



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
June 24, 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.





UNION PARK EAST

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, June 24, 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, June 24, 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*
- B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*
 - 1. Presentation of Aquatic Services Report [EXHIBIT 1](#)
 - 2. Presentation of Fountain Service Reports [EXHIBIT 2](#)
 - 3. Consideration of Blue Water Aquatics Proposals [EXHIBIT 3](#)
- C. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 4](#)
 - 1. Consideration of Floralawn Proposals:
 - a. Address Leaning 2 Pines at Hovenweep Entry – *Previously Presented* [EXHIBIT 5](#)
 - i. #20990 – Remove - \$1,469.54
 - ii. #20850 – Replace - \$2,336.58



THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)

- D. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 6](#)
 - 1. Presentation of Scoops Poop Reports [EXHIBIT 7](#)
- E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Announcement of Qualified Candidates for the November 3, 2026 General Election
 - Seat 2: Vincent Pacifico (Unopposed)
 - Seat 5: Gerard Bianchi, Jr. (Unopposed)

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Acceptance of the Minutes of the Board of Supervisors Workshop Held June 24, 2026 [EXHIBIT 8](#)
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 24, 2026 [EXHIBIT 9](#)
- C. Acceptance of the May 2026 Unaudited Financial Statement [EXHIBIT 10](#)
- D. Ratification of Approval of Blue Water Fountain Troubleshooting Proposal – NTE \$1,000.00 [EXHIBIT 11](#)
- E. Acceptance of Arbitrage Rebate Counselors, LLC Annual Arbitrage Report for Bond Series 2019 Period Ending April 30, 2026 Indicating No Arbitrage Liability Incurred [EXHIBIT 12](#)

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS
(Limited to 3 Minutes Per Person)

SEVENTH ORDER OF BUSINESS: SHADE ITEMS: SECURITY

- A. **Closed Session** *(No Action Will be Taken During the Closed Session)*
 - 1. Discussion on District Security Matters
- B. Consideration of Action Relating to Security Matters

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

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

Wednesday, July 22, 2026

at 6:00 p.m.

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



NINTH ORDER OF BUSINESS:

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

TENTH ORDER OF BUSINESS:

ADJOURNMENT





EXHIBIT 1



Chris Thompson

Blue Water Aquatics, Inc.

May 18, 2026 | 23 Photos



Union Park East CDD

Management Report



May

Month-to-date in May, pond conditions throughout the community remain stable overall, with seasonal increases in aquatic vegetation and algae activity due to rising temperatures and extended daylight periods. Crews continue targeting shoreline nuisance growth including torpedo grass, alligator weed, and creeping shoreline weeds to maintain clean pond edges and preserve water flow. Spot treatments were also performed on isolated filamentous algae and light surface algae accumulations where present.

Several ponds are currently experiencing lower-than-normal water levels associated with ongoing dry weather patterns, resulting in shallow shelf exposure and minor increases in turbidity in select areas. Pond dye remains visible in treated systems and continues assisting with algae suppression and water quality appearance. Submersed vegetation such as Hydrilla and Chara is being routinely monitored and treated as needed to prevent expansion during peak growing season. Overall, ponds are responding well to the current maintenance program and will continue to be closely observed throughout the month.

- **Rainfall:** ~1.5–3.5 inches month to date
- **Temperature Range:** Morning lows near 64°F to afternoon highs approaching 95°F
- **Continued warm temperatures + shallow water** → increased algae production and vegetation growth
- **Limited rainfall and reduced flushing** → continued turbidity and slower water turnover in select ponds
- **Seasonal nutrient activity** → isolated filamentous algae and surface bloom development possible
- **Aquatics:** We are continuing to dye the ponds to slow algae growth. Routine shoreline spraying for Torpedo grass, sedges, Dog fennel, Alligator weed, Pennywort, and cattails is ongoing.
- **Fountains:** 2 & 4 have new lights installed. The water management district is still enforcing a 4hr run time.

RESIDENT REMINDERS: Keep fertilizer applications at least 10ft from the ponds. Don't blow grass clippings or leaves into the ponds or storm drains. Pick up pet waste on walks and at the dog park. Don't throw trash into the curb drains, especially dog waste bags. Don't backwash pools into the ponds unless the chlorine has dropped to neutral levels. Pressure washing with chlorine and letting it run into the storm drains will create problems. All the trash, fertilizer and pet waste has potential to throw the ponds out of equilibrium and create hazardous algae blooms.



INFORMATIVE LINKS:

<https://orange.wateratlas.usf.edu/upload/documents/HEALTHY-PONDS-GUIDE-2022-12-screen-view.pdf>

<https://www.swfwmd.state.fl.us/the-newsroom/stormwater-ponds>





K
1.96 Surface Acres
1,405 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:44 PM
Creator: Chris Thompson



H
1.0 Surface Acres
935 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:44 PM
Creator: Chris Thompson



I
0.88 Surface Acres
815 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:45 PM
Creator: Chris Thompson





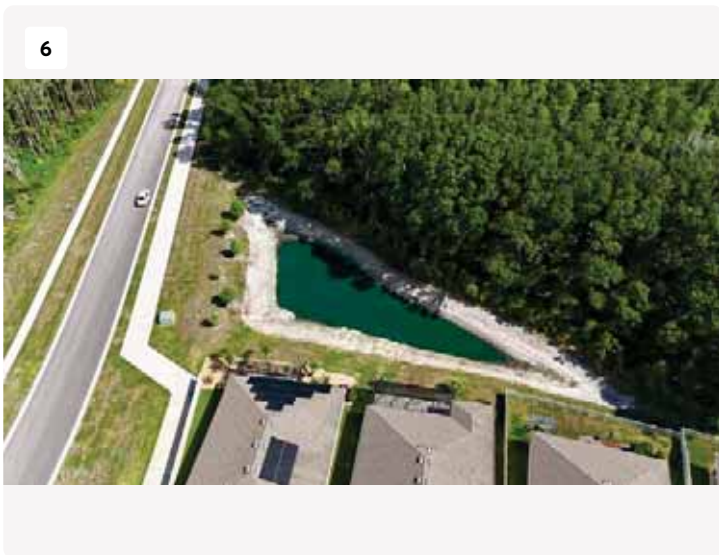
J
6.71 Surface Acres
2,975 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:45 PM
Creator: Chris Thompson



L
2.92 Surface Acres
1,770 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:46 PM
Creator: Chris Thompson



SP10
0.40 Surface Acres
745 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:46 PM
Creator: Chris Thompson





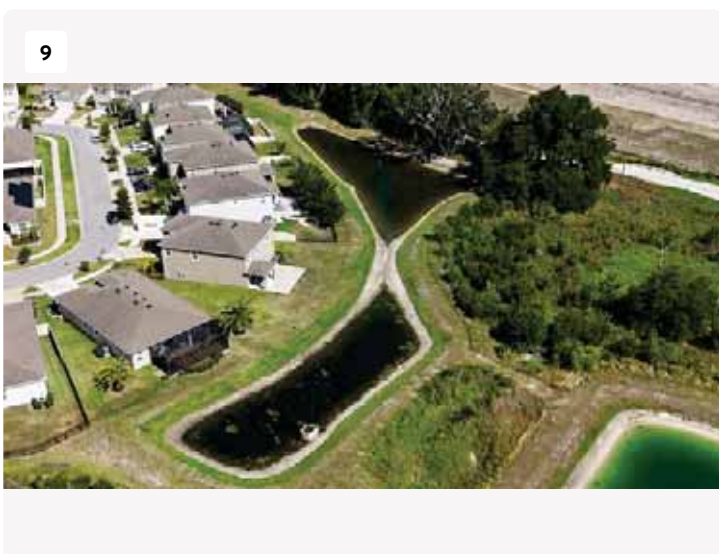
N
0.88 Surface Acres
760 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:47 PM
Creator: Chris Thompson



O
2.47 Surface Acres
1,550 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:47 PM
Creator: Chris Thompson



P1
0.48 Surface Acres
1,050 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:47 PM
Creator: Chris Thompson



10



G
1.11 Surface Acres
990 Linear Feet

Project: Union Park East CDD
Date: May 20, 2026, 4:49 PM
Creator: Chris Thompson

11



E1
1.10 Surface Acres
915 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:49 PM
Creator: Chris Thompson

12



E
0.64 Surface Acres
865 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:50 PM
Creator: Chris Thompson



13



D
1.92 Surface Acres
1,475 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:50 PM
Creator: Chris Thompson

14



SP1
0.24 Surface Acres
400 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:50 PM
Creator: Chris Thompson

15



C2
6.60 Surface Acres
2,590 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:51 PM
Creator: Chris Thompson



16



D1
0.55 Surface Acres
870 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:51 PM
Creator: Chris Thompson

17



7F
3.22 Surface Acres
1,920 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:51 PM
Creator: Chris Thompson

18



Q
0.26 Surface Acres
620 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:52 PM
Creator: Chris Thompson





C1
2.65 Surface Acres
1,490 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:52 PM
Creator: Chris Thompson



C
1.59 Surface Acres
1,320 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:52 PM
Creator: Chris Thompson



SP1B - SP1A
0.35 Surface Acres
820 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:53 PM
Creator: Chris Thompson



22



B
0.53 Surface Acres
980 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:53 PM
Creator: Chris Thompson

23



Q1
0.28 Surface Acres
530 Linear feet of shoreline

Project: Union Park East CDD
Date: May 20, 2026, 4:53 PM
Creator: Chris Thompson





Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date	5/12/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	5mph
Temperature	78°
Multiple Sites Treated	Yes

Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	Sp10, M,L,J,K,I,E1,C1,C,G
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Cattails <input checked="" type="checkbox"/> Grasses <input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	I sprayed the shorelines of all ponds for invasive grasses.

Pictures



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	5/12/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	N 1mph
Temperature	83
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	B, Q, Q1, SP1, C2, D1, 7F, D, E, N, O, P1, P2
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed) as needed.

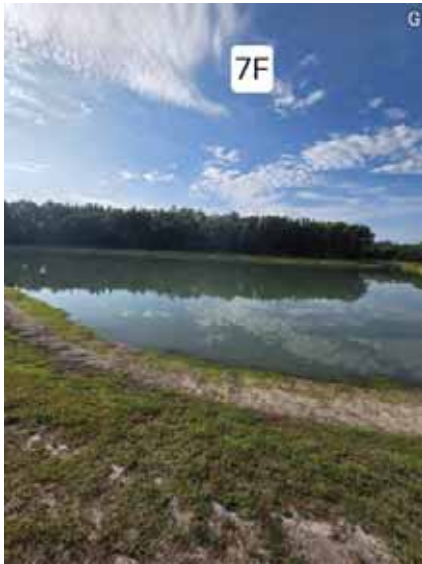
Pictures



Aquatic Services Report



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report

Technician
Pete Dennis

Job Details

Service Date	5/26/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	8mph
Temperature	79°
Multiple Sites Treated	Yes

Ponds Treated Information	Repeatable - 1 Count
1 of 1	

Pond Numbers	Sp1A,B,Q1,C,C1,Q,C2,Sp1,D,7F, E1,G,H,I,J,K,L,M,sp10,O,P1,P2.
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Cattails <input checked="" type="checkbox"/> Grasses <input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV <input checked="" type="checkbox"/> Backpack
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	I sprayed the shorelines of all ponds for invasive plants and grasses.

