



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
January 28, 2026
6:00 p.m.

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

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



COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Union Park East Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Wednesday, January 28, 2026** at **6:00 p.m.** at **Fairfield Inn & Suites – 2650 Lajuana Blvd., Wesley Chapel, FL 33543**.

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, January 28, 2026

Time: 6:00 p.m.

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

[Join via Computer or Mobile App](#)

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

Phone Conference ID: 684 257 747#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Regular Meeting Agenda

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

FIRST ORDER OF BUSINESS:

ROLL CALL

	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:

AUDIT SERVICES

A. Audit Committee Meeting

1. Review of RFP and Evaluation Criteria
2. Recommendation to Proceed with Publication of RFP
3. Scheduling of Next Audit Committee Meeting March 25, 2026

[EXHIBIT 1](#)

[EXHIBIT 2](#)

B. Authorization of Staff to Proceed with Publication of Audit Services RFP and Scheduling of Next Audit Committee Meeting

FOURTH ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

A. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*

1. Aquatic Services Report
2. Fountain Service Reports

[EXHIBIT 3](#)

[EXHIBIT 4](#)



FOURTH ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE (Continued)

B. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 5](#)

1. Presentation of Tupelo Sun Median Design
2. Consideration of Floralawn Proposals:
 - a. #18608 – Amenity Center Medians Plant Replacement - \$2,368.60 – *Previously Presented* [EXHIBIT 6](#)
 - b. #18611 – Amenity Center Sod Replacement - \$3,819.44 – *Previously Presented* [EXHIBIT 7](#)
 - c. #19053 – Add Boulders at End of Wyndfields Blvd. - \$3,520.58 [EXHIBIT 8](#)
 - d. #19432 – Replace Shrubs Along Wyndfields Blvd. - \$743.31 [EXHIBIT 9](#)
 - e. #19433 – Replace Shrubs at Wyndfields Pump Station - \$946.82 [EXHIBIT 10](#)
 - f. #19616 – Bridge Washout Repair - \$3,233.95 [EXHIBIT 11](#)

C. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 12](#)

1. Consideration of Field Operation Proposals [EXHIBIT 13](#)

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

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

1. Consideration of Proposals to Construct Double Pickleball Court [EXHIBIT 14](#)
 - a. Coastal Courts Proposal #323 - \$100,000.00 – *Previously Presented*
 - b. Top Notch Grading #1578 - \$119,705.03 – *Previously Presented*
 - c. Welch Tennis Courts - \$91,115.00 – *Previously Presented*

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

1. Consideration of Extended Amenity Reservation Request [EXHIBIT 15](#)
2. Update on Property Conveyance Request (Gibson)

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 16, 2025 [EXHIBIT 16](#)

B. Acceptance of the December 2025 Unaudited Financial Statement [EXHIBIT 17](#)

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

A. Discussion on Pet Waste Station (*Pacifico*)

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 Minutes Per Person)

EIGHTH ORDER OF BUSINESS:

SHADE ITEMS: SECURITY

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

1. Discussion on District Security Matters

B. Consideration of Action Relating to Security Matters

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, February 25, 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
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Union Park East Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026 with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County and is approximately 331.497 acres in area and has an annual operating budget (not including debt service) of approximately \$1,210,561 for the Fiscal Year 2026. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: Heath Beckett, Auditing Services – Union Park East Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services – Union Park East Community Development District.;" and one (1) electronic copy to Heath Beckett at hbeckett@vestapropertyservices.com with e-mail copies to Savannah Hancock at savannah@cddlawyers.com and Shirley Conley at sconley@vestapropertyservices.com. Proposals must be received by noon on **Friday, March 13, 2026** at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

Union Park East Community Development District
Heath Beckett, District Manager

**UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services
Pasco County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals ("Proposal") must be received no later than **Friday, March 13, 2026** at noon, at the offices Vesta District Services, Attn: Heath Beckett, Auditing Services – Union Park East Community Development District, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. Additionally, electronic proposals must be received by recipients listed below no later than **Friday, March 13, 2026** at noon.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, each proposer ("Proposer") is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Each Proposer shall submit one (1) hard copy of the Proposal Documents (defined below), and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Union Park East Community Development District" on the face of it. Proposals must be received by noon on **Friday, March 13, 2026** at the offices listed above. In addition each Proposer shall submit one (1) electronic copy to Heath Beckett at hbeckett@vestapropertyservices.com with e-mail copies to Savannah Hancock at savannah@cddlawyers.com and Shirley Conley at sconley@vestapropertyservices.com for receipt by noon on **Friday, March 13, 2026**.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the evaluation criteria and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract/engagement letter with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. CONTENTS OF PROPOSALS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A. Information regarding the proposer's authority to do business in Florida; proof of all applicable state and federal professional licenses; and proof of the proposer's qualifications to conduct audits in accordance with Government Auditing Standards as adopted by the Florida Board of Accountancy.
- B. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- C. Information regarding the geographic location of the firm's headquarters or permanent office in relation to the project.
- D. Describe proposed staffing levels.
- E. Provide three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.
- F. Describe approach to the project.
- G. Provide information regarding the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.
- H. The lump sum cost of the provision of the services under the proposal, plus the cost of any renewals.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after issuance of the Notice of Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Any person who files a notice of protest challenging the Proposal Documents or any resulting Notice of Award shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. **(20 Points)**

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

2. Proposer's Experience. **(20 Points)**

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. Understanding of Scope of Work. **(20 Points)**

This category addresses the extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

This category addresses the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. **(20 Points)**

Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the bid.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2



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 **March 25, 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 approve the selection of an auditor for the District. 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, Florida 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 3



Chris Thompson

Blue Water Aquatics, Inc.

Dec 16, 2025 | 29 Photos



Union Park East CDD



Aquatics Report - August

Rainfall and Temperature Overview

According to the Southwest Florida Water Management District (SWFWMD) provisional rainfall data, Pasco County has received approximately 2.93 inches of rain Month-to-Date (through December 11, 2025), which is above the historical monthly average for this period. [SWFWMD](#)

For the same period, local weather observations indicate that daily high temperatures have averaged in the low-80s °F, while overnight lows have generally been in the low-60s °F. These temperature ranges are typical for early winter in west-central Florida and influence both evapotranspiration and water temperatures in ponds and connected water bodies.

Water Levels and Hydrologic Conditions

Current surface water and groundwater levels across Pasco County are being monitored via SWFWMD's near-real-time hydrologic data network. While some lakes and ponds are showing moderate water levels for this time of year, others continue to trend slightly below long-term seasonal norms due to variable rainfall distribution and consistent dry periods between rain events. [SWFWMD Map Viewer](#)

Lower than typical water levels, even amid near-normal rainfall totals, reflect ongoing water loss through evapotranspiration and the influence of soil and substrate characteristics on how rainfall is retained or lost from surface water bodies.

Nutrient Loading and Water Quality Implications

Rainfall and water temperature trends directly affect nutrient dynamics in our community ponds and lakes:

- When water levels are lower, the same amount of nutrients (such as nitrogen and phosphorus) occupies a smaller volume of water. This concentration effect increases the effective nutrient levels in the water column, even if external inputs haven't increased. Higher concentrations can stimulate algal growth and reduce dissolved oxygen, especially during warmer daytime conditions.
- With less rainfall or infrequent storm events following dry periods, there is reduced flushing and dilution of nutrients present in sediments and stormwater runoff. As a result, nutrients from residential runoff, fertilization, decaying plant material, and stormwater are less dispersed and more available to aquatic plants and algae.
- These conditions often create an environment conducive to unwanted algal blooms, including nuisance species or cyanobacteria, which can adversely affect water clarity, odor, aesthetics, and dissolved oxygen dynamics — all important considerations for pond health and recreational use.





There is a lot of construction taking place next door. We will keep an eye on any potential impacts on this pond. The construction crew has installed a silt fence, which is a positive. What concerns me is the edge of this pond they are building appears to have blown out. So far, it has not impacted Union Park East.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:49 PM

Creator: Chris Thompson



The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:50 PM

Creator: Chris Thompson



Our techs treated the usual shoreline Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:51 PM

Creator: Chris Thompson



4



Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:51 PM

Creator: Chris Thompson

5



Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:51 PM

Creator: Chris Thompson

6



Fountain lights are working. Treated: Torpedo grass, sedges, Alligator weed..

Project: Union Park East CDD

Date: Dec 9, 2025, 4:52 PM

Creator: Chris Thompson



7



Water level is very low. Treated: Torpedo grass, sedges, Alligator weed.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:53 PM

Creator: Chris Thompson

8



Treated: Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:53 PM

Creator: Chris Thompson

9



Treated: Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:54 PM

Creator: Chris Thompson



10



Water clarity is improving. This pond has a thick clay base. With little rain, there has not been enough water movement to kick up the clay sediment. Treated: Torpedo grass, sedges.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:56 PM

Creator: Chris Thompson

11



North end

Project: Union Park East CDD

Date: Dec 9, 2025, 4:56 PM

Creator: Chris Thompson

12



There was no planktonic or filamentous algae this month. Treated: Torpedo grass, sedges, Alligator weed.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:56 PM

Creator: Chris Thompson



13



Excellent water clarity this month. Treated: Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:57 PM

Creator: Chris Thompson

14



Treated: Torpedo grass, sedges, Alligator weed. Repair of the spillway and rip-rap began this month.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:57 PM

Creator: Chris Thompson

15



The water control structure is in good condition and free of excess vegetation that could slow drainage. The native plants are thriving on this pond. last year this pond was home to several migratory ducks.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:58 PM

Creator: Chris Thompson





Clear of vegetation under the bridge.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:58 PM

Creator: Chris Thompson



Ours techs only has to treat Torpedo grass this month.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:59 PM

Creator: Chris Thompson



Very minor filamentous algae and some grasses were treated.

