



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
February 25, 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, February 25, 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, February 25, 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
 Gercia Balli, Floralawn

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

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

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

[EXHIBIT 1](#)

1. Aquatic Services Report

2. Fountain Service Reports

3. Consideration of Blue Water Aquatics Proposals for Pond K Fountain
 (Total: \$3,258.87)

[EXHIBIT 2](#)

a. #FA-2026-1165 for Capacitor Box Replacement - \$776.88

b. #FA-2026-1170 for Motor Replacement - \$2,481.99

4. Consideration of Bridge Washout Repair Proposals

[EXHIBIT 3](#)

a. Blue Water Aquatics

b. Floralawn





FOURTH ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE (Continued)

- C. Landscape Maintenance – *Casey Hallman, Floralawn* **EXHIBIT 4**
 - 1. Consideration of Floralawn Proposal(s): **EXHIBIT 5**
- D. Field Manager – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Consideration of Field Operation Proposals **EXHIBIT 7**
- E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
 - 1. Update on Pasco County Agreement to Add Boulders at End of Ranchette Rd. (Related to Floralawn Proposal #19053 -- \$3,520.58)
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Update on Property Conveyance Request (Gibson)

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 28, 2026 **EXHIBIT 8**
- B. Acceptance of the January 2026 Unaudited Financial Statement **EXHIBIT 9**

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

SIXTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 Minutes Per Person)

SEVENTH 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

EIGHTH 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, March 25, 2026

at 6:00 p.m.

Fairfield Inn & Suites Tampa Wesley Chapel

2650 Lajuana Boulevard

Wesley Chapel, FL 33543

NINTH ORDER OF BUSINESS:

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

TENTH ORDER OF BUSINESS:

ADJOURNMENT





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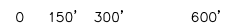
—— CDD BOUNDARY

— EASEMENT LINE

✱ CONTROL STRUCTURE

LANDSCAPE MAINTENANCE

POND BANK MAINTENANCE

 UNPLATTED WETLAND WITH 25' SETBACK

SCALE: 1" = 300'

Issued	By	Appd.	YY.MM.DD
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File Name: 215613663-X03-MAINTENANCE MAP	VN	TLS	VN	23.01.26
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Title

MAINTENANCE MAP

Project No. 215613663	Scale 1" = 300'
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Drawing No.	Sheet	Revision
X03	1 of 1	0



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1





Blue Water Aquatics, Inc.

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

Page 1 of 2
Monday, February 16, 2026
10:21:16 AM

Order report

Service details	
Technician: Randy Mitchell	Client: Union Park East CDD
Service Date	2/13/2026
Request Warranted	Yes
Action Taken	Installed new 5hp standard capacitor box.Went to test equipment and found the 5hp 230v 1ph 4" motor is going bad. It is loud and running high amps. Will need a new motor.
Service Date	2/13/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	75
Multiple Sites Treated	No
Pond Number	K
Service Performed	Troubleshooting
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Backpack
Water Level	Normal
Restrictions	None
Observations/Recommendations	Need new motor
Pictures:	



Order report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2



Blue Water Aquatics, Inc.

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



Estimate

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

ESTIMATE FA-2026-1165
DATE 02/05/2026
EXPIRATION DATE 04/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services	1	776.88	776.88
	FOUNTAIN #F-5.			
	Capacitor Box Replacement			
	Estimate Includes all parts, labor, taxes and shipping)			

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

SUBTOTAL	776.88
TAX	0.00
TOTAL	\$776.88

Accepted By

Accepted Date



Blue Water Aquatics, Inc.

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



Estimate

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

ESTIMATE FA-2026-1170
DATE 02/17/2026
EXPIRATION DATE 04/20/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair			
	Fountain Repair Services	1	2,481.99	2,481.99
	FOUNTAIN #F-5 (POND K)			
	4" 5HP 230V 1PH Motor Replacement			
	(Estimate includes all parts, tax, shipping & labor)			

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

SUBTOTAL	2,481.99
TAX	0.00
TOTAL	\$2,481.99

Accepted By

Accepted Date





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8



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

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District was held on Wednesday, January 28, 2026 at 6:00 p.m. at Fairfield Inn & Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Present and constituting a quorum were:

Tara Stabile (S1)	Board Supervisor, Assistant Secretary
Vincent Pacifico (S2)	Board Supervisor, Chairman
Michelle Diman (S3)	Board Supervisor, Assistant Secretary
Richard Ramirez (S4)	Board Supervisor, Assistant Secretary
Gerard Bianchi (S5)	Board Supervisor, Vice Chairman

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
Megan Birnholz-Couture	District Counsel, Kilinski Van Wyk PLLC
Amy Palmer	District Engineer, Lighthouse Engineering (<i>virtually</i>)
Chris Thompson	President, Blue Water Aquatics (<i>virtually, joined in-progress</i>)
Casey Hallman	Account Manager, Floralawn (<i>joined in-progress</i>)
Gercia Balli	Junior Account Manager, Floralawn (<i>joined in-progress</i>)

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 minutes per individual for agenda items)

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

AUDIT SERVICES

A. Audit Committee Meeting

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board paused the Regular Meeting and opened the Audit Committee Meeting, for Union Park East Community Development District.