Pictures



Aquatic Services Report



Aquatic Services Report



Aquatic Services Report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2





Order report

Service details	
Technician:	Client:
Randy Mitchell	Union Park East CDD
Service Date	6/11/2026
Request Warranted	Yes
Action Taken	We checked the fountain with a boat, and determined that the plumbing is broken allowing the pressure to go through the side and not the nozzle.
Service Date	6/4/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	7mph
Temperature	80°
Multiple Sites Treated	No
Pond Number	C
Service Performed	Troubleshooting
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> JonBoat
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	We checked the fountain with a boat, and determined that, the plumbing was broken, and allowing the pressure to escape through the side and not through the nozzle
Work Performed	<input checked="" type="checkbox"/> Fountains / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat



Order report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3 PENDING





EXHIBIT 4



Clubhouse and Property Landscaping Looks Healthy

New turf at the clubhouse

- Looks very well maintained
- Nice green color



Clubhouse turf

- Looking nice and green



New plants in the islands

- Looking very healthy



Clubhouse plant install and turf condition

- New plant install along the clubhouse building looks very healthy
- Turf is in great condition with minimal weeds
- Beds are also looking good



New plants and annuals at Manizar

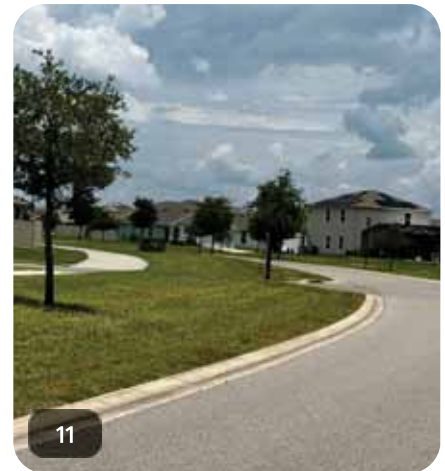
- New plants are looking very good and healthy
- Annuals are also looking healthy





Waynesville turf and invasive weeds

- Turf along Waynesville looks nice and green
- Abundant invasive weeds still present
- Chemical application is showing signs of improvement





New plants at Tupelo Sun

- Looking very healthy





New turf and plantings near the bridge to Manzar

- New turf behind the bridge looks very healthy
- Freshly planted plants at the bridge are thriving
- All other new plants and installs across the property appear to be doing well

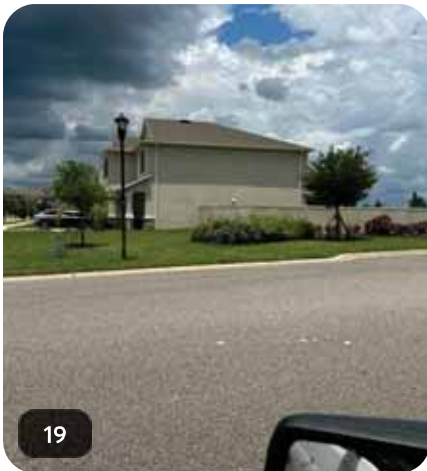






EXHIBIT 5





Proposal

Date: 4/29/2026

Work Order #20990

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 removal and replacement

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 grinding x 2

Furnish and install:

Fill dirt





Tree Removal

Tree Trimming

Items	Quantity	Unit	
Debris Disposal	0.25	ea	
Fill Dirt - Installation	1.00	cuyd	
			PROJECT TOTAL: \$1,469.54

Terms & Conditions

By _____

Casey Hallman

Date 4/29/2026

Floralawn

By _____

Date _____

Union Park East CDD





Proposal

Date: 4/29/2026

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 removal and replacement

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

Plant Installation

Items	Quantity	Unit
Slash Pine - Installation	2.00	30 Gal
Top Soil Bulk - Install	1.00	ea

Irrigation Repair and Modification

PROJECT TOTAL: \$2,336.58



Terms & Conditions

By _____

Casey Hallman

Date _____

4/29/2026

Floralawn

By _____

Date _____

Union Park East CDD





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6 PENDING





EXHIBIT 7





Skoops Poop
skoospoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

CAM / HOA Maintenance

Materials Used

Roll Bags	6.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	

Job #155

Scheduled May 20, 2026





Skoops Poop
skoospoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoospoop@gmail.com





Skoops Poop
skoospoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

May 24, 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
skoospoop@gmail.com



Service Photos (21 - 30)



Skoops Poop
skoospoop@Gmail.com





Skoops Poop
skoops poop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

May 27, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	2.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoops poop@gmail.com



Service Photos (11 - 20)





Skoops Poop
skoops poop@gmail.com





Skoops Poop
skoopspoop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

May 31, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	2.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)





Skoops Poop
skoops poop@gmail.com





Skoops Poop
skoospoop@Gmail.com





Skoops Poop
skoops poop@gmail.com

Job #155

Scheduled Jun 07, 2026

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

CAM / HOA Maintenance

Materials Used

Roll Bags	4.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)



Skoops Poop
skoops poop@gmail.com





Skoops Poop
skoospoop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Jun 10, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags 10.0

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

Job #155

Scheduled Jun 14, 2026

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

CAM / HOA Maintenance

Materials Used

Roll Bags	4.0
Header Bags	8.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)



Skoops Poop
skoops poop@Gmail.com





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8



1 **MINUTES OF WORKSHOP**
2 **UNION PARK EAST**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 A workshop of the Board of Supervisors of the Union Park East Community
5 Development District was held on Wednesday, May 27, 2026, at 5:00 p.m., at the Fairfield Inn &
6 Suites, 2650 Lajuana Blvd., Wesley Chapel, FL 33543. No decisions were made, nor action
7 taken, on behalf of the CDD at this workshop.

8 **FIRST ORDER OF BUSINESS: ATTENDANCE**

9 Present were:

10 Vincent Pacifico (S2)	Board Supervisor, Chair
11 Gerard Bianchi (S5)	Board Supervisor, Vice Chair
12 Heath Beckett	Vesta District Services
13 Michael Bush	Vesta District Services
14 Savannah Hancock	Kilinski Van Wyk

15 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS**

16 There being none, the next item followed.

17 **THIRD ORDER OF BUSINESS: FY 2027 BUDGET WORKSHOP**

18 A. EXHIBIT 1: Discussion on FY 2027 Budget Draft

19 Mr. Beckett reviewed the line items in the presented budget and discussed the
20 proposed variances over FY 2026.

21 ➤ Presentation of Supplemental Review Materials:

- 22 • EXHIBIT 2: Current Financial Statement
- 23 • EXHIBIT 3: September 2025 General Fund Balance
- 24 • EXHIBIT 4: Reserve Study

25 It was noted that proposals were being sought for painting the
26 exterior of the amenity center, which the Reserve Study
27 recommended for FY 2024.

28 B. Discussion on Capital Improvement Projects

29 Supervisors discussed adjustments to the presented budget that contemplated
30 no increase in assessments for FY 2027.

31 **FOURTH ORDER OF BUSINESS: ADJOURNMENT**

32 The workshop was adjourned at 5:34 p.m.

33 **Each person who decides to appeal any decision made by the Board with respect to any matter*
34 *considered at the meeting is advised that person may need to ensure that a verbatim record of*



35 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
36 *based.*

37 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
38 **meeting held on June 24, 2026.**

39 _____
40 Heath Beckett, Assistant Secretary

Vincent Pacifico, Chair

DRAFT





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9



1 **MINUTES OF MEETING**
2 **UNION PARK EAST**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Wednesday, May 27, 2026, at 5:00 p.m. at Fairfield Inn & Suites
6 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

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

8 Mr. Beckett called the meeting to order at 5:50 p.m. and conducted roll call.

9 Present and constituting a quorum were:

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

14 Also present were:

15 Heath Beckett	District Manager, Vesta District Services
16 Michael Bush	Field Manager, Vesta District Services
17 Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
18 Amy Palmer	District Engineer, Lighthouse Engineering (<i>virtually</i>)
19 Chris Thompson	President, Blue Water Aquatics (<i>virtually</i>)
20 Casey Hallman	Account Manager, Floralawn

21 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS**

22 (Limited to 3 minutes per individual for agenda
23 items)

24 There being none, the next item followed.

25 **THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE**

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

27 Requests for the District Engineer were whether TECO can install a surge
28 protector for Liberty Square gate, inspect the wash out at the bridge, and review
29 whether the Land Development Code requires removed pine trees to be
30 replaced.

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

32 1. EXHIBIT 1: Presentation of Aquatic Services Report

33 2. EXHIBIT 2: Presentation of Fountain Service Reports

34 3. EXHIBIT 3: Consideration of Blue Water Aquatics Proposals



35 Mr. Thompson discussed the impact on ponds of the rainy season. Ponds will
36 start slowly filling back up, techs will be focusing on shorelines and treat for
37 torpedo grass, and large algae blooms may occur after a significant rain event.

38 C. EXHIBIT 4: Landscape Maintenance – *Casey Hallman, Floralawn*

39 Mr. Hallman advised that turf was revitalizing. The scheduled fertilizing was
40 completed and more grass should begin to green up. Due to the drought and
41 irrigation issues, a lot more weeds have become established.

42 1. Consideration of Floralawn Proposals:

43 a. EXHIBIT 5: Address Leaning 2 Pines at Hovenweep Entry

44 i. #20990 – Remove - \$1,469.54

45 ii. #20850 – Replace - \$2,336.58

46 Consideration of this item was deferred until the next meeting.

47 b. EXHIBIT 6: Pre-authorized 2026 Storm Clean-up Services

48 On a MOTION by Supervisor Stabile, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
49 Board approved Floralawn’s pre-authorized 2026 storm clean-up services, subject to
50 amendments recommended by District Counsel, and authorized Chair to execute, for Union Park
51 East Community Development District.

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

53 Mr. Bush reviewed the Field Manager Report.

54 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the
55 Board approved the purchase of four (4) pet waste stations for an amount not to exceed of
56 \$600.00, for Union Park East Community Development District.

57 1. EXHIBIT 8: Presentation of Scoops Poop Reports

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

59 Ms. Hancock advised the HOA is ready to go on the Liberty Square fountain, and
60 she is coordinating with Ms. Palmer on the Notice of Commencement for the
61 Pickleball Court construction.

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

63 1. EXHIBIT 9: Adoption of **Resolution 2026-08, Approving Proposed FY**
64 **2027 Budget and Setting Public Hearing**

65 ➤ Proposed FY 2027 Budget

66 Line-item allocations were amended to reflect the changes discussed
67 during the workshop. The amended FY 2027 budget contemplates no
68 increase in annual assessments.



69 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the
70 Board approved adoption of **Resolution 2026-08, Approving Proposed FY 2027 Budget, as**
71 **amended, and Setting the Public Hearing**, for Union Park East Community Development District.

72 Discussion followed on the public hearing date.

73 On a MOTION by Supervisor Diman, SECONDED by Supervisor Pacifico, WITH ALL IN FAVOR, the
74 Board approved amending the budget public hearing date to August 26, 2026, for Union Park
75 East Community Development District.

76 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

- 77 A. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular
78 Meeting Held April 22, 2026
- 79 B. EXHIBIT 11: Acceptance of the April 2026 Unaudited Financial Statement
- 80 C. EXHIBIT 12: Ratification of DMHB FY 2025 Audit Services Engagement Letter
81 (Renewal)
- 82 D. EXHIBIT 13: Acceptance of Pasco County Supervisor of Elector Qualified Elector
83 Count as of April 15, 2026 – 1,274

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

87 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

88 Supervisor Stabile requested four yoga mats and the medicine balls be replaced. She
89 asked for the lounge chairs and chairs in the breezeway to be inspected.

90 **SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**
91 (Limited to 3 minutes per individual for non-
92 agenda items)

93 There being none, the next item followed.

94 **SEVENTH ORDER OF BUSINESS: SECURITY MATTERS**

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

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

- 99 1. Discussion on District Security Matters

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



103 B. Consideration of Action Relating to Security Matters

104 On a MOTION by Supervisor Bianchi, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
105 Board approved amending the security contract as discussed in the closed session, for Union Park
106 East Community Development District.

107 Ms. Hancock provided an update on the construction defect litigation matter and advised
108 that information related to pending litigation is subject to attorney-client privilege and
109 exempt from record requests.

110 Supervisors discussed changing the meeting location to the Union Park East Amenity
111 Center and Wi-Fi at the Amenity Center.

112 **EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**
113 *The next Union Park East Community Development District meeting is scheduled for 6:00 p.m.*
114 *on June 24, 2026 at Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, FL 33543.*

115 **NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

116 **District Manager**

- 117 • Change meetings to the Amenity Center (1549 Berring Rd, Wesley
118 Chapel, FL 33543), except for August which will remain at Fairfield Inn &
119 Suites.

120 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

121 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
122 Board adjourned the meeting at 7:36 p.m., for Union Park East Community Development District.

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

127 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
128 **noticed meeting held on June 24, 2026.**

129 _____
130 □ Heath Beckett, Secretary

□ Vincent Pacifico, Chair





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10



*Union Park East
Community Development District*

Financial Statements - Unaudited

May 31, 2026



Union Park East CDD
Balance Sheet
May 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	\$ 229,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229,962
3 Cash - Restricted							-
4 Money Markey - Operating	951,732	-	-	-	-	-	951,732
5 Money Markey - Restricted	139,956	-	-	-	-	-	139,956
6 Investments:							
7 Revenue Trust Fund	-	437,064	336,107	43,280	86,405	-	902,857
8 Interest Fund	-	-	-	-	0	-	0
9 Reserve Fund	-	411,200	343,119	52,500	43,493	-	850,312
10 Prepayment Fund	-	1,072	250	1,313	100	-	2,735
11 Acquisition & Construction	-	-	-	-	-	47,139	47,139
12 Accounts Receivable	-	-	-	-	-	-	-
13 Assessments Receivable - On Roll	-	-	-	-	-	-	-
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Due from Other Funds	-	3,687	3,079	686	781	-	8,233
16 Deposits	3,360	-	-	-	-	-	3,360
17 Prepaid Items	9,446	-	-	-	-	-	9,446
18 TOTAL ASSETS	\$ 1,334,456	\$ 853,023	\$ 682,555	\$ 97,779	\$ 130,780	\$ 47,139	\$ 3,145,732
19 LIABILITIES							
20 Accounts Payable	38,851	-	-	-	-	-	38,851
21 Due to Other Funds	8,233	-	-	-	-	-	8,233
22 Rental Deposit	300	-	-	-	-	-	300
23 Accrued Expenses	-	-	-	-	-	-	-
24 Deferred Revenue - On Roll	(0)	-	-	-	-	-	(0)
25 TOTAL LIABILITIES	47,384	-	-	-	-	-	47,384
26 FUND BALANCE							
27 Nonspendable							-
28 Assigned - Asset Reserves							-
29 Assigned - Operating Reserves							-
30 Restricted		853,023	682,555	97,779	130,780	47,139	1,811,276
31 Unassigned	1,287,072						1,287,072
32 TOTAL FUND BALANCE	1,287,072	853,023	682,555	97,779	130,780	47,139	3,098,348
33 TOTAL LIABILITIES & FUND BALANCE	\$ 1,334,456	\$ 853,023	\$ 682,555	\$ 97,779	\$ 130,780	\$ 47,139	\$ 3,145,732



Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual May	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,210,561	\$ 2,586	\$ 1,216,691	\$ 6,131	100.51%
3 Interest	-	3,357	28,317	28,317	
4 Miscellaneous	-	75	1,806	1,806	
5 TOTAL REVENUES	\$ 1,210,561	\$ 6,018	\$ 1,246,815	\$ 36,254	102.99%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	739	4,987	(9,013)	35.62%
9 Payroll Taxes	1,071	122	826	(245)	77.14%
10 Payroll Processing	770	50	350	(420)	45.45%
11 Management Consulting Services	42,000	3,500	28,000	(14,000)	66.67%
12 Bank Fees	300	-	-	(300)	0.00%
13 Auditing Services	4,200	-	-	(4,200)	0.00%
14 Travel Per Diem	100	-	-	(100)	0.00%
15 Insurance	35,000	-	31,500	(3,500)	90.00%
16 Regulatory & Permit Fees	175	-	175	-	100.00%
17 Legal Advertisements	2,500	118	1,116	(1,384)	44.63%
18 Engineering Services	25,000	-	9,032	(15,969)	36.13%
19 Legal Services (General)	50,000	4,306	56,313	6,313	112.63%
20 Legal Services (Litigation)	30,000	646	6,447	(23,554)	21.49%
21 Website Hosting	2,015	-	1,515	(500)	75.19%
22 Administrative Contingency	5,000	58	1,799	(3,201)	35.97%
23 TOTAL GENERAL ADMINSTRATIVE	212,131	9,538	142,059	(70,072)	66.97%
24 DEBT ADMINISTRATION					
25 Dissemination Agent	6,500	-	5,000	(1,500)	76.92%
26 Trustee Fees	19,055	7,219	15,506	(3,549)	81.38%
27 Arbitrage	1,900	475	1,425	(475)	75.00%
28 TOTAL DEBT ADMINISTRATION	27,455	7,694	21,931	(5,524)	79.88%
29 PHYSICAL ENVIRONMENT					
30 Comprehensive Field Tech Service	16,000	1,333	10,667	(5,333)	66.67%
31 Streetpole Lighting	105,000	7,772	55,717	(49,283)	53.06%
32 Electricity (Irrigation & Pond Pumps)	32,000	1,063	20,990	(11,010)	65.59%
33 Landscape Maintenance	186,974	14,196	119,359	(67,615)	63.84%
34 Landscape Enhancements	40,272	17,339	25,679	(14,593)	63.76%
35 Irrigation Maintenance	18,000	130	6,881	(11,119)	38.23%
36 Pond Maintenance	23,580	1,965	13,755	(9,825)	58.33%
37 Fountain Maintenance	7,000	-	19,035	12,035	271.92%
38 Pet Waste Removal	14,000	952	6,452	(7,548)	46.09%
39 Rust Control	19,200	1,622	12,788	(6,412)	66.60%
40 Physical Environment Contingency	85,000	-	32,164	(52,836)	37.84%
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	46,373	323,486	(380,144)	45.97%
44 AMENITY CENTER OPERATIONS					
45 Pool Service Contract	48,000	3,900	31,200	(16,800)	65.00%
46 Pool Maintenance & Repair	5,000	165	1,680	(3,320)	33.60%
47 Pool Permit	275	-	-	(275)	0.00%
48 Amenity Management	7,000	583	4,667	(2,333)	66.67%
49 Amenity Center Cleaning & Maintenance	19,500	2,012	19,465	(35)	99.82%



Union Park East CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual May	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	372	2,918	(1,590)	64.73%
51 Amenity Center Electricity	19,200	1,336	11,763	(7,437)	61.27%
52 Amenity Center Water	10,000	462	3,086	(6,914)	30.86%
53 Amenity Center Pest Control	975	75	600	(375)	61.54%
54 Refuse Service	3,706	469	2,753	(953)	74.29%
55 Landscape Maintenance - Infill	4,000	8,960	8,960	4,960	224.00%
56 Security Monitoring	34,420	10,400	51,044	16,624	148.30%
57 Pool Monitors	45,760	3,328	23,042	(22,718)	50.35%
58 Community Events & Decorations	25,000	-	15,000	(10,000)	60.00%
59 Misc Amenity Center Repairs & Contingency	40,000	11,412	25,095	(14,905)	62.74%
60 TOTAL AMENITY CENTER OPERATIONS	267,344	43,475	201,273	(66,072)	75.29%
61 TOTAL EXPENDITURES	\$ 1,210,561	\$ 107,080	\$ 688,749	\$ (521,812)	56.90%
62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	-	(101,061)	558,066	558,066	
63 NET CHANGE IN FUND BALANCE	-	(101,061)	558,066	558,066	
64 Fund Balance Beginning	563,832		729,005		
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	\$ (101,061)	\$ 1,287,072	\$ 558,066	



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 May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 411,525	\$ 413,597	\$ 2,072	100.50%
3 Interest	-	15,813	15,813	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 411,525	\$ 429,410	\$ 17,885	104.35%
6 EXPENDITURES				
7 Interest Expense				
<i>*November 1, 2025</i>		143,838	143,838	
8 May 1, 2026	141,113	140,838	(275)	99.81%
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	404,675	(2,550)	
14 REVENUES OVER(UNDER) EXPENDITURES	4,300	24,735		575.23%
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	24,735	-	
20 Fund Balance - Beginning	-	828,288	-	
21 FUND BALANCE - ENDING	\$ 4,300	\$ 853,023	\$ -	



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 May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 343,663	\$ 345,406	\$ -	100.51%
3 Interest	-	12,132	12,132	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 343,663	\$ 357,538	\$ 12,132	104.04%
6 EXPENDITURES				
7 Interest Expense				
<i>*November 1, 2025</i>		119,047	119,047	
8 May 1, 2026	116,938	116,684	(253)	99.78%
9 November 1, 2026	116,938	-	(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	340,731	1,856	3
14 REVENUES OVER (UNDER) EXPENDITURES	4,788	16,807	10,276	351.06%
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	16,807	10,276	
20 Fund Balance - Beginning	-	665,748	-	
21 FUND BALANCE - ENDING	\$ 4,788	\$ 682,555	\$ 10,276	



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 May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments - Net	\$ 76,581	\$ 76,966	\$ -	100.50%
3 Interest	-	1,788	1,788	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 76,581	\$ 78,754	\$ 1,788	102.84%
6 EXPENDITURES				
7 Interest Expense				
*November 1, 2025		26,513	26,513	
8 May 1, 2026	26,644	26,513	(131)	99.51%
9 November 1, 2026	26,119	-	(26,119)	0.00%
10 Principal Retirement				
11 May 1, 2026	20,000	20,000	-	100.00%
12 November 1, 2026	-	-	-	
13 TOTAL EXPNDITURES	72,763	73,025	263	
14 REVENUES OVER (UNDER) EXPENDITURES	3,819	5,729	1,910	150.02%
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	5,729	1,910	
20 Fund Balance - Beginning	-	92,050	-	
21 FUND BALANCE - ENDING	\$ 3,819	\$ 97,779	\$ 1,910	



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 May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 89,086	\$ 87,668	(1,418)	98.41%
3 Interest	-	2,616	2,616	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 89,086	\$ 90,284	\$ 1,198	101.34%
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	25,189	(594)	97.70%
10 November 1, 2026	25,363	-	(25,363)	0.00%
11 Principal Retirement				
12 May 1, 2026	35,000	35,000	-	100.00%
13 November 1, 2026	-	-	-	
14 TOTAL EXPENDITURES	88,001	85,378	(768)	
15 REVENUES OVER (UNDER) EXPENDITURES	1,085	4,906		452.21%
16 OTHER FINANCING SOURCES & USES				
17 Transfers In		-		
18 Transfers Out		-		
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	
20 NET CHANGES IN FUND BALANCE	1,085	4,906	-	
21 Fund Balance - Beginning		125,874		
22 FUND BALANCE, ENDING	\$ 1,085	\$ 130,780	\$ -	



Union Park East CDD

Construction

Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Developer Contributions	\$ -	\$ -	\$ -	
3 Interest	-	1,067	1,067	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUE	\$ -	\$ 1,067	\$ 1,067	
6 EXPENDITURES				
7 CIP	-	-	-	
8 TOTAL EXPENDITURES	-	-	-	
9 REVENUES OVER (UNDER) EXPENDITURES	-	1,067		
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	-	-	-	
12 Transfers Out	-	-	-	
13 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
14 NET CHANGES IN FUND BALANCE	-	1,067	-	
15 Fund Balance - Beginning		46,072		
16 FUND BALANCE - ENDING	\$ -	\$ 47,139	\$ -	