Project: Union Park East CDD

Date: Dec 9, 2025, 4:59 PM

Creator: Chris Thompson



19



Treated: Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:00 PM

Creator: Chris Thompson

20



Added dye and treated: Torpedo grass, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:00 PM

Creator: Chris Thompson

21



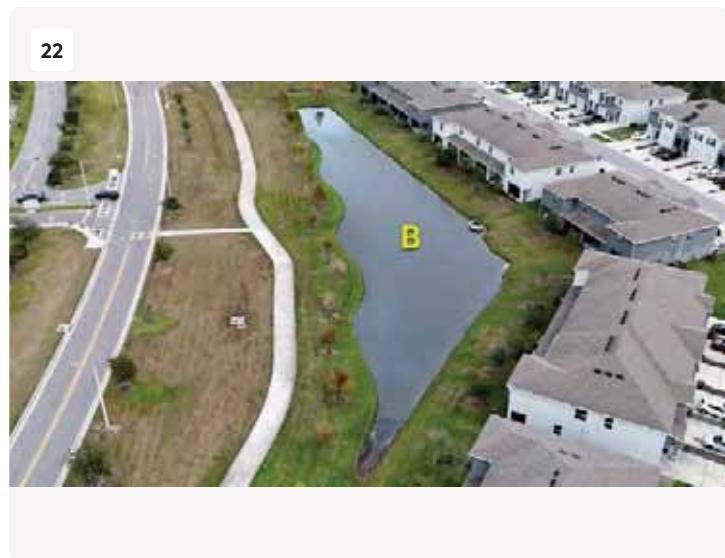
Treated for grasses and sedges.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:01 PM

Creator: Chris Thompson





Treated: Torpedo grass, sedges.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:01 PM

Creator: Chris Thompson

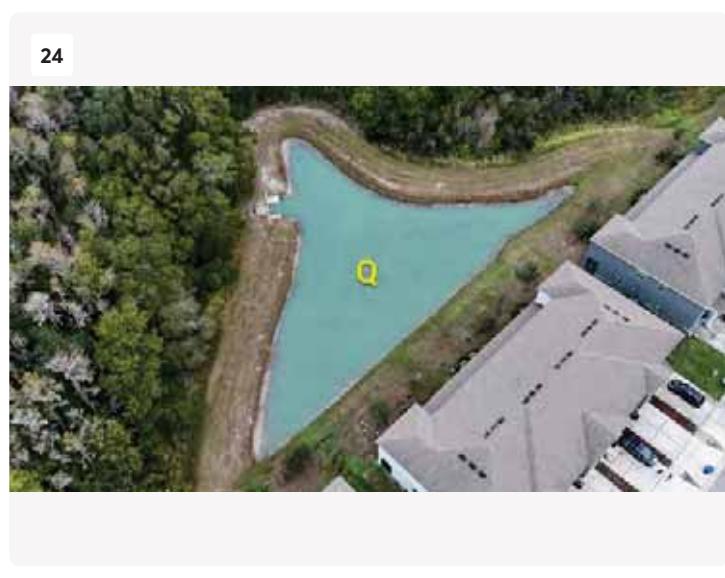


Treated for Pennywort and Torpedo grass.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:02 PM

Creator: Chris Thompson



Submerged vegetation growing on the bottom is starting to appear because the water level is so low. This may look unkempt but it will disappear once the levels rise again.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:02 PM

Creator: Chris Thompson



25



C2 has improved greatly over the last 60 days. We added a little pond dye to keep the planktonic algae at bay and sprayed the for shoreline grasses and brush.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:03 PM

Creator: Chris Thompson

26



Treated for minor algae and grasses.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:04 PM

Creator: Chris Thompson

27



Added dye, treated: Torpedo grass, sedges, Alligator weed, and creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:04 PM

Creator: Chris Thompson



28



Added dye, treated: Torpedo grass, sedges, creeping water primrose.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:06 PM

Creator: Chris Thompson

29



Treated: Torpedo grass, sedges, Alligator weed.

Project: Union Park East CDD

Date: Dec 9, 2025, 5:06 PM

Creator: Chris Thompson





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652

(727)842-2100 www.BluewaterAquaticsinc.com

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Tuesday, December 16, 2025

3:46:22 PM

Aquatic Services Report

Technician

Doug Fitzhenry

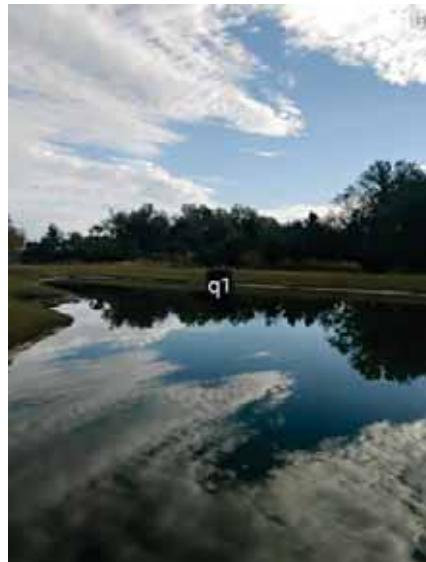
Job Details

Service Date	12/1/2025
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	2e
Temperature	67
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



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

Tuesday, December 16, 2025

3:45:31 PM

Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	12/1/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	NE 8mph
Temperature	70
Multiple Sites Treated	Yes



Ponds Treated Information

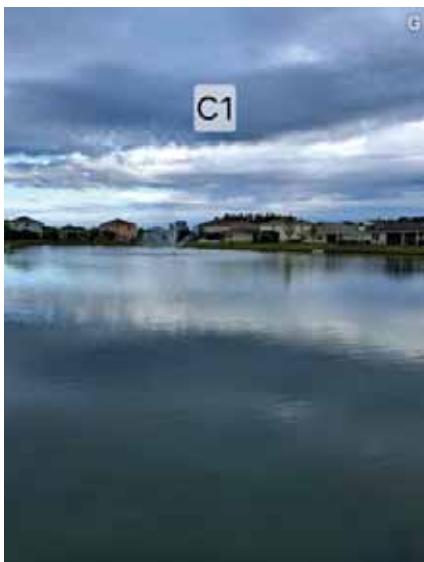
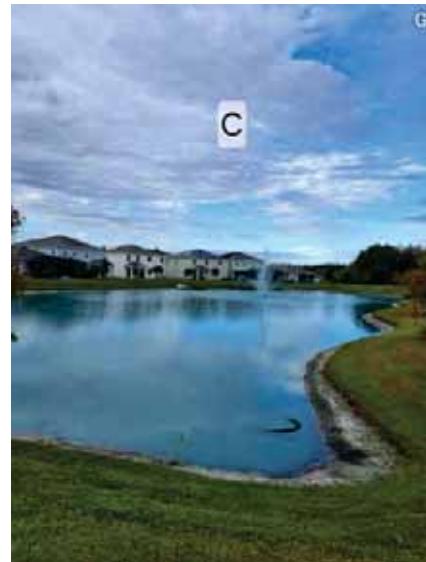
Repeatable - 1 Count

1 of 1

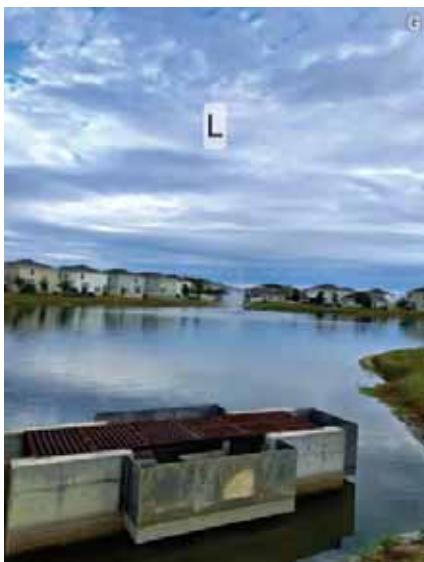
Pond Numbers	SP1 A, SP1 B, C, C1, E1, H, K, L, M, SP10, I, G
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation 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 3

Tuesday, December 16, 2025

3:43:08 PM

Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date	12/15/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	6ne
Temperature	50
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	Normal	
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

Tuesday, December 16, 2025

3:41:45 PM

Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	12/15/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	NE 11mph
Temperature	51
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

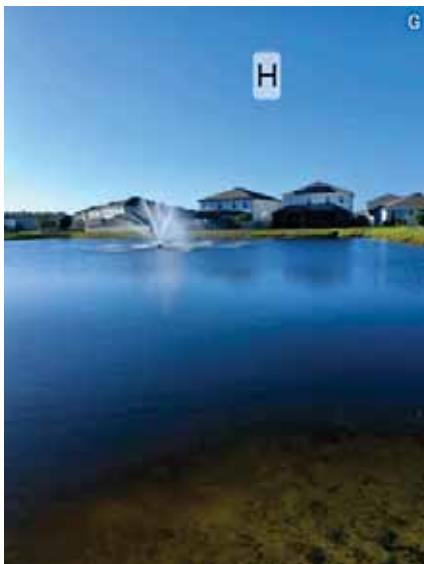
Pond Numbers	SP1 A, SP1 3, C, C1, E1, G, H, I, J, K, L, M, SP10
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed
Pictures	



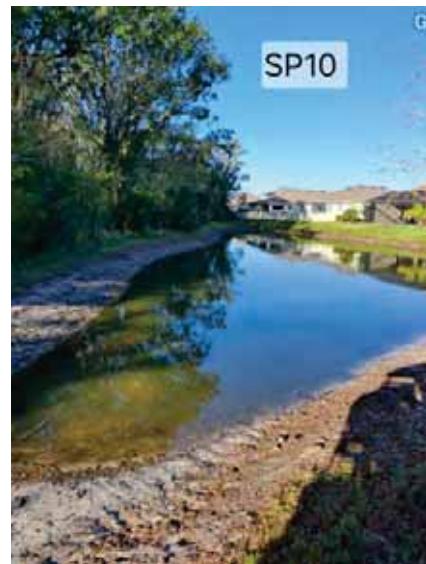
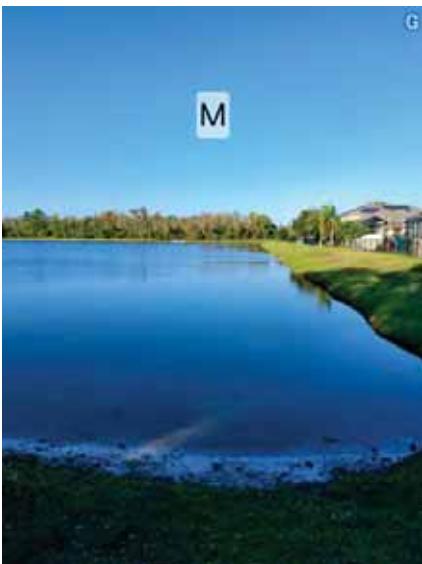
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4



Aquatic Services Report

Technician

Randy Mitchell

Job Details

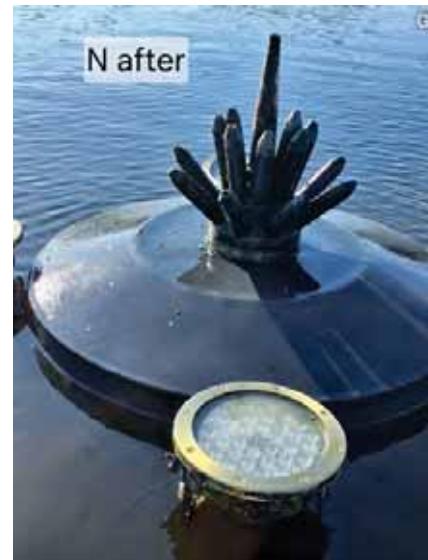
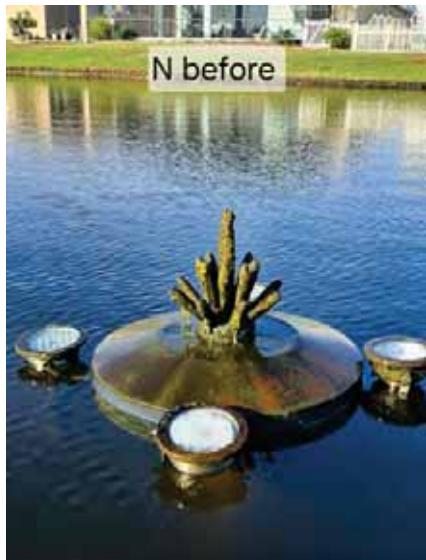
Service Date	12/5/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	S 10mph
Temperature	80
Multiple Sites Treated	Yes

