Your Community.
Our Commitment.

UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
July 22, 2026
6:00 p.m.

Location:
Union Park East CDD Clubhouse
1549 Bering Road,
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, July 22, 2026** at **6:00 p.m.** at **Union Park East CDD Clubhouse – 1549 Bering Road, 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, July 22, 2026
Time: 6:00 p.m.
Location: Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, Florida 33543

Join via Computer or Mobile App
Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Regular Meeting Agenda

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

FIRST ORDER OF BUSINESS: ROLL CALL

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

Staff/Vendors

Heath Beckett, Vesta District Services
Michael Bush, Vesta District Services
Savannah Hancock, Kilinski Van Wyk
Amy Palmer, Lighthouse Engineering
Chris Thompson, Blue Water Aquatics
Casey Hallman, Floralawn

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

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

1. Update on Pasco County Tree Removal Permit to Address 2 Leaning Pines at Hovenweep Entry

   a. Consideration of Related Floralawn Proposals — **EXHIBIT 1**

      i. #20990 – Remove - $1,469.54

      ii. #20850 – Replace - $2,336.58

2. Recommendation of Painting Contractors for Amenity Center Exterior Painting

   a. Consideration of Related Proposals — **EXHIBIT 2**

      i. Brothers Colors Painting #3227 - $7,914.40

      ii. Lou Phillips Painting - $5,700.00

      iii. Presto Painting Services - $5,850.00

      iv. Tampa SWAP - $8,450.00

THIRD ORDER OF BUSINESS: **OPERATIONS & MAINTENANCE** (Continued)

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

1. Presentation of Aquatic Services Report **EXHIBIT 3**
2. Presentation of Fountain Service Reports **EXHIBIT 4**
3. Consideration of Blue Water Aquatics Proposals **EXHIBIT 5**

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

1. Consideration of Floralawn Proposals **EXHIBIT 7**

D. Field Manager *– Michael Bush, Vesta District Services* **EXHIBIT 8**

1. Presentation of Scoops Poop Reports **EXHIBIT 9**

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

1. Adoption of **Resolution 2026-09, Declaring Seat 1 Vacant** (Effective November 17, 2026) **EXHIBIT 10**

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

1. Adoption of **Resolution 2026-10, Designating Officers** (Updating Treasurer) **EXHIBIT 11**
2. Adoption of Resolution **2026-11, Designating Signatories** **EXHIBIT 12**

FOURTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 24, 2026 **EXHIBIT 13**

B. Acceptance of the Audited FY 2025 Financial Statement **EXHIBIT 14**

C. Acceptance of the Unaudited May 2026 Financial Statement **EXHIBIT 15**

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

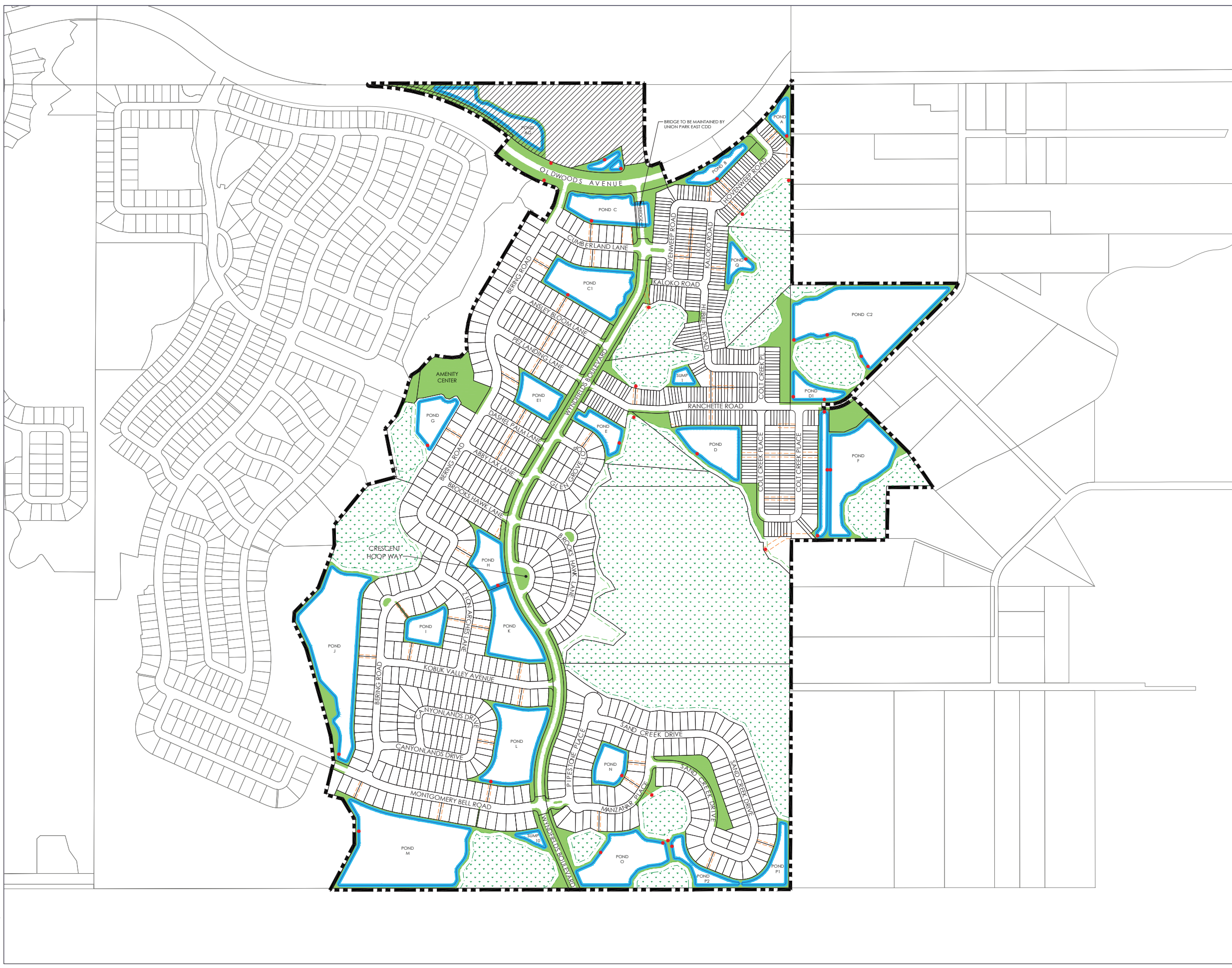
EIGHTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