**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 Pool 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 (Refere...	10,400.00	216,055.27
10/31/2025	103125BOS1	Engage PEO	BOS Meeting 10/22/25	172.40	215,882.87
10/31/2025	103125BOS5	Gerard Bianchi	BOS Meeting 10/22/25	184.70	215,698.17
10/31/2025	103125BOS4	Michelle Diman	BOS Meeting 10/22/25	184.70	215,513.47
10/31/2025	103125BOS3	Richard Ramirez	BOS Meeting 10/22/25	184.70	215,328.77
10/31/2025	103125BOS2	Vincent S Pacifico	BOS Meeting 10/22/25	184.70	215,144.07
10/31/2025 End of Month				1,656.32	112,660.00
11/03/2025	200063	Floralawn	Invoice: 35380 (Reference: Landscape Maintenance oct25.)	13,917.80	201,226.27
11/06/2025	200064	Lighthouse Engineering Inc.	Invoice: 3 (Reference: GENERAL ENGINEERING CONTRACT.)	4,399.00	196,827.27
11/06/2025	200065	Catherine ProCleaners LLC	Invoice: 1246 (Reference: Oct25 Cleaning.)	1,950.00	194,877.27
11/06/2025	200066	Tampa Bay Pool 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	Catherinne ProCleaners LLC	Invoice: 1251 (Reference: Sanitizing wet gym yipe 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	112825BOSS	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
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: 06732 (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
12/16/2025	1ACH121625	Waste Management of FL	4 Yard Dumpster 2 week 12.01.25- 12.31.25		282.00	2,152,502.80
12/17/2025	200092	Spinelli Property Group	Invoice: 000013 - Dec 15, 202 (Reference: Replace Low voltage control box.) Invoice: 000014 ...		1,525.00	2,150,977.80
12/18/2025	200093	Blue Water Aquatics, Inc.	Invoice: 34651 (Reference: Aquatic Services.) Invoice: 34652 (Reference: Quarterly Fountain m...		7,907.15	2,143,070.65
12/18/2025			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	Catherinne ProCleaners LLC	Invoice: 1262 (Reference: Nov25 Cleaning.)		1,950.00	2,119,834.30
12/26/2025	122625BOS1	Engage PEO	BOS Meeting 12/16/25		172.40	2,119,661.90
12/26/2025	122625BOS2	Gerard Bianchi	BOS Meeting 12/16/25		184.70	2,119,477.20
12/26/2025	122625BOS3	Michelle Diman	BOS Meeting 12/16/25		184.70	2,119,292.50
12/26/2025	122625BOS4	Richard Ramirez	BOS Meeting 12/16/25		184.70	2,119,107.80
12/26/2025	122625BOSS	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
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	Catherinne 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	1,673,012.40
						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	Catherine 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	71,504.04	126,532.21
04/03/2026	040326BOS1	Engage PEO	BOS Meeting 3/25/26		172.40	126,359.81
04/03/2026	040326BOS2	Gerard Bianchi	BOS Meeting 3/25/26		184.70	126,175.11
04/03/2026	040326BOS3	Michelle Diman	BOS Meeting 3/25/26		184.70	125,990.41
04/03/2026	040326BOS4	Richard Ramirez	BOS Meeting 3/25/26		184.70	125,805.71
04/03/2026	040326BOS5	Vincent S Pacifico	BOS Meeting 3/25/26		184.70	125,621.01
04/06/2026			Funds Transfer	950,000.00		1,075,621.01
04/06/2026	5021	U.S. Bank	Transfer of Tax Assessments for FY26		920,671.38	154,949.63
04/06/2026	200159	Blue Water Aquatics, Inc.	Invoice: 35249 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 35248 (Reference: Po...		6,984.65	147,964.98
04/06/2026	200160	NaturZone Environmental Service	Invoice: 861238 (Reference: Monthly Pest Control Service.)		75.00	147,889.98
04/06/2026	200161	Floralawn	Invoice: 38459 (Reference: Irrigation Repair from Inspection (March, 2026).) Invoice: 38478 (...)		4,641.75	143,248.23
04/06/2026	200162	Sun Coast Rust Control, Inc.	Invoice: 09261 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...		1,622.00	141,626.23
04/06/2026	200163	Cooper Pools	Invoice: 2026-1282 (Reference: Scum Gutter Grate and Monthly commercial maintenance APR26.)		3,915.00	137,711.23
04/06/2026	200164	Vesta Property Services, Inc.	Invoice: 431805 (Reference: Pool monitor March.)		2,429.24	135,281.99
04/06/2026	200165	Vesta District Services	Invoice: 431802 (Reference: Apr26 Management fees.)		5,416.67	129,865.32
04/06/2026	200166	American Power Washing LLC	Invoice: 636 (Reference: Cleaning sidewalks around the clubhouse to remove mold, mildew, and alg...		3,673.00	126,192.32
04/07/2026	01ACH040726	TECO	1611 RANCHETTE RD 02.10.26- 03.10.26		702.26	125,490.06
04/09/2026			Deposit	44.01		125,534.07
04/09/2026			Deposit	8,538.39		134,072.46
04/09/2026			Deposit	5,946.40		140,018.86
04/10/2026	01ACH041026	Spectrum Business	1549 Bering Rd 03.21.26- 04.20.26		371.99	139,646.87
04/10/2026	200167	Catherine ProCleaners LLC	Invoice: 1318 (Reference: MARCH 2026 Cleaning.)		1,430.00	138,216.87
04/10/2026	200168	Floralawn	Invoice: 38589 (Reference: Pump VFD is not working correctly 20015.)		310.00	137,906.87
04/10/2026	200169	ECS Integrations LLC	Invoice: 103816 (Reference: Amenity Access Management.) Invoice: 103817 (Reference: Amenity a...		851.25	137,055.62
04/13/2026	01ACH041326	TECO	1756 WYNFIELDS BL 02.14.26- 03.16.26		64.97	136,990.65
04/13/2026	03ACH041326	TECO	1329 WYNDFIELDS BLVD 02.14.26- 03.16.26		400.63	136,590.02
04/13/2026	04ACH041326	TECO	1195 WYNDFIELDS BLVD 02.14.26- 03.16.26		374.33	136,215.69
04/13/2026	05ACH041326	TECO	1549 BERING RD 02.14.26- 03.16.26		1,237.84	134,977.85
04/13/2026	06ACH041326	TECO	32803 CUMBERLAND LN, WELL 02.14.26- 03.16.26		27.63	134,950.22
04/13/2026	07ACH041326	TECO	1548 WYNDFIELDS BLVD 02.14.26- 03.16.26		4,840.65	130,109.57
04/13/2026	08ACH041326	TECO	1241 WYNDFIELDS BLVD PH 7B 02.14.26- 03.16.26		673.94	129,435.63
04/13/2026	09ACH041326	TECO	1147 MONTGOMERY BELL RD, WELL 02.14.26- 03.16.26		35.11	129,400.52
04/13/2026	10ACH041326	TECO	1568 WYNDFIELDS BLVD, WELL 02.14.26- 03.16.26		26.02	129,374.50
04/13/2026	11ACH041326	TECO	1241 WYNDFIELDS BLVD PH 8B 02.14.26- 03.16.26		985.00	128,389.50
04/13/2026	12ACH041326	PASCO County Utilities	1549 BERING ROAD 02.05.26- 03.09.26		368.16	128,021.34
04/13/2026	13ACH041326	TECO	32755 CUMBERLAND LN 02.14.26- 03.16.26		396.24	127,625.10
04/13/2026	14ACH041326	TECO	1169 MANZANAR PL, FOUNTAIN 02.14.26- 03.16.26		378.71	127,246.39
04/13/2026	15ACH041326	TECO	OLDWOODS AVE PH 8C 02.14.26- 03.16.26		570.25	126,676.14
04/14/2026	01ACH041426	TECO	1758 BERING RD 02.17.26- 03.17.26		333.54	126,342.60
04/15/2026	01ACH041526	Waste Management of FL	4 Yard Dumpster 2 week 04.01.26- 04.30.26		344.04	125,998.56
04/16/2026	200170	Vesta District Services	Invoice: 431937 (Reference: Billable Expenses - Mar 2026.)		2,767.97	123,230.59
04/16/2026	200171	Blue Water Aquatics, Inc.	Invoice: 35300 (Reference: Pond Bank / Erosion Control Remaining 50% BALANCE DUE Per Signed Pond...		1,750.00	121,480.59
04/16/2026	200172	ECS Integrations LLC	Invoice: 103940 (Reference: Video security monitoring.)		220.00	121,260.59
04/16/2026	200173	Kilinski Van Wyk PLLC	Invoice: 14812 (Reference: legal services.) Invoice: 14787 (Reference: legal services.)		4,463.78	116,796.81
04/16/2026	200174	Romaner Graphics	Invoice: 22948 (Reference: new Rules and Regulations sign, 48" x 36".)		225.00	116,571.81
04/17/2026	01ACH041726	TECO	1393 WYNDFIELDS BLVD 02.14.26- 03.16.26		20.98	116,550.83



04/22/2026			Deposit		75.00		116,625.83
04/27/2026	200175	ECS Integrations LLC	Invoice: 103990 (Reference: ion ParkAmenity Card Replacement.)			84.00	116,541.83
04/29/2026	200176	Floralawn	Invoice: 38397 (Reference: Landscape Maintenance Apr26.)			14,196.16	102,345.67
04/30/2026			Deposit		300.00		102,645.67
04/30/2026	200177	Floralawn	Invoice: 39033 (Reference: Irrigation Repair from Inspection (April, 2026).)			331.43	102,314.24
4/30/2026	End of Month				964,903.80	989,121.77	102,314.24
05/05/2026	200178	Cooper Pools	Invoice: 2026-1366 (Reference: monthly Commercial Maintenance May 2026.)			3,915.00	98,399.24
05/05/2026	200179	Vesta Property Services, Inc.	Invoice: 432295 (Reference: Pool monitor April.)			3,293.18	95,106.06
05/05/2026	200180	Florida Training & Investigations	Invoice: 25202133 (Reference: Security monitoring.)			5,200.00	89,906.06
05/05/2026	200181	Skoops Poop LLC	Invoice: 415 (Reference: CAM Pet Waste Station Maintenance.)			952.00	88,954.06
05/05/2026	200182	Blue Water Aquatics, Inc.	Invoice: 35406 (Reference: Fountain Repair Services FOUNTAIN #2 Replaced Four 36W Underwater Lig...			5,230.77	83,723.29
05/05/2026	200183	NaturZone Environmental Service	Invoice: 870722 (Reference: Monthly Pest Control Service.)			75.00	83,648.29
05/05/2026	200184	Greenlee Law, PLLC	Invoice: 2183 (Reference: legal services.)			645.50	83,002.79
05/07/2026	01ACH050726	TECO	1611 RANCHETTE RD 03.11.26- 04.09.26			702.26	82,300.53
05/11/2026	01ACH051126	Spectrum Business	1549 BERING Rd 04.21.26- 05.20.26			371.94	81,928.59
05/11/2026	02ACH051126	PASCO County Utilities	1549 BERING ROAD 03.09.26- 04.08.26			471.34	81,457.25
05/12/2026	200185	Business Observer, Inc.	Invoice: 26-01012P (Reference: Notice of Public Workshop- legal Advertisement.)			70.00	81,387.25
05/12/2026	200186	Catherine ProCleaners LLC	Invoice: 1320 (Reference: Sanitizing wet gym wipe 4000 units total.)			300.00	81,087.25
05/12/2026	200187	Floralawn	Invoice: 39112 (Reference: Clubhouse Landscape Deposit invoice.) Invoice: 39136 (Reference: 1...			14,022.27	67,064.98
05/12/2026	200188	Sun Coast Rust Control, Inc.	Invoice: 09364 (Reference: Monthly water treatment May26.)			1,622.00	65,442.98
05/12/2026			Deposit		4,197.57		69,640.55
05/12/2026			Deposit		351.48		69,992.03
05/13/2026	01ACH051326	TECO	32803 CUMBERLAND LN, WELL 03.17.26- 04.15.26			111.20	69,880.83
05/13/2026	02ACH051326	TECO	32755 CUMBERLAND LN 03.17.26- 04.15.26			383.71	69,497.12
05/13/2026	03ACH051326	TECO	1241 WYNDFIELDS BLVD PH 8B 03.17.26- 04.15.26			985.00	68,512.12
05/13/2026	04ACH051326	TECO	1549 BERING RD 03.17.26- 04.15.26			1,151.61	67,360.51
05/13/2026	05ACH051326	TECO	1169 MANZANAR PL, FOUNTAIN 03.17.26- 04.15.26			368.29	66,992.22
05/13/2026	06ACH051326	TECO	1568 WYNDFIELDS BLVD, WELL 03.17.26- 04.15.26			119.47	66,872.75
05/13/2026	07ACH051326	TECO	1241 WYNDFIELDS BLVD PH 7B 03.17.26- 04.15.26			673.94	66,198.81
05/13/2026	08ACH051326	TECO	OLDWOODS AVE PH 8C 03.17.26- 04.15.26			570.25	65,628.56
05/13/2026	09ACH051326	TECO	1329 WYNDFIELDS BLVD 03.17.26- 04.15.26			385.01	65,243.55
05/13/2026	10ACH051326	TECO	1195 WYNDFIELDS BLVD 03.17.26- 04.15.26			363.26	64,880.29
05/13/2026	11ACH051326	TECO	1756 WYNFIELDS BL 03.17.26- 04.15.26			89.46	64,790.83
05/13/2026	12ACH051326	TECO	1548 WYNDFIELDS BLVD 03.17.26- 04.15.26			4,840.65	59,950.18
05/13/2026	13ACH051326	TECO	1147 MONTGOMERY BELL RD, WELL 03.17.26- 04.15.26			64.78	59,885.40
05/13/2026	200189	Vesta District Services	Invoice: 432486 (Reference: Management fee services May26.)			5,416.67	54,468.73
05/13/2026	200190	Floralawn	Invoice: 39140 (Reference: 20292 Bridge at Wyndfields Median Bed.) Invoice: 39189 (Reference:...			14,645.16	39,823.57
05/14/2026	01ACH051426	TECO	1758 BERING RD 03.18.26- 04.16.26			335.67	39,487.90
05/15/2026	01ACH051526	TECO	1393 WYNDFIELDS BLVD 03.17.26- 04.15.26			207.60	39,280.30
05/15/2026	02ACH051526	Waste Management of FL	4 Yard Dumpster 2 week 05.01.26- 05.31.26			344.00	38,936.26
05/15/2026	051526BOS1	Engage PEO	BOS Meeting 4/22/26			172.40	38,763.86
05/15/2026	051526BOS2	Gerard Bianchi	BOS Meeting 4/22/26			184.70	38,579.16
05/15/2026	051526BOS3	Michelle Diman	BOS Meeting 4/22/26			184.70	38,394.46
05/15/2026	051526BOS4	Richard Ramirez	BOS Meeting 4/22/26			184.70	38,209.76
05/15/2026	051526BOS5	Vincent S Pacifico	BOS Meeting 4/22/26			184.70	38,025.06
05/19/2026	200191	Vesta District Services	Invoice: 432436 (Reference: Billable Expenses - Apr 2026.)			1,836.51	36,188.55
05/19/2026	200192	Kilinski Van Wyk PLLC	Invoice: 15010 (Reference: legal services.) Invoice: 15009 (Reference: legal services.)			4,305.65	31,882.90
05/20/2026			Funds Transfer		220,000.00		251,882.90
05/20/2026	200193	ECS Integrations LLC	Invoice: 104090 (Reference: tech checked the CDVI, took it off the schedule, tested the doors.)			282.00	251,600.90
05/21/2026	200194	Catherine ProCleaners LLC	Invoice: 1328 (Reference: Apr26 Cleaning.)			1,430.00	250,170.90
05/21/2026	200195	Floralawn	Invoice: 39316 (Reference: Irrigation Repair from Inspection (May, 2026).)			130.20	250,040.70
05/26/2026	200196	Florida Training & Investigations	Invoice: 25202136 (Reference: Security Monitoring 04/24/25 - 5/23/26.)			5,200.00	244,840.70
05/26/2026	200197	Business Observer, Inc.	Invoice: 26-01175P (Reference: Legal Advertising.)			48.13	244,792.57
05/26/2026	200198	ECS Integrations LLC	Invoice: 104100 (Reference: Card Replacement.)			84.00	244,708.57
05/26/2026	200199	Arbitrage Rebate Counselors, LLC	Invoice: 052126- (Reference: Preparation of Annual Arbitrage Report for Series 2019.)			475.00	244,233.57
05/26/2026	200200	Cooper Pools	Invoice: 1676 (Reference: 16' Straight Pole.)			149.99	244,083.58
05/28/2026			Deposit		75.00		244,158.58
05/29/2026	200201	Floralawn	Invoice: 39008 (Reference: Landscape Maintenance Per Agreement May 2026.)			14,196.16	229,962.42
5/31/2026	End of Month				224,624.05	96,975.87	229,962.42





EXHIBIT 11



Shirley M. Conley

From: Heath Beckett
Sent: Tuesday, June 9, 2026 7:44 AM
To: office@bluewatraquaticsinc.com; Michael P. Bush
Cc: Shirley M. Conley; 'Jeremy Lovell'
Subject: RE: Union Park CDD Fountain 1 Repairs

Good morning,

Please go ahead and troubleshoot with a NTE \$1,000.

Thank you.

