



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
April 22, 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, April 22, 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, April 22, 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:

OPERATIONS & MAINTENANCE

A. District Engineer – [Amy Palmer, Lighthouse Engineering](#)

1. Consideration of Pickleball Court & Paving Construction Proposals

[EXHIBIT 1](#)

a. Ajax Paving Industries of FL Road Extension Proposal #MM26-030 - \$82,481.67 – [Previously Presented](#)

b. Welch Tennis Courts Pickleball Court Proposal - \$91,115.00 – [Previously Presented](#)

c. Marksman General Contracting Road Extension, Parking Lot & Pickleball Court Proposal - \$165,900



THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE (Continued)

- B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*
 - 1. Presentation of Aquatic Services Report [EXHIBIT 2](#)
 - 2. Presentation of Fountain Service Reports [EXHIBIT 3](#)
 - a. Discussion on SWFWMD Fountain Operation Restrictions [EXHIBIT 4](#)
 - 3. Consideration of Blue Water Aquatics Proposals [EXHIBIT 5](#)
- C. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 6](#)
 - 1. Consideration of Floralawn Proposals: [EXHIBIT 7](#)
 - a. **#20147 - Clubhouse Landscape Refurbishment - \$17,919.63**
 - b. **#20850 – Tree Removal - \$1,441.53**
- D. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 8](#)
 - 1. Presentation of Scoops Poop Reports [EXHIBIT 9](#)
 - 2. Consideration of Amenity Center Exterior Painting Proposals [EXHIBIT 10](#)
- E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*

FOURTH ORDER OF BUSINESS:

AMENITY RULES

- A. **Public Hearing on Amended and Restated Amenity Rules and Rates**
 - 1. Presentation of Amended and Restated Amenity Rules and Rates [EXHIBIT 11](#)
 - 2. Public Comments
- B. Adoption of **Resolution 2026-07, Adopting Amended and Restated Amenity Rules and Rates** [EXHIBIT 12](#)

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 25, 2026 [EXHIBIT 13](#)
- B. Acceptance of the March 2026 Unaudited Financial Statement [EXHIBIT 14](#)

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 Minutes Per Person)



EIGHTH ORDER OF BUSINESS:

SHADE ITEMS: SECURITY

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, May 27, 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



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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

—— CDD BOUNDARY

— EASEMENT LINE

✖ CONTROL STRUCTURE

LANDSCAPE MAINTENANCE

 POND BANK MAINTENANCE UNPLATTED WETLAND WITH 25' SETBACK

0 150' 300' 600'

SCALE: 1" = 300'

[illegible]

Client/Project

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Pasco County, Florida

Title

MAINTENANCE MAP

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

\\1156\active\215613663\civil\active\exhibits\215613663-X03-Maintenance Map.dwg
2023/01/26 6:36 PM By: Nurse, Vanessa



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

**Ajax Paving Industries of Florida, LLC.**

One Ajax Drive, North Venice, FL 34275

Phone: 941-486-3600

Fax: 941-486-3500

www.ajaxpaving.com

The Future is Riding on Ajax."

To:	Lighthouse Engineering, Inc.	Contact:	Amy Palmer
Address:	701 Interprise Road, Suite 410 Safety Harbor, FL 34695	Phone:	(727) 726-7856
		Fax:	(727) 683-9848
Project Name:	Union Park Pickleball Road Extension	Bid Number:	MM26-030
Project Location:	Wesley Chapel, FL	Bid Date:	3/20/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Clear & Grub	1.00	LS	\$24,517.33	\$24,517.33
2	Concrete Sidewalk	57.00	SY	\$75.87	\$4,324.59
3	Drop Curb	136.00	LF	\$44.56	\$6,060.16
4	Ribbon Curb	40.00	LF	\$44.56	\$1,782.40
5	9" Crushed Concrete Base (Includes Gravel Parking)	240.00	SY	\$106.07	\$25,456.80
6	1-1/2" SP-12.5 Asphalt	183.00	SY	\$93.58	\$17,125.14
7	Striping	1.00	LS	\$3,215.25	\$3,215.25

Total Bid Price: \$82,481.67**Notes:**

- This Proposal includes ONLY those items and services specifically described above.
- This Proposal is based on 1 Mobilization. Additional Mobilizations will require negotiation of price.
- Asphalt overruns due to pre-existing conditions, including soft base, subgrade or base tolerance will be invoiced at unit prices.
- Prices on this quotation are based on construction prior to July 31, 2026. Any construction after this date will be subject to increased prices of labor, materials and supplies of 5%.
- Payment shall be based upon actual field measured quantities.
- This proposal is binding on customer when signed and transmitted to Ajax by mail, PDF, or facsimile.
- The prices on this quotation are firm for 30 days from the date of this quote.
- Quote is based on plans dated 09 08 2025.
- Prime contractor to supply the following: on site staging yard, water source, sanitation facilities, survey & construction layout, erosion control, sawcutting, QA/QC testing, MOT, utility coordination, as-builts, light plants, FHP.
- Pricing does not include: striping removal, temp asphalt, temp asphalt removal, asphalt curb pad, roadway restoration due to underground work, utility adjustments, demolition, embankment, tree trimming, permits, security badging, OJT, drop off protection, driveway maintenance, or Sod.
- All notes on this quote are to be included in subcontract with Prime. Notes will take precedence over conflicting language in subcontract.
- Ajax Paving can provide it's own MOT for lane closures at \$3,000 per shift if requested by Prime. Prime to supply MOT Devices.
- Prime contractor may elect to provide Ajax with MOT or Ajax can provide it's own MOT (Prime to supply MOT devices).
- Pricing as shown is for daytime work only.
- If, after the date of this Quote/Purchase Order, any new or increased tariffs, duties, or other government-imposed costs on materials used in the work becomes effective, the Contract Price shall be adjusted to reflect the actual increased cost to the Contractor. The Contractor shall promptly notify the [Owner/Buyer] of any such cost impact. Failure to agree on a price adjustment shall not relieve the Buyer's obligation to pay the increased cost, and the Contractor shall be entitled to an extension of time if such tariffs result in material shortages or delays and/or Contractor may permanently suspend performance because of a delay or the inability of the parties to agree upon an adjusted price."
- 9" Base allows for 3" of base material in lieu of stabilization.
- Ajax Paving will not be responsible for damage to asphalt by third parties. Repairs can be made based on T&M rates.
- Fencing, Pickle Ball Court, & Bike Rack by others.

**Ajax Paving Industries of Florida, LLC.***One Ajax Drive, North Venice, FL 34275**Phone: 941-486-3600**Fax: 941-486-3500**www.ajaxpaving.com****The Future is Riding on Ajax."***

To:	Lighthouse Engineering, Inc.	Contact:	Amy Palmer
Address:	701 Interprise Road, Suite 410 Safety Harbor, FL 34695	Phone:	(727) 726-7856
		Fax:	(727) 683-9848
Project Name:	Union Park Pickleball Road Extension	Bid Number:	MM26-030
Project Location:	Wesley Chapel, FL	Bid Date:	3/20/2026

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____**Signature:** _____**Date of Acceptance:** _____**CONFIRMED:****Ajax Paving Industries Of Florida, LLC****Authorized Signature:** _____**Estimator:** Mark Miller

813-769-1990 markmiller@ajaxpaving.com

Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

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 1⅝-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
ALLOWANCE FOR PERMITS/FEES/ENGINEERING	\$ 1,800.00
<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	☐	☐	☐	☐ _____

Hard Court Contracts Only

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)

Site work & Paving
\$58,400

Base Install Digout existing grass/dirt and haul from property. Install and grade 6" crushed concrete base. Compact to grade. Fine grade area to ensure proper slope based on plans provided. Approx 5,491 Sq Ft

Paving Services Roadway

Pave at average thickness of 1.5" using SP 9.5 hotmix asphalt and compact to grade using a steel drum vibratory roller and 7 ton

rubber tire traffic roller adding sand for smooth finish. Approx 1,622 sq ft

Asphalt Paving Services Pave at average thickness of 1.5" using SP 9.5 hotmix asphalt and compact to grade using a steel drum vibratory roller and 7 ton rubber tire traffic roller adding sand for smooth finish. Approx 3,840 sq ft

Concrete Sidewalk and Parking stall
\$38,250

Concrete Services - Ribbon Curb As per plans. Broom finish. 3,000 PSI with commercial fiber Approx 38 LF

Concrete Services - Drop Curb As per plans. Broom finish. 3,000 PSI with commercial fiber Approx 279 LF

Concrete Services - Sidewalk As per plans. Broom finish. 3,000 PSI with commercial fiber Approx 431 SQ Ft

Concrete Services - ADA STALL

As per plans. Broom finish. 3,000 PSI with commercial fiber
Approx 359 SQ Ft

Signs and Wheel Stops Includes ADA sign and Wheel Stops

New Striping Layout Includes new striping layout using FDOT (Florida Department of Transportation) approved traffic marking paints. Includes striping as per plans.

Surfacing
\$23,500

Apply acrylic resurfacer

Apply color coating system to color preference of the customer (2 colors)

Stripe pickleball lines

Provide and instal net posts, net and center anchor

Fencing
\$14,250

10' black commercial grade chain link.

All post cemented. Terminal post and end post are 3 inches and line poster 2 1/2 inches. This is thick wall schedule 40 commercial grade Chain-link post. Chain-link also has tension wire along bottom.

5' x 10' chain link gate

Commercial grade 5 foot wide by 10 foot tall chain-link gate. We'll have fork latch and hinges.

10' x 10' double swing chain-link gate

10 foot wide and 10 foot tall double chain-link gates with industrial drop Rod. All post will be cemented.

Misc
\$31,500

Erosion Services

Perimeter silt fence installation

Double row silt fence at pond/critical areas

Stabilized construction entrance

Maintenance of erosion control during active construction

Removal of erosion control upon completion

MOT plans and services

Surveying

Permitting

Total
\$165,900



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

Chris Thompson

Blue Water Aquatics, Inc.

Mar 28, 2026 | 23 Photos



Union Park East CDD

March Aquatics Report



March

So far this month, we've seen drier-than-normal conditions across the area, which has kept water levels low throughout the property. Temperatures have been fairly mild overall, with cooler mornings in the 60s and daytime highs reaching into the low 80s. These warmer days are starting to wake things up around the ponds, including early plant growth and some light algae activity. With the water levels down, nutrients are more concentrated, which can make it easier for algae to get established. We're starting to see that in some areas, and it's something we're keeping a close eye on. The shallow conditions have also made the ponds more active with wildlife, especially birds and amphibians taking advantage of the easier access to the water. Across the property, low water levels continue to expose shoreline areas and limit how water moves through the ponds. As we head into the next part of the season, we're preparing for the expected increase in rainfall. When the rains return and water levels rise, we typically see a flush of nutrients entering the ponds, which can lead to more noticeable algae growth. We'll continue to monitor conditions closely and adjust as needed as we move into the wetter part of the season.

Pond Facts from Southwest Florida Water Management District

- Stormwater ponds aren't just decorative—they act like natural filters, capturing pollutants and improving water quality before it reaches rivers and the Gulf.
- That green tint you sometimes see? It's often planktonic algae doing its job—absorbing excess nutrients and helping balance the ecosystem.
- Many Florida ponds are home to beneficial insects like dragonflies, which can eat hundreds of mosquitoes a day.
- Native shoreline plants (like pickerelweed and duck potato) aren't just pretty—they stabilize banks and reduce erosion during heavy rains.
- During dry seasons, pond levels drop and water can look murkier. This is normal and actually concentrates nutrients, which can temporarily boost plant and algae growth.
- Aerators and fountains don't just look nice—they increase oxygen in the water, helping fish and reducing unwanted algae blooms.
- Birds like herons and egrets rely on stormwater ponds as feeding grounds, turning your neighborhood into a mini wildlife habitat.
- Pond dye (the blue color you may see) helps block sunlight, which can slow algae growth and keep water temperatures cooler.
- Submerged plants like hydrilla or chara can actually improve water clarity—but too much of them can crowd out other species, which is why management is important.
- After heavy rains, ponds help prevent flooding by holding and slowly releasing excess water—protecting nearby homes and streets.