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

Wednesday, August 19, 2026
at 6:00 p.m.
Includes Budget Public Hearing and Adoption
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**



Stantec

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009

Certificate of Authorization #27013
FL Lic. # LC-C000170

Legend

- CDD BOUNDARY
- EASEMENT LINE
- CONTROL STRUCTURE
- LANDSCAPE MAINTENANCE
- POND BANK MAINTENANCE
- UNPLATTED
- WETLAND WITH 25' SETBACK

N

0 150' 300' 600'

SCALE: 1" = 300'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

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

Client/Project

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Pasco County, Florida

Title

MAINTENANCE MAP

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

EXHIBIT 1

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

By	______________________	**By**	______________________
	Casey Hallman		
Date	4/29/2026	**Date**	______________________
	Floralawn		**Union Park East CDD**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

Brothers Colors Painting

brotherscolorspainting.com

Estimate

ADDRESS
Vesta properties
1549 Bering Rd
Wesley Chapel, FL 33543

ESTIMATE # 3227
DATE 04/10/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Exterior	-Surfaces to be painted: -Walls -Trim -Pillars -Doors (7) -Ceiling -Soffit -Fascia -Gutters -Downspouts -Walls around dumpster (3) -Preparation: -Wash full building -Fill cracks in stucco -Caulk around windows and doors -Cover floors and plants -Sherwin Williams Paint -Price includes: -Labor -Paint -Materials	1	7,914.40	7,914.40

TOTAL **$7,914.40**

Accepted By

Accepted Date

LOU PHILLIPS painting

Google Guaranteed 5.0

4532 W Kennedy Blvd Ste# 459
Tampa, Fl. 33609
www.LouPhillipsPainting.com

Neighborhood FAVE 2025 WINNER Nextdoor

CompanyRepresentative:

Alec Phillips
813-299-6029
alec@louphillipspainting.com

Date:
06/01/2026

Bill To:

Michael Bush
1549 Bering Rd
Wesley Chapel Florida 33543-2720
727-403-8981
mbush@vestapropertyservices.com

Job Site:

Amenities Center
1549 Bering Rd
Wesley Chapel Florida 33543-2720

Dear Michael Bush,

I appreciate the opportunity to visit your property and present you with a painting evaluation and a free detailed written estimate. My goal is to provide you, the most competitive pricing, the finest quality of workmanship with detailed information regarding your project.

Our goal at Lou Phillips Painting is to customize each project to satisfy all of our customers needs. Therefore, we have accounts with all paint manufactures and can use any brand requested. We are happy to recommend various paint options that will satisy our customer's needs.

Complete Worker's Compensation Insurance and Liability Insurance in the amount of $2,000,000 insures Lou Phillips Painting Inc. employees and protects homeowners. Workers Compensation protects the property owner from liability in case of an accident. The property owner is not protected by your homeowners insurance policy or by contractors liability insurance.

Lou Phillips Painting Inc. will be happy to provide our license, insurance, and references for your review. We are pleased you gave us the opportunity to evaluate your painting project. Please feel free to ask for clarification and explanation of any information we are presenting.

Terms
Payment Due Immediately Upon Completion of Job

Estimate

Description	Rate
Exterior Painting Service Cost of labor and material to pressure-wash, prep, seal, and paint exterior walls, trim, soffits/fascia, gutters/downspouts, painted doors, and painted ceilings. Quote also includes dumpster walls. Pricing does not reflect the body of the building going a significantly lighter coloration.	$5,700.00
Sherwin Williams Duration Exterior Paint Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is self-priming and provides a mildew-resistance coating. It requires just one coat for repaint	$0.00

TOTAL	$5,700.00

OUR EXTERIOR PAINTING STEPS TO MAKE SURE YOU ARE 100% SATISFIED AT THE COMPLETION OF YOUR JOB!

Exterior Painting Steps Video

Lou Phillips Painting is proud to offer our customers additional services:

Epoxy Flooring Video

Painting Steps: Initial

1. We will begin by trenching the perimeter of your property to ensure paint is applied to all foundation areas. Next, the property will be thoroughly pressure washed, using a TSP solution to kill and remove all mildew spores.
2. All walkways, windows, shrubs, unpainted surfaces and unpainted doors will be completely covered through the duration of the project.
3. All cracks, fractures and gaps around door frames, windows, fascia, siding and ceilings will be caulked prior to painting.
4. All stucco cracks will be patched using an elastomeric compound. Please be advised our painters will do their best to blend the patching with the existing texture of the stucco, however there is a possibility the patching can show a slight variance. Any unpainted wood will receive a primer coat prior to painting.
5. Any rusted areas will be cleaned with a wire brush and primed with a rust blocker prior to painting. Please Note: there will be no guarantee the rust does not return in the future.
6. The substrates will then be sealed with a primer/sealer to promote adhesion of the finish coat.
7. We will apply the recommended millage from the manufacturer to all areas of the property as listed in the pricing description above.

* Please be advised two coats of paint can be misleading! the recommended millage (paint thickness) is the only way to ensure the exterior of your home is properly coated and is in compliance with the paint manfacturer's warranty.