Board members should not respond to this e-mail with a "reply all", "cc" or "bcc" other Board members on emails to avoid possible non-compliance with the Sunshine Law.



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: office@bluewatraquaticsinc.com <office@bluewatraquaticsinc.com>
Sent: Monday, June 8, 2026 4:37 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; 'Jeremy Lovell' <customerservice@bluewatraquaticsinc.com>
Subject: Union Park CDD Fountain 1 Repairs
Importance: High

External Sender - From: (<office@bluewatraquaticsinc.com>)
This message came from outside your organization.

Our technicians were out at Union Park CDD to investigate why Fountain 1 (Pond C) was spraying low.



It appears that the reason is that the plumbing is broken allowing the pressure to go through the side and not the nozzle. In order to provide you with an estimate on the repairs to it, the team will need to pull it to shore and examine it.

This initial process will likely take 2-3 hours of labor and then we can provide you with a repair estimate. Our hourly labor rate is \$136/hour, per technician. We can set a “not to exceed” amount if you would like.

We would like to get it started as soon as possible. Can we get your approval to proceed?

Brenda Jordan

Business Manager



5119 State Road 54, New Port Richey FL 34652

Office Phone: (727) 842-2100 x103 Cell Phone: (727) 712-7363

Website: www.BlueWaterAquaticsInc.com

Complete Pond & Lake Management | Fountains | Aeration | Midge Fly | Erosion Control





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 21, 2026

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

Re: Union Park East Community Development District
\$5,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 (Assessment Area Two), and
\$5,085,000 Capital Improvement Revenue and Refunding Bonds,
Series 2019A-2 (Assessment Area Two) ("Series 2019")
Annual Arbitrage Report for the period April 30, 2025 to April 30, 2026

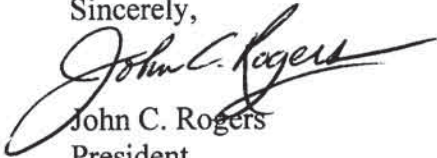
Dear Union Park East Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2019.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2019 during the annual period April 30, 2025 to April 30, 2026, and there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2019 is due April 30, 2026.

Sincerely,



John C. Rogers
President



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 21, 2026

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

Re: Union Park East Community Development District
\$5,265,000 Capital Improvement Revenue Bonds,
Series 2019A-1 (Assessment Area Two), and
\$5,085,000 Capital Improvement Revenue and Refunding Bonds,
Series 2019A-2 (Assessment Area Two)
Annual Arbitrage Report for the period April 30, 2025 to April 30, 2026

Dear Union Park East Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Union Park East Community Development District (the "District"), \$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (the "Series 2019A-1 Bonds") and \$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2 (the "Series 2019A-2 Bonds") (the Series 2019A-1 Bonds and the Series 2019A-2 Bonds, collectively, the "Series 2019 Bonds") for the period April 30, 2025 to April 30, 2026 (the "Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

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

Trust Fund statements for Series 2019 Bonds for the period April 30, 2025 to April 30, 2026
Source: US Bank, Orlando, Florida

Closing Documents for the Series 2019 Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Breeze Home, Lake Mary, Florida

Annual Arbitrage Report for Series 2019, dated May 23, 2025 for the annual period April 30, 2024 to April 30, 2025, prepared by Arbitrage Rebate Counselors, LLC (the "Prior Annual Arbitrage Report")

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

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



This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of the Series 2019 Bonds is April 30, 2019.
- b) The end of the first Bond Year for the Series 2019 Bonds is April 30, 2020.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that the Series 2019A-1 Bonds and the Series 2019A-2 Bonds constitute a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of April 30, 2026 (the “Annual Computation Date”).
- i) According to the Official Statement, the Series 2019A-1 Bonds were issued, together with other legally available moneys, to (i) finance a portion of the costs of acquiring, constructing and equipping certain assessable improvements (the “Series 2019 Area Two Project”), (ii) pay certain costs associated with the issuance of the Series 2019A-1 Bonds, (iii) make a deposit into the Series 2019A-1 Bonds Reserve Fund, (iv) pay a portion of the interest to become due on the Series 2019A-1 Bonds.
- j) According to the Official Statement, the Series 2019A-2 Bonds were issued to (i) finance a portion of the costs of the Series 2019 Area Two Project and refinance a portion of the District’s Series 2017 Area Two Project, (ii) pay certain costs associated with the issuance of the Series 2019A-2 Bonds, (iii) make a deposit into the Series 2019A-2 Bonds Reserve Fund, (iv) pay a portion of the interest to become due on the Series 2020A-2 Bonds, and (v) refund and redeem all of the outstanding Union Park East Community Development District Revenue Bonds, Series 2017A-3.

Source Information

Bonds

Closing Date	Official Statement
Series 2019 Yield	Pages B-1, B-2 and B-3 of Annual Arbitrage Report

Investments

Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Union Park East Community Development District accrued a total \$8,665.81 less on its investments of the proceeds of the Series 2019 Bonds during as of the Annual Computation Date than had such proceeds been invested at the Series 2019 Bond Yield, and therefore **did not incur an arbitrage liability on the Series 2019 Bonds** as of such date, as calculated on Pages C-1, C-2, C-3, C-4, C-5, C-6 and C-7.

ARBITRAGE REBATE COUNSELORS, LLC
ARBITRAGE REBATE COUNSELORS, LLC



Union Park East Community Development District
\$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Two)
\$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2020A-2
(Assessment Area Two)

Annual Arbitrage Report
For the Period April 30, 2025 to April 30, 2026

May 21, 2026



Union Park East Community Development District
 (City of Lake Wales, Florida)
 \$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Two)
 \$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2 (Assessment Area Two)

Sources and Uses of Funds Upon Issuance of Series 2019

	<u>Series 2019A-1</u>	<u>Series 2019A-2</u>	<u>Total</u>
Sources of Funds			
Par Amount of Series 2019	\$5,265,000.00	\$5,085,000.00	\$10,350,000.00
Less: Original Issue Discount	<u>(33,127.35)</u>	<u>(24,357.15)</u>	<u>(57,484.50)</u>
	5,231,872.65	5,060,642.85	10,292,515.50
Transfer of Series 2017A-3 Reserve Account	<u>0.00</u>	<u>248,687.50</u>	<u>248,687.50</u>
Total	<u>\$5,231,872.65</u>	<u>\$5,309,330.35</u>	<u>\$10,541,203.00</u>
Uses of Funds			
Deposit to Series 2019A Acquisition and Construction Acct.	\$4,566,230.50	\$87,711.61	\$4,653,942.11
Deposit to Series 2019A-1 Reserve Account	345,587.50	0.00	345,587.50
Deposit to Series 2019A-2 Reserve Account	0.00	266,962.50	266,962.50
Deposit to Series 2019A-1 Capitalized Interest Acct.	130,260.30	0.00	130,260.30
Deposit to Series 2019A-2 Capitalized Interest Acct.	0.00	267,704.06	267,704.06
Deposit to Series 2019A-1 Costs of Issuance Acct.	84,494.35	0.00	84,494.35
Deposit to Series 2019A-2 Costs of Issuance Acct.	0.00	81,605.65	81,605.65
Deposit to Series 2017A-3 Optional Redemption Subaccount	0.00	4,503,646.53	4,503,646.53
Underwriter's Discount	<u>105,300.00</u>	<u>101,700.00</u>	<u>207,000.00</u>
	<u>\$5,231,872.65</u>	<u>\$5,309,330.35</u>	<u>\$10,541,203.00</u>

Note:

(1) Source: Official Statement for Series 2019, dated April 23, 2019.



Union Park East Community Development District
 (City of Lake Wales, Florida)
 \$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Two)
 \$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2 (Assessment Area Two)

Pricing Report - Series 2019

Dated Date: 4/30/2019
 Issuance Date: 4/30/2019

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Series 2019A-1 Original Issue Disc (-)	Series 2019A-2 Original Issue Disc (-)	Total Production
11/1/2020	\$85,000.00	4.125%	3.250%	100.000%	127.74	\$0.00	\$0.00	\$85,000.00
11/1/2021	85,000.00	4.125%	3.250%	100.000%	212.74	0.00	0.00	85,000.00
11/1/2022	90,000.00	4.125%	3.250%	100.000%	315.25	0.00	0.00	90,000.00
11/1/2023	95,000.00	4.125%	3.250%	100.000%	427.76	0.00	0.00	95,000.00
11/1/2024	100,000.00	4.125%	3.250%	100.000%	550.28	0.00	0.00	100,000.00
11/1/2025	105,000.00	4.500%	4.550%	99.555%	682.79	(467.25)	0.00	104,532.75
11/1/2026	110,000.00	4.500%	4.550%	99.555%	825.31	(489.50)	0.00	109,510.50
11/1/2027	110,000.00	4.500%	4.550%	99.555%	935.31	(489.50)	0.00	109,510.50
11/1/2028	115,000.00	4.500%	4.550%	99.555%	1,092.82	(511.75)	0.00	114,488.25
11/1/2029	125,000.00	4.500%	4.550%	99.555%	1,312.85	(556.25)	0.00	124,443.75
11/1/2030	130,000.00	4.500%	4.550%	99.555%	1,495.36	(578.50)	0.00	129,421.50
11/1/2031	135,000.00	5.000%	5.000%	100.000%	1,687.88	0.00	0.00	135,000.00
11/1/2032	140,000.00	5.000%	5.000%	100.000%	1,890.39	0.00	0.00	140,000.00
11/1/2032	5,085,000.00	5.250%	5.250%	99.521%	68,661.63	0.00	(24,357.15)	5,060,642.85
11/1/2033	150,000.00	5.000%	5.000%	100.000%	2,175.42	0.00	0.00	150,000.00
11/1/2034	155,000.00	5.000%	5.000%	100.000%	2,402.93	0.00	0.00	155,000.00
11/1/2035	165,000.00	5.000%	5.000%	100.000%	2,722.96	0.00	0.00	165,000.00
11/1/2036	170,000.00	5.000%	5.000%	100.000%	2,975.47	0.00	0.00	170,000.00
11/1/2037	180,000.00	5.000%	5.000%	100.000%	3,330.50	0.00	0.00	180,000.00
11/1/2038	190,000.00	5.000%	5.000%	100.000%	3,705.53	0.00	0.00	190,000.00
11/1/2039	200,000.00	5.000%	5.000%	100.000%	4,100.56	0.00	0.00	200,000.00
11/1/2040	210,000.00	5.125%	5.200%	98.858%	4,515.58	(2,398.20)	0.00	207,601.80
11/1/2041	220,000.00	5.125%	5.200%	98.858%	4,950.61	(2,512.40)	0.00	217,487.60
11/1/2042	230,000.00	5.125%	5.200%	98.858%	5,405.64	(2,626.60)	0.00	227,373.40
11/1/2043	240,000.00	5.125%	5.200%	98.858%	5,880.67	(2,740.80)	0.00	237,259.20
11/1/2044	255,000.00	5.125%	5.200%	98.858%	6,503.21	(2,912.10)	0.00	252,087.90
11/1/2045	265,000.00	5.125%	5.200%	98.858%	7,023.24	(3,026.30)	0.00	261,973.70
11/1/2046	280,000.00	5.125%	5.200%	98.858%	7,700.78	(3,197.60)	0.00	276,802.40
11/1/2047	295,000.00	5.125%	5.200%	98.858%	8,408.32	(3,368.90)	0.00	291,631.10
11/1/2048	310,000.00	5.125%	5.200%	98.858%	9,145.86	(3,540.20)	0.00	306,459.80
11/1/2049	<u>325,000.00</u>	5.125%	5.200%	98.858%	<u>9,913.40</u>	<u>(3,711.50)</u>	<u>0.00</u>	<u>321,288.50</u>
Total	\$10,350,000.00				171,078.75	(\$33,127.35)	(\$24,357.15)	\$10,292,515.50
Principal Amount	\$10,350,000.00							
OIP (+) /								
OIP (-)	<u>(57,484.50)</u>							
	<u>\$10,292,515.50</u>							
Gross Interest Cost	\$8,766,383.11							
OIP (-) /								
OID (+)	<u>57,484.50</u>							
	<u>\$8,823,867.61</u>							
NIC %	5.1578%							
Bond Years	171,078.75							
Average Coupon	5.1242%							
Average Life (Years)	16.53							

Note:
 (1) Source: Official Statement for Series 2019, dated April 23, 2019.