This pond is showing minor submersed vegetation development in shallow zones (Chara). Management efforts focused on limiting establishment.

Project: Union Park East CDD
Creator: Chris Thompson



Water levels remain low, exposing shoreline areas and increasing turbidity. Filamentous algae is present in small patches and was treated to prevent expansion as temperatures continue to warm.

Project: Union Park East CDD
Creator: Chris Thompson



Turbidity remains elevated from wind and low water depth. Torpedo grass along the perimeter was addressed to maintain shoreline condition.

Project: Union Park East CDD
Creator: Chris Thompson



Water clarity is slightly reduced, with minor algae activity present. Preventative treatments were applied to maintain water quality.

Project: Union Park East CDD
Creator: Chris Thompson



Alligator weed was observed in isolated patches and treated.

Project: Union Park East CDD
Creator: Chris Thompson



Pet waste bags end up in your storm water ponds when they are thrown in the curb drains along the streets. This can lead to E-coli and fecal coliform in the water.

Project: Union Park East CDD
Creator: Chris Thompson



Pennywort and light emergent vegetation were noted along the shoreline. Applications were made to maintain clean edges. Pond G has an exceptional amount of native vegetation which provides habitat for lots of water fowl.

Project: Union Park East CDD
Creator: Chris Thompson



Project: Union Park East CDD
Creator: Chris Thompson



A littoral zone helps improve water quality by fostering beneficial plants that consume excess nutrients that contribute to excessive algae and invasive aquatic weed growth. The littoral shelf helps filter phosphorous from the water before it can accumulate to excessive levels. Littoral shelves also help maintain the shoreline and prevent erosion. The native plant roots hold the soil and make the banks more stable and durable.

Project: Union Park East CDD
Creator: Chris Thompson



Project: Union Park East CDD
Creator: Chris Thompson



Light torpedo grass growth was observed along the perimeter and addressed. Conditions remain favorable for regrowth.

Project: Union Park East CDD
Creator: Chris Thompson



Pennywort and light emergent vegetation were noted along the shoreline. Applications were made to maintain clean edges.

Project: Union Park East CDD
Creator: Chris Thompson



No issues other than minor filamentous algae and Pennywort along the shore.

Project: Union Park East CDD
Creator: Chris Thompson



Turbidity remains elevated, with some torpedo grass along the shoreline. Treatments were completed to maintain appearance. Dye added to reduce algae potential.

Project: Union Park East CDD
Creator: Chris Thompson



Pennywort and light emergent vegetation were noted along the shoreline. Applications were made to maintain clean edges.

Project: Union Park East CDD
Creator: Chris Thompson



Turbid conditions persist, with early-stage submersed vegetation noted. Treatments were applied to limit establishment as temperatures rise.

Project: Union Park East CDD
Creator: Chris Thompson



Low water levels are contributing to slight planktonic algae presence. Preventative measures were taken to maintain clarity.

Project: Union Park East CDD
Creator: Chris Thompson



Shallow conditions continue, with torpedo grass encroaching along the shoreline. Treatments were completed to maintain pond edges.

Project: Union Park East CDD
Creator: Chris Thompson



Shallow conditions persist, with light pennywort growth along the banks. Treatments were applied to maintain open edges and reduce spread into the water column.

Project: Union Park East CDD
Creator: Chris Thompson



Light alligator weed presence was noted along the bank and treated. Low water levels continue to create favorable conditions for emergent growth.

Project: Union Park East CDD
Creator: Chris Thompson



Light alligator weed presence was noted along the bank and treated. Low water levels continue to create favorable conditions for emergent growth.

Project: Union Park East CDD
Creator: Chris Thompson



This pond remains shallow, with scattered filamentous algae along the littoral zone. Treatment was completed to prevent further spread.

Project: Union Park East CDD
Creator: Chris Thompson



Water clarity is slightly reduced, with minor algae activity present. Preventative treatments were applied to maintain water quality.

Project: Union Park East CDD
Creator: Chris Thompson



Blue Water Aquatics, Inc.

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

Page 1 of 4
Sunday, March 29, 2026
6:34:45 PM

Aquatic Services Report

Technician

Omar Artis

Job Details

Service Date	3/3/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	0
Temperature	70
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	Q1,B, Q ,c2,D1, sp1,7f,D E, N, O, P , p1 ,
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
D/Oxygen	None
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated for invasive growth

Pictures

Aquatic Services Report



Aquatic Services Report





Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	3/3/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	ENE 9mph
Temperature	70
Multiple Sites Treated	Yes

**Ponds Treated Information**

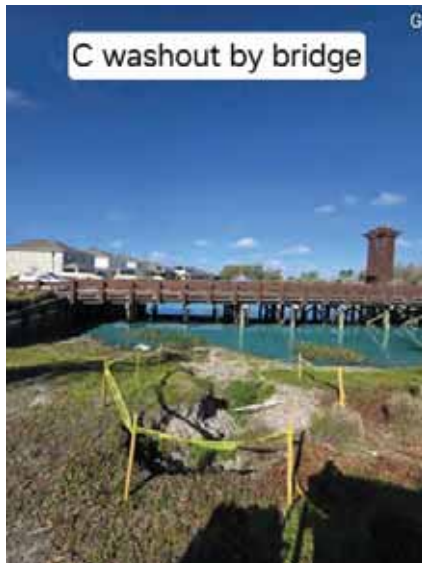
Repeatable - 2 Count

1 of 2

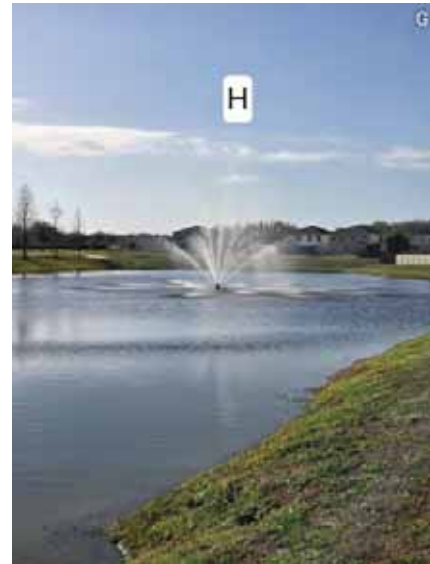
Pond Numbers	SP1 A, SP1 B, C, C1, E1, G, H, I, J, K, L, M, SP10,
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation (pennywort, torpedo grass) as needed.

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers	E1, H, K, L
Service Performed	Treatment
Work Performed	☒ Other
Equipment Used	☒ Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Added pond dye to sites



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
Sunday, March 29, 2026
6:31:37 PM

Aquatic Services Report

Technician

Omar Artis

Job Details

Service Date	3/19/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	5mph
Temperature	52
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

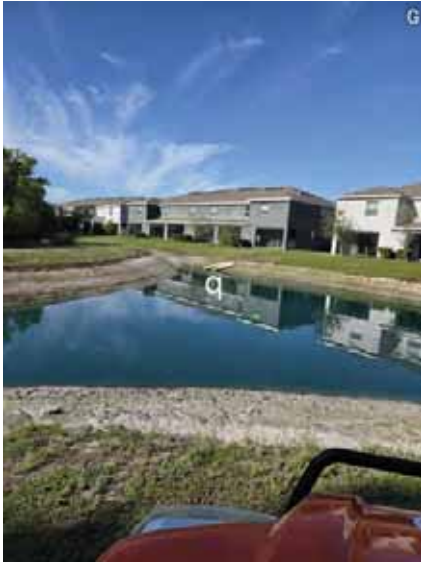
1 of 1

Pond Numbers	O, p1, p2 , f1, c2, q,q1, sp1, d1 d, n, e
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV
D/Oxygen	None
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated for invasive growth and grasses

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
Sunday, March 29, 2026
6:32:42 PM

Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	3/19/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	N 9mph
Temperature	58
Multiple Sites Treated	Yes



Ponds Treated Information

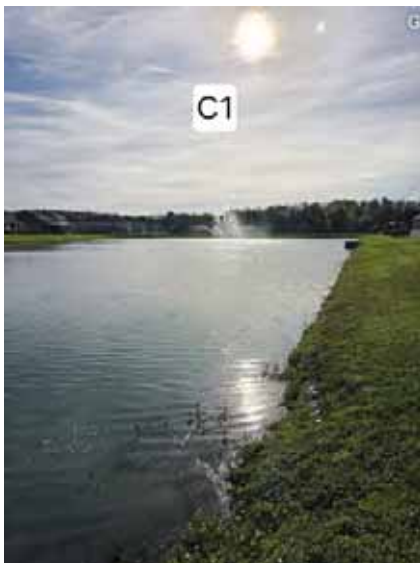
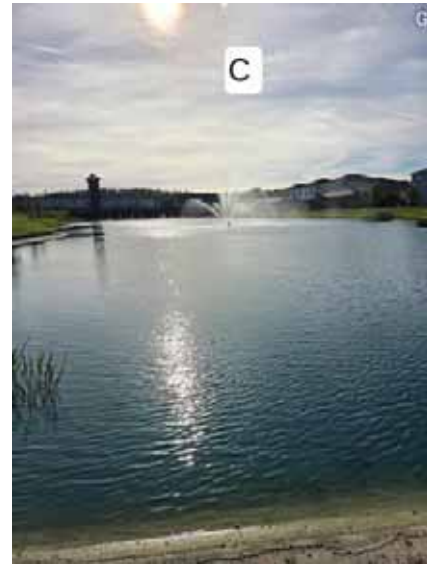
Repeatable - 1 Count

1 of 1

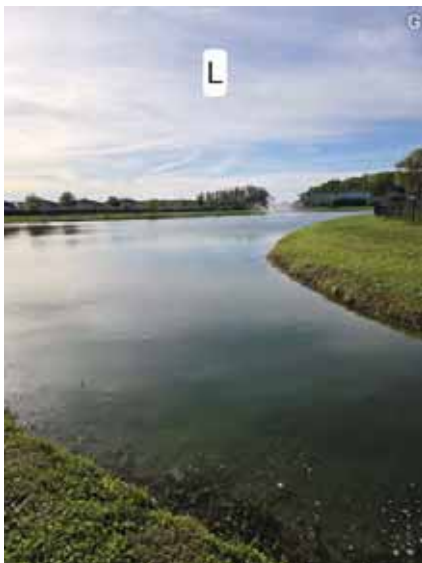
Pond Numbers	SP1 A, SP1 B, C, C1, E1, G, H, I, J, K, L, M, SP10,
Service Performed	Treatment
Work Performed	☒ Grasses
Equipment Used	☒ ATV/UTV ☒ Backpack
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, cattails) as 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.BluewaterAquaticsin.com

Page 1 of 4
Monday, April 6, 2026
10:18:37 AM

Order report

Service details	
Technician: Chris Thompson	Client: Union Park East CDD
Service Date	3/13/2026
Action Taken	Completed
Service Date	3/13/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	Nil
Temperature	89
Multiple Sites Treated	No
Pond Number	C
Service Performed	Repairs
Work Performed	☒ Erosion Control
Equipment Used	☒ Other
Water Level	Low
Restrictions	Water sod once a day for first 30 days.
Observations/Recommendations	We excavated fill that washed into the pond and repurposed it to build the bank. We added crushed shell to the fill to add body and compaction to the area. Marafi fabric was added to the immediate washout area before adding fill. The bank was graded with 3:1 slope. The area was then raked and soded with St. Augustine. The sidewalk was swept clear of dirt and sod debris.
Pictures of Work Completed	



Blue Water Aquatics, Inc.