1. EXHIBIT 1: Review of RFP and Evaluation Criteria
2. Recommendation to Proceed with Publication of RFP

Audit Committee consensus was to proceed with publication of the RFP

3. EXHIBIT 2: Scheduling of Next Audit Committee Meeting (March 25, 2026)

On a MOTION by Supervisor Diman, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the Board adjourned the Audit Committee Meeting and reconvened the Regular Meeting, for Union Park East Community Development District.

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

The next Audit Committee meeting will be scheduled for March 25, 2026

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the Board authorized staff to proceed with publication of Audit Services RFP and scheduling of the next Audit Committee Meeting, for Union Park East Community Development District.

FOURTH ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

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

1. EXHIBIT 3: Aquatic Services Report

2. EXHIBIT 4: Fountain Service Reports

Supervisors commented on the fountains working and the ponds looking good. Mr. Beckett confirmed debris is picked up when the tech is out, but they do not make a separate trip.

Discussion followed regarding the dry ponds near Wyndfields which will refill when it rains again and when dewatering at the construction site begins.

Mr. Thompson presented the Aquatic Maintenance Report after IV.E. District Engineer, noting ponds are looking good, water levels are low have allowed techs to pick up a lot of shoreline debris and trash. There is some planktonic algae in some of the ponds, and Mr. Thompson said dye could be added to cut down on the ultraviolet light if it becomes an issue. He added that residents may notice fish kills in different ponds due to tropical fish such as Tilapia being less cold-tolerant. Mr. Thompson asked that his team be notified if this happens and they'll assist with clean up.

Mr. Thompson provided an update on the fountains and confirmed the lights on the fountains work and confirmed he will forward a proposal for the erosion at the Wyndfield bridge for consideration at the next meeting.

Discussion returned to IV.E. District Engineer before proceeding to the next item.

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

This item was presented out of order after IV.F. District Manager

Mr. Hallman presented the Landscape Maintenance Report. He introduced Mr. Balli, his Junior Account Manager in training. He discussed water saturation around the amenity center, protocols for brown patch fungus (large golden circles of grass) in the sod, the treatment of weeds, the freeze impact on the various types of sod, water retention at the Wyndfield bridge for which he hasn't located the source yet, and the impact of the frosts on the entrance plants.

1. Presentation of Tupelo Sun Median Design

2. Consideration of Floralawn Proposals:

Mr. Hallman explained the scope of each of the following proposals and answered Supervisor questions.

a. EXHIBIT 6: #18608 – Amenity Center Medians Plant Replacement - \$2,368.60 – *Previously Presented*

This is to replace declining plant material and planting would begin close to Easter. He noted that postponing a decision on the proposal wouldn't impact the labor rates, but the plant prices may increase.

b. EXHIBIT 7: #18611 – Amenity Center Sod Replacement - \$3,819.44 – *Previously Presented*

This vicinity for this replacement is by the school bus stop. Mr. Hallman suggested replacing the sod with Bermuda instead of St. Augustine.

c. EXHIBIT 8: #19053 – Add Boulders at End of Wyndfields Blvd. Ranchette Road - \$3,520.58

Discussion followed on the location of District irrigation and maintenance responsibilities for the water structures at the end of Ranchette Road.

d. EXHIBIT 9: #19432 – Replace Shrubs Along Wyndfields Blvd. - \$743.31

Eleven declining shrubs would be replaced.

e. EXHIBIT 10: #19433 – Replace Shrubs at Wyndfields Pump Station - \$946.82

This is to fill in and replace the missing and declining plants from the hurricane.

Mr. Hallman suggested waiting until after the last frost dates to determine if any additional plants have failed and need to be replaced.

The Board requested shrub removal without replacement.