Terms & Conditions: Initial

1. It is the sole responsibility of the property owner to have colors approved by their HOA prior to painting.
2. It is the sole responsibility of the property owner to have all items off and away from the walls prior to painting. If the items are not removed or assistance is needed, we are happy to help however, we will not be held responsible if any damages occur during the moving process.
3. Our goal when pressure washing the outside structure is to properly prepare the surface for painting. If windows, doors or other elements are poorly sealed there is a possibility water can intrude into the residence. There is no way to tell if this issue will occur prior to pressure washing. Lou Phillips Painting will not be held responsible for any water damage that occurred during the pressure washing of the building due to the structure not being properly sealed.
4. It is the sole responsibility of the property owner to have all landscaping trimmed away from the exterior walls with adequate space to paint.
5. In most cases, your project manager will stop by to check on the progress of the jobs. If you have any issues or concerns during the painting process, please contact your sales associate or management.
6. Be aware the sealer coat is clear and is applied at a faster rate of speed than the finish coast. The sole purpose of the sealer coat is to promote adhesion for the new paint.
7. Should any exterior screen panels need to be cut in order to paint the areas above, we will be happy to coordinate the repairs with a local contractor. However, it will be the property owner's responsibility for payment of the repairs.
8. If anything of major concern is discovered during the painting process, we will contact the property owner before proceeding.
9. Any repairs or tasks not outlined in the scope of work will require additional fees. If you decide to add items to the project, please contact your sales associate only. Please do not try to negotiate additional work with the painters.
10. If your painting project requires removing of shutters, your painting team will assist with the remove and reinstallation, but will not be responsible for any broken shutters during the process.
12. Please be aware that at times, homes that have been neglected or certain stucco finishes such as a sand finish texture may have severe peeling after we apply our paint coating. This is due to previous paint coating failure that may have been caused by improper preparation by the prior paint company. If this is the case, there will be additional fees applied to address these areas to properly repaint them correctly as this would be deemed an unforseen circumstance.
13. On occasion, we will be required to walk directly on a tile roof. These tiles at times are extremely brittle and may crack when walked on correctly. At no time will we be responsible should any tiles crack during our painting process. Although our teams are properly trained on where to step, there is no guarantee that they will not crack a tile. We will always look for our safest options to approach each unique project when working on a roof.
14. All exterior paint jobs that include tile or barrel tile roofs should note that we will only paint the areas below the drip edge and fascia. We are not including the half moon metal with the hole in the center just below the tile. If you wish this to be included, it will be at an additional charge. Standard practice typically does not include this area to be included.
15. As a contractor, I may refer other contractors for specific services or tasks. Please note that any referral made is based on my personal experience or knowledge of the referred contractor's capabilities. However, I do not guarantee or assume responsibility for the work quality, timelines, or outcomes of the referred contractor. It is advisable for you to conduct your own due diligence before entering into any agreements. Any contract or agreement entered into with the referred contractor is solely between you and them, and I shall not be held liable for any issues or disputes arising from such engagements.

Payment: Initial

NO MONEY DOWN on all jobs under $10,000. 20% deposit on all jobs exceeding $10,000. Over $20,000 we will need to work off a draw schedule for payment. Job deposits are refundable within the first 7 days of receipt. The full amount of the agreement is to be paid at the completion of the work, unless touch ups are required at a later date then we will only allow a 10% retainment on the outstanding balance. Payment constitutes Owners acceptance of the work. Payment by credit card or Paypal will result in an administrative fee. Please ask your sales representative for your fee amount. Please add that fee to the cost of your invoice before submitting payment. This Proposal & Agreement is valid for sixty (60) days. Delay in acceptance will require a verification of prevailing labor and material cost. Any discounts offered must be presented prior to the construction of the proposal.

This proposal and agreement constitutes the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

Attorneys' Fees and Costs: Should any dispute or legal action arise out of or relate to this Contract, the prevailing party shall be entitled to recover, and the nonprevailing party shall pay, in addition to all other remedies to which the prevailing party may be entitled, the prevailing party's reasonable attorneys' fees, paralegal fees, expenses, and costs incurred in connection with such dispute or action, through all appeals and collection efforts, including mediation and/or any non-binding arbitrations, even if not recoverable by law.

You are hereby authorizing Lou Phillips Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which I agree to pay the amount listed above.

In an effort to offer specials and discounts to our customers we will be sending marketing messages periodically. No personal information will ever be sold or shared with any other parties. If you wish not to receive any marketing messages please respond appropriately and you will be removed from the list.

Electronic signature form will be sent upon approval

Customer Signature

Lou Phillips Painting, Inc. hereby guarantees all workmanship in the project to be free from defects for a period of (2) year from the completion date. Paint manufacturers also over a material warranty for a minimum of 7 years. Both warranties do not cover damages, normal wear and tear, rust, neglect or abuse.

Thank You For Your Business!

“Elevate with Color”
Contact Us (813) 727- 9909
www.PrestoPaintingServices.com

We are a fully licensed and insured painting contractor serving the Tampa Bay area.
LIC# PA2911 / C-11097

Commercial Painting Agreement

This Commercial Painting Agreement (“Agreement”) is entered into between Presto Painting Services, LLC a Florida limited liability company (“Presto”), and the following (hereinafter “Customer”). By signing below, Customer agrees to retain Presto’s services for painting of the following commercial property, subject to, and in accordance with, to the following terms and conditions:

Customer Information

06/01/2026

Company/Organization Name: Vesta Property Services

Customer Requesting Quote: Mike Bush

Address: 1549 Bering Road, Wesley Chapel, FL 33543

Phone: (727) 403-8981

Email: mbush@vestapropertyservices.com

Gate code or Lock box code needed:

Project Estimator: Robert Fristoe

Contact: (270) 519-8292

Robert@prestopaintingservices.com

Painting Specifications

Work Order as Follows: Exterior

Quote below includes clubhouse and walls around dumpster.

Pressure wash all areas to be painted.
Seal all areas to be painted.
Paint body, soffit/fascia, trim, columns, and doors.
Paint ceilings on front and back.
Caulk windows and doors where needed.
Caulk cracks is stucco with elastomeric where needed.
Cover and protect all areas not needing to paint.

Job Notes (Including Color & Paint Information):

Sherwin-Williams Super Paint exterior satin.
Sherwin-Williams Loxon sealer.

*Customer will provide colors prior to painting.

*Price below based on using Sherwin-Williams paint.

Exclusions:

No window frames.
No black metal railings.
No floors to paint.