Aquatic & Environmental Services

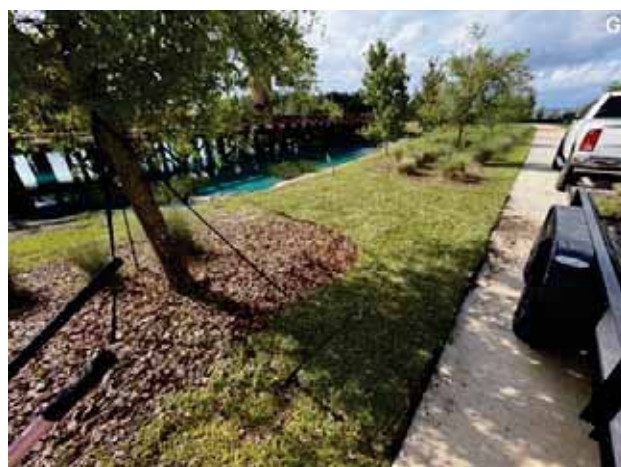
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 2 of 4
Monday, April 6, 2026
10:18:37 AM

Order report



Sidewalk swept clean.





Blue Water Aquatics, Inc.

Aquatic & Environmental Services

5119 State Road 54 New Port Richey, FL 34652

(727)842-2100 www.BluewaterAquaticsinc.com

Page 3 of 4

Monday, April 6, 2026

10:18:37 AM

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 4 of 4
Monday, April 6, 2026
10:18:37 AM

Order report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3



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, March 31, 2026
8:24:37 AM

Order report

Service details

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

Service Date

3/30/2026

Request Warranted

Yes

Action Taken

Installed new pentair motor. Fountain is up and running normal.

Service Date

3/30/2026

Customer

Union Park East CDD

Weather Conditions

Partly Cloudy

Wind

N 5mph

Temperature

83

Multiple Sites Treated

No

Pond Number

Fountain 5

Service Performed

Repairs

Work Performed

☒ Fountains / Aeration

Equipment Used

☒ Bass Boat

Water Level

Normal

Restrictions

None

Observations/Recommendations

Installed new motor.

Pictures:

Order report



Order report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

Shirley M. Conley

From: Company No-Reply <noreply@bluewateraquaticsinc.com>
Sent: Friday, April 3, 2026 3:42 PM
To: Shirley M. Conley
Subject: SFWMD Phase III Water Restrictions Notice
Attachments: image001.png

External Sender - From: (Company No-Reply
<noreply@bluewateraquaticsinc.com>)

This message came from outside your organization.

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

Dear Valued Customer,

The Southwest Florida Water Management District (SFWWMD) has implemented Phase III water restrictions, which now limit architectural fountain operation to a maximum of four (4) hours per day. You can review the full announcement here: [Phase III Water Restrictions](#)

This change directly impacts fountain systems under our maintenance program. While we are here to assist, we cannot immediately visit every property to adjust timer settings.

To remain in compliance and help you avoid potential fines, you have the following options:

- Adjust your fountain timer to operate no more than 4 hours per day, either yourself or through your onsite maintenance staff, or
- Temporarily turn the fountain off until adjustments can be made

Please note that compliance with these restrictions is ultimately the property owner's responsibility.

Our team will update your fountain timer during your next regularly scheduled maintenance visit. If you would like to arrange an earlier, unscheduled service call, please contact our office and we will be happy to assist. This will incur a service fee.

We appreciate your cooperation and understanding as we work together to remain compliant with current regulations.

Sincerely,



Blue Water Aquatics Inc.

5119 State Road 54, New Port Richey FL 34652



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5 PENDING



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

UPE CDD April Landscape Report

Account Manager: Casey Hallman

JR Account Manager: Gercia Balli

Dear Board Members and Residents,
I hope this report finds you well. We would like to provide you with an overview of the recent activities and developments related to landscape maintenance within the UPE Community Development District.

Lawn Maintenance:

Lawn maintenance has gone back to every week visit

Shrub Trimming and Weed Control:

Shrub trimming and weed control. Has gone back to weekly visits

Irrigation:

Monthly irrigation inspection was done, and no major issues were reported.

Weather:

Has gone back to warm - hot with some rain here and there. The mornings are still cool. While this is still a factor, plant, Lawn, and weed growth are taking off. Our team is committed to keeping up the appearance of your community. Horticulture services are scheduled to help with health and growth. Bed spraying is being done in the morning to stay ahead of rain in case this becomes an issue.

Summary:

We do have some up and coming projects about to start from the freeze related weather. I have submitted a few proposals for your consideration.

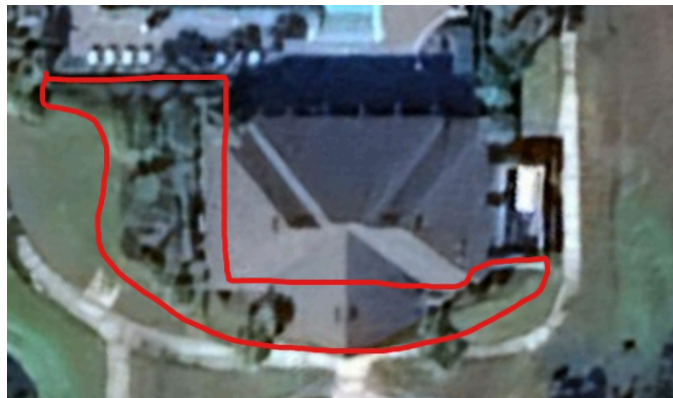
**A rendering for the club house.
W\O # 20147**

This will Include the following:

Landscape Removal -

All plant material around the clubhouse highlighted in the map below.

*Drip will be removed as well due to the maturity of the plant material.
We will be unable to save the current drip system.



Landscape Installation -

Plant material will be installed in a mirroring pattern around the clubhouse as shown in the rendering attached below.

African Iris will be used on the left side of the club house in the area that collects water.

We will add pockets of African iris along the bed to tie the design together.

After installation the beds will be mulched with pine bark.



A tree removal on the front of the community.

W\O # 20850

This will include the the Following:

Removal of 2 Pine Trees directly across the street from the school. Next
entrance after the

Bridge in Union Park East. Entrance to the Townhomes.

Removal:

Pine trees x 2

Stump grinding x 2

Furnish and Install:

30 Gal Slash Pines x 2

Casey Hallman



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7



Proposal

Date: 3/24/2026

Work Order #20147

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

Clubhouse Landscape

Floralawn Proposes to Perform the Following:

Landscape Removal -

All plant material around the clubhouse highlighted in the map below.

*Drip will be removed as well due to the maturity of the plant material. We will be unable to save the current drip system.



Landscape Installation -

Plant material will be installed in a mirroring pattern around the clubhouse as shown in the rendering attached below.

African Iris will be used on the left side of the club house in the area that collect water.

We will add pockets of African iris along the bed to tie the design together.

After installation the beds will be mulched with pine bark.



Irrigation -

Drip will be installed for the new plant material.

*Renderings are for visual purposes only, the color, shape, size, and scale will vary at the time of installation.

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Landscape Removal	35.00	Hr
Debris Disposal	1.50	ea
Pine Bark Mulch - Installation	27.50	cuyd
Pringle Podocarpus - Installation	72.00	7 gal.
Arboricola - Installation 3 gal	87.00	3 Gal
African Iris W/ Install	35.00	3 Gal
Big Blue Liriope - Installation	175.00	1 gal
Blue My Mind - Installation	100.00	1 gal

Irrigation Repair and Modification

Irrigation work could total +/-15% of total cost of project.

PROJECT TOTAL: \$17,919.63

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: ----- (\$17,919.63), 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 3/24/2026
Floralawn

By _____
Date _____
Union Park East CDD



Proposal

Date: 4/22/2026

Work Order #20850

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

Tree Trimming

Floralawn Proposes The Following:

Removal of 2 Pine Trees directly across the street from the school. Next entrance after the

Bridge in Union Park East. Entrance to the Townhomes.

Removal:

Pine trees x 2

Stump gringding x 2

Furnish and Install:

30 Gal Slash Pines x 2



Tree Trimming

Tree Trimming

Items	Quantity	Unit
Debris Disposal	0.25	ea

Irrigation Repair and Modification

PROJECT TOTAL:	\$1,441.53
-----------------------	-------------------

Terms & Conditions

By _____

Casey Hallman

Date _____

4/22/2026

Floralawn

By _____

Date _____

Union Park East CDD



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8

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

Union Park East

- Clubhouse.
 - Keycard in lockbox is missing.
 - Bathroom window tint install week of the 20th.
 - Quotes for painting Clubhouse.
 - Fence around pool inspected for broken post.
 - Gym inspected for any inoperative equipment.
 - Reached out to DCI to have cameras adjusted.
- Bridge Decking.
 - Inspected when I was on-site. No further damage was observed.
- Pet Waste Stations.
 - Scoops Poop has been onsite twice a week, servicing PWS.
- Pond Fountain Repair.
 - Completed.
- Washout Repairs.
 - We are continuing to have issues with Sump 10 and Pond C.
- Street Signs.
 - Continuing to repair any signs that have been affected by the recent strong winds.
 - Vendor will be on-site the week of the 27th to repair any leaning signs.
 - Crescent Hoop Way sign is currently being made and will be installed the week of the 27th.



Amenity Center



Pool Deck

Lockbox.
Found open during
site visit.



Union Park East

Pond G

- Amenity Center Pet Waste Station.



Union Park East

Pond – C



Pond – Sump 10 Repairs.



Pond – Sump 10



Pond N



Union Park East

Pond - 0



Union Park East

Pond L



Pond K & H







Main Entrance.







THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9



Skoops Poop

scoopspoop@gmail.com

RECIPIENT:

Vesta Property - Michael Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Apr 01, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	19.0
-----------	------

Header Bags	0.0
-------------	-----

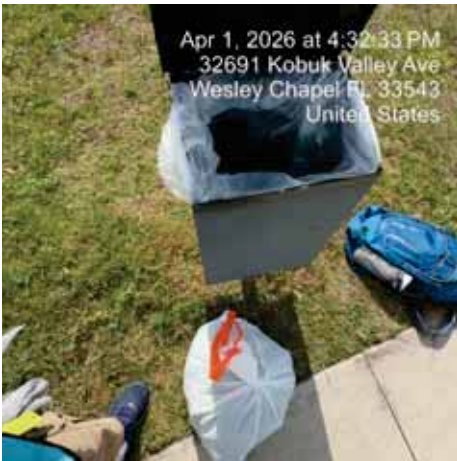
Garbage Bags	19.0
--------------	------

Service Photos (1 - 10)





Skoops Poop
skoopspoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoopspoop@gmail.com





Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Vesta Property - Michael Bush
1549 Bering Road
Wesley Chapel, Florida 33543

CAM / HOA Maintenance

Materials Used

Roll Bags 36.0

Header Bags 0.0

Garbage Bags 18.0

Service Photos (1 - 10)



Job #155

Scheduled

Apr 06, 2026



Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)





Skoops Poop
skoopspoop@gmail.com





Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Vesta Property - Michael Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Apr 08, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	5.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)



Skoops Poop
skoopspoop@Gmail.com





Skoops Poop
skoops poop@gmail.com

RECIPIENT:

Vesta Property - Michael Bush
1549 Bering Road
Wesley Chapel, Florida 33543

CAM / HOA Maintenance

Materials Used

Roll Bags	0.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@Gmail.com



Service Photos (11 - 20)



Skoops Poop
skoopspoop@Gmail.com





Skoops Poop
skoops poop@gmail.com

RECIPIENT:

Vesta Property - Michael Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Apr 15, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	0.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoops poop@gmail.com



Service Photos (11 - 20)



Skoops Poop
skoospoop@Gmail.com





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11



UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

AMENDED AND RESTATED AMENITY POLICIES AND RATES

ADOPTED – APRIL 23, 2025¹
AMENDED – APRIL 22, 2026

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on April 25, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Union Park East Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services. These Amended and Restated Amenity Policies and Rates repeal and supersede all prior rules and/or policies governing the same subject matter.