**Ponds Treated Information**

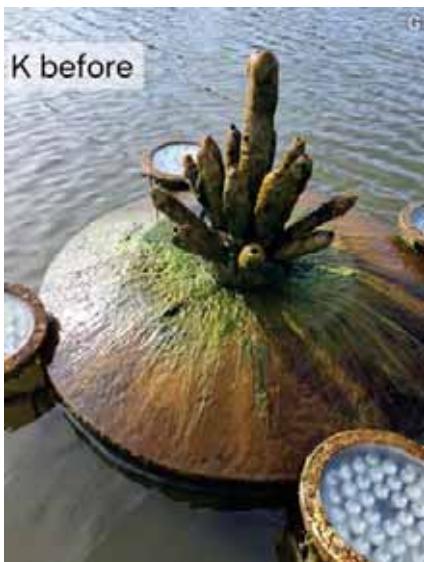
Repeatable - 2 Count

1 of 2

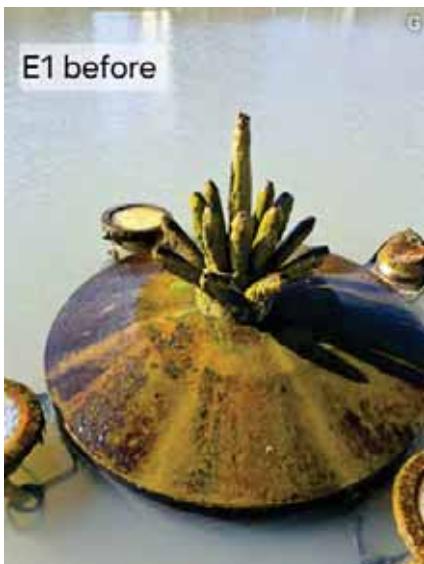
Pond Numbers	All fountains
Service Performed	Cleaning & Inspection (Fountain/Aeration
Water Level	Low
Observations/Recommendations	Cleaned floats, lights, nozzles, and intake screens on (7) fountains.

Pictures

Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers

All fountains

Service Performed

Cleaning & Inspection (Fountain/Aeration)

Water Level

Low

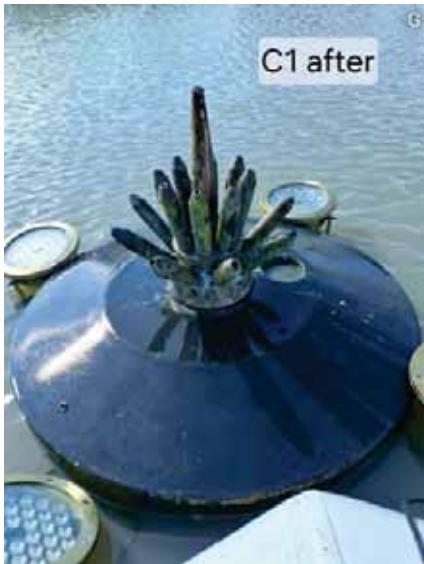
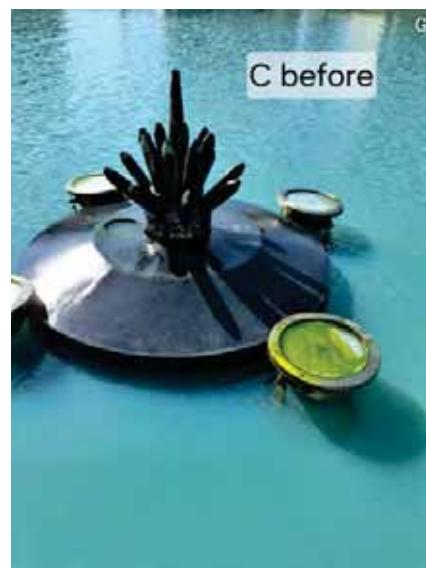
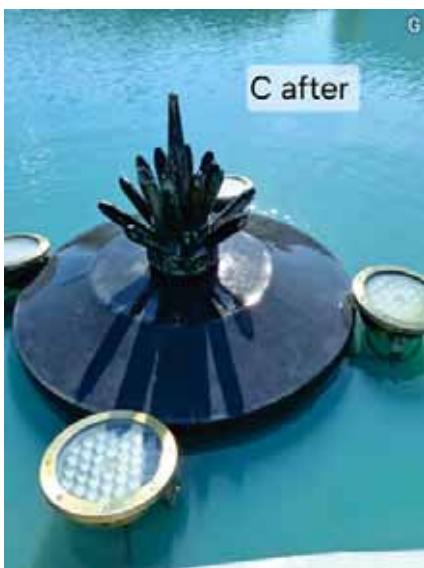


Aquatic Services Report

Observations/Recommendations

Treated floats, lights, nozzles, and intake screens on (7) fountains. Fountain E1 - suggest replacing capacitor box soon current one has damage (pictures attached).

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 2

Wednesday, December 10,

2025

7:09:16 AM

Order report

Service details

Technician:**Randy Mitchell****Client:****Union Park East CDD**

Service Date	12/9/2025
Request Warranted	Yes
Action Taken	Installed new 4" 5HP 230V 1PH motor. Fountain is back up and running
Service Date	12/9/2025
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	N 5mph
Temperature	65
Multiple Sites Treated	No
Pond Number	Fountain H
Service Performed	Repairs
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Fountain operational
Pictures:	



Order report





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652

(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2

Wednesday, December 10,

2025

7:10:00 AM

Order report

Service details

Technician:

Randy Mitchell

Client:

Union Park East CDD

Service Date

12/9/2025

Request Warranted

Yes

Action Taken

Removed (4) none working lightsInstalled (4) new lights All lights are working

Service Date

12/9/2025

Customer

Union Park East CDD

Weather Conditions

Cloudy

Wind

N 5mph

Temperature

68

Multiple Sites Treated

No

Pond Number

Fountain N

Service Performed

Repairs

Work Performed

Fountains / Aeration

Equipment Used

Bass Boat

Water Level

Normal

Restrictions

None

Observations/Recommendations

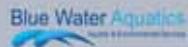
All lights operational

Pictures:



Order report





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652

(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2

Friday, December 12, 2025

1:42:33 PM

Order report

Service details

Technician:**Randy Mitchell****Client:****Union Park East CDD**

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 5





Casey Hellman
Floralawn

PROJECT 1/14/26, 9:12 AM

Wednesday, 14 January 2026



CLUBHOUSE

Brown patch fungus has been found at the clubhouse. Mowing will be skipped here until it's under control. Also, looking at cutting water back.

renderings will be made for future enhancement.



CLUBHOUSE

Looks like much of the area was affected by really cold weather previously and is holding water. Water is off until it dries out and we can get a hold of fungus.



TUPLO

A rendering is being made for good better best
Renderings and proposal will be ready soon.



BLVD

Large patches throughout the CDD have a lot of browning to them. It all appears to be dead weeds from the freeze the grass that is there is doing OK, but this is probably what we needed to help eradicate some of the weeds that we have had with previous drought issues related to pump issues not to mention the frost



WASHOUT

Washout. Proposal has been made

ENTRANCE TH SIDE

Noted a lot of saturation by the townhomes and the walkway near the bridge at the entrance and exit an irrigation inspection will be conducted to see what's going on. Water will be turned off for now.



1



2

FIELD 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 to report. It's only been found at the clubhouse. It's already been treated. With having one freeze already this year and another one upon us. We will be on the look out for more issues. So we can stay more proactive.

Irrigation

Irrigation found a new mainline broken at the entrance near the pump repair were made and repaired

During winter, our mowing services will only be conducted bi-weekly. Until further notice. services for mowing will be two weeks out of the month and for shrubs trimming two weeks out of the month for best care of the lawn.

Weed Control

will 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 Weed Control

Trimming

will now be conducted on a biweekly basis. We are continuing to work on removing all the fountain grass from the boulevard. We anticipate that the majority of this work will be completed this month. The bulk of which has been completed

Mowing



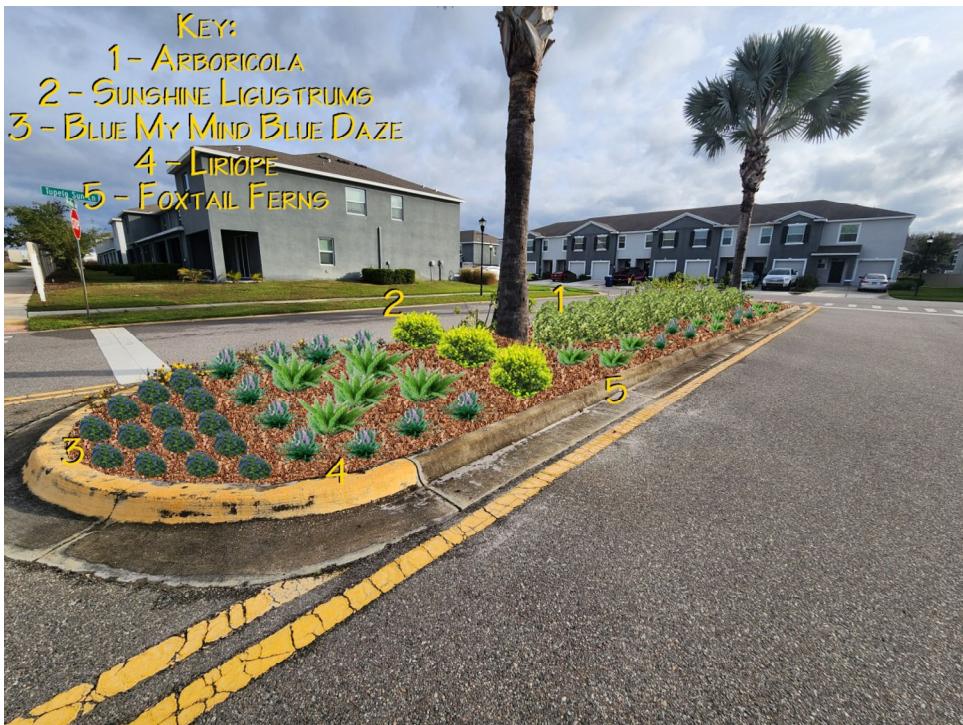
Mowing is now being conducted biweekly since it is not going to be growing as much
Mowing is currently being performed on a biweekly schedule due to reduced growth.

Summary

Mulch has been approved and we are waiting on a scheduling date currently from our mulch provider. UPE was found to be very wet at the beginning of Jan. We went onto each clock and they were reset and we have dried out nicely the grass in looking dormant but not in bad condition. Spray service was conducted and I have noticed less weed growth and large clumps of dead weeds. The cold temperatures have also helped with this. Rye seed has been applied and it's starting to sprout. We will continue to watch the growth.