Itemization (if needed) for Project: *These items are not included in the price below.*

Total for Exterior Painting Project*:

$5,850

**Quote provided includes all Labor & Materials (unless specified)*
**Proposal valid for 30 days from date received*
**Unless an NDA is presented, by signing this agreement, the client gives consent to Presto Painting Services to photograph the painting process within the client's property for training or promotional purposes. Presto Painting Services will not release any personal information about the property or the client without permission from the client.*

See Page 6 for Legal Descriptions

Payment Terms for Commercial Projects:

Some projects may require a deposit and/or draw schedule due to the size of the project. Unless otherwise stated, the following will be the terms:

- Check, ACH payment, or Credit Cards are accepted. Credit Cards will have a 3.7% processing fee added
- 20% Deposit required prior to commencement of services
- Balance for services rendered is due immediately upon completion, unless a schedule of values is agreed upon by both parties, in writing.
- No payment after 30 days after job completion will result in interest accrual at 1.5% per month or 18% per annum
- Large projects will have a weekly completion draw schedule to be processed & payment collected by the following week
- Note: All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will become an extra charge over and above the estimate.
- *Special pricing notes: If the color selected is much lighter or deeper than the existing color then the customer is responsible for the cost difference if more coats of paint are required due to color change.*

A. *Project Specifications:*

Exterior Projects

- Unless otherwise specified, our exterior painting quotes include: the body of the structure, soffit, fascia, electric, cable boxes and trim bands.
- Windows and doors will be masked off with plastic.
- Pressure washing is water only, no solutions to be used. Bleach solution to be used only if necessary and nearby plants will be covered, protected, and thoroughly flushed with water during the process.
- Loxon sealer or equivalent will be applied to all areas to be painted.
- Stucco cracks are patched with an elastomeric patching compound to prevent future water penetration.
- Ceiling corners, trim corners, around water faucets, door frames and window frames are caulked.
- The finish coat to the walls and trim are applied by spraying, spraying and back rolling, brushing, or any combination of these techniques, as deemed necessary by Presto Painting Services. Back rolling is the only way to evenly apply paint by getting inside the nooks and crannies that a sprayer cannot reach. Metal soffits under the eaves are sprayed, not brushed or rolled, to prevent clogging.
- All rusted areas will be cleaned and treated with a rust inhibitor, primed and painted. Rust is a re-occurring problem, although we have a proven treatment, we cannot guarantee rust re-occurrence.

Interior Projects

- Presto Painting crews, where applicable, will cover and protect all flooring and cabinetry/woodwork.
- Ceiling lights will be pulled down, as long as they are easily accessible and can be removed without causing damage, to ensure complete painting of ceiling surfaces.
- Electrical outlet covers will be removed.
- All new trim to be caulked and filled prior to paint.
- All new drywall to be primed prior to painting.
- All new drywall that is primed will need to be marked for defects to be fixed prior to painting of walls.

B. *Site Preparation by Customer:*

Exterior Projects

- Back patios, porches, lanais, etc. will need to be clear of furniture and items for them to be painted.
- Provide residents with advance notice to move cars from driveways
- Provide residents with advance notice to clear out back patios, porches, lanais, etc.
- Customer to provide access to a water source for pressure washing. If one can't be provided, a change order may be added to include a water buffalo/water tank at the cost of the customer.
- All areas to be painted must be paint ready and free of dust, dirt, or other contaminants that may cause paint failure (adhesion etc.)
- Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.

<u>Interior Projects</u>

The <u>Customer</u> *<u>is responsible to remove:</u>*

- All small items and breakables.
- Most projects will not require hardware (doorknobs, A/C vents etc.) to be removed for the painting process but if the owner requests this, additional charges will be applied for contractor to remove hardware.
- All areas to be painted must be paint ready and free of dust, dirt, or other contaminants that may cause paint failure (adhesion etc.) This includes drywall dust on new drywall.
- Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.
- The owner is responsible for removing and reinstalling window treatments such as blinds, curtains, wall art, mounted T.V., appliances (washers, dryers, refrigerators etc.) and anything else that can prevent the crews from performing their tasks. *Presto Painting, as a courtesy, will move these items upon request but in no way will be held liable for any damages if any parts break or problems occur.*

C. *<u>Other Project Notes:</u>*

- All services not listed and/or that are hidden at the time of this estimate shall be billed at $45 per hour.
- Supervisor will be at location daily to manage the project, and team leaders will be at location at all times to answer any questions.
- Presto Painting crews, where applicable, will cover and protect all flooring and furniture. Some furniture and larger items may need to be moved. Electrical outlet covers will be removed.
- *Removal of Multiple Paint Layers (Peeling Paint):* If a large amount of scraping is needed to be done during the preparation process, the area will most likely not have a smooth look after the painting process is completed. When multiple layers of paint (peeling paint) are removed, the final finished product will not be smooth due to the missing layers of paint. Any restoration to make areas look smooth need to be agreed upon and added to the proposal. If there is an excessive amount of scraping needed, a change order will be submitted to the customer for the additional fees. As part of the preparation process light to medium strength pressure washing is included, paint removal is not included in this proposal.

D. *<u>Color and Paint Information:</u>*

- Color consultant available to help with shade selections, and provide sample sheets
- Color visualizer tool will be available for before/after depictions to help with decisions.
- *If the color selected by Customer is significantly lighter or deeper than the existing color, then Customer is responsible for the cost (materials and labor) of additional coats deemed by Presto as necessary*
- If ordering sample selections, please be sure to select a Sherwin Williams color. Pricing is based on Sherwin Williams unless otherwise stated in the proposal above.
- We do not cross-match Benjamin Moore or other paint brands to Sherwin-Williams due to the high likelihood of color variation and imperfect results.

- Please order sample sheets at Samplize.com or similar companies or apply sample paint to sample boards/construction paper vs directly to wall. For needed assistance on colors please contact any of our team members.
- If a wet sample is required for the exterior, a charge of $45 per hour plus the cost of sample materials will apply. This will be billed through a change order.

E. *Warranty Information:*

- Presto does NOT provide warranty of any kind that is NOT expressly stated in this Proposal, and all warranties are void if Customer fails to make payment as agreed.
- Presto's rust treatment is a preventative treatment and not permanent. Areas treated for rust are not covered under the warranty.
- Presto provides a three (3) year comprehensive warranty that workmanship will be free from defects beginning on the completion date of the project ("Warranty Period"). For any warranty claim, Presto shall repair, repaint and/or touch up any areas where paint is peeled, blistered, or failed due to workmanship and/or where visible surface imperfections arise due to application errors. This warranty shall not apply to normal fading due to normal sunlight or other environmental factors). If an underlying coat of paint is improperly prepped or latex was applied over oil-based paint, there is a chance of future peeling and Presto Painting will not be responsible if this occurs.