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DEFINITIONS

“Amenities” or “Amenity Facility(ies)” – means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, multi-purpose court, pickleball court, fitness center, and dog park, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Union Park East Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the Board of Supervisors of the Union Park East Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the Union Park East Community Development District.

“District” – means the Union Park East Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, the Pool Attendant, and District Counsel.

“Guest” – means any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for those individuals 18 years of age or older may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – means those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Guests, Non-Resident Patrons, Union Park Patrons and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

“Union Park Patron” – means any resident of the Union Park Community Development District that is authorized to use the Amenities under the *Recreation Amenity Interlocal Agreement*, dated November 1, 2018, between the District and Union Park Community Development District.

The words "hereof," "herein," "hereto," "hereby," “hereinafter” and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **USE AT YOUR OWN RISK. ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.**
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Access Cards will be issued to each Household in accordance with Amenities Access and Usage, Section 7 below. At the time of issuance, residents must complete the "Amenity Access Registration Form", attached hereto as **Exhibit B**.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Non-Resident User Fee shall be paid in full on the anniversary date of application. Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring six (6) persons as Guests to the Amenities at one time at no additional cost and, subject to payment of the applicable Additional Guests Fee, which must be paid prior to the Household's additional Guests being admitted to the Amenities, each Household may bring up to twenty (20) persons as Guests to the Amenities, provided however that all Guests must

be accompanied by the a member of the Household when using the Amenities and provided that the Household will be responsible for any harm caused by the Household's Guests while using the Amenities. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.*

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

A Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renters and Residents cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge. Each Patron may obtain additional Access Cards for members of the Patron's Household who are over sixteen (16) years of age or otherwise able to verify residency by driver's license or state or federal issued form of identification; however, a maximum of four (4) Access Cards may be issued per Household. A fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides security and safety measures for Patrons and is intended to protect the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access

Card is reported as being lost or stolen.



GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity Facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity Facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity Facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each Amenity Facility's intended use. Bathing suits and wet feet are not allowed indoors, with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, scooters, roller skates, roller blades, skateboards, electric bikes, electric scooters or equipment with similar uses are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, multi-purpose court, pickleball court, open fields, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.

- (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (k) **Bounce Houses and Other Structures.** Unless pre-approved by the District and evidence of required insurance is provided to the District in advance, the installation and use of bounce houses and similar apparatuses are prohibited on District property.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. District Staff is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the District Staff for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of other Patrons, Guest, District Staff, or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Facilities must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, gatherings of ten (10) or more people for a common purpose, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Alcohol is also prohibited at the Amenity Facilities and on District owned property unless expressly permitted in writing by the District in compliance with these Policies and Florida law. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport court and other appurtenances or related improvements, with the exception of the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. District Staff may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it; or
- If the Service Animal is not housebroken; or
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the Service Animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Unless otherwise posted, swimming is permitted only during designated hours, as posted at the pool. If not posted, swimming is only permitted 30 minutes after dawn through 30 minutes before dusk as required by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should be under the supervision of a parent and/or guardian who is capable of swimming safely and/or without assistance and who should remain within arm's reach of the non-swimming child(ren) at all times. Persons unable to swim safely and/or without assistance must be accompanied by a person who is capable of swimming safely and/or without assistance at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised one-on-one by a parent and/or guardian who is capable of swimming safely and/or without assistance, who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone. All persons entering the Amenity Facilities do so at their own risk, regardless of age or ability.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, who are under the direct supervision of a parent and/or guardian who is capable of swimming safely and/or without assistance as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person with, or suspected of having, a communicable disease which could be transmitted through the use of the pool should use the pool.
- (6) **Attire.** Appropriate swimming attire (i.e., swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed. Conduct that prevents the District from fostering a familial environment at the pool Amenity Facilities is prohibited.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing and other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited, except when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for at least thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

- (15) **Swim Diapers.** Anyone who is not reliably toilet trained, including but not limited to young children, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) **Staff Only.** Only authorized District Staff and District contractors are allowed in the service and chemical storage areas. Only authorized District Staff and District contractors may operate pool equipment or use pool chemicals.
- (17) **Pool Closure.** In addition to Pasco County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (ex. heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised, at which time the pool deck will also be closed.
 - For at least thirty (30) minutes following the last occurrence of thunder or lightning, at which time the pool deck will also be closed.
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable and required period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swimming lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Facilities must first be approved by the District in writing.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) **Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.
- (3) **Reservations Not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (4) **Supervision.** Patrons must be capable of exerting physical control over their dog(s) and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog Park must be under voice control by their handler at all times and continuously supervised, with the handler having a leash readily available for use if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of their respective dog handler. No more than three (3) dogs per handler are permitted to be in the Dog Park at the same time.
- (5) **Vaccinations.** Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park by their handler immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time, not grooming.
- (7) **Attire.** Dog handlers should wear proper footwear and clothing while inside the Dog Park.
- (8) **Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).
- (10) **Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Patrons must register their trainer with the District prior to the training working with the Patron's dog(s) at the Dog Park or on any District property.
- (11) **No Smoking.** The Dog Park is a designated "No Smoking" area.

FITNESS CENTER POLICIES

- (1) **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician(s) before beginning an exercise program.
- (2) **Usage Restrictions.** Patrons and Guests aged sixteen (16) years of age and older may use the fitness center. Patrons and Guests between the ages of thirteen (13) to fifteen (15) must be accompanied by a parent or guardian at all times to use the fitness room. Patrons aged twelve (12) years and under may not use the fitness room.
- (3) **Attire.** Appropriate workout attire (i.e., active-wear pants, including capri's or shorts, shirts, and closed-toed athletic footwear) must be worn at all times in the fitness center.
- (4) **Hygiene.** Please be courteous to others by observing proper regular hygiene and limiting use of perfumed sprays. **All equipment must be wiped down after use with the wipes and/or spray provided.**
- (5) **Courtesy.** If a Patron or Guest is waiting, cardiovascular equipment utilization is limited to thirty (30) minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets.
- (6) **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers. No glass containers are permitted in the fitness center.
- (7) **Noise.** Personal music devices are permitted only if used with headphones and played at a volume that does not disturb others.
- (8) **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- (9) **Hand Chalk.** Hand chalk is not permitted.
- (10) **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

MULTI-PURPOSE AND PICKLEBALL COURT POLICIES

- (1) **Play at Your Own Risk.** Play at your own risk. The multi-purpose and pickleball courts are not supervised during operating hours.
- (2) **First-Come Basis.** The courts are available for use by Patrons and Guests only on a first-come, first-serve basis. When other players are waiting, multi-court and pickleball court use should be limited to one (1) hour.
- (3) **Attire.** Players must wear appropriate attire (i.e., active-wear pants, including capri's or shorts, shirts, and/or warm-up suits, and non-marking, closed toe athletic shoes) at all times.
- (4) **Use.** The use of the pickleball court is for pickleball only.
- (5) **Pets.** Pets, with the exception of Service Animals, are not permitted on the basketball court or the pickleball court at any time.
- (6) **Food and Drinks.** Food and gum are not permitted on the multi-purpose court or pickleball court. Drinks are permitted on the multi-purpose court and pickleball court but must be in a non-breakable, spill-proof container.
- (7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the multi-purpose court or the pickleball court.
- (8) **Operating Hours.** The multi-purpose court and pickleball court are open from dawn to dusk only, or as otherwise posted by the District. No one is permitted on the multi-purpose court or pickleball court at any other time unless a specific event is pre-approved by the District and scheduled.
- (9) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, skateboards, electric bikes, electric scooters or equipment with similar uses are permitted on the multi-purpose court or pickleball court.
- (10) **Instruction.** Except as expressly authorized by the District, any instruction relating to basketball, pickleball, or other sport for fees, or the solicitation of such instruction for fees, is prohibited.
- (11) **Noise.** The volume of live or recorded music must not violate applicable Pasco County noise ordinances and may not unreasonably interfere with residents' enjoyment of their homes.

LAKES AND PONDS POLICIES

The terms “Lakes” and “Ponds” are used in these Policies interchangeably and reference to one shall imply reference to the other. The Lakes and Ponds within the District primarily function as retention ponds to help facilitate the District’s stormwater management system for runoff and overflow in accordance with requirements of Southwest Florida Water Management District. As a result, contaminants may be present in the Lakes and Ponds. These Policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes and Ponds while allowing limited recreational use.

- (1) Any person, including Patrons or Guests, using District Lakes and Ponds shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes and Ponds.
- (2) The use of watercraft, including but not limited to boats, canoes, and kayaks in District Lakes and Ponds is strictly prohibited. Wading and swimming in District Lakes and Ponds is strictly prohibited.
- (3) Subject to the following requirements, Patrons may fish from District Lakes and Ponds.
 - (a) Compliance with State fishing licensure requirements must be met.
 - (b) The District has a “catch and release” policy for all fish caught in District Lakes and Ponds.
 - (c) The following items are prohibited on or near the Lakes and Ponds: spears, large nets, traps, bows and arrows.
 - (d) To protect the fish and waterfowl, fishing lines must not be left unattended.
 - (e) Accessing Lakes and Ponds through private property between homes is prohibited and can be considered trespassing.
- (4) Pets are not allowed in the District Lakes or Ponds.
- (5) Owners of property lying contiguous to the District Lakes or Ponds shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes and Ponds or any other District stormwater management system facilities unless properly permitted and pre-approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes or Ponds, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes or Ponds, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, landscaping debris or any other material that is not naturally occurring or which may be detrimental to the Lake and/or Pond environment.
- (9) Easements through residential backyards along the community’s stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents’ backyards via these maintenance easements is prohibited, except for use by District Staff and District vendors for use of the easement for its legal purpose. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.

- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife, which may pose a threat to your safety - are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes and Ponds.
- (11) On July 24, 2024, the District's Board of Supervisors adopted the following Nuisance Alligator Reporting Procedures, which shall be incorporated into these Amenity Policies, as follows:

The Florida Fish and Wildlife Commission ("FWC") regulates the capture and harvest of alligators in Florida. **The FWC defines "nuisance" alligators as those over four (4) feet in length that pose a threat to people, pets or property, with special consideration given to the proximity of children and pedestrian traffic.** An aggressive alligator of any length will be deemed a nuisance.

The Statewide Nuisance Alligator Program ("SNAP") exists to address complaints regarding alligators. If you see an alligator on your property that meets the criteria above, you can call at the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). If the complaint meets criteria, the FWC will send out a permitted nuisance alligator trapper to capture and destroy the alligator, often in less than a few hours. The trapper must confirm legal right/permission to access property to capture an alligator. Additionally, the trapper may capture any alligators in the area over 4 feet to ensure likelihood of obtaining the complained of alligator (i.e., "unlimited response"). Alligators are euthanized and not relocated.

If you see an alligator on District property (ex. on the pond banks, in a pond) that meets the criteria above, please contact the District Manager's office at (813) 565-4663. If appropriate, the District Manager, Vice Chairman, or Chairman of the Board of Supervisors shall contact the FWC to report a nuisance alligator found on District property.

For more information regarding the SNAP program, please visit:
<https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/>

- (12) Any hazardous conditions concerning the District Lakes or Ponds must immediately be reported to the District Manager and the proper authorities.

The Union Park East Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of Lakes or Ponds. All persons, including but not limited to property owners, Patrons, Guests, and invitees, are using Lakes and Ponds at their own risk. There are no lifeguards or other safety personnel present at any time. Lakes and Ponds contain wild animals or other natural or man-made hazards which may result in injury or death. The Union Park East Community Development District makes no representation that the use of any Lake or Pond is suitable for recreational boating or fishing. These Policies and procedures are intended only to assist in the orderly and continued enjoyment of the natural surroundings.