- 110 f. EXHIBIT 11: #19616 – Bridge Washout Repair - \$3,233.95
111 Mr. Hallman was advised of the recommendation to add filter
112 fabric. He will revise the proposal for the next meeting to include
113 the fabric mesh.
114 Mr. Bush was asked to put caution tape around the hole.
115 Mr. Hallman discussed the renderings for the Tupelo Sun Median Design.
116 The perennial plants were the designer’s recommendations for the
117 weather conditions. Supervisors discussed additional options for
118 plantings for a revised rendering and a proposal, and adding some
119 perennials to the bed at the bridge.
120 Mr. Hallman responded to a Supervisor question on sod fill-in once the
121 weeds die. He will provide a proposal for re-sodding for consideration in
122 the next budget discussion.
123 Board consensus was to postpone consideration of the landscape
124 proposals until the March meeting.
125 Discussion followed on seeding the grass inside Liberty Square.
126 C. EXHIBIT 12: Field Manager – *Michael Bush, Vesta District Services*
127 Mr. Bush reviewed the Field Manager Report, providing an update on the repair
128 projects throughout the community. Supervisors discussed asking the HOA to
129 remind residents of the possibility of frost on the bridge when there is a freeze,
130 and the pet waste stations - the level of service being provided by the pet waste
131 station maintenance vendor, residents are taking boxes of bags from the pet
132 waste stations, vendor’s lack of communication regarding ongoing issues, and
133 removing the “Metro Places” signs attached to some of the stations. Mr. Bush
134 advised that toppers cost \$33/each with a discount for multiple signs.
135 Supervisors discussed the trees behind the townhomes. The trees were
136 identified as being located on private property.
137 A report was requested on the pet waste station maintenance. Mr. Bush
138 suggested adding a QR code sticker to the stations so users can report issues.
139 1. EXHIBIT 13: Consideration of Field Operation Proposals
140 D. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
141 Ms. Hancock advised that she will be discussing the construction defect matter
142 with Litigation Counsel in the next week or two and that Pasco County has
143 responded to the Ranchette Road question and identified the parcel as County-
144 owned and part of their long-term transportation infrastructure plan (i.e. not
145 scheduled for improvements within five years). In response to a Supervisor’s
146 question, she stated that to secure the gate would require an interlocal

agreement with Pasco County and the County has not been amenable to such requests in the past. Discussion followed on placement of boulders being limited to District property and the location of the waterline. It was also noted that the agenda incorrectly identified Floralawn's proposal #19053 as at the end of Wyndfields, instead of Ranchette Rd. Supervisors reported that residents are parking at the end of Ranchette Rd, and Oldwoods.

Ms. Hancock will reach out to the County Attorney regarding a license agreement or interlocal agreement that will allow the District to add boulders around the water lines.

Ms. Hancock stated that based on her research into litigation pertaining to pickleball court noise complaints, she is comfortable with the District's proposed pickleball court location, provided the District complies with noise restrictions set by the governing municipality (Pasco County). It was noted that lighting would not be installed and the court would only be open from dawn to dusk.

Ms. Hancock introduced Ms. Birnholz-Couture and advised Ms. Hammock will be on maternity leave starting in late March.

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

1. EXHIBIT 14: Consideration of Proposals to Construct Double Pickleball Court

Ms. Palmer provided an update on the progress of soliciting additional quotes.

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*

Ms. Palmer advised that the Welch Tennis Court proposal does not include any work outside the pickleball court construction, they are not willing to quote for the sidewalk, road extension, and parking lot and another contractor would be required for that portion of the project.

Supervisors discussed the extent of the scope and requirements for the project. Ms. Palmer added that if the quiet panels are installed, they will add approximately \$20,000.00 to the project. She stated that since Top Notch Grading is charging approximately \$60,000.00 just for the court, it would cost more than their total bid for a separate contractor to construct the sidewalk, road extension and parking lot if the Board decided to select Welch Tennis Courts proposal.

185 In response to a Supervisor's question, Ms. Palmer advised that
186 the SWFWMD permit is completed, but the building permits
187 would be an additional cost; she acknowledged \$1,800.00 as a
188 reasonable estimate.

189 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, OPPOSED by Supervisor
190 Stabile, the Board approved Top Notch Grading to construct the Double Pickleball Court for an
191 amount not to exceed \$122,000.00, for Union Park East Community Development District.

192 Ms. Palmer recommended adding filter fabric to the scope for the erosion repair
193 at the bridge. The pipe appears to be capped so the issue shouldn't continue.

194 Additional quotes for the erosion repair at the bridge were requested.

195 Ms. Palmer advised that the District's grass behind 1010 Montgomery Bell
196 appear to dying due to the residents draining their pool into the stormwater
197 pond and have plants in the area that are being over watered. A report was
198 forwarded to Mr. Beckett. Supervisor Pacifico advised of an additional property
199 to review at the south end of Montgomery Bell.