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.







UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6





Proposal

Date: 9/30/2025

Work Order #18608

PO #

Customer:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Plant Removal and Installation

The Middle Islands across from the amenity center are old and in decline. There are also quite a few plants missing

Install and finish new plants in place of the old, while keeping the pattern

Disposal



Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	10.00	Hr
Dwarf Red Ixora - Installation	40.00	3 Gal
Disposal	0.10	ea
Arboricola - Installation 3 gal	30.00	3 Gal

Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

PROJECT TOTAL: **\$2,368.60**

Terms & Conditions

Special Instructions/Remarks: **Floralawn, Inc.** is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. **Floralawn** will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$2,368.60), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____
Casey Hallman
Date 9/30/2025
Floralawn

By _____
Union Park East CDD
Date _____



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7





Proposal

Date: 9/30/2025

Work Order #18611

PO #

Customer:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Oak Tree Replacement

Sod in decline at the road of the Amnity Center at Berring

Install and furnish

Disosal





Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Disposal	0.50	ea
Sod removal w/ L (per 100 SQFT)	16.00	ea
St Augustine Grass - Furnish and Installation	1,600.00	sqft

Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

PROJECT TOTAL: **\$3,819.44**

Terms & Conditions

Special Instructions/Remarks: **Floralawn, Inc.** is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. **Floralawn** will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$3,819.44), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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By _____
Casey Hallman
Date 9/30/2025
Floralawn

By _____
Union Park East CDD
Date _____



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8





Proposal

Date: 11/11/2025

Work Order #19053

PO #

Customer:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Boulder Install

Install and position eight strategically placed boulders to effectively prevent vehicles from driving through the back gate near the future amenity area.





Boulder installation.

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Boulder - Larger (500lbs - 700lbs) - W/ Install	8.00	ea
PROJECT TOTAL:		\$3,520.58

Optional Services

Initial next to the Optional Services you would like to accept.

Irrigation Repair and Modification **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$3,520.58), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date 11/11/2025

Floralawn

By _____

Union Park East CDD

Date _____



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9





Proposal

Date: 12/19/2025

Work Order #19432

PO #

Customer:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Dead declining bushes

Missing bushes along Wyndfeilds.

11 Viburnum installed

old material hauled away





Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
-------	----------	------



Landscape Removal	1.00	Hr
Odoratissimum Viburnum - Installation	11.00	7 gal.
PROJECT TOTAL:		\$743.31

Optional Services

Initial next to the Optional Services you would like to accept.

Irrigation Repair and Modification **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$743.31), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date 12/19/2025

Floralawn

By _____

Union Park East CDD



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10





Proposal

Date: 12/19/2025

Work Order #19433

PO #

Customer:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Dead declining bushes

Missing bushes along Wyndfelds Pump Station

15 Podocarpus installed

old material hauled away



Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	1.00	Hr
Podocarpus - Installation	15.00	7 gal.

PROJECT TOTAL: \$946.82

Optional Services

Initial next to the Optional Services you would like to accept.

Irrigation Repair and Modification **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$946.82), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date 12/19/2025

Floralawn

By _____

Union Park East CDD

Date _____



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11





Proposal

Date: 1/21/2026

Work Order #19616

PO #

Customer:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Washout By Bridge

Repair for washout by the exit side of the wooden bridge

Install and furnish

15 Yards of dirt

1 Pallet Bahia sod





Bridge washout

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Fill Dirt - Installation	15.00	cuyd
Bahia Grass - Furnish and Installation	400.00	sqft

PROJECT TOTAL: \$3,233.95

Optional Services



Initial next to the Optional Services you would like to accept.

Irrigation Repair and Modification	\$0.00
Irrigation work could total +/-20% of total cost of project.	
Terms & Conditions	

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$3,233.95), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____
Casey Hallman
Date 1/21/2026

Floralawn

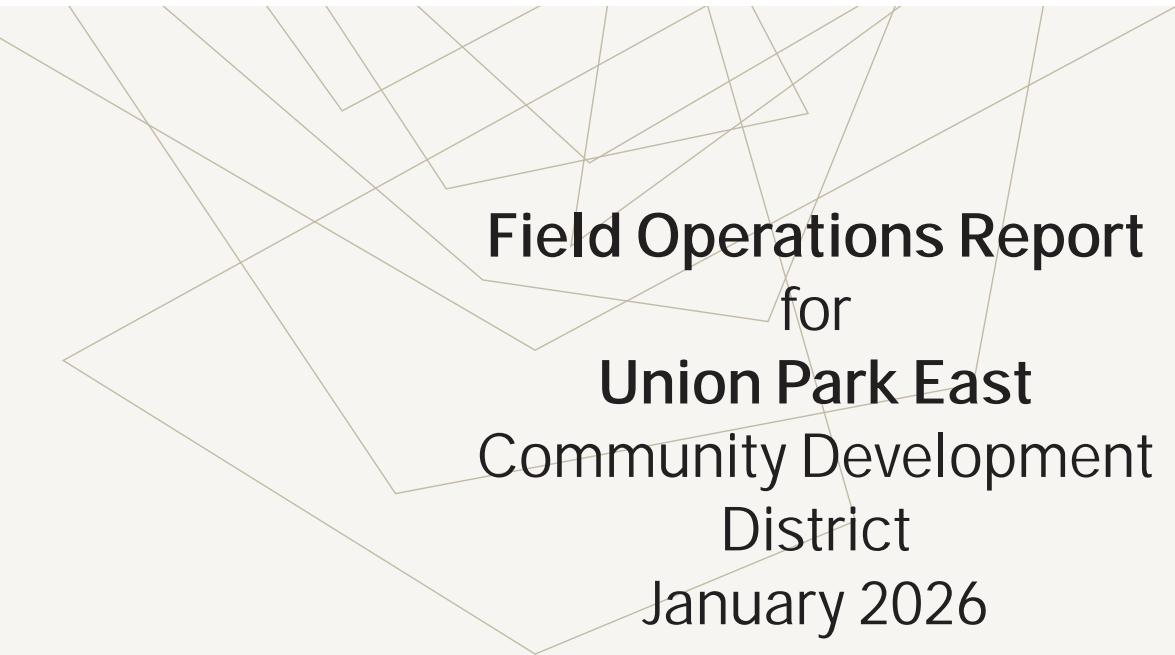
By _____
Date _____
Union Park East CDD



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12





Field Operations Report
for
Union Park East
Community Development
District
January 2026



Union Park East

- Clubhouse.
 - Furniture
 - Noticed that there are many missing bolts from some of the high-top chairs.
 - Any of the loose hardware has been tightened, and I have ordered more hardware to replace any that is missing.
 - Women's restroom sink.
 - The faucet was damaged at the main sink.
 - It has been repaired.
 - Thermostat
 - A new cover has been installed over this.
 - I have locked the screen on the other thermostat and will give the code to the Supervisors at the meeting.
 - Pool Furniture.
 - Tables are still being painted; we have around 10 that have been painted and placed on the pool deck.
 - Recessed Lights.
 - These have been ordered for replacement.

- Bridge Decking.
 - Inspected when I was on-site. No further damage was observed.
- Gym Equipment.
 - Repairs Completed.
- Retaining wall on Pond H/K
 - Repairs Completed.
- Pet Waste Station.
 - Met with TPP onsite and drove around on 1/27 to inspect stations.
 - All stations need to have full slots.
 - Need to move 2 stations away from mailboxes.
 - This should be done on the week of 1/26
- Washout on the east side of the bridge.
 - This was noticed on 12/18.
- Street Signs.
 - Some of the brackets on the street names were bent from the storm, so we have been adding shims in them to fill the gap.



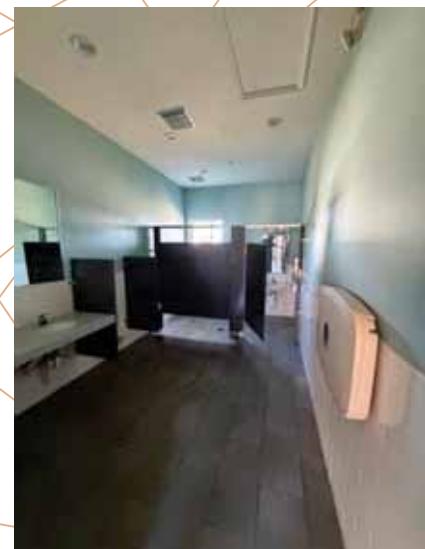
Union Park East

Amenity Center



Union Park East

Bathrooms



Union Park East

GYM





Union Park East

Pond - 0





Union Park East

Pond – SUMP 10



Union Park East

Pond – L



Union Park East

Pond –H/K



Retaining Walk Repair





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 13 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 14



From: Amy Palmer
Sent: Monday, January 26, 2026 11:58 AM
Subject: Pickleball Quotes

Board Members,

Over the past month I have reached out to several pickleball contractors to try to acquire more quotes. I had two contractors that confirmed that they would send over quotes. One failed to get back to me after that and one told me that their paving contractors were not able to / did not want to take on this project. I asked him to send me the quote anyway just for the pickleball court, which he said he would last week, but has failed to do so.

I spoke with Welch Tennis and they had the same issue with their paving contractor that did not wish to take on this job.

I did not expect it to be so difficult to gain more quotes. I think the issue is the full construction of the court, as well as the parking lot, road extension and sidewalk.

We can discuss this more at the meeting Wednesday, but I just wanted to give you a heads up as to why you don't see more quotes in the agenda.