______________________________	06/01/2026
Signature for Customer	**Date Signed**

Legal Descriptions

1. <u>SCOPE OF WORK</u>

Specific services to be performed under this Agreement are described in a "Commercial Painting Proposal" (the "Proposal") which is attached to this Agreement as an Exhibit, and each "Proposal" executed by Customer is expressly incorporated and made part of this Agreement. The scope of work for this Agreement, as described in each Proposal, shall include Presto's commercially reasonable efforts in the selection and management of sub-contractors, provision of all tools, equipment, labor and professional services, as well as administrative services to perform the scope of work in accordance with state and local permit, licensure, and relevant professional guidelines. Presto shall only provide the construction related materials stated in the Proposal, if any. Presto reserves the right to suspend its services if Customer fails to make payment as described in the Proposal. *In the event that any collection action is required to collect unpaid balances due us, Customer expressly agrees to reimburse Presto for any and all out-of-pocket costs of collection, including reasonable attorneys' fees.* For any amount more than thirty (30) days past due, Presto shall assess a late fee of five percent (5%) of the unpaid balance for each month of non-payment.

2. LIEN RIGHTS:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

***See § 713.015, Florida Statutes*.**

3. COST OF SERVICES:

The attached Proposal contains the estimated cost for the scope of work to be completed. Customer agrees to reimburse and/or pay Presto for the fees and costs as stated in the attached Proposal. Customer agrees, acknowledges and warrants that Customer has reviewed the Proposal prior to executing this Agreement. Although Presto will make every attempt to work with Customer to facilitate timely payment of funds and payment of all invoices due and owing, *Customer is solely responsible for timely payment pursuant to the deadline described in the Proposal.* **<u>All payments are non-refundable</u>.**

If any additional work is requested pursuant the Change Order policy below, or if Customer requests any work that is not described in or contemplated by the Proposal, Presto shall invoice Customer for such work. Presto will make reasonable efforts to notify Customer in advance of the cost of any out-of-scope work. *However, Presto shall have the authority but not the obligation to perform out of scope work, with or without notice to Customer, if Presto determines that such out of scope work is required to prevent damage and/or harm to Customer's premise or to protect personnel working on the job site.*

Presto shall have the right to withhold work until such time that payment is received. Presto shall enforce all liens in accordance with § 713.015, Florida Statutes. In addition, Presto shall charge a late fee of five percent (5%) of any unpaid balance for any amount remaining due after thirty (30) days.

4. INDEPENDENT CONTRACTOR

Neither Presto nor any employee or sub-contractor of Presto shall be deemed an employee or agent of Customer for any purpose. This Agreement shall not create a joint venture, partnership, or principal-agent relationship between the parties; and neither party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other party, unless expressly granted pursuant to the terms of this Agreement. This Agreement shall not be construed as creating any rights, expressed or implied for the benefit of any parties other than Presto and Customer, and neither party shall be obligated, separately or jointly to any third parties by virtue of this Agreement.

5. CUSTOMER OBLIGATIONS

By signing below, Customer agrees, warrants, and guarantees that he/she is the legal owner of the property named above or, that Customer is expressly authorized to act as an agent of the person or entity having ownership of the property named above, and authorized to enter into this Agreement. Upon Presto's request, Customer shall execute a Power of Attorney confirming that he/she is the legal agent of Customer.

Customer shall have the obligation to

a. Inspect completed work within three (3) business days of Presto request,
b. Make payment to Presto as described in the Proposal,
c. Make all decisions relating to the scope of work and/or changes to the scope,
d. Ensure that all "site preparation" requests are completed prior to Presto's services.

By signing below, Customer understands, agrees and acknowledges that Presto's ability to perform its services under this Agreement is contingent upon Customer's participation which must include, but is not limited to scheduling meetings with Presto from time to time to discuss the status of the project. Customer must permit the above "Agent for Customer" to make decisions binding on Customer related to needs of the painting project and make such decisions within a reasonable time of Presto's request.

If Customer fails to make inspection within three (3) business days of Presto's request, then such inspection shall be deemed waived, and Customer shall hold Presto harmless for any resulting and/or related damages of any kind. Customer agrees and warrants that Customer has property insurance, including but not limited to, liability, fire and flood insurance, and shall provide a certificate of coverage to Presto upon request.

Customer expressly agrees to permit Presto to photograph Customer's property and to use such photographs in Prestos' marketing efforts at Presto's sole discretion.

6. CHANGE ORDERS AND INSPECTION

Customer agrees, acknowledges and understands that all change orders, including paint color modifications or additions to the scope or work must be signed and approved by both parties in advance. Presto Painting reserves the right to cease all work until any and all Change Orders have been signed by the Customer. *Customer agrees and acknowledges that only Ron Silverman is authorized to agree to changes on behalf of Presto Painting.*

Other than scheduled inspections during the course of Presto Painting's work at designated times, Customer expressly agrees that it will not allow its homeowners or other third parties to interfere in any way with Presto Painting's work and/or with Presto Painting's workers and/or sub-contractors. All workers and sub-contractors are under Presto Painting's sole supervision and instruction. *Customer agrees, acknowledges and understands that any and all homeowner contact with Presto Painting's workers or sub-contractors must be approved and/or filtered through Ron Silverman on behalf of Presto Painting.* Customer agrees to indemnify and hold Presto Painting harmless from any liability or effect resulting from any homeowner's assumption of control and/or interference with Presto Painting's workers or sub-contractors. However, Presto Painting is required to immediately notify the Customer of such interference or assumption of control, and Customer shall have three (3) business days to cure and/or to work out a solution acceptable to both Presto Painting and Customer.

Customer agrees to participate in an inspection to ensure that the project has been completed as agreed in writing between the parties within seven (7) days of Presto Painting request. The Customer is entitled to inspect each completed building prior payment. However, if the Customer does not respond to the initial notice for inspection issued by Presto Painting, the Customer will have waived its right for inspection, and all deadlines shall proceed as indicated in this agreement Presto Painting shall not be responsible for any delay caused by Customer's delay and/or failure to make such an inspection.

