30/2025	200062	Florida Training & Investigations	Invoice: 25202113 (Reference: Patrol service, rover vehicle and gas. ) Invoice: 25202116 (Refer...	10,400.00
10/31/2025	103125BOS1	Engage PEO	BOS Meeting 10/22/25	172.40
10/31/2025	103125BOS5	Gerard Bianchi	BOS Meeting 10/22/25	184.70
10/31/2025	103125BOS4	Michelle Diman	BOS Meeting 10/22/25	184.70
10/31/2025	103125BOS3	Richard Ramirez	BOS Meeting 10/22/25	184.70
10/31/2025	103125BOS2	Vincent S Pacifico	BOS Meeting 10/22/25	184.70
<b>10/31/2025</b>	<b>End of Month</b>			<b>1,656.32</b> <b>112,660.00</b> <b>210,582.50</b>
11/03/2025	200063	Floralawn	Invoice: 35380 (Reference: Landscape Maintenance oct25. )	13,917.80
11/06/2025	200064	Lighthouse Engineering Inc.	Invoice: 3 (Reference: GENERAL ENGINEERING CONTRACT. )	4,399.00
11/06/2025	200065	Catherine ProCleaners LLC	Invoice: 1246 (Reference: Oct25 Cleaning. )	1,950.00
11/06/2025	200066	Tampa Bay Poo Patrol	Invoice: 4559 (Reference: Pet waste station maintenance. )	916.67
11/06/2025	200067	Vesta Property Services, Inc.	Invoice: 429327 (Reference: Pool monitor October. )	2,618.00
11/06/2025	200068	NaturZone Environmental Service	Invoice: 816599 (Reference: Monthly Pest Control Service. )	75.00
11/06/2025			Deposit	88.48
11/06/2025			Deposit	12,347.82
11/07/2025			Deposit	0.01
11/10/2025	01ACH11025	TECO	1568 WYNDFIELDS BLVD, WELL 09.13.25- 10.13.25	34.02
11/10/2025	02ACH11025	TECO	32803 CUMBERLAND LN, WELL 09.13.25- 10.13.25	143.86
11/10/2025	03ACH11025	TECO	1548 WYNDFIELDS BLVD 09.13.25- 10.13.25	4,838.24
11/10/2025	04ACH11025	TECO	1756 WYNFIELDS BL 09.13.25- 10.13.25	134.39
11/10/2025	05ACH11025	TECO	32755 CUMBERLAND LN 09.13.25-10.13.25	147.58
11/10/2025	06ACH11025	TECO	1147 MONTGOMERY BELL RD, WELL 09.13.25- 10.13.25	46.44
11/10/2025	07ACH11025	TECO	1329 WYNDFIELDS BLVD 09.13.25- 10.13.25	365.10
11/10/2025	09ACH11025	Spectrum Business	1549 Bering Rd 10.21.25- 11.20.25	357.62
11/10/2025	200069	ECS Integrations LLC	Invoice: 103272 (Reference: tech installed the Verizon router and set up remote access for the C...	210.00
11/10/2025	200070	Arbitrage Rebate Counselors, LLC	Invoice: 110325- (Reference: Arbitrage services. )	475.00
11/10/2025	200071	Vesta District Services	Invoice: 429523 (Reference: Monthly Management fees. )	5,416.67
11/10/2025	10ACH11025	TECO	1169 MANZANAR PL, FOUNTAIN 09.13.25- 10.13.25	239.69
11/10/2025	11ACH11025	TECO	1241 WYNDFIELDS BLVD PH 8B 09.13.25- 10.13.25	617.75
11/10/2025	12ACH11025	TECO	1195 WYNDFIELDS BLVD 09.13.25- 10.13.25	201.87
11/10/2025	13ACH11025	TECO	1393 WYNDFIELDS BLVD 09.13.25- 10.13.25	238.38
11/10/2025	14ACH11025	TECO	OLDWOODS AVE PH 8C 09.13.25- 10.13.25	327.14
11/10/2025	15ACH11025	TECO	1549 BERING RD 09.13.25- 10.13.25	828.06
11/10/2025	16ACH11025	TECO	1241 WYNDFIELDS BLVD PH 7B 09.13.25- 10.13.25	386.56
11/12/2025	200072	Spinelli Property Group	Invoice: INV-101525-01 - NOV (Reference: Surface paver stabilization & reset ? consolidated labo...	650.00
11/12/2025	01ACH11225	TECO	1758 BERING RD 09.16.25- 10.14.25	172.66
11/12/2025	02ACH11225	PASCO County Utilities	1549 BERING ROAD 09.05.25- 10.07.25	368.16
11/14/2025			Deposit	83,351.69
11/18/2025	01ACH11825	Waste Management of FL	4 Yard Dumpster 2 week 11.01.25- 11.30.25	282.00
11/19/2025			Deposit	1,950.00
11/19/2025			Deposit	9,652.00
11/20/2025			Deposit	62,142.80
11/21/2025	5014	Catherine ProCleaners LLC	Returned check #200057 dtd 10/16/25 Pos Pay rejection	1,950.00



11/21/2025	5015	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	337,632.64
11/21/2025	5016	U.S. Bank	Series 2021 Trustee Fees 10/1/25 - 9/30/26		5,256.13	332,376.51
11/25/2025	200073	Kilinski Van Wyk PLLC	Invoice: 13622 (Reference: legal services. ) Invoice: 13623 (Reference: legal services. )		4,166.80	328,209.71
11/25/2025	200074	Floralawn	Invoice: 35905 (Reference: irrigation Repair from Inspection (November, 2025). )		214.12	327,995.59
11/25/2025	200075	Sun Coast Rust Control, Inc.	Invoice: 08175 (Reference: Rust Control service. ) Invoice: 08432 (Reference: Rust Control ser...		7,875.00	320,120.59
11/25/2025	200076	Vesta District Services	Invoice: 429450 (Reference: billable Expenses Oct25. )		4,275.42	315,845.17
11/25/2025	200077	Catherinne ProCleaners LLC	Invoice: 1251 (Reference: Sanitizing wet gym wipe 4000 units total. )		300.00	315,545.17
11/26/2025	5017	American Power Washing LLC	Christmas installation Decorations		15,000.00	300,545.17
11/26/2025			Deposits	25,326.32		325,871.49
11/28/2025	112825BOS1	Engage PEO	BOS Meeting 11/19/25		172.40	325,699.09
11/28/2025	112825BOS2	Gerard Bianchi	BOS Meeting 11/19/25		184.70	325,514.39
11/28/2025	112825BOS3	Michelle Diman	BOS Meeting 11/19/25		184.70	325,329.69
11/28/2025	112825BOS4	Richard Ramirez	BOS Meeting 11/19/25		184.70	325,144.99
11/28/2025	112825BOS5	Vincent S Pacifico	BOS Meeting 11/19/25		184.70	324,960.29
11/30/2025		End of Month		194,659.12	80,481.33	324,960.29