200 Mr. Thompson advised that the erosion repair at pond Sump 10 is scheduled to
201 begin Friday or Monday, there was a delay due to the area being saturated
202 concerns of damaging the grass. He added that he had reviewed the erosion at
203 the Wyndfield Bridge and quoted \$3,500.00 inclusive of geotextile for the repair.

204 *Mr. Thompson presented the Aquatic Maintenance Report at this point in the meeting.*

205 Discussion returned to the matter of dead grass behind 1010 Montgomery Bell.
206 Board direction was for staff to send a cease-and-desist letter.

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

208 1. EXHIBIT 15: Consideration of Extended Amenity Reservation Request

209 Mr. Beckett presented a resident's request for an exception to reserve
210 the amenity center for longer than 4 hours. Ms. Hancock stated there
211 was nothing in the Amenity Rules prohibiting a double booking by a single
212 resident. Board direction was to allow the resident to reserve the
213 Amenity Center for an eight-hour period, classified as two reservations
214 each requiring a deposit, provided the Amenity Center is vacated by 10
215 p.m.

216 Discussion followed on possible revisions to the verbiage of the Amenity
217 Rules regarding reservations.

218 Board consensus was to allow individuals to make two consecutive
219 reservations for the same day provided deposits are paid for both
220 reservations and sufficient time is available between other reservations
221 to allow for cleaning.

2. Update on Property Conveyance Request (Gibson)

Ms. Hancock provided an update on the conveyance request. She and Ms. Palmer are researching whether Pasco County will require an amendment to the plat or a lot line adjustment. The residents are responsible for all costs associated with the request.

Discussion moved to IV.B. Landscape Maintenance before proceeding to the next Order of Business.

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

A. EXHIBIT 16: Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 16, 2025

B. EXHIBIT 17: Acceptance of the December 2025 Unaudited Financial Statement

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

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

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

This item was discussed during under IV.C Field Manager

A request was made to move District Engineer Report to the top of the agenda.

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

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

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS:

SECURITY MATTERS

There being no security matters to discuss, the next Order of Business followed.

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

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

Supervisors Pacifico, Diman, and Ramirez affirmed their intent to attend the next meeting in person.

TENTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

Amenity Manager

- Extended Amenity Reservation Request
- Residents can book 2 reservations for the same day and pay two deposits
- Board is ok with multiple reservations every day as long as there is time to clean up between bookings.

Blue Water Aquatics

- Quote for Bridge Washout Repair

District Counsel

- Contact Pasco County to confirm whether boulders can be placed at End of Ranchette Rd.
- Review cease-and-desist letter to homeowner at 1010 Montgomery Bell

District Manager

- Get with HOA and have them send out a communication about the bridge being slippery
- See who owns the meters at the end of Ranchette – maybe get with District Engineer
- Cease-and-desist letter to homeowner at 1010 Montgomery Bell (District Counsel)
- **February Agenda**
 - Move DE Report to the beginning of the agenda – all meetings
 - Hold Floralawn #19053 – Add Boulders at End of Ranchette Rd. for DISTRICT COUNSEL update
- **March Agenda**
 - Floralawn #18608 – Amenity Center Medians Plant Replacement - \$2,368.60 – *Previously Presented*
 - Floralawn #18611 – Amenity Center Sod Replacement - \$3,819.44 – *Previously Presented*

Field Manager

- Monitor pet waste stations
 - Add QR codes

Floralawn

- Remove Shrubs Along Wyndfields Blvd
- Remove Shrubs at Wyndfields Pump Station
- Revise Bridge Washout Repair quote
- Proposal for overseeding for next year

292 **ELEVENTH ORDER OF BUSINESS: ADJOURNMENT**

293 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the
294 Board adjourned the meeting at 8:24 p.m., for Union Park East Community Development District.