7. TERMINATION

The parties shall have the right to early termination of this Agreement under the following circumstances:

a. Termination for Default: If either party breaches any term or condition of this Agreement, including but not limited to non-payment of any amount due, and if the other party provides written notice of the breach, and if that breach is not cured within seven (7) days, then this Agreement shall terminate automatically without further notice.

b. Termination for Convenience: Either party may terminate this Agreement for any reason with thirty (30) days prior written notice. The termination shall then be effective on the date provided in the notice, with the exception that Presto Painting will complete services on any building or structure in progress. Presto Painting warrants that it shall not leave any building partially completed. Upon such termination for convenience, Customer shall have the obligation to pay Presto Painting for all work performed for Customer up until the date of termination.

c. Immediate Termination: Presto Painting shall have an immediate right to terminate this Agreement without notice upon any of the following:

1. If Customer is subject to a petition for relief under the Bankruptcy Act;
2. If Presto Painting learns that this Agreement was not authorized by Customer's governing authority and/or owners;
3. If Presto Painting determines that Customer has engaged in activity in the presence of its staff that may be interpreted as follows: indecent or obscene, threatening or abusive; discriminatory and/or disrespect to Presto Painting staff members;
4. If worksite conditions prevent Presto Painting from performing services as agreed;
5. If worksite conditions present an unsafe environment for Presto Painting staff.

8. NOTICE OF CLAIM AND RECOVERY FUND

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

NOTICE OF FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRATOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING ADDRESS: FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND, 1940 N. MONROE ST., TALLAHASSEE, FL 32399, (850) 921-6593.

9. INDEMNIFICATION AND LIABILITY

Customer agrees, acknowledges and understands that the provisions of this section apply to Presto and Customer's officers, agents, contractors, employees, all related entities, and successors and assigns. Customer agrees to indemnify, release and hold Presto harmless from and against any and all losses, claims, damages, liabilities, costs and expenses, including, reasonable attorneys' fees and costs, relating to or arising out of the following:

A. Delays and/or damages resulting from Customer's waiver of an inspection,

B. Delays and/or damages resulting from acts or omissions of third-party sub-contractors, including, but not limited to, negligence;

C. Unforeseeable delays and/or damages of any kind related to utilities;

D. Delays and/or damages caused by strikes, labor or material shortages, disaster and/or weather, building moratoriums or any other cause beyond control of Presto;

E. Delays and/or damages caused by Customer's failure to make payment;

F. Delays and/or damages related to Customer's failure to comply with "site preparation"

G. Disputes relating to the "Warranty of Authority" below.

Under no circumstances shall Presto be liable for any incidental, special, punitive, or consequential damages arising out of, or in connection with this Agreement, or otherwise, under any legal theory, including without limitation liability for loss of use, income, profit, financing, business and reputation, whether or not advised of the possibility of such damages. This waiver shall survive after Presto completes work and/or after termination of this Agreement.

If Presto's services are affected by severe weather or unforeseen events, Presto will make every effort to make adjustments that will minimize the impact to Customer, however, by signing below, Customer agrees that Presto shall NOT be liable for delay in performance or our failure to perform due to severe weather conditions, or any other event or circumstance beyond the control of Presto.

If a Court finds that Presto is liable to Customer in any way, Presto's entire liability to Customer shall be limited to the amount paid by Customer to Presto under this Agreement, if any. Under no circumstances shall Presto be liable for any incidental, special, punitive, or consequential damages arising out of, or in connection with this Agreement, or otherwise, under any legal theory, whether or not advised of the possibility of such damages.

10. NON-SOLICITATION OF SUB-CONTRACTORS:

Customer agrees that during the term of this Agreement and/or until such time that Customer has performed all obligations under this Agreement, including but not limited to, payment of all fees and costs due as described above, Customer shall not solicit for hire, directly or indirectly, any employee and/or sub-contractor of Presto, and/or call upon, solicit, divert or attempt to take away either for Customer or any other person or entity related to Customer, without the prior written consent of Presto.

11. GOVERNING LAW AND ARBITRATION POLICY.

This Agreement is governed by Florida law and may be canceled within 3 days without penalty. Any dispute or claim arising out of this Agreement that exceeds $8,000.00, shall be submitted exclusively to binding arbitration before a mutually selected neutral arbitrator in Hillsborough County. The arbitrator will have authority to grant remedies available in a court of law (and no more) and be bound by the Florida rules of evidence. The arbitrator will resolve the dispute solely upon the law applicable to the claims and have the authority to grant summary disposition or disposition on the pleadings. The decision or award of the arbitrator will be final and binding upon the parties. *If either party seeks enforcement of this Agreement, including enforcement of this paragraph then the prevailing party shall be entitled to recover its attorney's fees and costs.*

12. MISCELLANEOUS PROVISIONS.

A. *Successors and Assigns*: This Agreement shall be binding upon and benefit both parties' successors, assigns, owners, officers, employees, and legal representatives.

B. *Non-Waiver:* Presto's failure to enforce all or any part of this Agreement shall not be considered as ongoing, and/or a waiver of any other right or future right of enforcement.

C. *Warranty of Authority:* Customer's representative signing below represents, warrants, and asserts that: a) he/she has the complete power and authority to enter into this Agreement on behalf of Customer; b) entry into this Agreement has been duly authorized by all necessary corporate and/or board of directors actions and approvals; and c) the undersigned representative will indemnify and hold Presto Painting harmless from and against any and all damages, including all attorneys' fees and costs incurred, if Customer alleges that it did not authorize this Agreement.

D. *Entire Agreement*: This Agreement, and each Commercial Painting Proposal, comprises the entire understanding between the parties and supersedes all earlier agreements. Any modification is not valid unless written and signed by both parties.

Customer may cancel this Agreement within three (3) business days from the date executed in writing sent via email to the assigned project estimator and/or management. However, Customer shall be responsible for all material costs and labor incurred by Presto prior to termination.

Signature below indicates acceptance of all services and terms outlined above. Thank you and we look forward to the opportunity to work with you.

Acceptance of Terms:
Signature below indicates acceptance of all services and terms in this Commercial Painting Agreement and the Commercial Painting Proposal.