Amy Palmer
Operations Manager
Lighthouse Engineering, Inc.
An FDOT Certified SBE
A Local and State Small Business Enterprise - SBE
OFFICE PHONE: 727-726-7856
FAX: 727-683-9848
www.lighthouseenginc.com





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">- Remove and dispose of 7" of dirt/grass clippings.- Install 6" of DOT base material, laser graded, rolled and compacted to 95% compaction. 64x64-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- Furnish and install 256LF of 4' tall, 1.75" mesh, vinyl coated chain link with top rail, bottom tension wire, and 2ea man gates.- 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.- Power wash and/or Machine sand the court(s) to remove dirt, mildew, minor imperfections, and raised crack edges.- Flood the court(s) and patch all areas holding water to 1/8 of an inch tolerance after one hour of draining.Squeegee two coats of sand filled acrylic resurfacer over the entire surface.-Squeegee two coats of sand filled acrylic color over the entire surface. Colors to be chosen.- Stripe for 2ea pickleball courts, all game lines will be 2" wide, using two coats of textured line paint according to ASBA.- Hang 2ea new signature pickleball nets.	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">- Remove and dispose of 7" of dirt/grass clippings.- Install 6" of DOT base material, laser graded, rolled and compacted to 95% compaction. 21 x 100-Install 1.5" of SP-9.5 hot mix asphalt, rolled and compacted- set forms and pour valley curb at edges to match existing.	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">- Remove and dispose of 7" of dirt/grass clippings.- Install 6" of DOT base material, laser graded, rolled and compacted to 95% compaction. 34x64-Install 1.5" of SP-9.5 hot mix asphalt, rolled and compacted- Stripe area for three parking stalls and one handicap stall- Install one handicap sign- Install four wheel stops	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
	Mobilization Mobilization	1	6,500.00	6,500.00
	Silt Fence Install silt fence around perimeter per provided plans,	450	3.00	1,350.00
	CLEAR & GRUB CLEAR & GRUB 1) Strip Grass load in trucks or stock pile	668.20	3.00	2,004.60
	REGULAR EXCAVATION REGULAR EXCAVATION total cy of dirt removed and hauled off	378	8.00	3,024.00
	Sub-grade Cut sub-grade 1) Grade 2) wet 3) compact	671.88	4.00	2,687.52
	INSTALL ROAD BASE, 6 INSTALL ROAD BASE includes 19" of base	671.88	25.00	16,797.00
	Final Grade Road Base . Final Grade 1) Grade 2) Wet 3) Roll / Compact 4) Prep for Asphalt	671.88	4.00	2,687.52
	4" sidewalk 4" Thick Concrete Sidewalk Non Reinforced	529.15	8.00	4,233.20



DATE	ACTIVITY	QTY	RATE	AMOUNT
	curb & gutter total lf of all curb	179	30.00	5,370.00
	Asphalt... pickleball and roadway asphalt sp 12.5 1.5" thick 1LS	1	21,277.19	21,277.19
	Pickle ball court paint and nets installed and fence	1	38,100.00	38,100.00
	Fine Grade Fine Grade Green Areas / Prep for Sod	1,082	2.00	2,164.00
	Sod Install sod on any disturbed areas	1,082	5.00	5,410.00
	truncated domes	3	600.00	1,800.00
	install parking stops measure out and install parking stops per spec	4	200.00	800.00
	striping and signs striping for ada parking stall and 4 signs total	1	5,500.00	5,500.00
	Estimate Disclosure •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

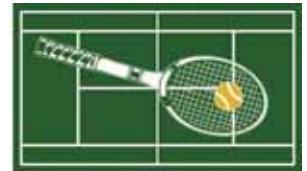
TOTAL

\$119,705.03



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 1⁵/₈-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>
<u>TOTAL</u>	<u>\$91,115.00</u>

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 15



From: MachForm <mailer@forms-db.com>
Sent: Tuesday, January 13, 2026 4:18 PM
To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Subject: CDD - Union Park East Contact [#17]

To: Amenity Manager

Your Name Marie Joseph

Address 1066 Montgomery bell td
Wesley chapel, Fl 33543
United States

Phone

Email

Message

Hello

My son is graduating from the Airforce Academy and my daughter from High School . I plan on renting the clubhouse to celebrate with some family and friends ! I was told the new rule for the clubhouse can't be over 4 hours . I plan for guests to arrive at 6 and be done at 10 . But I want to access the clubhouse around 12 to start setting up . I might need one or two hours to set up and another to clean up after party ends . I was wondering how can you Assist with this please .

Thank you !

Marie

Terms and Conditions

Please read the [Terms and Conditions](#) prior to communicating electronically.

Acceptance - I have read and agree with the Terms and Conditions.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 16



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

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Wednesday, December 16, 2025 at 6:00 p.m. at Fairfield Inn &
6 Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as
7 follows:

8 FIRST ORDER OF BUSINESS: ROLL CALL

9 Mr. Beckett called the meeting to order at 6:02 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11	Tara Stabile (S1)	Board Supervisor, Assistant Secretary
12	Vincent Pacifico (S2)	Board Supervisor, Chairman
13	Michelle Diman (S3)	Board Supervisor, Assistant Secretary
14	Gerard Bianchi (S5)	Board Supervisor, Vice Chairman

15 Also present were:

16	Richard Ramirez (S4)	Board Supervisor, Assistant Secretary <i>(Virtually, Joined in-progress)</i>
17		District Manager, Vesta District Services
18	Heath Beckett	
19	Michael Bush	Field Manager, Vesta District Services
20	Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
21	Amy Palmer	District Engineer, Lighthouse Engineering <i>(Virtually)</i>

22 SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 minutes per individual for agenda items)

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS:**

SEAT 1 SUPERVISOR APPOINTMENT

27 A. EXHIBIT 1: Administration of Oaths of Office

28 Mr. Beckett administered the Oaths of Office to Supervisor Stabile.

29 B. EXHIBIT 2: Adoption of Resolution 2026-01, Designating Officers

30 On a MOTION by Supervisor Bianchi, SECONDED by Supervisor Pacifico, WITH ALL IN FAVOR, the
31 Board approved the adoption of **Resolution 2026-01, Designating Officers**, retaining Supervisor
32 Pacifico as Chair, Supervisor Bianchi as Vice Chair, and appointing Supervisor Stabile as Assistant
33 Secretary, for Union Park East Community Development District.

34 C. Overview of Sunshine and Public Record Laws

35 References:

- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Training
- Free Resources for Required Ethics Training

Ms. Hancock reviewed the Sunshine laws, public records laws, general meeting procedure and the Supervisor's role in creating District policies, with the implementation of those policies and the direction of on-site vendors falling to District staff.

Mr. Ramirez joined the meeting virtually.

FOURTH ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

A. EXHIBIT 3: Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*

A representative of Blue Water Aquatics was not present. Ms. Palmer will follow up on the scheduling of the previously approved erosion repairs.

1. Aquatic Services Report
2. Fountain Service Reports
3. EXHIBIT 4: Consideration of Blue Water Aquatics Proposals

B. EXHIBIT 5: Landscape Maintenance – *Casey Hallman, Floralawn*

A representative of Floralawn was not present.

Supervisors noted plant replacement would be needed at the townhomes entrance island due to damage from the Palm tree trimming debris.

Three different options for improving the townhomes entrance island (Tupelo Sun), preferably with drought-tolerant plants was requested.

Discussion followed on damage to sod at the Liberty Square gate. A request was made for Floralawn to cap a sprinkler head and invoice the HOA for the damage incurred during an HOA activity.

C. EXHIBIT 7: Field Manager – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the Field Manager Report. The deck tables will be returned due to the color being incorrect. (Supervisors later suggested the older tables be could be painted to match the new tables color.) Mr. Bush was directed to relocate the pet waste station by the townhomes mailboxes due to residents

69 filling it with junk mail. The posting of the QR code signs is in progress.
70 Discussion followed regarding the road repair by the bridge.

71 1. EXHIBIT 8: Consideration of Field Operation Proposals

72 There being none, the next item followed.

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

74 1. Update on Request for Tract A Conveyance (Gibson)

75 Ms. Hancock advised there are no updates at this time, but they are
76 working to move forward. Mr. Beckett and Ms. Hancock noted the
77 positive cooperation they have received from the resident.

78 District records on the basketball defect claim have been turned over to
79 litigation counsel.

80 2. EXHIBIT 9: Consideration of First Amendment to Landscape & Irrigation
81 Services Agreement (*Updating Pricing and Incorporating Annuals
82 Rotation*)

83 Ms. Hancock reviewed the changes made in the amendment.

84 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the
85 Board approved the First Amendment to Landscape & Irrigation Services Agreement, for Union
86 Park East Community Development District.

87 Supervisors were reminded to complete the required 4-hour ethics training by
88 December 31.

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

90 1. EXHIBIT 10: Consideration of Proposals to Construct Double Pickleball
91 Court

92 a. Coastal Courts Proposal #323 - \$100,000.00 – *Previously
93 Presented*

94 b. Top Notch Grading #1578 - \$119,705.03

95 Ms. Palmer advised the vendor would work with another vendor
96 Precision Courts to complete the project.

97 c. Welch Tennis Courts - \$91,115.00

98 Ms. Palmer advised the vendor does not perform the concrete
99 work but has reached out to a subcontractor for a proposal for
100 the road and sidewalk.

101 In response to a Supervisor question, Ms. Hancock advised her firm has
102 not seen any lawsuits concerning liability, but she can review claims.

103 Supervisors Stabile stated she had a concern regarding noise issues for
104 residents of the townhomes. Discussion followed regarding sound
105 barriers and buffering. The court would be open dusk to dawn. Ms.
106 Hancock will research this matter for further discussion.

107 Consideration of these proposals was postponed until the next meeting.
108 Ms. Palmer responded to Supervisor questions on the scope provided to
109 vendors.

110 F. District Manager – Heath Beckett, Vesta District Services

111 1. EXHIBIT 11: Consideration of Scheduling of Audit Committee Meeting for
112 January 28, 2026

113 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the
114 Board approved scheduling the Audit Committee meeting for January 28, 2026, for Union Park
115 East Community Development District.

116 Mr. Beckett discussed a resident's request to reinstall a fallen tree behind 1941
117 Hovenweep Road. Discussion followed. Trees on private property would not
118 have been addressed by the District. Mr. Beckett will notify the resident to
119 reach out to the Townhomes HOA.

120 FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

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

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

124 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the
125 Board approved Consent Agenda – items A-B as presented, for Union Park East Community
126 Development District.

127 SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

128 Supervisor Bianchi requested Floralawn provide the HOA with a proposal to install grass
129 at the Liberty Square gates.

130 Supervisor Ramirez noted the amenity center hanging entry light fixture appears smaller
131 than he anticipated and would like a larger light to be considered in the future.
132 Supervisors discussed the aesthetics and budget allocation. Mr. Bush was asked to
133 research pricing for a larger pendant light.

134 Supervisor Stabile requested an update on the sidewalk flooding issue at the amenity
135 center (fitness center side). Mr. Bush will check with Floralawn regarding irrigation timing
136 and suggested an installation of a flume to improve drainage. Board direction was to
137 discuss the matter further with Floralawn before asking the District Engineer about the
138 installation of a French drain.

139 **SEVENTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – NEW BUSINESS**
140 (Limited to 3 minutes per individual for non-
141 agenda items)

142 There being none, the next item followed.

143 **EIGHTH ORDER OF BUSINESS:** **SECURITY MATTERS**

144 Ms. Hancock noted the Shade Session would be limited to a discussion on security matters
145 as no complaint has been filed with the Pasco County Circuit Court.

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

147 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
148 Board approved pausing the regular meeting to enter a closed session to discuss security and/or
149 active litigation matters, for Union Park East Community Development District.

150 1. Discussion on District Security Matters

151 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the
152 Board approved adjourning the closed session and resuming the regular meeting, for Union Park
153 East Community Development District.

154 B. Consideration of Action Relating to Security Matters

155 There being none, the next item followed.

156 **NINTH ORDER OF BUSINESS:** **NEXT MEETING QUORUM CHECK**

157 The next Union Park East Community Development District meeting is scheduled for 6:00 p.m.
158 on January 28, 2026 at Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, FL 33543.