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

299 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
300 **noticed meeting held on February 25, 2026.**

301 _____
302 Heath Beckett, Secretary

Vincent Pacifico, Chair

DRAFT





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9



*Union Park East
Community Development District*

Financial Statements - Unaudited

January 31, 2026



Union Park East CDD
Balance Sheet
January 31, 2026

	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	\$ 257,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,755
3 Cash - Restricted							-
4 Money Markey - Operating	2,104,149	-	-	-	-	-	2,104,149
5 Money Markey - Restricted	138,472	-	-	-	-	-	138,472
6 Investments:							
7 Revenue Trust Fund	-	158,163	102,964	12,224	58,368	-	331,718
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 Acquisition & Construction	-	-	-	-	-	46,632	46,632
12 Accounts Receivable	5,008	-	-	-	-	-	5,008
13 Assessments Receivable - On Roll	87,947	30,256	25,413	5,518	11,200	-	160,333
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Due from Other Funds	-	407,691	340,503	75,854	85,983	-	910,032
16 Deposits	3,360	-	-	-	-	-	3,360
17 Prepaid Items	2,038	-	-	-	-	-	2,038
18 TOTAL ASSETS	\$ 2,598,729	\$ 1,008,382	\$ 812,248	\$ 147,408	\$ 199,144	\$ 46,632	\$ 4,812,544
19 LIABILITIES							
20 Accounts Payable	50,914	-	-	-	-	-	50,914
21 Due to Other Funds	910,032	-	-	-	-	-	910,032
22 Rental Deposit	300	-	-	-	-	-	300
23 Accrued Expenses	-	-	-	-	-	-	-
24 Deferred Revenue - On Roll	87,947	30,256	25,413	5,518	11,200	-	160,333
25 TOTAL LIABILITIES	1,049,192	30,256	25,413	5,518	11,200	-	1,121,579
26 FUND BALANCE							-
27 Nonspendable							-
28 Assigned - Asset Reserves							-
29 Assigned - Operating Reserves							-
30 Restricted		978,126	786,836	141,891	187,944	46,632	2,141,429
31 Unassigned	1,549,536						1,549,536
32 TOTAL FUND BALANCE	1,549,536	978,126	786,836	141,891	187,944	46,632	3,690,966
33 TOTAL LIABILITIES & FUND BALANCE	\$ 2,598,729	\$ 1,008,382	\$ 812,248	\$ 147,408	\$ 199,144	\$ 46,632	\$ 4,812,544



Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through January 31, 2026

	FY2026 Adopted Budget	FY2026 Actual January	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,210,561	\$ 12,645	\$ 1,191,831	\$ (18,730)	98.45%
3 Interest	-	5,536	9,251	9,251	#DIV/0!
4 Miscellaneous	-	-	1,656	1,656	#DIV/0!
5 TOTAL REVENUES	\$ 1,210,561	\$ 18,180	\$ 1,202,738	\$ (7,823)	99.35%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	-	2,216	(11,784)	15.83%
9 Payroll Taxes	1,071	-	367	(704)	34.29%
10 Payroll Processing	770	-	150	(620)	19.48%
11 Management Consulting Services	42,000	3,500	14,000	(28,000)	33.33%
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	429	(2,071)	17.15%
18 Engineering Services	25,000	2,438	8,267	(16,734)	33.07%
19 Legal Services (General)	50,000	3,167	46,347	(3,653)	92.69%
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	-	1,149	(3,851)	22.99%
23 TOTAL GENERAL ADMINSTRATIVE	212,131	9,179	104,708	(107,423)	49.36%
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	5,333	(10,667)	33.33%
31 Streetpole Lighting	105,000	-	-	(105,000)	0.00%
32 Electricity (Irrigation & Pond Pumps)	32,000	10,670	39,968	7,968	124.90%
33 Landscape Maintenance	186,974	13,918	63,131	(123,843)	33.76%
34 Landscape Enhancements	40,272	-	-	(40,272)	0.00%
35 Irrigation Maintenance	18,000	359	1,250	(16,751)	6.94%
36 Pond Maintenance	23,580	1,965	5,895	(17,685)	25.00%
37 Fountain Maintenance	7,000	-	9,972	2,972	142.46%
38 Pet Waste Removal	14,000	917	3,667	(10,333)	26.19%
39 Rust Control	19,200	1,575	4,725	(14,475)	24.61%
40 Physical Environment Contingency	85,000	-	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	30,736	156,918	(546,713)	22.30%
44 AMENITY CENTER OPERATIONS					
45 Pool Service Contract	48,000	3,900	11,700	(36,300)	24.38%
46 Pool Maintenance & Repair	5,000	632	6,820	1,820	136.40%
47 Pool Permit	275	-	-	(275)	0.00%
48 Amenity Management	7,000	583	2,333	(4,667)	33.33%
49 Amenity Center Cleaning & Maintenance	19,500	1,580	12,719	(6,781)	65.22%



Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through January 31, 2026

	FY2026 Adopted Budget	FY2026 Actual January	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	358	1,430	(3,078)	31.73%
51 Amenity Center Electricity	19,200	1,145	4,629	(14,571)	24.11%
52 Amenity Center Water	10,000	321	1,426	(8,574)	14.26%
53 Amenity Center Pest Control	975	75	300	(675)	30.77%
54 Refuse Service	3,706	344	1,252	(2,454)	33.79%
55 Landscape Maintenance - Infill	4,000	-	-	(4,000)	0.00%
56 Security Monitoring	34,420	6,201	27,703	(6,718)	80.48%
57 Pool Monitors	45,760	3,050	11,181	(34,579)	24.43%
58 Community Events & Decorations	25,000	-	15,000	(10,000)	60.00%
59 Misc Amenity Center Repairs & Contingency	40,000	-	2,103	(37,897)	5.26%
60 TOTAL AMENITY CENTER OPERATIONS	267,344	18,190	98,596	(168,749)	36.88%
61 TOTAL EXPENDITURES	\$ 1,210,561	\$ 58,105	\$ 371,427	\$ (839,134)	30.68%
62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	-	(39,925)	831,311	831,311	
63 NET CHANGE IN FUND BALANCE	-	(39,925)	831,311	831,311	
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	\$ (39,925)	\$ 1,549,536	\$ 831,311	

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 January 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 411,525	\$ 405,146	\$ (6,379)	98.45%
3 Interest	-	8,530	8,530	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ 411,525	\$ 413,676	\$ 2,151	100.52%
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	149,838		3484.61%
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	149,838	-	
20 Fund Balance - Beginning	-	828,288	-	
21 FUND BALANCE - ENDING	\$ 4,300	\$ 978,126	\$ -	

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 January 31, 2026

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 343,663	\$ 338,349	\$ -	98.45%
3 Interest	-	6,786	6,786	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ 343,663	\$ 345,134	\$ 6,786	100.43%
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	121,088	121,614	2529.24%
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	121,088	121,614	
20 Fund Balance - Beginning	-	665,748	-	
21 FUND BALANCE - ENDING	\$ 4,788	\$ 786,836	\$ 121,614	



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 January 31, 2026

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 76,581	\$ 75,394	\$ -	98.45%
3 Interest	-	960	960	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUES	\$ 76,581	\$ 76,353	\$ 960	99.70%
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	49,841	46,022	1305.16%
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	49,841	46,022	
20 Fund Balance - Beginning	-	92,050	-	
21 FUND BALANCE - ENDING	\$ 3,819	\$ 141,891	\$ 46,022	



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 January 31, 2026

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 89,086	\$ 85,877	\$ -	96.40%
3 Interest	-	1,383		#DIV/0!
4 Miscellaneous	-	-		#DIV/0!
5 TOTAL REVENUES	\$ 89,086	\$ 87,260	\$ -	97.95%
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	62,071		5720.81%
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	62,071	-	
21 Fund Balance - Beginning		125,874		
22 FUND BALANCE, ENDING	\$ 1,085	\$ 187,944	\$ -	

Union Park East CDD
Construction
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through January 31, 2026

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Developer Contributions	\$ -	\$ -	\$ -	#DIV/0!
3 Interest	-	561	561	#DIV/0!
4 Miscellaneous	-	-	-	#DIV/0!
5 TOTAL REVENUE	<u>\$ -</u>	<u>\$ 561</u>	<u>\$ 561</u>	<u>#DIV/0!</u>
6 EXPENDITURES				
7 CIP	-	-	-	#DIV/0!
8 TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>#DIV/0!</u>
9 REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>561</u>		<u>#DIV/0!</u>
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	-	-	-	#DIV/0!
12 Transfers Out	-	-	-	#DIV/0!
13 TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>#DIV/0!</u>
14 NET CHANGES IN FUND BALANCE	-	561	-	
15 Fund Balance - Beginning		46,072		
16 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 46,632</u>	<u>\$ -</u>	