AMENITY RENTALS

The following policies apply to the rental of the Amenities:

- (1) **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events. Rental reservations may not be made more than six (6) months prior to the event, and payment must be submitted no more than ninety (90) days before the date of the event and no less than two (2) weeks before the date of the event; however, the District Manager, or their designee, may, in his or her sole discretion, accept payment up to two (2) business days prior to the rental date. Patrons interested in the rental of the Amenities must contact the District Manager in order to determine availability of the Amenities for any particular reservation. All of the District policies remain in force during parties and events. Patrons renting the Amenities are responsible for ensuring that all Guests and attendees adhere to the District's policies.
- (2) **Amenities Available for Rental.** Only the clubhouse is available for rental. Patrons may not rent the clubhouse on behalf of non-Patrons. All rentals are subject to availability and the discretion of District Staff. The pool and pool deck areas are NOT available for rental and shall remain open to other Patrons and their Guests during normal operating hours.
- (3) **Rental Application and Rental Agreement.** Patrons must submit a completed Rental Application, a copy of which is attached hereto as **Exhibit D**, to the District Manager no later than fourteen (14) days prior to the date of the requested event, which shall include the date of the event. The Rental Application must contain the following information, at a minimum: the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether alcohol and/or food will be served. The District Manager will review Rental Applications on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District and all documentation required therein must be received by the District Manager no less than ten (10) days prior to the date of event. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by reference.
- (4) **Payment and Registration.** At the time the reservation is made, a check or money order (no cash) made out to "Union Park East Community Development District" must be delivered to the District Manager, along with completed paperwork and evidence of required insurances, if necessary.
- (5) **Rates and Deposits.** The rental deposit for use of the Amenities is set forth in **Exhibit A**. Deposits will be returned within ten (10) days of the rental date provided there has been no damage to District property and the clubhouse has been properly cleaned after use. To receive the full refund of the deposit, the renting Patron must:
 - (a) Remove all garbage to the appropriate dumpster and replace garbage liners; and
 - (b) Remove all decorations or event displays and materials; and
 - (c) Return all furniture and other items to their original position; and
 - (d) Otherwise clean the clubhouse and restore it to the pre-rented condition, and to the satisfaction of District Staff.
- (6) **Additional Cleaning or Damage.** The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the deposit, the District shall

have authority to recover such costs from the renting Patron by any means legally available and may suspend the renting Patron's access and use privileges until such Patron pays any such amounts.

- (7) **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
- (8) **Duration of Events.** Unless otherwise authorized by the District pursuant to a special request, rentals shall take place during the clubhouse's normal operating hours, as set by the District in accordance with these Policies, and be for a minimum of four (4) hours and a maximum of eight (8) hours, inclusive of set-up and clean-up time. If the event lasts longer than reserved time period, the District shall be authorized to commence amenity suspension proceedings as outlined in the District's policies.
- (9) **Capacity.** The clubhouse capacity limit is 102 total persons. The clubhouse capacity of 102 total persons shall not be exceeded at any time for a party or event.
- (10) **Noise.** The volume of live or recorded music must not violate applicable Pasco County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.
- (11) **Insurance.** Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages and for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and consultants/contractors are to be named on these policies as an additional insured party.
- (12) **Cancellation.** Cancellation of the event must be communicated to the District Manager in writing within twenty-four (24) hours prior to the event date in order for Patron to receive a refund of the deposit.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: April 23, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 23, 2025, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Union Park East Community Development District (“District”) adopted the following rules and policies to govern disciplinary and enforcement matters. All prior rules and policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (each an “Amenity Facility” and together, the “Amenity Facilities”).

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”), and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any person, including but not limited to Patrons and members of their household and their Guests, to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications; or
- b. Failing to abide by the terms of rental applications; or
- c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized access to or use of the Amenity Facilities; or
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire; or
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments); or
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies); or
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner; or
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenity Facilities or other tangible property located on District property; or
- i. Failing to reimburse the District for damaged to Amenity Facilities or property damaged by such person, or a minor for whom the person has charge, or a Guest; or

- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests; or
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered; or
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. **Immediate Suspension.** The District Manager or his or her designee is authorized to immediately remove any person from one or all Amenity Facilities and/or issue a suspension for up to sixty (60) days for any of the Violations described above, or when such action is necessary to protect the health, safety and welfare of District staff or vendors, other Patrons and their Guests, or to protect the District's Amenity Facilities or property from damage. If, based on the nature of the offense, District Staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed, or allegedly committed, on District property shall automatically result in an immediate suspension of the suspected individual until the next Board meeting.
- b. **Notice of Suspension.** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may, in its discretion, require payment of an administrative reimbursement of up to One Thousand Dollars (\$1,000) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenity Facilities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Cards associated with the associated address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an

appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board’s determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Amenity Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this Rule shall be held to be invalid or ineffective for any reason, the remainder of this Rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest, or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The District's Board of Supervisors, in its sole discretion, may amend these Amenity Policies from time to time, provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120 and 190, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting and, unless required by law, such changes do not require a public hearing. The Board, by vote at a public meeting, or the District Manager, pursuant to authority granted under separate contract and herein, may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies; provided, however, that the Board is informed within a reasonable time of any such waivers if the District Manager elects to grant any waiver.

- Exhibit A:** Amenity Rates
- Exhibit B:** Amenity Access Registration Form
- Exhibit C:** Assignment of Amenity Rights and Privileges
- Exhibit D:** Amenity Rental Application

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$1,600.00-\$4,000.00
Replacement Access Card and Additional Cards (up to four (4) additional cards)	\$25.00-\$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Reimbursement Fee	Up to \$1,000.00
Amenity Rental Deposit	\$75.00 per hour (payments by check) \$75.00 per hour + associated fees (electronic payments)
Up to six (6) Guests accompanied by a Household (fee for using Amenities, such as the clubhouse and pool)	Free
Additional Guests Fee for up to ten (10) Guests: Up to ten (10) Guests accompanied by a Household (fee for using Amenities, such as the clubhouse and pool)	\$30.00
Additional Guests Fee for up to twenty (20) Guests: Up to twenty (20) Guests accompanied by a Household (fee for using Amenities, such as the clubhouse and pool)	\$50.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____

DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Union Park East Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card(s). It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amended and Restated Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Union Park East Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of ____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Union Park East Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amended and Restated Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Union Park East Community Development District
Attn: Amenity Access Coordinator
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Telephone: (321) 263-0132
Email: bjeskewich@vestapropertyservices.com

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ - ____ Phase ____ - ____ Phase ____ - ____

New Construction: ____ Re-Sale: ____ Prior Owner: ____

Rental: ____ Landlord/Owner: ____

Lease Term: ____ Tenant/Renter: ____

ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST FROM PUBLIC RECORDS DISCLOSURE

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to the District Manager. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|---|---|
| <ul style="list-style-type: none">☐ Code Enforcement Officer*☐ Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*☐ Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*☐ Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*☐ Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*☐ Firefighter certified in compliance with s. 633.408, F.S.☐ Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*☐ Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*☐ Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*☐ Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable" | <p>efforts to protect such information from being accessible through other means available to the public.").</p> <ul style="list-style-type: none">☐ Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*☐ Law enforcement personnel including correctional officers and correctional probation officers.*☐ Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *☐ Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*☐ U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*☐ Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **☐ County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.").☐ Other (list applicable statute): _____ |
|---|---|

Printed Name: _____

Residence Address (City, State, Zip): _____

Prior/Current Position (for purpose of claiming exemption): _____ Years Held: _____

Description of Position: _____

Signature: _____	Date: _____
If request is submitted instead by the person's employing agency, complete the following:	
Agency: _____	Name/Title: _____

To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship.

*Available to both current and former employees.

**Florida law does not make this exemption applicable to the spouse or child of a donor or victim.

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amended and Restated Amenity Policies and Rates. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period.

On this date _____, the owners of the property located at:

_____ ("Property") state:

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date) _____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies and Rates, dated _____, 202_, and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Cards from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Union Park East Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida Statutes (Florida's Public Records Laws).

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

Co-Owner (if any) Signature (required)

Witness Signature (required)

Co-Owner (if any) Printed Name (required)

Witness Printed Name (required)



EXHIBIT D
AMENITY RENTAL APPLICATION

UNION PARK EAST CLUBHOUSE USE AGREEMENT

Union Park East Community Development District ("District") and the undersigned Resident(s) ("Responsible Party") hereby agree on the use of the District's clubhouse as specified below at no cost, subject to the terms and conditions herein.

RESIDENT/RESPONSIBLE PARTY INFORMATION:

NAME: _____
ADDRESS: _____
PHONE NO. _____ EMAIL: _____

FUNCTION INFORMATION:

TYPE OF FUNCTION: _____
FUNCTION DAY & DATE: _____
START TIME: _____ END TIME: _____

***The scheduled time is inclusive of set-up and clean-up time.**

ESTIMATED NUMBER OF ATTENDEES: _____ CATERING SERVICES TO BE USED (Y/N)? _____

NOTE: The Responsible Party agrees to leave the clubhouse in the same condition as prior to event. The following must be done immediately upon its conclusion:

- i. Remove all garbage to the appropriate dumpster and replace garbage liners; and
- ii. Remove all decorations or event displays and materials; and
- iii. Return all furniture and other items to their original position; and
- iv. Otherwise clean the clubhouse and restore it to the pre-rented condition, and to the satisfaction of District Staff.

_____ I have read and agree to the terms outlined for clubhouse as indicated in the District's Amenity Policies and Rates. By initialing above Responsible Party agrees to remit payment in the amount of \$75 per hour as a deposit if paying by check (refundable) or, if by electronic payment, \$75 per hour (refundable) and associated non-refundable fees. The deposit may be refunded subject to conditions of the clubhouse after the event.

The Responsible Party acknowledges that they have read and understand the District's Amenity Policies and Rates and the Additional Provisions located on the reverse side of this Agreement, and that it correctly states their intentions.

RESIDENT(S)/RESPONSIBLE PARTY

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Signature Date

Manager Date

OFFICE USE

DEPOSIT: \$75 per hour (check) or \$75 per hour + associated non-refundable fees (e-payment)

RECEIVED BY: _____ CSH/CHK NO.: _____

E-PAYMENT: _____

DATE DEPOSIT RECEIVED: _____



ADDITIONAL PROVISIONS

- (1) Reservations for rental of the Union Park East Community Development District's clubhouse can be made online and are on a first come first serve basis for resident functions. Reservations must be made by at least one Patron of the District who will act as the Responsible Party.
- (2) Rental of the clubhouse includes the use of the clubhouse, tables, chairs and restrooms only. Use of other equipment or the pool is not permitted and is expressly prohibited.
- (3) Clubhouse rentals are available to be used for events for a maximum of eight (8) hours per event, or such extended period if special arrangements have been approved by District Manager in writing prior to the event. Rental time frames are inclusive of set-up and break-down times with the clubhouse cleared of all attendees.
- (4) The event must be contained within the area reserved.
- (5) The volume of live or recorded music must not violate applicable Pasco County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.
- (6) The Responsible Party must be present at the function during the entire period of the rental.
- (7) No admission fees whatsoever shall be collected by any person.
- (8) Responsible Party shall be responsible for walls, furnishings, fixtures and equipment in the clubhouse and agrees that, after the event, those items shall be in the same condition as prior to the event (ordinary wear and tear accepted). Tacks or nails may not be used for decorations. If there is any damage and/or loss to the walls, furnishings, fixtures, or equipment resulting from, or related to the event or its attendees, then the cost associated with the repair or replacement of the damaged items shall be the responsibility of and paid by the Responsible Party.
- (9) Responsible Party shall supervise and be responsible for the conduct and safety of all persons attending the event. The District shall not be responsible for property, supplies or equipment brought by the Responsible Party or any person attending the event. The Responsible Party and persons attending the event use District facilities at their own risk. The District reserves the right to retain a security guard or guards for the event at Responsible Party's sole expense if the District, in its sole and unrestricted discretion, deems it necessary.
- (10) Responsible Party is required to remit a \$75 per hour (refundable) deposit for use of the clubhouse no less than fourteen (14) days prior to the event. If the Responsible Party remits payment by electronic means, additional fees to facilitate the electronic transaction will be non-refundable.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12



RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY POLICIES AND RATES OF THE DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, Florida Statutes, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution *Amended and Restated Amenity Policies and Rates* of the District (“**Amended Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in the Amended Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amended Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



PASSED AND ADOPTED this 22nd day of April 2026.