Union Park East Community Development District
 (City of Lake Wales, Florida)
 \$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Two)
 \$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2 (Assessment Area Two)

Series 2019 - Debt Service Payable

Dated Date: 4/30/2019
 First Interest
 Payment Date: 11/1/2019

Date	Series 2019A-1		Series 2019A-2		Interest	Semiannual Debt Service	Total Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2019					\$264,483.11	\$264,483.11	\$264,483.11
5/1/2020					263,021.88	263,021.88	
11/1/2020	\$85,000.00	4.125%			263,021.88	348,021.88	611,043.75
5/1/2021					261,268.75	261,268.75	
11/1/2021	85,000.00	4.125%			261,268.75	346,268.75	607,537.50
5/1/2022					259,515.63	259,515.63	
11/1/2022	90,000.00	4.125%			259,515.63	349,515.63	609,031.25
5/1/2023					257,659.38	257,659.38	
11/1/2023	95,000.00	4.125%			257,659.38	352,659.38	610,318.75
5/1/2024					255,700.00	255,700.00	
11/1/2024	100,000.00	4.125%			255,700.00	355,700.00	611,400.00
5/1/2025					253,637.50	253,637.50	
11/1/2025	105,000.00	4.500%			253,637.50	358,637.50	612,275.00
5/1/2026					251,275.00	251,275.00	
11/1/2026	110,000.00	4.500%			251,275.00	361,275.00	612,550.00
5/1/2027					248,800.00	248,800.00	
11/1/2027	110,000.00	4.500%			248,800.00	358,800.00	607,600.00
5/1/2028					246,325.00	246,325.00	
11/1/2028	115,000.00	4.500%			246,325.00	361,325.00	607,650.00
5/1/2029					243,737.50	243,737.50	
11/1/2029	125,000.00	4.500%			243,737.50	368,737.50	612,475.00
5/1/2030					240,925.00	240,925.00	
11/1/2030	130,000.00	4.500%			240,925.00	370,925.00	611,850.00
5/1/2031					238,000.00	238,000.00	
11/1/2031	135,000.00	5.000%			238,000.00	373,000.00	611,000.00
5/1/2032					234,625.00	234,625.00	
11/1/2032	140,000.00	5.000%	\$5,085,000.00	5.250%	234,625.00	5,459,625.00	5,694,250.00
5/1/2033					97,643.75	97,643.75	
11/1/2033	150,000.00	5.000%			97,643.75	247,643.75	345,287.50
5/1/2034					93,893.75	93,893.75	
11/1/2034	155,000.00	5.000%			93,893.75	248,893.75	342,787.50
5/1/2035					90,018.75	90,018.75	
11/1/2035	165,000.00	5.000%			90,018.75	255,018.75	345,037.50
5/1/2036					85,893.75	85,893.75	
11/1/2036	170,000.00	5.000%			85,893.75	255,893.75	341,787.50
5/1/2037					81,643.75	81,643.75	
11/1/2037	180,000.00	5.000%			81,643.75	261,643.75	343,287.50
5/1/2038					77,143.75	77,143.75	
11/1/2038	190,000.00	5.000%			77,143.75	267,143.75	344,287.50
5/1/2039					72,393.75	72,393.75	
11/1/2039	200,000.00	5.000%			72,393.75	272,393.75	344,787.50
5/1/2040					67,393.75	67,393.75	
11/1/2040	210,000.00	5.125%			67,393.75	277,393.75	344,787.50
5/1/2041					62,012.50	62,012.50	
11/1/2041	220,000.00	5.125%			62,012.50	282,012.50	344,025.00
5/1/2042					56,375.00	56,375.00	
11/1/2042	230,000.00	5.125%			56,375.00	286,375.00	342,750.00
5/1/2043					50,481.25	50,481.25	
11/1/2043	240,000.00	5.125%			50,481.25	290,481.25	340,962.50
5/1/2044					44,331.25	44,331.25	
11/1/2044	255,000.00	5.125%			44,331.25	299,331.25	343,662.50
5/1/2045					37,796.88	37,796.88	
11/1/2045	265,000.00	5.125%			37,796.88	302,796.88	340,593.75
5/1/2046					31,006.25	31,006.25	
11/1/2046	280,000.00	5.125%			31,006.25	311,006.25	342,012.50
5/1/2047					23,831.25	23,831.25	
11/1/2047	295,000.00	5.125%			23,831.25	318,831.25	342,662.50
5/1/2048					16,271.88	16,271.88	
11/1/2048	310,000.00	5.125%			16,271.88	326,271.88	342,543.75
5/1/2049					8,328.13	8,328.13	
11/1/2049	<u>325,000.00</u>	5.125%			<u>8,328.13</u>	<u>333,328.13</u>	<u>341,656.25</u>
Total	<u>\$5,265,000.00</u>				<u>\$8,766,383.11</u>	<u>\$19,116,383.11</u>	<u>\$19,116,383.11</u>

Note: (1) Source: Official Statement for Series 2019, dated April 23, 2019.



Union Park East Community Development District
 (City of Lake Wales, Florida)
 \$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Two)
 \$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2 (Assessment Area Two)

Proof of Yield - Series 2019

P.V. Date: 4/30/2019
 Series 2019 Yield: 5.17300545%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2019	\$264,483.11	181	0.97464882	\$257,778.15
5/1/2020	263,021.88	361	0.95007511	249,890.54
11/1/2020	348,021.88	541	0.92612096	322,310.35
5/1/2021	261,268.75	721	0.90277077	235,865.79
11/1/2021	346,268.75	901	0.88000931	304,719.72
5/1/2022	259,515.63	1081	0.85782172	222,618.14
11/1/2022	349,515.63	1261	0.83619355	292,262.71
5/1/2023	257,659.38	1441	0.81511069	210,020.91
11/1/2023	352,659.38	1621	0.79455939	280,208.82
5/1/2024	255,700.00	1801	0.77452625	198,046.36
11/1/2024	355,700.00	1981	0.75499820	268,552.86
5/1/2025	253,637.50	2161	0.73596251	186,667.69
11/1/2025	358,637.50	2341	0.71740677	257,288.97
5/1/2026	251,275.00	2521	0.69931887	175,721.35
11/1/2026	361,275.00	2701	0.68168701	246,276.48
5/1/2027	248,800.00	2881	0.66449971	165,327.53
11/1/2027	358,800.00	3061	0.64774575	232,411.17
5/1/2028	246,325.00	3241	0.63141420	155,533.10
11/1/2028	361,325.00	3421	0.61549442	222,393.52
5/1/2029	243,737.50	3601	0.59997603	146,236.66
11/1/2029	368,737.50	3781	0.58484889	215,655.72
5/1/2030	240,925.00	3961	0.57010316	137,352.10
11/1/2030	370,925.00	4141	0.55572921	206,133.86
5/1/2031	238,000.00	4321	0.54171767	128,928.80
11/1/2031	373,000.00	4501	0.52805940	196,966.15
5/1/2032	234,625.00	4681	0.51474549	120,772.16
11/1/2032	5,459,625.00	4861	0.50176727	2,739,461.11
5/1/2033	97,643.75	5041	0.48911626	47,759.15
11/1/2033	247,643.75	5221	0.47678422	118,072.63
5/1/2034	93,893.75	5401	0.46476311	43,638.35
11/1/2034	248,893.75	5581	0.45304509	112,760.09
5/1/2035	90,018.75	5761	0.44162251	39,754.31
11/1/2035	255,018.75	5941	0.43048793	109,782.49
5/1/2036	85,893.75	6121	0.41963408	36,043.94
11/1/2036	255,893.75	6301	0.40905389	104,674.33
5/1/2037	81,643.75	6481	0.39874046	32,554.67
11/1/2037	261,643.75	6661	0.38868706	101,697.54
5/1/2038	77,143.75	6841	0.37888713	29,228.77
11/1/2038	267,143.75	7021	0.36933429	98,665.35
5/1/2039	72,393.75	7201	0.36002230	26,063.36
11/1/2039	272,393.75	7381	0.35094510	95,595.25
5/1/2040	67,393.75	7561	0.34209676	23,055.18
11/1/2040	277,393.75	7741	0.33347151	92,502.91
5/1/2041	62,012.50	7921	0.32506373	20,158.01
11/1/2041	282,012.50	8101	0.31686793	89,360.72
5/1/2042	56,375.00	8281	0.30887877	17,413.04
11/1/2042	286,375.00	8461	0.30109104	86,224.95
5/1/2043	50,481.25	8641	0.29349966	14,816.23
11/1/2043	290,481.25	8821	0.28609969	83,106.60
5/1/2044	44,331.25	9001	0.27888629	12,363.38
11/1/2044	299,331.25	9181	0.27185476	81,374.62
5/1/2045	37,796.88	9361	0.26500051	10,016.19
11/1/2045	302,796.88	9541	0.25831908	78,218.21
5/1/2046	31,006.25	9721	0.25180611	7,807.56
11/1/2046	311,006.25	9901	0.24545735	76,338.77
5/1/2047	23,831.25	10081	0.23926866	5,702.07
11/1/2047	318,831.25	10261	0.23323600	74,362.93
5/1/2048	16,271.88	10441	0.22735545	3,699.50
11/1/2048	326,271.88	10621	0.22162316	72,309.40
5/1/2049	8,328.13	10801	0.21603540	1,799.17
11/1/2049	333,328.13	10981	0.21058852	70,195.08
Total	\$19,116,383.11			\$10,292,515.50 (2)

\$10,292,515.50

Notes:

(1) See Page B-2.

(2) \$10,292,515.50 = \$5,265,000.00 [Principal Amount of Series 2019A-1] - \$33,127.35 [Original Issue Discount on Series 2019A-1] + \$5,085,000.00 [Principal Amount of Series 2019A-2] - \$24,357.15 [Original Issue Discount on Series 2019A-2].



Union Park East Community Development District
(City of Lake Wales, Florida)
\$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 (Assessment Area Two)
\$5,085,000 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2 (Assessment Area Two)

Cumulative Arbitrage Credit - Annual Computation Period

<u>Series 2019A-1</u>		
Acquisition and Construction Fund (1)		(\$1,094.63)
Bond Reserve Fund (2)		<u>(6,465.89)</u>
		(7,560.52)
<u>Series 2019A-2</u>		
Bond Reserve Fund (3)		<u>(1,105.29)</u>
	Total	<u>(\$8,665.81)</u>

Notes:

- (1) See Page C-5.
- (2) See Page C-6.
- (3) See Page C-7.

\$5,265,000
 Union Park East Community Development District
 Capital Improvement Revenue Bonds, Series 2021, Series 2019A-1
 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 4/30/2025
 Bond Yield (1): 5.29800545%

Investment
 Yield: 4.54294000%

Date (2)	Transaction Description (2)	Acquisition and Construction Account				Muni Days To Compu-tation Date	2019 Bond Yield		@ Investment Yield
		Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total		Yield	Future Value	
4/30/2024	Balance	(\$43,242.65)	\$0.00	\$43,242.65	(\$43,242.65)	360	1.05368178	(\$45,563.99)	(\$45,229.45)
5/1/2024	Int. Earn. (+) / Reinvst (-)	(174.09)	174.09	43,416.74	0.00	359	1.05352874	0.00	0.00
5/2/2024	Trf Out - Revenue Fd	0.00	0.00	43,416.74	0.00	358	1.05337572	0.00	0.00
6/3/2024	Int. Earn. (+) / Reinvst (-)	(180.71)	180.71	43,597.45	0.00	327	1.04864325	0.00	0.00
6/4/2024	Trf Out - Revenue Fd	0.00	0.00	43,597.45	0.00	326	1.04849095	0.00	0.00
6/17/2024	Trf Out - DSR Excess	0.00	0.00	43,597.45	0.00	313	1.04651299	0.00	0.00
7/1/2023	Int. Earn. (+) / Reinvst (-)	(175.50)	175.50	43,772.95	0.00	659	1.10045160	0.00	0.00
7/2/2023	Trf Out - Revenue Fd	0.00	0.00	43,772.95	0.00	658	1.10029176	0.00	0.00
8/1/2023	Int. Earn. (+) / Reinvst (-)	(181.88)	181.88	43,954.83	0.00	629	1.09566677	0.00	0.00
8/2/2023	Trf Out - Revenue Fd	0.00	0.00	43,954.83	0.00	628	1.09550763	0.00	0.00
9/3/2023	Int. Earn. (+) / Reinvst (-)	(181.89)	181.89	44,136.72	0.00	597	1.09058588	0.00	0.00
9/4/2023	Trf Out - Revenue Fd	0.00	0.00	44,136.72	0.00	596	1.09042748	0.00	0.00
9/17/2023	Trf Out - DSR Excess	0.00	0.00	44,136.72	0.00	583	1.08837040	0.00	0.00
10/1/2023	Int. Earn. (+) / Reinvst (-)	(170.72)	170.72	44,307.44	0.00	569	1.08615943	0.00	0.00
10/2/2023	Trf Out - Revenue Fd	0.00	0.00	44,307.44	0.00	568	1.08600168	0.00	0.00
11/1/2023	Int. Earn. (+) / Reinvst (-)	(167.23)	167.23	44,474.67	0.00	539	1.08143674	0.00	0.00
11/4/2023	Trf Out - Revenue Fd	0.00	0.00	44,474.67	0.00	536	1.08096561	0.00	0.00
12/2/2023	Int. Earn. (+) / Reinvst (-)	(156.70)	156.70	44,631.37	0.00	508	1.07657821	0.00	0.00
12/3/2023	Trf Out - Revenue Fd	0.00	0.00	44,631.37	0.00	507	1.07642184	0.00	0.00
12/17/2023	Trf Out - DSR Excess	0.00	0.00	44,631.37	0.00	493	1.07423514	0.00	0.00
1/2/2024	Int. Earn. (+) / Reinvst (-)	(157.47)	157.47	44,788.84	0.00	478	1.07189718	0.00	0.00
1/3/2024	Trf Out - Revenue Fd	0.00	0.00	44,788.84	0.00	477	1.07174150	0.00	0.00
2/3/2024	Int. Earn. (+) / Reinvst (-)	(152.25)	152.25	44,941.09	0.00	447	1.06708150	0.00	0.00
2/4/2024	Trf Out - Revenue Fd	0.00	0.00	44,941.09	0.00	446	1.06692652	0.00	0.00
3/3/2024	Int. Earn. (+) / Reinvst (-)	(137.24)	137.24	45,078.33	0.00	417	1.06244177	0.00	0.00
3/4/2024	Trf Out - Revenue Fd	0.00	0.00	45,078.33	0.00	416	1.06228746	0.00	0.00
4/1/2024	Int. Earn. (+) / Reinvst (-)	(151.12)	151.12	45,229.45	0.00	389	1.05812955	0.00	0.00
4/2/2024	Trf Out - Revenue Fd	0.00	0.00	45,229.45	0.00	388	1.05797587	0.00	0.00
4/30/2025	Balance	45,229.45	0.00	0.00	45,229.45	0	1.00000000	45,229.45	45,229.45
	Total	\$0.00	\$1,986.80		\$1,986.80				\$0.00
							Arbitrage Credit	(\$384.54)	

Notes: (1) 5.29800545% = 5.17300545% (see Page B-3) + 0.125% (materially higher yield adjustment for restricted bond proceeds).
 (2) Source: Trust Fund Statements of US Bank, Orlando Florida.