__________________________________ 06/01/2026

Signature for Customer / Print Name **Date**

__________________________________ 06/01/2026

Ron Silverman, President and Member
for Presto Painting Services, LLC
Sunbiz #L12000008087 **Date**

More about the Presto Difference…

❖ Personal Touch Home Painting Services

- We are a professional painting company that listens to our clients and we pay attention to detail as if it were our own home.
- We provide top quality materials and a thorough prep process that ensure a long-lasting finish for your home.
- We have specialty contractors available for stucco, drywall and screen repairs, as well as a reputable color consultant ready upon request.
- Our supervisor oversees each project and works with clients to ensure 100% customer satisfaction.
- Crew leaders are on site at all times to answer any questions or concerns.
- We are a fully staffed team (admins, supervisors, managers, sales reps) that is available to assist you before and after project completion.
- Easy scheduling, turn key service, and quick turnaround from start to finish.
- *Our commitment to you does not end when the job is done. We invite you to be a part of our growing community. Please enjoy our newsletters written by our staff and emailed to you and our 4,000 past clients every month!*

View our commercial portfolio:

commercial-portfolio.pdf (prestopaintingservices.com)

To learn more about our company, visit our website or scan the QR code below:

www.PrestoPaintingServices.com

Click here to use our exclusive color visualizer tool or scan the QR code below:

Thank you for your business!

Ron Silverman, Owner – (813) 727-9909

Mail Correspondence to:

Presto Painting Services

PO BOX 320903

Tampa, FL 33679

BID PROPOSAL - Amenity Center Paint (Exterior Clubhouse)

Project Name: Amenity Center Paint – Exterior Clubhouse
Project Address: 1549 Bering Rd, Wesley Chapel, FL 33543
Prepared By: Tampa Swap LLC (Vendor)

Scope of Work:
Provide all labor, materials, equipment, and supervision necessary to complete exterior painting of the clubhouse.

Includes:
• Full exterior pressure washing to remove dirt, mildew, and loose paint
• Surface preparation including scraping, sanding, and spot priming as needed
• Protection of landscaping, fixtures, and surrounding surfaces
• Application of 2-tone exterior paint system per HOA approval
• Professional finish coating for durability and uniform appearance
• Full cleanup and debris removal upon completion

Pricing	
Total Labor & Materials	**$8,450.00**

Exclusions:
• Structural repairs beyond normal surface prep
• Permit fees if required
• Hidden substrate damage discovered after prep begins

Notes:
Pricing based on approximately 2,318 sq ft clubhouse structure under standard conditions.

Acceptance:

Authorized Signature: ____________________________

Date: ____________________________

EXHIBIT 3

Chris Thompson

Blue Water Aquatics, Inc.

Jun 28, 2026 | 7 Photos

Union Park East CDD

Management Report

June

Warm summer temperatures and isolated storm activity continue throughout the Tampa Bay region. Although rainfall has varied significantly between communities, seasonal growing conditions remain favorable for aquatic vegetation and algae development. According to **Southwest Florida Water Management District (SWFWMD)** monitoring data, regional rainfall has remained below seasonal levels, with Pasco County receiving just 1.04″ of rain. This is 14% of the 7.58″ historical average for June. Temperatures have remained in the low to mid-90s during daytime hours with overnight lows in the mid-70s.

Routine inspections and maintenance focused on controlling nuisance vegetation, preserving open water areas, and maintaining shoreline aesthetics. Filamentous algae activity remains present in some systems due to warm temperatures and nutrient availability; however, overall pond conditions remain satisfactory. Continued monitoring and selective treatments will be performed as needed to maintain healthy and functional aquatic systems throughout the peak summer growing season.

Photos: Summer comparison between this June and last June.

1

Q1

Filamentous algae is under control.

Project: Union Park East CDD
Creator: Chris Thompson
Tags: Before and After

2

G

Native vegetation filling in nicely. Planktonic algae is gone.

Project: Union Park East CDD
Creator: Chris Thompson
Tags: Before and After

3

D

Planktonic algae is under control.

Project: Union Park East CDD
Creator: Chris Thompson
Tags: Before and After

4

J

Native plants are filling in and expanding to new areas.

Project: Union Park East CDD
Creator: Chris Thompson
Tags: Before and After

5

SP1

Project: Union Park East CDD
Creator: Chris Thompson
Tags: Before and After

6

E

Project: Union Park East CDD
Creator: Chris Thompson
Tags: Before and After

7

Pond C

The fountain in pond C has been repaired.

Project: Union Park East CDD
Creator: Chris Thompson

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	6/3/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	NE 9mph
Temperature	84
Multiple Sites Treated	Yes

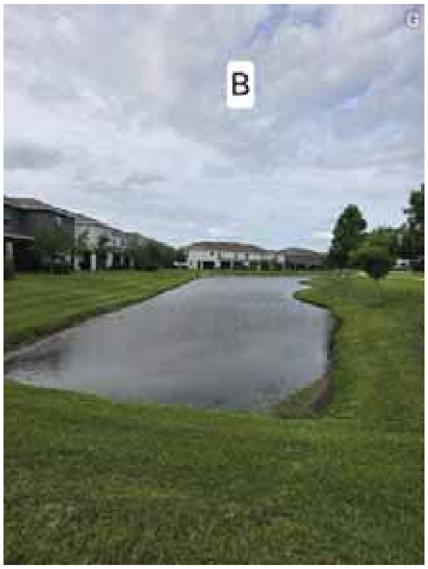
Ponds Treated Information — Repeatable - 1 Count

1 of 1

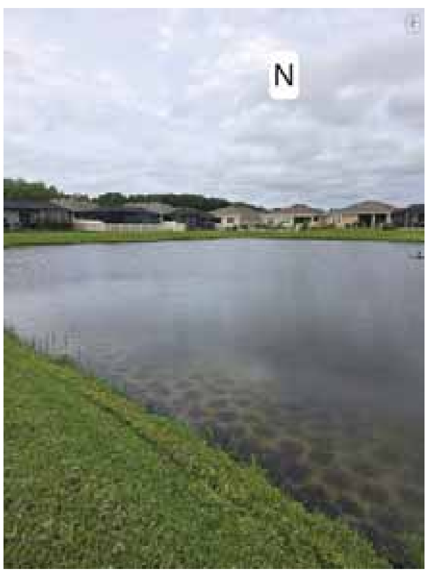
Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV ☑ Backpack
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose) as needed.