Union Park East CDD Check Register					
9/30/2025	End of Year				326,147.75
10/01/2025	200042	Floralawn	Invoice: 34436 (Reference: Landscape Maintenance Per Agreement September 2025.)	13,917.80	312,229.95
10/02/2025	200043	Blue Water Aquatics, Inc.	Invoice: 34236 (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: Monthl...	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 WYNFIELDS 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 Dissminatio...	10,416.67	241,358.18
10/14/2025	200053	Floralawn	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	Floralawn	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: 34322 (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 (Refe...	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	103125BOS5	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
11/03/2025	200063	Floralawn	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	01ACH111025	TECO	1568 WYNDFIELDS BLVD, WELL 09.13.25- 10.13.25	34.02	203,669.89
11/10/2025	02ACH111025	TECO	32803 CUMBERLAND LN, WELL 09.13.25- 10.13.25	143.86	203,526.03
11/10/2025	03ACH111025	TECO	1548 WYNDFIELDS BLVD 09.13.25- 10.13.25	4,838.24	198,687.79
11/10/2025	04ACH111025	TECO	1756 WYNFIELDS BL 09.13.25- 10.13.25	134.39	198,553.40
11/10/2025	05ACH111025	TECO	32755 CUMBERLAND LN 09.13.25-10.13.25	147.58	198,405.82
11/10/2025	06ACH111025	TECO	1147 MONTGOMERY BELL RD, WELL 09.13.25- 10.13.25	46.44	198,359.38
11/10/2025	07ACH111025	TECO	1329 WYNDFIELDS BLVD 09.13.25- 10.13.25	365.10	197,994.28
11/10/2025	09ACH111025	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	10ACH111025	TECO	1169 MANZANAR PL, FOUNTAIN 09.13.25- 10.13.25	239.69	191,295.30
11/10/2025	11ACH111025	TECO	1241 WYNDFIELDS BLVD PH 8B 09.13.25- 10.13.25	617.75	190,677.55
11/10/2025	12ACH111025	TECO	1195 WYNDFIELDS BLVD 09.13.25- 10.13.25	201.87	190,475.68
11/10/2025	13ACH111025	TECO	1393 WYNDFIELDS BLVD 09.13.25- 10.13.25	238.38	190,237.30
11/10/2025	14ACH111025	TECO	OLDWOODS AVE PH 8C 09.13.25- 10.13.25	327.14	189,910.16
11/10/2025	15ACH111025	TECO	1549 BERING RD 09.13.25- 10.13.25	828.06	189,082.10
11/10/2025	16ACH111025	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 OPPORTUI	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	Floralawn	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	Catherine 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			Deposit	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		194,859.12	80,481.33	329,521.86
12/02/2025	200078	Floralawn	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			Deposit	1,784,622.01		2,069,690.11
12/10/2025	200089	Floralawn	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			Deposit	99,370.38		2,157,499.46
12/11/2025			Deposit	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
12/18/2025	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			Deposit	1,033.11		2,144,103.76
12/18/2025			Deposit	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	Floralawn	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	Catherine 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
01/05/2026			Funds Transfer		1,800,000.00	308,223.10
01/06/2026	200100	Vesta Property Services, Inc.	Invoice: 430248 (Reference: Pool monitor December.)		2,908.62	305,314.48
01/06/2026	200101	Blue Water Aquatics, Inc.	Invoice: 34795 (Reference: Erosion Control Installation on Pond K.) Invoice: 34794 (Reference...		12,289.58	293,024.90
01/06/2026	200102	ECS Integrations LLC	Invoice: 103434 (Reference: JAN Amenity Access Management.) Invoice: 103464 (Reference: Video...		551.25	292,473.65
01/06/2026	200103	NaturZone Environmental Service	Invoice: 834721 (Reference: JAN monthly pest control.)		75.00	292,398.65
01/06/2026	200104	Cooper Pools	Invoice: 2026-1069 (Reference: Monthly Commercial Maintenance January 2026.)		3,900.00	288,498.65
01/06/2026	200105	Tampa Bay Poo Patrol	Invoice: 4974 (Reference: JAN pet waste station maintenance.)		916.67	287,581.98
01/06/2026	01ACH010626	TECO	1611 RANCHETTE RD 11.13.25- 12.12.25		701.89	286,880.09
01/07/2026	01ACH010726	PASCO County Utilities	1549 BERING ROAD 11.06.25 - 12.8.25		358.78	286,521.31
01/09/2026	200106	Catherine ProCleaners LLC	Invoice: 1279 (Reference: Dec25 Cleaning.)		1,430.00	285,091.31
01/09/2026	01ACH010926	TECO	1548 WYNDFIELDS BLVD11.13.25- 12.12.25		4,748.90	280,342.41
01/09/2026	200107	Sun Coast Rust Control, Inc.	Invoice: 08872 (Reference: DEC25 Monthly water treatment (iron/rust) and service fee.)		1,575.00	278,767.41
01/09/2026	200108	ECS Integrations LLC	Invoice: 103435 (Reference: Security monitoring.)		300.00	278,467.41
01/09/2026	200109	Vesta District Services	Invoice: 430337 (Reference: JAN26 District Management services.)		5,416.67	273,050.74
01/09/2026	200110	Lighthouse Engineering Inc.	Invoice: 5 (Reference: GENERAL ENGINEERING CONTRACT.)		2,437.50	270,613.24
01/09/2026	02ACH010926	TECO	32803 CUMBERLAND LN, WELL 11.13.25- 12.12.25		161.96	270,451.28
01/09/2026	03ACH010926	TECO	32755 CUMBERLAND LN 11.13.25- 12.12.25		357.42	270,093.86