159 Quorum was confirmed for the next meeting.

160 **TENTH ORDER OF BUSINESS:** **ACTION ITEMS SUMMARY**

161 District Manager

- Remove “Update on Active Litigation” from shade session
- Review flooding issue at amenity center sidewalk with Floralawn and District Engineer

165 Floralawn

- Provide 3 options for landscape refurbishment at Tupelo Sun Lane (townhomes entrance) using drought-tolerant plants
- Provide HOA with quote to cap sprinkler head at Patriot Square gate

169 **ELEVENTH ORDER OF BUSINESS:** **ADJOURNMENT**

170 On a MOTION by Supervisor Diman, SECONDED by Supervisor Pacifico, WITH ALL IN FAVOR, the
171 Board adjourned the meeting at 7:33 p.m., for Union Park East Community Development District.

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

176 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
177 **noticed meeting held on January 28, 2026.**

178 _____
179 Heath Beckett, Secretary
180 _____, Assistant Secretary

 Vincent Pacifico, Chair
 Gerard Bianchi, Vice Chair

DRAFT





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 17



Union Park East
Community Development District

Financial Statements - Unaudited

December 31, 2025



Union Park East CDD

Balance Sheet

December 31, 2025

	General Fund	Debt Service 2017A-1	Debt Service 2019A-1	Debt Service 2019A-2	Debt Service 2021	Construction Fund	Total
1 ASSETS							
2 Cash - Operating Accounts	\$ 2,108,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,108,223
3 Cash - Restricted							-
4 Money Markey - Operating	298,995	-	-	-	-	-	298,995
5 Money Markey - Restricted	138,091	-	-	-	-	-	138,091
6 Investments:							
7 Revenue Trust Fund	-	156,514	101,674	12,033	58,073	-	328,294
8 Interest Fund	-	-	-	-	1	-	1
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	-	-	-	-	-	46,497	46,497
12 Accounts Receivable	5,008	-	-	-	-	-	5,008
13 Assessments Receivable - On Roll	96,858	33,945	28,631	6,145	10,267	-	175,845
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Due from Other Funds	-	433,409	366,826	78,415	18,049	-	896,699
16 Deposits	3,360	-	-	-	-	-	3,360
17 Prepaid Items	2,038	-	-	-	-	-	2,038
18 TOTAL ASSETS	\$ 2,652,573	\$ 1,036,140	\$ 840,500	\$ 150,405	\$ 129,983	\$ 46,497	\$ 4,856,098
19 LIABILITIES							
20 Accounts Payable	36,828	-	-	-	-	-	36,828
21 Due to Other Funds	896,699	-	-	-	-	-	896,699
22 Accrued Expenses	-	-	-	-	-	-	-
23 Deferred Revenue - On Roll	96,858	33,945	28,631	6,145	10,267	-	175,845
24 TOTAL LIABILITIES	1,030,385	33,945	28,631	6,145	10,267	-	1,109,372
25 FUND BALANCE							
26 Nonspendable							-
27 Assigned - Asset Reserves							-
28 Assigned - Operating Reserves							-
29 Restricted		1,002,195	811,868	144,261	119,716	46,497	2,124,538
30 Unassigned	1,622,188						1,622,188
31 TOTAL FUND BALANCE	1,622,188	1,002,195	811,868	144,261	119,716	46,497	3,746,726
32 TOTAL LIABILITIES & FUND BALANCE	\$ 2,652,573	\$ 1,036,140	\$ 840,500	\$ 150,405	\$ 129,983	\$ 46,497	\$ 4,856,098

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual December	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,210,561	\$ 1,078,466	\$ 1,182,920	\$ (27,641)	97.72%
3 Interest	-	1,219	3,715	3,715	#DIV/0!
4 Miscellaneous	-	-	1,656	1,656	#DIV/0!
5 TOTAL REVENUES	\$ 1,210,561	\$ 1,079,686	\$ 1,188,292	\$ (22,269)	98.16%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	739	2,216	(11,784)	15.83%
9 Payroll Taxes	1,071	122	367	(704)	34.29%
10 Payroll Processing	770	50	150	(620)	19.48%
11 Management Consulting Services	42,000	3,500	10,500	(31,500)	25.00%
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	74	354	(2,146)	14.18%
18 Engineering Services	25,000	1,430	5,829	(19,171)	23.32%
19 Legal Services (General)	50,000	13,671	17,730	(32,270)	35.46%
20 Legal Services (Litigation)	30,000	-	108	(29,892)	0.36%
21 Website Hosting	2,015	-	-	(2,015)	0.00%
22 Administrative Contingency	5,000	-	-	(5,000)	0.00%
23 TOTAL GENERAL ADMINISTRATIVE	212,131	19,587	68,930	(143,201)	32.49%
24 DEBT ADMINISTRATION					
25 Dissemination Agent	6,500	-	5,000	(1,500)	76.92%
26 Trustee Fees	19,055	-	5,256	(13,799)	27.58%
27 Arbitrage	1,900	-	950	(950)	50.00%
28 TOTAL DEBT ADMINISTRATION	27,455	-	11,206	(16,249)	40.82%
29 PHYSICAL ENVIRONMENT					
30 Comprehensive Field Tech Service	16,000	1,333	4,000	(12,000)	25.00%
31 Streetpole Lighting	105,000	-	-	(105,000)	0.00%
32 Electricity (Irrigation & Pond Pumps)	32,000	9,196	27,521	(4,479)	86.00%
33 Landscape Maintenance	186,974	17,834	49,213	(137,761)	26.32%
34 Landscape Maintenance - Phases 7 & 8	40,272	-	-	(40,272)	0.00%
35 Irrigation Maintenance	18,000	274	891	(17,109)	4.95%
36 Pond Maintenance	23,580	1,965	3,930	(19,650)	16.67%
37 Fountain Maintenance	7,000	5,942	9,972	2,972	142.46%
38 Pet Waste Removal	14,000	917	2,750	(11,250)	19.64%
39 Rust Control	19,200	1,575	3,150	(16,050)	16.41%
40 Physical Environment Contingency	85,000	14,510	22,977	(62,023)	27.03%
41 Increase in Operating Reserves	50,000	-	-	(50,000)	0.00%
42 Increase in Asset Reserves	106,605	-	-	(106,605)	0.00%
43 TOTAL PHYSICAL ENVIRONMENT	703,631	53,545	124,404	(579,227)	17.68%
44 AMENITY CENTER OPERATIONS					
45 Pool Service Contract	48,000	3,900	7,800	(40,200)	16.25%
46 Pool Maintenance & Repair	5,000	-	4,615	(385)	92.30%
47 Pool Permit	275	-	-	(275)	0.00%
48 Amenity Management	7,000	583	1,750	(5,250)	25.00%
49 Amenity Center Cleaning & Maintenance	19,500	2,525	11,139	(8,361)	57.12%

Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual December	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	358	1,073	(3,436)	23.80%
51 Amenity Center Electricity	19,200	1,796	5,383	(13,817)	28.04%
52 Amenity Center Water	10,000	359	1,104	(8,896)	11.04%
53 Amenity Center Pest Control	975	75	225	(750)	23.08%
54 Refuse Service	3,706	344	908	(2,798)	24.50%
55 Landscape Maintenance - Infill	4,000	-	-	(4,000)	0.00%
56 Security Monitoring	34,420	10,700	21,501	(12,919)	62.47%
57 Pool Monitors	45,760	2,909	8,131	(37,629)	17.77%
58 Community Events & Decorations	25,000	-	15,000	(10,000)	60.00%
59 Misc Amenity Center Repairs & Contingency	40,000	-	1,160	(38,840)	2.90%
60 TOTAL AMENITY CENTER OPERATIONS	267,344	23,549	79,789	(187,555)	29.85%
61 TOTAL EXPENDITURES	\$ 1,210,561	\$ 96,681	\$ 284,329	\$ (926,232)	23.49%
62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	-	983,005	903,963	903,963	
63 NET CHANGE IN FUND BALANCE	-	983,005	903,963	903,963	
64 Fund Balance Beginning	563,832		718,225		
65 Increase in Fund Balance for Operating Reserves	50,000				
66 Increase in Fund Balance for Asset Reserves	106,605				
67 FUND BALANCE - ENDING	\$ 720,437	\$ 983,005	\$ 1,622,188	\$ 903,963	

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 December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 411,525	\$ 430,864	\$ 19,339	104.70%
3 Interest	-	6,881	6,881	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ 411,525	\$ 437,745	\$ 26,220	106.37%
6 EXPENDITURES				
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%
13 TOTAL EXPENDITURES	407,225	263,838	(143,388)	#DIV/0!
14 REVENUES OVER(UNDER) EXPENDITURES	4,300	173,907		4044.36%
15 OTHER FINANCING SOURCES & USES				
16 Transfers In	-	-	-	#DIV/0!
17 Transfers Out	-	-	-	#DIV/0!
18 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	#DIV/0!
19 NET CHANGE IN FUND BALANCE	4,300	173,907	-	
20 Fund Balance - Beginning	-	828,288	-	
21 FUND BALANCE - ENDING	\$ 4,300	\$ 1,002,195	\$ -	

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 December 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 343,663	\$ 364,671	\$ -	106.11%
3 Interest	-	5,496	5,496	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ 343,663	\$ 370,167	\$ 5,496	107.71%
6 EXPENDITURES				
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%
13 TOTAL EXPENDITURES	338,875	224,047	(114,828)	#DIV/0!
14 REVENUES OVER (UNDER) EXPENDITURES	4,788	146,120	120,324	3052.12%
15 OTHER FINANCING SOURCES & USES				
16 Transfers In	-	-	-	#DIV/0!
17 Transfers Out	-	-	-	#DIV/0!
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	#DIV/0!
19 NET CHANGES IN FUND BALANCE	4,788	146,120	120,324	
20 Fund Balance - Beginning	-	665,748	-	
21 FUND BALANCE - ENDING	\$ 4,788	\$ 811,868	\$ 120,324	

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 December 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 76,581	\$ 77,954	\$ -	101.79%
3 Interest	-	769	769	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ 76,581	\$ 78,723	\$ 769	102.80%
6 EXPENDITURES				
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!
13 TOTAL EXPNDITURES	72,763	26,513	(46,250)	#DIV/0!
14 REVENUES OVER (UNDER) EXPENDITURES	3,819	52,211	48,392	1367.22%
15 OTHER FINANCING SOURCES/(USES)				
16 Transfers In	-	-	-	#DIV/0!
17 Transfers Out	-	-	-	#DIV/0!
18 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	#DIV/0!
19 NET CHANGES IN FUND BALANCE	3,819	52,211	48,392	
20 Fund Balance - Beginning	-	92,050	-	
21 FUND BALANCE - ENDING	\$ 3,819	\$ 144,261	\$ 48,392	



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 December 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 89,086	\$ 17,943	\$ -	20.14%
3 Interest	-	1,088	#DIV/0!	
4 Miscellaneous	-	-	#DIV/0!	
5 TOTAL REVENUES	\$ 89,086	\$ 19,031	\$ -	21.36%
6 EXPENDITURES				
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!	
14 TOTAL EXPENDITURES	88,001	25,189	-	#DIV/0!
15 REVENUES OVER (UNDER) EXPENDITURES	1,085	(6,157)		-567.49%
16 OTHER FINANCING SOURCES & USES				
17 Transfers In		-	#DIV/0!	
18 Transfers Out		-	#DIV/0!	
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	#DIV/0!
20 NET CHANGES IN FUND BALANCE	1,085	(6,157)	-	
21 Fund Balance - Beginning		125,874		
22 FUND BALANCE, ENDING	\$ 1,085	\$ 119,716	\$ -	