\$5,265,000
 Union Park East Community Development District
 Capital Improvement Revenue Bonds, Series 2021, Series 2019A-1
 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 4/30/2025
 Bond Yield (1): 5.17300545%

Investment
 Yield: 4.75562200%

Date (2)	Transaction Description (2)	Bond Reserve Fund				Muni Days To Computation Date	2019 Bond Yield			@ Investment Yield Future Value
		Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total		Yield	Future Value	Future Value	
4/30/2024	Balance	(\$344,025.00)	\$0.00	\$344,025.00	(\$344,025.00)	360	1.05239905	(\$362,051.58)	(\$360,580.04)	
5/1/2024	Int. Earn. (+) / Reinvst (-)	1,385.21	1,385.21	345,410.21	0.00	359	1.05224976	0.00	0.00	
5/2/2024	Trf Out - Revenue Fd	1,385.21	0.00	344,025.00	1,385.21	358	1.05210049	1,457.38	1,451.49	
6/3/2024	Int. Earn. (+) / Reinvst (-)	1,432.07	1,432.07	345,457.07	0.00	327	1.04748362	0.00	0.00	
6/4/2024	Trf Out - Revenue Fd	1,432.07	0.00	344,025.00	1,432.07	326	1.04733503	1,499.86	1,494.34	
6/17/2024	Trf Out - DSR Excess	362.50	0.00	343,662.50	362.50	313	1.04540523	378.96	377.62	
7/1/2023	Int. Earn. (+) / Reinvst (-)	1,384.78	1,384.78	345,047.28	0.00	659	1.09800052	0.00	0.00	
7/2/2023	Trf Out - Revenue Fd	1,384.78	0.00	343,662.50	1,384.78	658	1.09784476	1,520.27	1,509.00	
8/1/2023	Int. Earn. (+) / Reinvst (-)	1,428.14	1,428.14	345,090.64	0.00	629	1.09333732	0.00	0.00	
8/2/2023	Trf Out - Revenue Fd	1,428.14	0.00	343,662.50	1,428.14	628	1.09318222	1,561.22	1,550.16	
9/3/2023	Int. Earn. (+) / Reinvst (-)	1,422.30	1,422.30	345,084.80	0.00	597	1.08838508	0.00	0.00	
9/4/2023	Trf Out - Revenue Fd	1,422.30	0.00	343,662.50	1,422.30	596	1.08823068	1,547.79	1,537.39	
9/17/2023	Trf Out - DSR Excess	293.75	0.00	343,368.75	293.75	583	1.08622553	319.08	316.98	
10/1/2023	Int. Earn. (+) / Reinvst (-)	1,329.31	1,329.31	344,698.06	0.00	569	1.08407026	0.00	0.00	
10/2/2023	Trf Out - Revenue Fd	1,329.31	0.00	343,368.75	1,329.31	568	1.08391648	1,440.86	1,431.63	
11/1/2023	Int. Earn. (+) / Reinvst (-)	1,296.16	1,296.16	344,664.91	0.00	539	1.07946623	0.00	0.00	
11/4/2023	Trf Out - Revenue Fd	1,296.16	0.00	343,368.75	1,296.16	536	1.07900691	1,398.57	1,390.11	
12/2/2023	Int. Earn. (+) / Reinvst (-)	1,210.31	1,210.31	344,579.06	0.00	508	1.07472927	0.00	0.00	
12/3/2023	Trf Out - Revenue Fd	1,210.31	0.00	343,368.75	1,210.31	507	1.07457681	1,300.57	1,293.13	
12/17/2023	Trf Out - DSR Excess	250.00	0.00	343,118.75	250.00	493	1.07244466	268.11	266.62	
1/2/2024	Int. Earn. (+) / Reinvst (-)	1,211.37	1,211.37	344,330.12	0.00	478	1.07016491	0.00	0.00	
1/3/2024	Trf Out - Revenue Fd	1,211.37	0.00	343,118.75	1,211.37	477	1.07001310	1,296.18	1,289.21	
2/3/2024	Int. Earn. (+) / Reinvst (-)	1,166.61	1,166.61	344,285.36	0.00	447	1.06546877	0.00	0.00	
2/4/2024	Trf Out - Revenue Fd	1,166.61	0.00	343,118.75	1,166.61	446	1.06531762	1,242.81	1,236.56	
3/3/2024	Int. Earn. (+) / Reinvst (-)	1,048.19	1,048.19	344,166.94	0.00	417	1.06094374	0.00	0.00	
3/4/2024	Trf Out - Revenue Fd	1,048.19	0.00	343,118.75	1,048.19	416	1.06079323	1,111.91	1,106.69	
4/1/2024	Int. Earn. (+) / Reinvst (-)	1,150.58	1,150.58	344,269.33	0.00	389	1.05673771	0.00	0.00	
4/2/2024	Trf Out - Revenue Fd	1,150.58	0.00	343,118.75	1,150.58	388	1.05658781	1,215.69	1,210.36	
4/30/2025	Balance	343,118.75	0.00	0.00	343,118.75	0	1.00000000	343,118.75	343,118.75	
	Total	\$0.00	\$15,465.03		\$15,465.03				\$0.00	
							Arbitrage Credit	(\$1,373.58)		

Notes: (1) See Page B-3.
 (2) Source: Trust Fund Statements of US Bank, Orlando Florida.



\$5,085,000
 Union Park East Community Development District
 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2
 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 4/30/2025
 Series 2019 Yield (1): 5.17300545%

Investment
 Yield: 4.57895000%

Date (2)	Transaction Description (2)	Invested (-) / Disbursed (+) (2)	Bond Reserve Fund			Muni Days To Compu- tation Date	Series 2019 Yield		@ Investment Yield Future Value
			Interest (2)	Balance (2)	Total		Yield	Future Value	
4/30/2024	Balance	(\$55,125.00)	\$0.00	\$55,125.00	(\$55,125.00)	360	1.05239905	(\$58,013.50)	(\$57,678.04)
5/1/2024	Int. Earn. (+) / Reinvst (-)	(221.96)	221.96	55,346.96	0.00	359	1.05224976	0.00	0.00
5/2/2024	Trf Out - Revenue Fd	221.96	0.00	55,125.00	221.96	358	1.05210049	233.52	232.18
6/3/2024	Int. Earn. (+) / Reinvst (-)	(229.47)	229.47	55,354.47	0.00	327	1.04748362	0.00	0.00
6/4/2024	Trf Out - Revenue Fd	229.47	0.00	55,125.00	229.47	326	1.04733503	240.33	239.07
6/17/2024	Trf Out - DSR Excess	1,312.50	0.00	53,812.50	1,312.50	313	1.04540523	1,372.09	1,365.19
7/1/2024	Int. Earn. (+) / Reinvst (-)	(219.53)	219.53	54,032.03	0.00	299	1.04333096	0.00	0.00
7/2/2024	Trf Out - Revenue Fd	219.53	0.00	53,812.50	219.53	298	1.04318296	229.01	227.91
8/1/2024	Int. Earn. (+) / Reinvst (-)	(223.63)	223.63	54,036.13	0.00	269	1.03889995	0.00	0.00
8/2/2024	Trf Out - Revenue Fd	223.63	0.00	53,812.50	223.63	268	1.03875257	232.30	231.30
9/3/2024	Int. Earn. (+) / Reinvst (-)	(222.71)	222.71	54,035.21	0.00	237	1.03419427	0.00	0.00
9/4/2024	Trf Out - Revenue Fd	222.71	0.00	53,812.50	222.71	236	1.03404757	230.29	229.42
9/17/2024	Trf Out - DSR Excess	262.50	0.00	53,550.00	262.50	223	1.03214225	270.94	269.97
10/1/2024	Int. Earn. (+) / Reinvst (-)	(207.77)	207.77	53,757.77	0.00	209	1.03009430	0.00	0.00
10/2/2024	Trf Out - Revenue Fd	207.77	0.00	53,550.00	207.77	208	1.02994817	213.99	213.28
11/1/2024	Int. Earn. (+) / Reinvst (-)	(202.14)	202.14	53,752.14	0.00	179	1.02571950	0.00	0.00
11/4/2024	Trf Out - Revenue Fd	202.14	0.00	53,550.00	202.14	176	1.02528304	207.25	206.66
12/3/2024	Int. Earn. (+) / Reinvst (-)	(188.75)	188.75	53,738.75	0.00	147	1.02107353	0.00	0.00
12/3/2024	Trf Out - Revenue Fd	188.75	0.00	53,550.00	188.75	147	1.02107353	192.73	192.27
1/2/2025	Int. Earn. (+) / Reinvst (-)	(188.99)	188.99	53,738.99	0.00	118	1.01688129	0.00	0.00
1/3/2025	Trf Out - Revenue Fd	188.99	0.00	53,550.00	188.99	117	1.01673704	192.15	191.79
2/3/2025	Int. Earn. (+) / Reinvst (-)	(182.07)	182.07	53,732.07	0.00	87	1.01241897	0.00	0.00
2/4/2025	Trf Out - Revenue Fd	182.07	0.00	53,550.00	182.07	86	1.01227535	184.30	184.05
3/3/2025	Int. Earn. (+) / Reinvst (-)	(163.59)	163.59	53,713.59	0.00	57	1.00811924	0.00	0.00
3/4/2025	Trf Out - Revenue Fd	163.59	0.00	53,550.00	163.59	56	1.00797623	164.89	164.75
4/1/2025	Int. Earn. (+) / Reinvst (-)	(179.57)	179.57	53,729.57	0.00	29	1.00412264	0.00	0.00
4/2/2025	Trf Out - Revenue Fd	179.57	0.00	53,550.00	179.57	28	1.00398020	180.28	180.20
4/30/2025	Balance	53,550.00	0.00	0.00	53,550.00	0	1.00000000	53,550.00	53,550.00
	Total	\$0.00	\$2,430.18		\$2,430.18				\$0.00
							Arbitrage Credit	(\$319.40)	

Notes: (1) See Page B-3.
 (2) Source: Trust Fund Statements of US Bank, Orlando Florida.