ATTEST:

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



EXHIBIT A

Amended Amenity Rules





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 13



**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, March 25, 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 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
Brad Foran	District Engineer, Lighthouse Engineering (<i>virtually</i>)
Chris Thompson	President, Blue Water Aquatics
Casey Hallman	Account Manager, Floralawn (<i>virtually, 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

This item was addressed out of order, after IV.A. District Engineer.

A. Audit Committee Meeting

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the Board approved opening the Audit Committee meeting, for Union Park East Community Development District.

1. Ranking of Audit Proposals

- EXHIBIT 1: Summary Evaluation
- EXHIBIT 2: Grau & Associates

• EXHIBIT 3: McIntosh CPA

Supervisors ranked the two proposals as follows:

	Ability of Personnel	Proposer Experience	Understanding Scope of Work	Ability to Furnish Required Service	Price	Total
Grau & Associates	20	20	20	20	20	100
McIntosh CPA	15	15	20	20	15	85

2. Recommendation for Auditor Services

Committee consensus was to recommend awarding the District's annual financial audit services agreement to Grau & Associates.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved closing the Audit Committee meeting, for Union Park East Community Development District.

B. Acceptance of Audit Committee's Recommendation and Authorization of Staff to Issue Audit Services Notice of Intent to Award

On a MOTION by Supervisor Stabile, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved acceptance of the Audit Committee's recommendation and authorized staff to issue the Audit Services Notice of Intent to Award, for Union Park East Community Development District.

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

A. District Engineer – *Brad Foran, Lighthouse Engineering*

1. WALK-ON EXHIBIT A: Update on Pickleball Court & Paving Construction Project

- a. Ajax Paving Industries of FL Road Extension Proposal #MM26-030 - \$82,481.67
- b. Welch Tennis Courts Pickleball Court Proposal - \$91,115.00 – *Previously Presented*

This item was deferred to the next meeting pending additional proposals.

Additional observed washouts were discussed. Mr. Bush will forward the locations to Ms. Palmer.

Discussion moved back to III. Audit Services before proceeding to the next item.

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

1. EXHIBIT 4: Aquatic Services Report

Mr. Thompson presented the Aquatic Services Report, noting overall the ponds are looking good, with a little bit of planktonic algae in some of the ponds and low water levels. Dye is being added to reduce photosynthesis and algae growth. Pond C was excavated and the extracted dirt re-used for pond bank erosion repairs. The bank will be tidied up after the recent rain and sod installed. Discussion followed on aquatic wildlife observed in the District's ponds and engaging residents interested in wildlife and conservation through the distribution of pond ecology information. Ponds will be treated for cyanobacteria if it occurs.

2. EXHIBIT 5: Fountain Service Reports

Mr. Thompson advised that the fountain in pond C1 is getting a new light kit and the new capacitor box and motor for fountain 5 should be completed by the beginning of the following week. Discussion followed on fountain motor manufacturers, manufacturer warranties, and a list of fountains that will likely need replacement parts as the summer progresses.

3. WALK-ON EXHIBIT B: Consideration of Blue Water Aquatics Fountain # 4 Light Proposal #FA-2026-1185 - \$1,974.97

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the Board approved Blue Water Aquatics Proposal #FA-2026-1185 for fountain # 4 light replacement in the amount of \$1,974.97, for Union Park East Community Development District.

C. EXHIBIT 6: Landscape Maintenance – *Casey Hallman, Floralawn*

1. Consideration of Floralawn Proposals:

Mr. Beckett discussed with the Board the availability of funds in the landscape enhancements line item and the reallocation of funds between line items listed in the FY 26 budget.

Mr. Beckett discussed the following proposals. The Board discussed the cost benefits of funding the presented proposals.

Mr. Hallman joined the meeting virtually and responded to Supervisor questions regarding approving proposals and deferring installation until later in the year.

a. EXHIBIT 7: #18608 – Amenity Center Medians Plant Replacement - \$2,368.60 – *Previously Presented*

b. EXHIBIT 8: #18611 – Amenity Center Sod Replacement - \$3,819.44 – *Previously Presented*

c. WALK-ON EXHIBIT C: #20287 - Tupelo Sun Ln & Wyndfields Median Replenishment - \$3,196.25

- 102 d. WALK-ON EXHIBIT D: #20292 - Replace Frost Damaged Plants at
103 Wyndfields Bridge Medians - \$2,780.36
- 104 e. WALK-ON EXHIBIT E: #20295 - Replace Frost Damaged Plants at
105 Wyndfields Verge by Bridge - \$1,060.23
- 106 f. WALK-ON EXHIBIT F: #20297 - Sod Replacement at Wyndfields &
107 Cumberland - \$3,801.96
- 108 g. WALK-ON EXHIBIT G: #20299 - Replace Frost Damaged Plants at
109 Wyndfields Left Verge Before Cumberland - \$1,243.01
- 110 h. WALK-ON EXHIBIT H: #20300 - Replace Frost Damaged Plants at
111 Manzanar Island - \$1,437.76

112 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
113 Board approved all Floralawn landscape proposals presented - items C.1.a-h - for a total amount
114 of \$19,707.61, for Union Park East Community Development District.

115 Mr. Hallman presented the Landscape Maintenance Report.

- 116 D. EXHIBIT 9: Field Manager – *Michael Bush, Vesta District Services*

117 Mr. Bush reviewed the Field Manager Report and responded to Supervisor
118 questions.

- 119 1. Consideration of Field Operation Proposals

- 120 E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*

- 121 1. Update on Property Conveyance Request (Gibson)

122 The Board was notified that the residents were in agreement with a lot
123 line adjustment.

- 124 F. EXHIBIT 10: Adoption of **Resolution 2026-06, Authorizing Spending Authority**

125 Ms. Hancock discussed the resolution.

126 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the
127 Board approved adoption of **Resolution 2026-06, Authorizing Spending Authority**, for Union
128 Park East Community Development District.

129 Ms. Hancock reminded the Board of the annual ethics training requirement and
130 discussed some of the bills passed during the legislative session that would impact
131 Special Districts, such as the Supervisor recall process, required acceptance of
132 credit card and electronic payments, and the increase in sovereign immunity
133 limits. The proposed bill regarding property taxes was discussed further.

- 134 G. District Manager – *Heath Beckett, Vesta District Services*

135 Discussion followed on after hours amenity usage and the security patrol. It was
136 noted that pool hours are set by the swimming pool permit and regulated by the
137 State.

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

- 139 A. EXHIBIT 11: Approval of the Minutes of the Board of Supervisors Regular
140 Meeting Held February 25, 2026
- 141 B. EXHIBIT 12: Acceptance of the February 2026 Unaudited Financial Statement
- 142 C. EXHIBIT 13: Ratification of Approved Proposals
- 143 1. Blue Water Aquatics #FA-2026-1177 - Fountain #2 Capacitor Box
144 Replacement - \$787.66
- 145 2. Blue Water Aquatics #FA-2026-1176 - Fountain #2 Light Repair -
146 \$1,290.80

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

150 **SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

- 151 A. Discussion on Liberty Square Pond N (Pacifico)
- 152 Supervisors discussed billing for the fountain and ongoing maintenance options.
153 Mr. Beckett advised that the District was paying TECO invoices for the meter at
154 pond N. Supervisor Bianchi will contact the HOA regarding accepting ownership
155 or entering a cost share for the maintenance of the fountain in pond N
- 156 Supervisor Diman requested Mr. Beckett ask Mr. Hallman if a previous mulch offer to
157 residents can be repeated, which would allow residents to order and purchase mulch
158 directly from Floralawn.

159 **SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**
160 *(Limited to 3 Minutes Per Person)*

161 Supervisor Pacifico and Ms. Hancock responded to a comment regarding the fountain in
162 Pond N, explaining that since the District has to comply with legal requirements for the
163 disbursement of public funds under the Bond, the District cannot maintain a fountain
164 located within the HOA-maintained portion of the District behind a hard gate which
165 prevents public access.

166 **EIGHTH ORDER OF BUSINESS: SHADE ITEMS: SECURITY**

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

168 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the
169 Board approved pausing the regular meeting to enter a closed session to discuss security matters,
170 for Union Park East Community Development District.

171 1. Discussion on District Security Matters

172 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the
173 Board approved adjourning the closed session and resuming the regular meeting, for Union Park
174 East Community Development District.

175 B. Consideration of Action Relating to Security Matters

176 No actions related to security matters were taken.

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

178 *The next Union Park East Community Development District meeting is scheduled for 6:00 p.m.*
179 *on April 22, 2026 at Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, FL 33543.*

180 *This item was considered out of order prior to VIII. SHADE ITEMS: SECURITY*

181 Quorum was confirmed for the next meeting.

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

183 **District Manager**

- 184 • Look at a resident mulch offer from Casey at Floralawn (Diman)
- 185 • Security
- 186 ○ Check with Zuli on March 9th patrol (security guard not seen at
- 187 Amenity Center)
- 188 ○ Update patrol schedule - 7 days a week.
- 189 ○ Ask Zuli to physically or virtually attend meeting.
- 190 ○ Contact Pasco County about the alarm.
- 191 • April Agenda
- 192 ○ Update on Pickleball Court & Paving Construction Project
- 193 • Ajax Paving Industries of FL Road Extension Proposal
- 194 #MM26-030 - \$82,481.67
- 195 ■ Welch Tennis Courts Pickleball Court Proposal - \$91,115.00
- 196 – *Previously Presented*

197 **Field Manager**

- 198 • Send info over to DE about erosion
- 199 • Get quotes for painting the outside of the amenity center

200 **Supervisor Bianchi**

- 201 • Ask HOA if they want to own Liberty Square pond N fountain or enter a
- 202 cost share agreement

203 **Blue Water Aquatics**

- 204 • Provide information like fun facts about ponds and conservation areas
- 205 and wildlife

206 **ELEVENTH ORDER OF BUSINESS: ADJOURNMENT**

207 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the
208 Board adjourned the meeting at 8:33 p.m., for Union Park East Community Development District.