Union Park East CDD
Construction
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through December 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Developer Contributions	\$ -	\$ -	\$ -	#DIV/0!
3 Interest	- -	426	426	#DIV/0!
4 Miscellaneous	- -	- -	- -	#DIV/0!
5 TOTAL REVENUE	\$ -	\$ 426	\$ 426	#DIV/0!
6 EXPENDITURES				
7 CIP	- -	- -	- -	#DIV/0!
8 TOTAL EXPENDITURES	- -	- -	- -	#DIV/0!
9 REVENUES OVER (UNDER) EXPENDITURES	- -	426	- -	#DIV/0!
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	- -	- -	- -	#DIV/0!
12 Transfers Out	- -	- -	- -	#DIV/0!
13 TOTAL OTHER FINANCING SOURCES/(USES)	- -	- -	- -	#DIV/0!
14 NET CHANGES IN FUND BALANCE	- -	426	- -	- -
15 Fund Balance - Beginning	46,072			
16 FUND BALANCE - ENDING	\$ -	\$ 46,497	\$ -	- -



Union Park East CDD
Check Register

9/30/2025	End of Year				326,147.75	
10/01/2025	200042	Florlawn	Invoice: 34436 (Reference: Landscape Maintenance Per Agreement September 2025.)	13,917.80	312,229.95	
10/02/2025	200043	Blue Water Aquatics, Inc.	Invoice: 34239 (Reference: Pond / Waterway Treatment.)	1,965.00	310,264.95	
10/02/2025	200044	NaturZone Environmental Service	Invoice: 771059 (Reference: Monthly Pest Control Service.) Invoice: 780129 (Reference: Monthly...	775.00	309,489.95	
10/02/2025	200045	Tampa Bay Poo Patrol	Invoice: 4344 (Reference: Pet waste station maintenance.)	916.67	308,573.28	
10/02/2025	200046	ECS Integrations LLC	Invoice: 103073 (Reference: Amenity Access Management.) Invoice: 103078 (Reference: Videofied...	861.75	307,711.53	
10/03/2025	100325BOS1	Engage PEO	BOS Meeting 9/24/25	203.00	307,508.53	
10/03/2025	100325BOS2	Gerard Bianchi	BOS Meeting 9/24/25	184.70	307,323.83	
10/03/2025	100325BOS3	Michelle Diman	BOS Meeting 9/24/25	184.70	307,139.13	
10/03/2025	100325BOS4	Richard Ramirez	BOS Meeting 9/24/25	184.70	306,954.43	
10/03/2025	100325BOS5	Vincent S Pacifico	BOS Meeting 9/24/25	184.70	306,769.73	
10/03/2025	100325BOS6	Wendy Ann Perez	BOS Meeting 9/24/25	184.70	306,585.03	
10/06/2025	200047	Cooper Pools	Invoice: 2025-1293 (Reference: Monthly Commercial Maintenance October 2025.)	3,900.00	302,685.03	
10/06/2025	200048	Vesta Property Services, Inc.	Invoice: 428859 (Reference: Pool monitor September25.)	2,842.84	299,842.19	
10/07/2025	200049	Lighthouse Engineering Inc.	Invoice: 2 (Reference: GENERAL ENGINEERING CONTRACT.)	7,329.00	292,513.19	
10/08/2025	5013	Egis Insurance Advisors	Insurance FY Policy# 100125324 10/01/25- 10/01/26	31,500.00	261,013.19	
10/08/2025	01ACH100825	PASCO County Utilities	1549 BERING ROAD 8.6.25- 9.5.25	273.48	260,739.71	
10/10/2025	01ACH101025	TECO	1329 WYNDFIELDS BLVD 08.14.25- 09.12.25	106.69	260,633.02	
10/10/2025	01ACH101025	Spectrum Business	1549 Bering Rd 09.21.25- 10.20.25	357.62	260,275.40	
10/10/2025	02ACH101025	TECO	1756 WYNDFIELDS BL 08.14.25- 09.12.25	85.58	260,189.82	
10/10/2025	03ACH101025	TECO	1548 WYNDFIELDS BLVD 08.14.25- 09.12.25	4,838.24	255,351.58	
10/10/2025	04ACH101025	TECO	1147 MONTGOMERY BELL RD, WELL 08.14.25- 09.12.25	30.10	255,321.48	
10/10/2025	05ACH101025	TECO	32755 CUMBERLAND LN 8.14.25- 9.12.25	363.21	254,958.27	
10/10/2025	06ACH101025	TECO	32803 CUMBERLAND LN, WELL 08.14.25- 09.12.25	142.44	254,815.83	
10/10/2025			Deposit	1,656.32	256,472.15	
10/14/2025	200050	Kilinski Van Wyk PLLC	Invoice: 13352 (Reference: Legal services.)	3,472.30	252,999.85	
10/14/2025	200051	Florida Fountains & Equipment, LLC	Invoice: CL-1175 (Reference: Oct. Cleaning 2025.)	1,225.00	251,774.85	
10/14/2025	200052	Vesta District Services	Invoice: 428960 (Reference: Management fees.) Invoice: 428995 (Reference: FY2026 Dissemination...	10,416.67	241,358.18	
10/14/2025	200053	Florlawn	Invoice: 35197 (Reference: irrigation repairs from monthly inspection (September, 2025).)	402.80	240,955.38	
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	239,380.38	
10/14/2025	200055	Vesta District Services	Invoice: 429059 (Reference: Billable Expenses - SEP 2025.)	2,717.01	236,663.37	
10/14/2025	200056	Arbitrage Rebate Counselors, LLC	Invoice: 101025- (Reference: Annual Arbitrage Report for the period September 28, 2024 to Septem...	475.00	236,188.37	
10/14/2025	01ACH101425	TECO	1568 WYNDFIELDS BLVD, WELL 08.14.25- 09.12.25	27.16	236,161.21	
10/16/2025	200057	Catherine ProCleaners LLC	Invoice: 1226 (Reference: SEPT 2025 cleaning.)	1,950.00	234,211.21	
10/21/2025	01ACH102125	Waste Management of FL	4 Yard Dumpster 2 week 10.01.25- 10.31.25	341.10	233,870.11	
10/23/2025	200058	Business Observer, Inc.	Invoice: 25-01543P (Reference: Legal Advertising.) Invoice: 25-01591P (Reference: Legal Adver...	623.44	233,246.67	
10/30/2025	200059	Florlawn	Invoice: 35433 (Reference: 17896 Tree fix.) Invoice: 35432 (Reference: 17895 Install and Furn...	3,543.15	229,703.52	
10/30/2025	200060	Cooper Pools	Invoice: 2025-1331 (Reference: STENNER PUMP 45M5 SERIES.)	715.00	228,988.52	
10/30/2025	200061	Blue Water Aquatics, Inc.	Invoice: 34324 (Reference: Pond / Waterway Treatment.) Invoice: 34321 (Reference: g Services ...	2,533.25	226,455.27	
10/30/2025	200062	Florida Training & Investigations	Invoice: 25202113 (Reference: Patrol service, rover vehicle and gas.) Invoice: 25202116 (Ref...	10,400.00	216,055.27	
10/31/2025	103125BOS1	Engage PEO	BOS Meeting 10/22/25	172.40	215,882.87	
10/31/2025	103125BOS2	Gerard Bianchi	BOS Meeting 10/22/25	184.70	215,698.17	
10/31/2025	103125BOS4	Michelle Diman	BOS Meeting 10/22/25	184.70	215,513.47	
10/31/2025	103125BOS3	Richard Ramirez	BOS Meeting 10/22/25	184.70	215,328.77	
10/31/2025	103125BOS2	Vincent S Pacifico	BOS Meeting 10/22/25	184.70	215,144.07	
10/31/2025	End of Month			1,656.32	112,660.00	215,144.07
11/03/2025	200063	Florlawn	Invoice: 35380 (Reference: Landscape Maintenance oct25.)	13,917.80	201,226.27	
11/06/2025	200064	Lighthouse Engineering Inc.	Invoice: 3 (Reference: GENERAL ENGINEERING CONTRACT.)	4,399.00	196,827.27	
11/06/2025	200065	Catherine ProCleaners LLC	Invoice: 1246 (Reference: Oct25 Cleaning.)	1,950.00	194,877.27	
11/06/2025	200066	Tampa Bay Poo Patrol	Invoice: 4559 (Reference: Pet waste station maintenance.)	916.67	193,960.60	
11/06/2025	200067	Vesta Property Services, Inc.	Invoice: 429327 (Reference: Pool monitor October.)	2,618.00	191,342.60	
11/06/2025	200068	NaturZone Environmental Service	Invoice: 816599 (Reference: Monthly Pest Control Service.)	75.00	191,267.60	
11/06/2025			Deposit	88.48	191,356.08	
11/06/2025			Deposit	12,347.82	203,703.90	
11/07/2025			Deposit	0.01	203,703.91	
11/10/2025	01ACH110205	TECO	1568 WYNDFIELDS BLVD, WELL 09.13.25- 10.13.25	34.02	203,669.89	
11/10/2025	02ACH110205	TECO	32803 CUMBERLAND LN, WELL 09.13.25- 10.13.25	143.86	203,526.03	
11/10/2025	03ACH110205	TECO	1548 WYNDFIELDS BLVD 09.13.25- 10.13.25	4,838.24	198,687.79	
11/10/2025	04ACH110205	TECO	1756 WYNDFIELDS BL 09.13.25- 10.13.25	134.39	198,553.40	
11/10/2025	05ACH110205	TECO	32755 CUMBERLAND LN 09.13.25-10.13.25	147.58	198,405.82	
11/10/2025	06ACH110205	TECO	1147 MONTGOMERY BELL RD, WELL 09.13.25- 10.13.25	46.44	198,359.38	
11/10/2025	07ACH110205	TECO	1329 WYNDFIELDS BLVD 09.13.25- 10.13.25	365.10	197,994.28	
11/10/2025	09ACH110205	Spectrum Business	1549 Bering Rd 10.21.25- 11.20.25	357.62	197,636.66	
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	197,426.66	
11/10/2025	200070	Arbitrage Rebate Counselors, LLC	Invoice: 110325- (Reference: Arbitrage services.)	475.00	196,951.66	
11/10/2025	200071	Vesta District Services	Invoice: 429523 (Reference: Monthly Management fees.)	5,416.67	191,534.99	
11/10/2025	10ACH110205	TECO	1169 MANZANAR PL, FOUNTAIN 09.13.25- 10.13.25	239.69	191,295.30	
11/10/2025	11ACH110205	TECO	1241 WYNDFIELDS BLVD PH 80 09.13.25- 10.13.25	617.75	190,677.55	
11/10/2025	12ACH110205	TECO	1195 WYNDFIELDS BLVD 09.13.25- 10.13.25	201.87	190,475.68	
11/10/2025	13ACH110205	TECO	1393 WYNDFIELDS BLVD 09.13.25- 10.13.25	238.38	190,237.30	
11/10/2025	14ACH110205	TECO	OLDWOODS AVE PH 8C 09.13.25- 10.13.25	327.14	189,910.16	
11/10/2025	15ACH110205	TECO	1549 BERING RD 09.13.25- 10.13.25	828.06	189,082.10	
11/10/2025	16ACH110205	TECO	1241 WYNDFIELDS BLVD PH 7B 09.13.25- 10.13.25	386.56	188,695.54	
11/12/2025	200072	Spinelli Property Group	Invoice: INV-101525-01 - NOV (Reference: Surface paver stabilization & reset ? consolidated labo...	650.00	188,045.54	
11/12/2025	01ACH111225	TECO	1758 BERING RD 09.16.25- 10.14.25	172.66	187,872.88	
11/12/2025	02ACH111225	PASCO County Utilities	1549 BERING ROAD 09.05.25- 10.07.25	368.16	187,504.72	
11/14/2025			Deposit	83,351.69	270,856.41	
11/18/2025	01ACH111825	Waste Management of FL	4 Yard Dumpster 2 week 11.01.25- 11.30.25	282.00	270,574.41	
11/19/2025			Deposit	1,950.00	272,524.41	
11/19/2025			Deposit	9,652.00	282,176.41	
11/20/2025			Deposit	62,142.80	344,319.21	
11/21/2025	5014	Catherine ProCleaners LLC	Returned check #200057 dtd 10/16/25 Pos Pay rejection	1,950.00	342,369.21	