\$5,265,000
 Union Park East Community Development District
 Capital Improvement Revenue Bonds, Series 2021, Series 2019A-1
 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 4/30/2026
 Series 2019 Yield (1): 5.29800545%

Investment
 Yield: 3.69327000%

Date (2)	Transaction Description (2)	Acquisition and Construction Account				Muni Days To Computation Date	Series 2019 Yield		@ Investment Yield Future Value
		Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total		Yield	Future Value	
4/30/2025	Prior Arbitrage Credit (3)	---	---	---	(\$334.54)	360	1.05368178	(\$352.50)	---
4/30/2025	Balance	(\$45,229.45)	\$0.00	\$45,229.45	(\$45,229.45)	360	1.05368178	(\$47,657.45)	(\$46,915.32)
5/1/2025	Int. Earn. (+) / Reinvst (-)	(146.38)	146.38	45,375.83	0.00	359	1.05352874	0.00	0.00
5/2/2025	Trf Out - Revenue Fd	0.00	0.00	45,375.83	0.00	358	1.05337572	0.00	0.00
6/2/2025	Int. Earn. (+) / Reinvst (-)	(151.04)	151.04	45,526.87	0.00	328	1.04879558	0.00	0.00
6/3/2025	Trf Out - Revenue Fd	0.00	0.00	45,526.87	0.00	327	1.04864325	0.00	0.00
7/1/2025	Int. Earn. (+) / Reinvst (-)	(146.23)	146.23	45,673.10	0.00	299	1.04438704	0.00	0.00
7/2/2025	Trf Out - Revenue Fd	0.00	0.00	45,673.10	0.00	298	1.04423536	0.00	0.00
8/1/2025	Int. Earn. (+) / Reinvst (-)	(151.62)	151.62	45,824.72	0.00	269	1.03984599	0.00	0.00
8/4/2025	Trf Out - Revenue Fd	0.00	0.00	45,824.72	0.00	266	1.03939297	0.00	0.00
9/2/2025	Int. Earn. (+) / Reinvst (-)	(151.68)	151.68	45,976.40	0.00	238	1.03517430	0.00	0.00
9/3/2025	Trf Out - Revenue Fd	0.00	0.00	45,976.40	0.00	237	1.03502395	0.00	0.00
10/1/2025	Int. Earn. (+) / Reinvst (-)	(143.79)	143.79	46,120.19	0.00	209	1.03082302	0.00	0.00
10/2/2025	Trf Out - Revenue Fd	0.00	0.00	46,120.19	0.00	208	1.03067330	0.00	0.00
11/3/2025	Int. Earn. (+) / Reinvst (-)	(144.98)	144.98	46,265.17	0.00	177	1.02604283	0.00	0.00
11/4/2025	Trf Out - Revenue Fd	0.00	0.00	46,265.17	0.00	176	1.02589380	0.00	0.00
12/1/2025	Int. Earn. (+) / Reinvst (-)	(136.10)	136.10	46,401.27	0.00	149	1.02187835	0.00	0.00
12/2/2025	Trf Out - Revenue Fd	0.00	0.00	46,401.27	0.00	148	1.02172993	0.00	0.00
1/2/2026	Int. Earn. (+) / Reinvst (-)	(134.48)	134.48	46,535.75	0.00	118	1.01728739	0.00	0.00
1/5/2026	Trf Out - Revenue Fd	0.00	0.00	46,535.75	0.00	115	1.01684419	0.00	0.00
2/2/2026	Int. Earn. (+) / Reinvst (-)	(131.02)	131.02	46,666.77	0.00	88	1.01286416	0.00	0.00
2/3/2026	Trf Out - Revenue Fd	0.00	0.00	46,666.77	0.00	87	1.01271705	0.00	0.00
3/2/2026	Int. Earn. (+) / Reinvst (-)	(118.07)	118.07	46,784.84	0.00	58	1.00846016	0.00	0.00
3/3/2026	Trf Out - Revenue Fd	0.00	0.00	46,784.84	0.00	57	1.00831370	0.00	0.00
4/1/2026	Int. Earn. (+) / Reinvst (-)	(130.48)	130.48	46,915.32	0.00	29	1.00422117	0.00	0.00
4/2/2026	Trf Out - Revenue Fd	0.00	0.00	46,915.32	0.00	28	1.00407532	0.00	0.00
4/30/2026	Balance	<u>46,915.32</u>	<u>0.00</u>	0.00	<u>46,915.32</u>	0	1.00000000	<u>46,915.32</u>	<u>46,915.32</u>
	Total	<u>\$0.00</u>	<u>\$1,685.87</u>		<u>\$1,685.87</u>				<u>\$0.00</u>
							Arbitrage Credit	<u>(\$742.13)</u>	
							Cumulative Arbitrage Credit	<u>(\$1,094.63)</u>	

Notes: (1) 5.29800545% = 5.17300545% [Series 2019 Yield; see Page B-3] + 0.00125% [materially higher yield].
 (2) Source: Trust Fund Statements of US Bank, Orlando Florida.



\$5,265,000
 Union Park East Community Development District
 Capital Improvement Revenue Bonds, Series 2021, Series 2019A-1
 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 4/30/2026
 Series 2019 Yield (1): 5.17300545%

Investment
 Yield: 3.71236400%

Date (2)	Transaction Description (2)	Invested (-) / Disbursed (+) (2)	Bond Reserve Fund			Muni Days To Compu- tation Date	Series 2019 Yield		@ Investment Yield Future Value
			Interest (2)	Balance (2)	Total		Yield	Future Value	
4/30/2025	Prior Arbitrage Credit (3)	---	---	---	<u>(\$1,373.58)</u>	360	1.05239905	<u>(\$1,445.55)</u>	---
4/30/2025	Balance	(\$343,118.75)	\$0.00	\$343,118.75	(\$343,118.75)	360	1.05239905	(\$361,097.85)	(\$355,974.79)
5/1/2025	Int. Earn. (+) / Reinvst (-)	(1,110.57)	1,110.57	344,229.32	0.00	359	1.05224976	0.00	0.00
5/2/2025	Trf Out - Revenue Fd	1,110.57	0.00	343,118.75	1,110.57	358	1.05210049	1,168.43	1,151.95
6/2/2025	Int. Earn. (+) / Reinvst (-)	(1,142.21)	1,142.21	344,260.96	0.00	328	1.04763224	0.00	0.00
6/3/2025	Trf Out - Revenue Fd	1,142.21	0.00	343,118.75	1,142.21	327	1.04748362	1,196.45	1,181.02
7/1/2025	Int. Earn. (+) / Reinvst (-)	(1,102.29)	1,102.29	344,221.04	0.00	299	1.04333096	0.00	0.00
7/2/2025	Trf Out - Revenue Fd	1,102.29	0.00	343,118.75	1,102.29	298	1.04318296	1,149.89	1,136.37
8/1/2025	Int. Earn. (+) / Reinvst (-)	(1,139.14)	1,139.14	344,257.89	0.00	269	1.03889995	0.00	0.00
8/4/2025	Trf Out - Revenue Fd	1,139.14	0.00	343,118.75	1,139.14	266	1.03845788	1,182.95	1,170.53
9/2/2025	Int. Earn. (+) / Reinvst (-)	(1,136.12)	1,136.12	344,254.87	0.00	238	1.03434100	0.00	0.00
9/3/2025	Trf Out - Revenue Fd	1,136.12	0.00	343,118.75	1,136.12	237	1.03419427	1,174.97	1,163.97
10/1/2025	Int. Earn. (+) / Reinvst (-)	(1,073.32)	1,073.32	344,192.07	0.00	209	1.03009430	0.00	0.00
10/2/2025	Trf Out - Revenue Fd	1,073.32	0.00	343,118.75	1,073.32	208	1.02994817	1,105.46	1,096.37
11/3/2025	Int. Earn. (+) / Reinvst (-)	(1,078.69)	1,078.69	344,197.44	0.00	177	1.02542851	0.00	0.00
11/4/2025	Trf Out - Revenue Fd	1,078.69	0.00	343,118.75	1,078.69	176	1.02528304	1,105.96	1,098.26
12/1/2025	Int. Earn. (+) / Reinvst (-)	(1,009.67)	1,009.67	344,128.42	0.00	149	1.02136328	0.00	0.00
12/2/2025	Trf Out - Revenue Fd	1,009.67	0.00	343,118.75	1,009.67	148	1.02121840	1,031.09	1,025.05
1/2/2026	Int. Earn. (+) / Reinvst (-)	(994.51)	994.51	344,113.26	0.00	118	1.01688129	0.00	0.00
1/5/2026	Trf Out - Revenue Fd	994.51	0.00	343,118.75	994.51	115	1.01644860	1,010.87	1,006.26
2/2/2026	Int. Earn. (+) / Reinvst (-)	(966.37)	966.37	344,085.12	0.00	88	1.01256261	0.00	0.00
2/3/2026	Trf Out - Revenue Fd	966.37	0.00	343,118.75	966.37	87	1.01241897	978.37	975.00
3/2/2026	Int. Earn. (+) / Reinvst (-)	(868.27)	868.27	343,987.02	0.00	58	1.00826227	0.00	0.00
3/3/2026	Trf Out - Revenue Fd	868.27	0.00	343,118.75	868.27	57	1.00811924	875.32	873.34
4/1/2026	Int. Earn. (+) / Reinvst (-)	(975.12)	975.12	344,093.87	0.00	29	1.00412264	0.00	0.00
4/2/2026	Trf Out - Revenue Fd	975.12	0.00	343,118.75	975.12	28	1.00398020	979.00	977.91
4/30/2026	Balance	<u>343,118.75</u>	<u>0.00</u>	0.00	<u>343,118.75</u>	0	1.00000000	<u>343,118.75</u>	<u>343,118.75</u>
	Total	<u>\$0.00</u>	<u>\$12,596.28</u>		<u>\$12,596.28</u>				<u>\$0.00</u>
							Arbitrage Credit	<u>(\$5,020.33)</u>	
							Cumulative Arbitrage Credit	<u>(\$6,465.89)</u>	

Notes: (1) See Page B-3.

(2) Source: Trust Fund Statements of US Bank, Orlando Florida.



\$5,085,000
 Union Park East Community Development District
 Capital Improvement Revenue and Refunding Bonds, Series 2019A-2
 (Assessment Area Two)

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date: 4/30/2026
 Series 2019 Yield (1): 5.17300545%

Investment
 Yield: 3.71429000%

Date (2)	Transaction Description (2)	Bond Reserve Fund				Muni Days To Computation Date	Series 2019 Yield		@ Investment Yield Future Value
		Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total		Yield	Future Value	
4/30/2025	Prior Arbitrage Credit (3)	---	---	---	(\$319.40)	360	1.05239905	(\$336.14)	---
4/30/2025	Balance	(\$53,550.00)	\$0.00	\$53,550.00	(\$53,550.00)	360	1.05239905	(\$56,355.97)	(\$55,557.47)
5/1/2025	Int. Earn. (+) / Reinvst (-)	(173.33)	173.33	53,723.33	0.00	359	1.05224976	0.00	0.00
5/2/2025	Trf Out - Revenue Fd	173.33	0.00	53,550.00	173.33	358	1.05210049	182.36	179.79
6/3/2025	Int. Earn. (+) / Reinvst (-)	(178.26)	178.26	53,728.26	0.00	327	1.04748362	0.00	0.00
6/4/2025	Trf Out - Revenue Fd	178.26	0.00	53,550.00	178.26	326	1.04733503	186.70	184.30
6/17/2025	Trf Out - DSR Excess	1,050.00	0.00	52,500.00	1,050.00	313	1.04540523	1,097.68	1,084.14
7/1/2025	Int. Earn. (+) / Reinvst (-)	(170.46)	170.46	52,670.46	0.00	299	1.04333096	0.00	0.00
7/2/2025	Trf Out - Revenue Fd	170.46	0.00	52,500.00	170.46	298	1.04318296	177.82	175.73
8/1/2025	Int. Earn. (+) / Reinvst (-)	(174.30)	174.30	52,674.30	0.00	269	1.03889995	0.00	0.00
8/4/2025	Trf Out - Revenue Fd	174.30	0.00	52,500.00	174.30	266	1.03845788	181.00	179.10
9/2/2025	Int. Earn. (+) / Reinvst (-)	(173.84)	173.84	52,673.84	0.00	238	1.03434100	0.00	0.00
9/3/2025	Trf Out - Revenue Fd	173.84	0.00	52,500.00	173.84	237	1.03419427	179.78	178.10
10/1/2025	Int. Earn. (+) / Reinvst (-)	(164.23)	164.23	52,664.23	0.00	209	1.03009430	0.00	0.00
10/2/2025	Trf Out - Revenue Fd	164.23	0.00	52,500.00	164.23	208	1.02994817	169.15	167.76
11/3/2025	Int. Earn. (+) / Reinvst (-)	(165.05)	165.05	52,665.05	0.00	177	1.02542851	0.00	0.00
11/4/2025	Trf Out - Revenue Fd	165.05	0.00	52,500.00	165.05	176	1.02528304	169.22	168.05
12/1/2024	Int. Earn. (+) / Reinvst (-)	(154.49)	154.49	52,654.49	0.00	509	1.07488175	0.00	0.00
12/2/2025	Trf Out - Revenue Fd	154.49	0.00	52,500.00	154.49	148	1.02121840	157.77	156.85
1/2/2026	Int. Earn. (+) / Reinvst (-)	(152.17)	152.17	52,652.17	0.00	118	1.01688129	0.00	0.00
1/5/2026	Trf Out - Revenue Fd	152.17	0.00	52,500.00	152.17	115	1.01644860	154.67	153.97
2/2/2026	Int. Earn. (+) / Reinvst (-)	(147.86)	147.86	52,647.86	0.00	88	1.01256261	0.00	0.00
2/3/2026	Trf Out - Revenue Fd	147.86	0.00	52,500.00	147.86	87	1.01241897	149.70	149.18
3/2/2026	Int. Earn. (+) / Reinvst (-)	(132.85)	132.85	52,632.85	0.00	58	1.00826227	0.00	0.00
3/3/2026	Trf Out - Revenue Fd	132.85	0.00	52,500.00	132.85	57	1.00811924	133.93	133.63
4/1/2026	Int. Earn. (+) / Reinvst (-)	(146.45)	146.45	52,646.45	0.00	29	1.00412264	0.00	0.00
4/2/2026	Trf Out - Revenue Fd	146.45	0.00	52,500.00	146.45	28	1.00398020	147.03	146.87
4/30/2026	Balance	<u>52,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>52,500.00</u>	0	1.00000000	<u>52,500.00</u>	<u>52,500.00</u>
	Total	<u>\$0.00</u>	<u>\$1,933.29</u>		<u>\$1,933.29</u>				<u>\$0.00</u>
							Arbitrage Credit	<u>(\$769.15)</u>	
							Cumulative Arbitrage Credit	<u>(\$1,105.29)</u>	

Notes: (1) See Page B-3.
 (2) Source: Trust Fund Statements of US Bank, Orlando Florida.