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

213 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
214 **noticed meeting held on April 22, 2026.**

215 _____
216 □ Heath Beckett, Secretary

□ Vincent Pacifico, Chair





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 14



*Union Park East
Community Development District*

Financial Statements - Unaudited

March 31, 2026



Union Park East CDD
Balance Sheet
March 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	\$ 126,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,532
3 Cash - Restricted							-
4 Money Markey - Operating	2,115,221	-	-	-	-	-	2,115,221
5 Money Markey - Restricted	139,201	-	-	-	-	-	139,201
6 Investments:							
7 Revenue Trust Fund	-	161,216	105,353	12,577	58,913	-	338,059
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	-	-	-	-	-	46,882	46,882
12 Accounts Receivable	5,008	-	-	-	-	-	5,008
13 Assessments Receivable - On Roll	73,931	25,492	21,434	4,631	10,190	-	135,678
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Due from Other Funds	-	412,456	344,482	76,741	86,993	-	920,671
16 Deposits	3,360	-	-	-	-	-	3,360
17 Prepaid Items	2,038	-	-	-	-	-	2,038
18 TOTAL ASSETS	\$ 2,465,292	\$ 1,011,436	\$ 814,637	\$ 147,762	\$ 199,690	\$ 46,882	\$ 4,685,698
19 LIABILITIES							
20 Accounts Payable	39,459	-	-	-	-	-	39,459
21 Due to Other Funds	920,671	-	-	-	-	-	920,671
22 Rental Deposit	-	-	-	-	-	-	-
23 Accrued Expenses	-	-	-	-	-	-	-
24 Deferred Revenue - On Roll	73,931	25,492	21,434	4,631	10,190	-	135,678
25 TOTAL LIABILITIES	1,034,061	25,492	21,434	4,631	10,190	-	1,095,808
26 FUND BALANCE							-
27 Nonspendable							-
28 Assigned - Asset Reserves							-
29 Assigned - Operating Reserves							-
30 Restricted		985,944	793,203	143,131	189,500	46,882	2,158,660
31 Unassigned	1,431,230						1,431,230
32 TOTAL FUND BALANCE	1,431,230	985,944	793,203	143,131	189,500	46,882	3,589,890
33 TOTAL LIABILITIES & FUND BALANCE	\$ 2,465,292	\$ 1,011,436	\$ 814,637	\$ 147,762	\$ 199,690	\$ 46,882	\$ 4,685,698



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

	FY2026 Adopted Budget	FY2026 Actual March	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,210,561	\$ 3,213	\$ 1,205,846	\$ (4,714)	99.61%
3 Interest	-	6,208	21,051	21,051	
4 Miscellaneous	-	-	1,656	1,656	
5 TOTAL REVENUES	\$ 1,210,561	\$ 9,420	\$ 1,228,554	\$ 17,993	101.49%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	554	3,509	(10,491)	25.07%
9 Payroll Taxes	1,071	92	581	(490)	54.29%
10 Payroll Processing	770	50	250	(520)	32.47%
11 Management Consulting Services	42,000	3,500	21,000	(21,000)	50.00%
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	619	(1,881)	24.76%
18 Engineering Services	25,000	-	9,032	(15,969)	36.13%
19 Legal Services (General)	50,000	3,847	47,544	(2,456)	95.09%
20 Legal Services (Litigation)	30,000	693	5,801	(24,199)	19.34%
21 Website Hosting	2,015	-	1,515	(500)	75.19%
22 Administrative Contingency	5,000	150	1,662	(3,338)	33.23%
23 TOTAL GENERAL ADMINSTRATIVE	212,131	8,960	123,188	(88,943)	58.07%
24 DEBT ADMINISTRATION					
25 Dissemination Agent	6,500	-	5,000	(1,500)	76.92%
26 Trustee Fees	19,055	-	8,287	(10,768)	43.49%
27 Arbitrage	1,900	-	950	(950)	50.00%
28 TOTAL DEBT ADMINISTRATION	27,455	-	14,237	(13,218)	51.85%
29 PHYSICAL ENVIRONMENT					
30 Comprehensive Field Tech Service	16,000	1,333	8,000	(8,000)	50.00%
31 Streetpole Lighting	105,000	7,772	40,172	(64,828)	38.26%
32 Electricity (Irrigation & Pond Pumps)	32,000	1,658	17,884	(14,116)	55.89%
33 Landscape Maintenance	186,974	13,918	90,966	(96,007)	48.65%
34 Landscape Enhancements	40,272	-	8,340	(31,932)	20.71%
35 Irrigation Maintenance	18,000	4,642	6,109	(11,891)	33.94%
36 Pond Maintenance	23,580	1,965	9,825	(13,755)	41.67%
37 Fountain Maintenance	7,000	5,020	15,769	8,769	225.27%
38 Pet Waste Removal	14,000	917	5,500	(8,500)	39.29%
39 Rust Control	19,200	1,622	9,544	(9,656)	49.71%
40 Physical Environment Contingency	85,000	3,120	30,414	(54,586)	35.78%
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	41,966	242,524	(461,106)	34.47%
44 AMENITY CENTER OPERATIONS					
45 Pool Service Contract	48,000	3,900	19,500	(28,500)	40.63%
46 Pool Maintenance & Repair	5,000	30	8,475	3,475	169.49%
47 Pool Permit	275	-	-	(275)	0.00%
48 Amenity Management	7,000	583	3,500	(3,500)	50.00%
49 Amenity Center Cleaning & Maintenance	19,500	1,430	16,208	(3,292)	83.12%

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

	FY2026 Adopted Budget	FY2026 Actual March	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	372	2,174	(2,334)	48.23%
51 Amenity Center Electricity	19,200	1,638	8,890	(10,310)	46.30%
52 Amenity Center Water	10,000	368	2,153	(7,847)	21.53%
53 Amenity Center Pest Control	975	75	450	(525)	46.15%
54 Refuse Service	3,706	344	1,940	(1,766)	52.35%
55 Landscape Maintenance - Infill	4,000	-	-	(4,000)	0.00%
56 Security Monitoring	34,420	10,400	38,103	3,683	110.70%
57 Pool Monitors	45,760	2,429	16,421	(29,339)	35.88%
58 Community Events & Decorations	25,000	-	15,000	(10,000)	60.00%
59 Misc Amenity Center Repairs & Contingency	40,000	-	5,818	(34,182)	14.54%
60 TOTAL AMENITY CENTER OPERATIONS	267,344	21,570	138,631	(128,713)	51.85%
61 TOTAL EXPENDITURES	\$ 1,210,561	\$ 72,497	\$ 518,580	\$ (691,981)	42.84%
62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	-	(63,076)	709,975	709,975	
63 NET CHANGE IN FUND BALANCE	-	(63,076)	709,975	709,975	
64 Fund Balance Beginning	563,832		721,256		
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	\$ (63,076)	\$ 1,431,230	\$ 709,975	

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 March 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 411,525	\$ 409,911	\$ (1,614)	99.61%
3 Interest	-	11,583	11,583	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 411,525	\$ 421,493	\$ 9,968	102.42%
6 EXPENDITURES				
7 Interest Expense				
*November 1, 2025		143,838	143,838	
8 May 1, 2026	141,113	-	(141,113)	0.00%
9 November 1, 2026	141,113		(141,113)	101.93%
10 Principal Retirement				
11 May 1, 2026	-	-	-	
12 November 1, 2026	125,000	120,000	(5,000)	96.00%
13 TOTAL EXPENDITURES	407,225	263,838	(143,388)	
14 REVENUES OVER(UNDER) EXPENDITURES	4,300	157,656		3666.42%
15 OTHER FINANCING SOURCES & USES				
16 Transfers In	-	-	-	
17 Transfers Out	-	-	-	
18 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
19 NET CHANGE IN FUND BALANCE	4,300	157,656	-	
20 Fund Balance - Beginning	-	828,288	-	
21 FUND BALANCE - ENDING	\$ 4,300	\$ 985,944	\$ -	

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 March 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 343,663	\$ 342,328	\$ -	99.61%
3 Interest	-	9,175	9,175	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 343,663	\$ 351,502	\$ 9,175	102.28%
6 EXPENDITURES				
7 Interest Expense				
*November 1, 2025		119,047	119,047	
8 May 1, 2026	116,938	-	(116,938)	0.00%
9 November 1, 2026	116,938	0	(116,938)	101.80%
10 Principal Retirement				
11 May 1, 2026	-	-	-	
12 November 1, 2026	105,000	105,000	-	100.00%
13 TOTAL EXPENDITURES	338,875	224,047	(114,828)	2
14 REVENUES OVER (UNDER) EXPENDITURES	4,788	127,455	124,003	2662.25%
15 OTHER FINANCING SOURCES & USES				
16 Transfers In	-	-	-	
17 Transfers Out	-	-	-	
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	
19 NET CHANGES IN FUND BALANCE	4,788	127,455	124,003	
20 Fund Balance - Beginning	-	665,748	-	
21 FUND BALANCE - ENDING	\$ 4,788	\$ 793,203	\$ 124,003	

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 March 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 76,581	\$ 76,280	\$ -	99.61%
3 Interest	-	1,313	1,313	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 76,581	\$ 77,593	\$ 1,313	101.32%
6 EXPENDITURES				
7 Interest Expense				
*November 1, 2025		26,513	26,513	
8 May 1, 2026	26,644	-	(26,644)	0.00%
9 November 1, 2026	26,119	-	(26,119)	0.00%
10 Principal Retirement				
11 May 1, 2026	20,000	-	(20,000)	0.00%
12 November 1, 2026	-	-	-	
13 TOTAL EXPNDITURES	72,763	26,513	(46,250)	
14 REVENUES OVER (UNDER) EXPENDITURES	3,819	51,081	47,262	1337.64%
15 OTHER FINANCING SOURCES/(USES)				
16 Transfers In	-	-	-	
17 Transfers Out	-	-	-	
18 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
19 NET CHANGES IN FUND BALANCE	3,819	51,081	47,262	
20 Fund Balance - Beginning	-	92,050	-	
21 FUND BALANCE - ENDING	\$ 3,819	\$ 143,131	\$ 47,262	

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 March 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 89,086	\$ 86,886	(2,200)	97.53%
3 Interest	-	1,929	1,929	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 89,086	\$ 88,815	\$ (271)	99.70%
6 EXPENDITURES				
7 County Assessment Collection Fees	1,856	-		0.00%
8 Interest Expense				
<i>*November 1, 2025</i>		25,189	25,189	
9 May 1, 2026	25,783	-	(25,783)	0.00%
10 November 1, 2026	25,363	-	(25,363)	0.00%
11 Principal Retirement				
12 May 1, 2026	35,000	-	(35,000)	0.00%
13 November 1, 2026	-	-	-	
14 TOTAL EXPENDITURES	88,001	25,189	(60,956)	
15 REVENUES OVER (UNDER) EXPENDITURES	1,085	63,626		5864.18%
16 OTHER FINANCING SOURCES & USES				
17 Transfers In		-		
18 Transfers Out		-		
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	
20 NET CHNAGES IN FUND BALANCE	1,085	63,626	-	
21 Fund Balance - Beginning		125,874		
22 FUND BALANCE, ENDING	\$ 1,085	\$ 189,500	\$ -	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Developer Contributions	\$ -	\$ -	\$ -	
3 Interest	-	810	810	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUE	\$ -	\$ 810	\$ 810	
6 EXPENDITURES				
7 CIP	-	-	-	
8 TOTAL EXPENDITURES	-	-	-	
9 REVENUES OVER (UNDER) EXPENDITURES	-	810		
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	-	-	-	
12 Transfers Out	-	-	-	
13 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
14 NET CHANGES IN FUND BALANCE	-	810	-	
15 Fund Balance - Beginning		46,072		
16 FUND BALANCE - ENDING	\$ -	\$ 46,882	\$ -	