11/21/2025	5015	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	342,194.21
11/21/2025	5016	U.S. Bank	Series 2021 Trustee Fees 10/1/25 - 9/30/26		5,256.13	336,938.08
11/25/2025	200073	Kilinski Van Wyk PLLC	Invoice: 13622 (Reference: legal services.) Invoice: 13623 (Reference: legal services.)		4,166.80	332,771.28
11/25/2025	200074	Florolawn	Invoice: 35905 (Reference: irrigation Repair from Inspection (November, 2025.)		214.12	332,557.16
11/25/2025	200075	Sun Coast Rust Control, Inc.	Invoice: 08175 (Reference: Rust Control service.) Invoice: 08432 (Reference: Rust Control ser...		7,875.00	324,682.16
11/25/2025	200076	Vesta District Services	Invoice: 429450 (Reference: billable Expenses Oct25.)		4,275.42	320,406.74
11/25/2025	200077	Catherinne ProCleaners LLC	Invoice: 1251 (Reference: Sanitizing wet gym wipe 4000 units total.)		300.00	320,106.74
11/26/2025	5017	American Power Washing LLC	Christmas installation Decorations		15,000.00	305,106.74
11/26/2025		Deposits		25,326.32		330,433.06
11/28/2025	112825BOS1	Engage PEO	BOS Meeting 11/19/25		172.40	330,260.66
11/28/2025	112825BOS2	Gerard Bianchi	BOS Meeting 11/19/25		184.70	330,075.96
11/28/2025	112825BOS3	Michelle Diman	BOS Meeting 11/19/25		184.70	329,891.26
11/28/2025	112825BOS4	Richard Ramirez	BOS Meeting 11/19/25		184.70	329,706.56
11/28/2025	112825BOS5	Vincent S Pacifico	BOS Meeting 11/19/25		184.70	329,521.86
11/30/2025	End of Month			194,659.12	80,481.33	329,521.86
12/02/2025	200078	Florolawn	Invoice: 35708 (Reference: Landscape Maintenance NOV.)		13,917.80	315,604.06
12/02/2025	200079	Cooper Pools	Invoice: 2025-1410 (Reference: Monthly Commercial Maintenance November 2025.)		3,900.00	311,704.06
12/02/2025	200080	Romaner Graphics	Invoice: 22877 (Reference: traffic signs.)		8,445.00	303,259.06
12/02/2025	200081	Blue Water Aquatics, Inc.	Invoice: 34575 (Reference: Fountain Troubleshooting Services.) Invoice: 34572 (Reference: Pon...		2,237.00	301,022.06
12/02/2025	200082	NaturZone Environmental Service	Invoice: 825362 (Reference: Pest Control Service.)		75.00	300,947.06
12/02/2025	200083	Sun Coast Rust Control, Inc.	Invoice: 08732 (Reference: Rust Control service.)		1,575.00	299,372.06
12/03/2025	200084	Cooper Pools	Invoice: 2025-1531 (Reference: Monthly Commercial Maintenance December 2025.)		3,900.00	295,472.06
12/03/2025	200085	Tampa Bay Poo Patrol	Invoice: 4764 (Reference: pet waste station maintenance.)		916.67	294,555.39
12/03/2025	200086	Vesta Property Services, Inc.	Invoice: 429749 (Reference: Pool monitor November.)		2,604.58	291,950.81
12/03/2025	200087	Lighthouse Engineering Inc.	Invoice: 4 (Reference: GENERAL ENGINEERING CONTRACT.)		1,430.00	290,520.81
12/03/2025	200088	Greenlee Law, PLLC	Invoice: 2125 (Reference: Basketball court construction defect.)		5,000.00	285,520.81
12/05/2025	1ACH121025	TECO	1611 RANCHETTE RD 10.08.25- 11.07.25		452.71	285,068.10
12/05/2025		Deposits		1,784,622.01		2,069,690.11
12/10/2025	200089	Florolawn	Invoice: 36348 (Reference: Irrigation Repairs.)		273.59	2,069,416.52
12/10/2025	200090	Business Observer, Inc.	Invoice: 25-02565P (Reference: Legal Advertising.)		74.38	2,069,342.14
12/10/2025	15ACH121025	TECO	1548 WYNDFIELDS BLVD 10.14.25- 11.12.25		4,838.24	2,064,503.90
12/10/2025	14ACH121025	TECO	1241 WYNDFIELDS BLVD PH 7B 10.14.25- 11.12.25		673.57	2,063,830.33
12/10/2025	13ACH121025	TECO	OLDWOODS AVE PH 8C 10.14.25- 11.12.25		569.95	2,063,260.38
12/10/2025	12ACH121025	TECO	32755 CUMBERLAND LN10.14.25- 11.12.25		302.63	2,062,957.75
12/10/2025	11ACH121025	TECO	1147 MONTGOMERY BELL RD, WELL 10.14.25- 11.12.25		69.11	2,062,888.64
12/10/2025	10ACH121025	TECO	1169 MANZANAR PL, FOUNTAIN 10.14.25- 11.12.25		342.06	2,062,546.58
12/10/2025	9ACH121025	TECO	32803 CUMBERLAND LN, WELL 10.14.25- 11.12.25		142.44	2,062,404.14
12/10/2025	8ACH121025	TECO	1549 BERING RD 10.14.25- 11.12.25		1,175.71	2,061,228.43
12/10/2025	7ACH121025	TECO	1756 WYNFIELDS BL 10.14.25- 11.12.25		115.24	2,061,113.19
12/10/2025	5ACH121025	TECO	1241 WYNDFIELDS BLVD PH 8B 10.14.25- 11.12.25		984.45	2,060,128.74
12/10/2025	3ACH121025	TECO	1329 WYNDFIELDS BLVD 10.14.25- 11.12.25		223.69	2,059,905.05
12/10/2025	2ACH121025	TECO	1195 WYNDFIELDS BLVD 10.14.25- 11.12.25		348.92	2,059,556.13
12/10/2025	4ACH121025	TECO	1393 WYNDFIELDS BLVD 10.14.25- 11.12.25		335.09	2,059,221.04
12/10/2025	16ACH121025	Spectrum Business	1549 Bering Rd 11.21.25- 12.20.25		357.62	2,058,863.42
12/10/2025	17ACH121025	PASCO County Utilities	1549 BERING ROAD 10.07.25 - 11.6.25		377.54	2,058,485.88
12/10/2025	6ACH121025	TECO	1568 WYNDFIELDS BLVD, WELL 10.14.25- 11.12.25		33.37	2,058,452.51
12/11/2025	1ACH121125	TECO	1758 BERING RD 10.15.25- 11.13.25		323.43	2,058,129.08
12/11/2025		Deposits		99,370.38		2,157,499.46
12/11/2025		Deposits		702.01		2,158,201.47
12/15/2025	200091	Vesta District Services	Invoice: 430004 (Reference: Management Fees Dec 25.)		5,416.67	2,152,784.80
12/16/2025	1ACH121625	Waste Management of FL	4 Yard Dumpster 2 week 12.01.25- 12.31.25		282.00	2,152,502.80
12/17/2025	200092	Spinelli Property Group	Invoice: 000013 - Dec 15, 202 (Reference: Replace Low voltage control box.) Invoice: 000014 -...		1,525.00	2,150,977.80
12/18/2025	200093	Blue Water Aquatics, Inc.	Invoice: 34651 (Reference: Aquatic Services.) Invoice: 34652 (Reference: Quarterly Fountain m...		7,907.15	2,143,070.65
12/18/2025		Deposits		1,033.11		2,144,103.76
12/18/2025		Deposits		5,456.17		2,149,559.93
12/19/2025	200094	Kilinski Van Wyk PLLC	Invoice: 13851 (Reference: Legal Services Nov 25.)		7,597.30	2,141,962.63
12/19/2025	200095	Florolawn	Invoice: 36487 (Reference: Landscape Maintenance Dec 25.) Invoice: 36500 (Reference: Tree Wor...		17,834.33	2,124,128.30
12/23/2025	200096	Kilinski Van Wyk PLLC	Invoice: 13881 (Reference: Nov25 Legal Services.)		1,074.00	2,123,054.30
12/23/2025	200097	Romaner Graphics	Invoice: 22936 (Reference: Pool Signs, Rule Regulations and MPH Sign.)		1,270.00	2,121,784.30
12/23/2025	200098	Catherinne ProCleaners LLC	Invoice: 1262 (Reference: Nov25 Cleaning.)		1,950.00	2,119,834.30
12/26/2025	122625BOS1	Engage PEO	BOS Meeting 12/16/25		172.40	2,119,661.90
12/26/2025	122625BOS2	Gerard Bianchi	BOS Meeting 12/16/25		184.70	2,119,477.20
12/26/2025	122625BOS3	Michelle Diman	BOS Meeting 12/16/25		184.70	2,119,292.50
12/26/2025	122625BOS4	Richard Ramirez	BOS Meeting 12/16/25		184.70	2,119,107.80
12/26/2025	122625BOS5	Vincent S Pacifico	BOS Meeting 12/16/25		184.70	2,118,923.10
12/29/2025	200099	Florida Training & Investigations	Invoice: 25202119 (Reference: Patrol Services 1/26/25 - 11/24/25.) Invoice: 25202121 (Referen...		10,700.00	2,108,223.10
12/31/2025	End of Month			1,891,183.68	112,482.44	2,108,223.10