01/09/2026	04ACH10926	TECO	1241 WYNDFIELDS BLVD PH 8B 11.13.25- 12.12.25	984.45	269,109.41
01/09/2026	05ACH010926	TECO	1147 MONTGOMERY BELL RD, WELL 11.13.25- 12.12.25	67.17	269,042.24
01/09/2026	06ACH010926	TECO	1756 WYNFIELDS BL 11.13.25- 12.12.25	114.83	268,927.41
01/09/2026	07ACH010926	TECO	1169 MANZANAR PL, FOUNTAIN 11.13.25- 12.12.25	331.31	268,596.10
01/09/2026	08ACH010926	TECO	1549 BERING RD 11.13.25- 12.12.25	1,052.78	267,543.32
01/09/2026	09ACH010926	TECO	1241 WYNDFIELDS BLVD PH 7B 11.13.25- 12.12.25	673.57	266,869.75
01/09/2026	10ACH010926	TECO	OLDWOODS AVE PH 8C 11.13.25- 12.12.25	569.95	266,299.80
01/09/2026	11ACH010926	TECO	1393 WYNDFIELDS BLVD 11.13.25- 12.12.25	332.29	265,967.51
01/09/2026	12ACH010926	TECO	1195 WYNDFIELDS BLVD 11.13.25- 12.12.25	333.81	265,633.70
01/09/2026	13ACH010926	TECO	1568 WYNDFIELDS BLVD, WELL 11.13.25- 12.12.25	28.40	265,605.30
01/09/2026	14ACH010926	TECO	1329 WYNDFIELDS BLVD 11.13.25- 12.12.25	56.98	265,548.32
01/09/2026			Deposit	16,332.63	281,880.95
01/09/2026			Deposit	4,363.87	286,244.82
01/09/2026			Deposit	1,547.46	287,792.28
01/12/2026	01ACH011226	Spectrum Business	1549 Bering Rd 12.21.25- 01.20.26	357.62	287,434.66
01/12/2026	02ACH011226	TECO	1758 BERING RD 11.14.25- 12.15.25	355.65	287,079.01
01/15/2026	200111	Business Observer, Inc.	Invoice: 26-00032P (Reference: Legal Advertising - Board Meeting.)	74.38	287,004.63
01/20/2026	200112	Vesta District Services	Invoice: 430420 (Reference: Billable Expenses - Dec 2025.)	1,175.00	285,829.63
01/20/2026	200113	Kilinski Van Wyk PLLC	Invoice: 14066 (Reference: Dec legal services.) Invoice: 14065 (Reference: Dec legal services...	3,167.30	282,662.33
01/20/2026	200114	Floralawn	Invoice: 36874 (Reference: Irrigation Repair from Inspection (December, 2025).)	358.99	282,303.34
01/20/2026	01ACH012026	Waste Management of FL	4 Yard Dumpster 2 week 1.01.26- 01.31.26	344.04	281,959.30
01/28/2026	200115	Cooper Pools	Invoice: 1129 (Reference: 150# Struts Safety & Locking.)	328.42	281,630.88
01/28/2026	200116	FitRev	Invoice: 37246 (Reference: Preventative Maintenance - adjusted, tightened, tested, lubricated a...	185.00	281,445.88
01/28/2026	200117	Blue Water Aquatics, Inc.	Invoice: 34860 (Reference: Jan26 Pond Waterway Treatment.)	1,965.00	279,480.88
01/28/2026	200118	Florida Training & Investigations	Invoice: 25202124 (Reference: Patrol Service 12/25/25- 01/23/26.)	5,500.00	273,980.88
01/28/2026	200119	Thompson Safety LLC	Invoice: TPAINU00030771 (Reference: Fire Extinguisher Annual Maint parts and service charge.)	110.00	273,870.88
01/29/2026	200120	Cooper Pools	Invoice: 1140 (Reference: Installation of new 6" Gasket.)	304.04	273,566.84
01/29/2026	200121	Vesta District Services	Invoice: 429892 (Reference: Billable Expenses - Nov 2025.)	2,194.38	271,372.46
01/30/2026			Deposit	300.00	271,672.46
01/30/2026	200122	Floralawn	Invoice: 36754 (Reference: JAN26 Landscape Maintenance.)	13,917.80	257,754.66
1/31/2026	End of Month			22,543.96	1,873,012.40
					257,754.66