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	100325BOSS	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	103125BOSS	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
02/02/2026	5018	Heather Keefe	Return Rental Deposit	300.00	257,454.66
02/04/2026	200123	Cooper Pools	Invoice: 2026-1163 (Reference: Monthly Commercial Maintenance February 2026.)	3,900.00	253,554.66
02/04/2026	200124	Vesta Property Services, Inc.	Invoice: 430813 (Reference: Pool monitor January.)	3,049.86	250,504.80
02/04/2026	200125	Vesta District Services	Invoice: 430678 (Reference: FEB26 District Management services.)	5,416.67	245,088.13
02/04/2026	200126	Catherine ProCleaners LLC	Invoice: 1291 (Reference: Jan26 Cleaning.)	1,430.00	243,658.13
02/04/2026	200127	NaturZone Environmental Service	Invoice: 843336 (Reference: Feb26 Pest Control service.)	75.00	243,583.13
02/05/2026	200128	Lighthouse Engineering Inc.	Invoice: 6 (Reference: GENERAL ENGINEERING CONTRACT.)	765.00	242,818.13
02/05/2026	200129	Tampa Bay Poo Patrol	Invoice: 5228 (Reference: Feb26 Pet Waste Station Maintenance.)	916.67	241,901.46
02/05/2026	200130	Sun Coast Rust Control, Inc.	Invoice: 08957 (Reference: Monthly water treatment (iron/rust) and service fee for previous mont...	1,622.00	240,279.46
02/06/2026	01ACH020626	TECO	1611 RANCHETTE RD 12.10.25- 01.09.26	702.26	239,577.20
02/10/2026	200131	Cooper Pools	Invoice: 1227 (Reference: Pool Maintenance and Repairs.)	122.50	239,454.70
02/10/2026	200132	Business Observer, Inc.	Invoice: 26-00261P (Reference: Request for Proposals.)	115.94	239,338.76
02/10/2026	01ACH021026	Spectrum Business	1549 Bering Rd 01.21.26- 02.20.26	357.62	238,981.14
02/11/2026	01ACH021126	PASCO County Utilities	1549 BERING ROAD 12.08.25- 01.07.26	321.26	238,659.88
02/11/2026	200133	Floralawn	Invoice: 37491 (Reference: Irrigation Repair from Inspection (February, 2026).)	217.73	238,442.15
02/11/2026		Deposit		18,650.82	257,092.97
02/11/2026		Deposit		352.75	257,445.72
02/12/2026	01ACH021226	TECO	1241 WYNDFIELDS BLVD PH 8B 12.13.25- 01.14.26	985.00	256,460.72
02/12/2026	02ACH021226	TECO	32755 CUMBERLAND LN 12.13.25- 01.14.26	423.08	256,037.64
02/12/2026	03ACH021226	TECO	1756 WYNFIELDS BL 12.13.25- 01.14.26	138.72	255,898.92
02/12/2026	04ACH021226	TECO	1549 BERING RD 12.13.25- 01.14.26	1,144.70	254,754.22
02/12/2026	05ACH021226	TECO	1195 WYNDFIELDS BLVD 12.13.25- 01.14.26	399.86	254,354.36
02/12/2026	06ACH021226	TECO	1147 MONTGOMERY BELL RD, WELL 12.13.25- 01.14.26	76.87	254,277.49
02/12/2026	07ACH021226	TECO	32803 CUMBERLAND LN, WELL 12.13.25- 01.14.26	184.48	254,093.01
02/12/2026	08ACH021226	TECO	1241 WYNDFIELDS BLVD PH 7B 12.13.25- 01.14.26	673.94	253,419.07
02/12/2026	09ACH021226	TECO	1169 MANZANAR PL, FOUNTAIN 12.13.25- 01.14.26	405.55	253,013.52
02/12/2026	10ACH021226	TECO	1568 WYNDFIELDS BLVD, WELL 12.13.25- 01.14.26	34.99	252,978.53
02/12/2026	11ACH021226	TECO	1548 WYNDFIELDS BLVD 12.13.25- 01.14.26	4,840.65	248,137.88
02/12/2026	12ACH021226	TECO	1393 WYNDFIELDS BLVD 12.13.25- 01.14.26	424.37	247,713.51
02/12/2026	13ACH021226	TECO	OLDWOODS AVE PH 8C 12.13.25- 01.14.26	570.25	247,143.26
02/13/2026	01ACH021326	TECO	1758 BERING RD 12.16.25- 01.15.26	380.33	246,762.93
02/13/2026	02ACH021326	TECO	1329 WYNDFIELDS BLVD 12.13.25- 01.14.26	429.24	246,333.69
02/13/2026		Deposit		300.00	246,633.69
02/13/2026	200134	Kilinski Van Wyk PLLC	Invoice: 14288 (Reference: legal services.) Invoice: 12261 (Reference: Legal Services April 2...	27,799.35	218,834.34
02/13/2026	021326BOS1	Engage PEO	BOS Meeting 1/28/26	172.40	218,661.94
02/13/2026	021326BOS2	Gerard Bianchi	BOS Meeting 1/28/26	184.70	218,477.24
02/13/2026	021326BOS3	Michelle Diman	BOS Meeting 1/28/26	184.70	218,292.54
02/13/2026	021326BOS4	Richard Ramirez	BOS Meeting 1/28/26	184.70	218,107.84
02/13/2026	021326BOS5	Vincent S Pacifico	BOS Meeting 1/28/26	184.70	217,923.14
02/17/2026	200135	Floralawn	Invoice: 37559 (Reference: Install and Furnish Mulch for UPE CDD- Pine Bark Mulch.)	8,340.00	209,583.14
02/17/2026	200136	Vesta District Services	Invoice: 430890 (Reference: Billable Expenses - Jan 2026.)	329.33	209,253.81
02/17/2026	01ACH021726	Waste Management of FL	4 Yard Dumpster 2 week 02.01.26- 02.28.26	344.04	208,909.77
02/19/2026	5019	Mohamed El Shimy	Return Deposit for clubhouse rental	300.00	208,609.77
02/19/2026	200137	ECS Integrations LLC	Invoice: 103676 (Reference: Union Park Amenity Card.)	42.00	208,567.77
02/23/2026	200138	Blue Water Aquatics, Inc.	Invoice: 35009 (Reference: Pond / Waterway Treatment.)	1,965.00	206,602.77
02/24/2026	200139	Catherine ProCleaners LLC	Invoice: 1300 (Reference: Sanitizing wet gym wipe 4000 units total.)	300.00	206,302.77
02/27/2026	200140	Floralawn	Invoice: 37412 (Reference: Landscape Maintenance Feb 26.)	13,917.80	192,384.97
2/28/2026	End of Month			19,303.57	84,673.26
					192,384.97
03/02/2026	200141	NaturZone Environmental Service	Invoice: 852157 (Reference: Monthly Pest Control Service -Mar26.)	75.00	192,309.97
03/02/2026	200142	Vesta District Services	Invoice: 431120 (Reference: Management fee services - Mar26.)	5,416.67	186,893.30
03/03/2026	200143	Blue Water Aquatics, Inc.	Invoice: 35114 (Reference: Erosion Control Installation.) Invoice: 35115 (Reference: Fountain...	4,976.88	181,916.42
03/03/2026	200144	Cooper Pools	Invoice: 2026-1172 (Reference: Scum Gutter Grate-STENNER MCCP205 #5 TUBE ASSEMBLY 5 PACK.)	3,930.00	177,986.42
03/04/2026	200145	Florida Training & Investigations	Invoice: 25202127 (Reference: 180 Hrs. security service, Rover and Fuel Expense.)	5,200.00	172,786.42

03/05/2026	200146	Tampa Bay Poo Patrol	Invoice: 5424 (Reference: pet waste station maintenance Mar26.)	916.67	171,869.75
03/05/2026	200147	Vesta Property Services, Inc.	Invoice: 431305 (Reference: Pool Monitor Feb26.)	2,810.50	169,059.25
03/06/2026	200148	Business Observer, Inc.	Invoice: 26-00471P (Reference: Legal Advertising - Board Meeting.)	74.38	168,984.87
03/06/2026	030626BOS1	Engage PEO	BOS Meeting 2/25/26	141.80	168,843.07
03/06/2026	030626BOS2	Michelle Diman	BOS Meeting 2/25/26	184.70	168,658.37
03/06/2026	030626BOS3	Richard Ramirez	BOS Meeting 2/25/26	184.70	168,473.67
03/06/2026	030626BOS4	Vincent S Pacifico	BOS Meeting 2/25/26	184.70	168,288.97
03/09/2026	01ACH030926	TECO	1611 RANCHETTE RD 01.10.26- 02.09.26	702.26	167,586.71
03/10/2026	5020	Pasco County Property Appraiser	Annual Renewal Fee	150.00	167,436.71
03/10/2026	200149	Catherinne ProCleaners LLC	Invoice: 1307 (Reference: Feb26 Cleaning.)	1,430.00	166,006.71
03/10/2026	01ACH031026	Spectrum Business	1549 Bering Rd 02.21.26- 03.20.26	371.99	165,634.72
03/11/2026	01ACH031126	PASCO County Utilities	1549 BERING ROAD 01.07.26- 02.05.26	358.78	165,275.94
03/11/2026	200150	Vesta District Services	Invoice: 431358 (Reference: Billable Expenses - Feb 2026.)	1,981.82	163,294.12
03/12/2026	200151	Sun Coast Rust Control, Inc.	Invoice: 08701 (Reference: : Monthly water treatment (iron/rust) and service fee for previous mo...	3,197.00	160,097.12
03/12/2026			Deposit	5,651.28	165,748.40
03/13/2026	01ACH031326	TECO	32755 CUMBERLAND LN 01.15.26- 02.13.26	384.36	165,364.04
03/13/2026	02ACH031326	TECO	1241 WYNDFIELDS BLVD PH 7B 01.15.26- 02.13.26	673.94	164,690.10
03/13/2026	03ACH031326	TECO	OLDWOODS AVE PH 8C 01.15.26- 02.13.26	570.25	164,119.85
03/13/2026	04ACH031326	TECO	1568 WYNDFIELDS BLVD, WELL 01.15.26- 02.13.26	24.68	164,095.17
03/13/2026	05ACH031326	TECO	1169 MANZANAR PL, FOUNTAIN 01.15.26- 02.13.26	369.76	163,725.41
03/13/2026	06ACH031326	TECO	1756 WYNFIELDS BL 01.15.26- 02.13.26	79.55	163,645.86
03/13/2026	07ACH031326	TECO	1241 WYNDFIELDS BLVD PH 8B 01.15.26- 02.13.26	985.00	162,660.86
03/13/2026	08ACH031326	TECO	1549 BERING RD 01.15.26- 02.13.26	1,157.44	161,503.42
03/13/2026	09ACH031326	TECO	1548 WYNDFIELDS BLVD 01.15.26- 02.13.26	4,840.65	156,662.77
03/13/2026	10ACH031326	TECO	1393 WYNDFIELDS BLVD 01.15.26- 02.13.26	268.32	156,394.45
03/13/2026	11ACH031326	TECO	1329 WYNDFIELDS BLVD 01.15.26- 02.13.26	390.04	156,004.41
03/13/2026	12ACH031326	TECO	1195 WYNDFIELDS BLVD 01.15.26- 02.13.26	363.91	155,640.50
03/13/2026	13ACH031326	TECO	32803 CUMBERLAND LN, WELL 01.15.26- 02.13.26	31.02	155,609.48
03/16/2026	01ACH031626	TECO	1758 BERING RD 01.16.26- 02.16.26	392.71	155,216.77
03/17/2026	200152	Blue Water Aquatics, Inc.	Invoice: 35130 (Reference: Pond Bank / Erosion Control 50% DEPOSIT Per Signed Pond C -.)	1,750.00	153,466.77
03/18/2026	01ACH031826	Waste Management of FL	4 Yard Dumpster 2 week 03.01.26- 03.31.26	344.04	153,122.73
03/18/2026	02ACH031826	TECO	1147 MONTGOMERY BELL RD, WELL 01.15.26- 02.13.26	47.57	153,075.16
03/19/2026	200153	Romaner Graphics	Invoice: 23027 (Reference: Straighten & secure Street Name signs.) Invoice: 23030 (Reference:...	1,370.00	151,705.16
03/23/2026	200154	Greenlee Law, PLLC	Invoice: 2164 (Reference: Legal Services Feb 26.)	693.00	151,012.16
03/23/2026	200155	Innersync Studio, LTD	Invoice: INV-SN-938 (Reference: PDF & ADA Compliance Service & Website.)	1,515.00	149,497.16
03/23/2026	200156	Kilinski Van Wyk PLLC	Invoice: 14542 (Reference: legal services Feb26.) Invoice: 14543 (Reference: legal services F...	3,847.15	145,650.01
03/23/2026	200157	Floralawn	Invoice: 37775 (Reference: Landscape Maintenance March 2026.)	13,917.80	131,732.21
03/26/2026	200158	Florida Training & Investigations	Invoice: 25202130 (Reference: Security Services 2/23/26- 03/24/26.)	5,200.00	126,532.21
3/31/2026	End of Month			5,651.28	126,532.21