Pictures

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	6/19/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	SSW 5mph
Temperature	85
Multiple Sites Treated	Yes

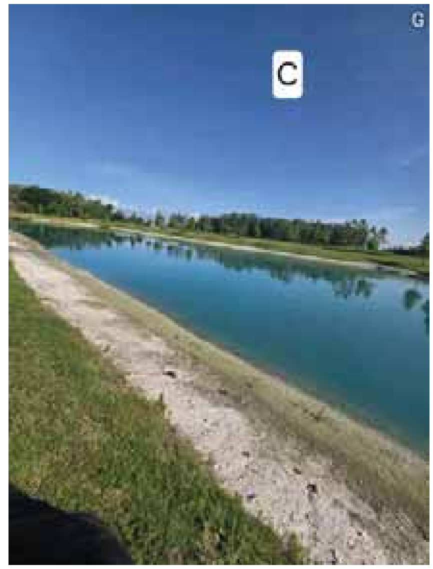
Ponds Treated Information — Repeatable - 1 Count

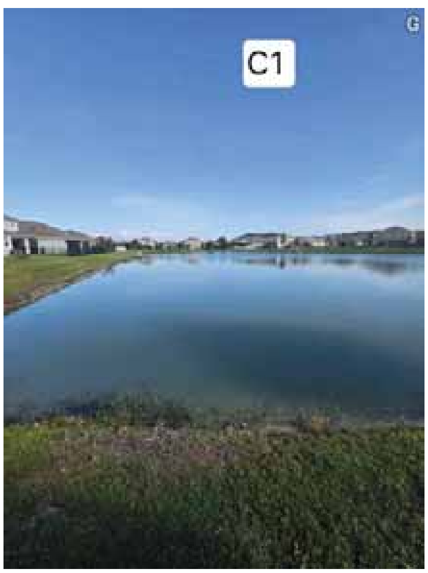
1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, dog fennel, sedge) as needed.

Pictures

Aquatic Services Report





Aquatic Services Report

Aquatic Services Report

EXHIBIT 4

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

Aquatic Services Report

Technician
Pete Dennis

Job Details

Service Date	6/2/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	7mph
Temperature	85°
Multiple Sites Treated	Yes

Ponds Treated Information Repeatable - 1 Count

1 of 1

Pond Numbers	All fountains
Service Performed	Cleaning & Inspection (Fountain/Aeration
Water Level	Low
Observations/Recommendations	I cleaned all fountains , and nozzles.

Pictures

Aquatic Services Report

Aquatic Services Report

EXHIBIT 5
PENDING

EXHIBIT 6
PENDING

EXHIBIT 7
PENDING

EXHIBIT 8
PENDING

EXHIBIT 9

Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Jun 17, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	1.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Skoops Poop
skoopspoop@Gmail.com

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Jun 21, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	2.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Skoops Poop
skoopspoop@Gmail.com

Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Jun 24, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	0.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Skoops Poop
skoopspoop@Gmail.com

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Jul 01, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	5.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Skoops Poop
skoopspoop@Gmail.com

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled — Jul 05, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	4.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Skoops Poop

skoopspoop@Gmail.com

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155	
Scheduled	Jul 08, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	2.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Skoops Poop

skoopspoop@Gmail.com

Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Jul 12, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	0.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)






Skoops Poop
skoopspoop@Gmail.com




Service Photos (11 - 20)

Skoops Poop

skoopspoop@Gmail.com









EXHIBIT 10

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Union Park East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Pasco County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seat designated as Seat 1; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 1 vacant, effective the second Tuesday following the general election, and a Qualified Elector is to be appointed to such seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 1 as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026: Seat 1 (currently held by Tara Stabile).

SECTION 2. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Supervisor for Seat 1 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of July 2026.

ATTEST:

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary

____
Chairperson

EXHIBIT 11

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Union Park East Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. Vincent Pacifico is appointed Chairman.

SECTION 2. Gerard Bianchi is appointed Vice Chairman.

SECTION 3. Heath Beckett is appointed Secretary.

Michelle Diman is appointed Assistant Secretary.

Richard Ramirez is appointed Assistant Secretary.

Tara Stabile is appointed Assistant Secretary.

Kyle Darin is appointed Assistant Secretary.

Shirley Conley is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22 day of July, 2026.

ATTEST:

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson/Vice Chairperson, Board of Supervisors

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12

RESOLUTION 2026-11

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, Florida Statues, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer, and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of June 22, 2026.

SECTION 5. This Resolution shall take effect on June 22, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22 day of June, 2026.

ATTEST:

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

EXHIBIT 13

MINUTES OF MEETING
UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District was held on Wednesday, June 24, 2026 at 6:00 p.m. at Fairfield Inn & Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order at 6:17 p.m. and conducted roll call.

Present and constituting a quorum were:

Vincent Pacifico (S2)	Board Supervisor, Chairman
Michelle Diman (S3)	Board Supervisor, Assistant Secretary
Richard Ramirez (S4)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
Amy Palmer	District Engineer, Lighthouse Engineering *(virtually)*
Casey Hallman	Account Manager, Floralawn *(virtually)*
Chris Thompson	President, Blue Water Aquatics *(virtually)*

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

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

Ms. Palmer reported that she had evaluated the bridge washout and suggested the erosion may be irrigation related. Board consensus was for the irrigation team to review the area. She advised of her discussion with a Pasco County arborist and that a permit is required for the removal of trees, and replacement trees may be required, but that will be confirmed once the permit process is started. Ms. Palmer will start the permit process. Ms. Hancock will forward the tree information to Ms. Palmer to verify whether replacement is required based on the updated tree ordinance. Board consensus was for Ms. Palmer to proceed with the tree removal permit.

Supervisor Pacifico raised concerns regarding parking on the sidewalk by the Liberty Square mailboxes; Ms. Palmer stated that the sidewalk appears to have been constructed to handle car usage (but not necessarily commercial vehicles). The Board gave direction to delegate parking enforcement to the HOA.

Ms. Palmer advised that Welch Tennis was proceeding with the permitting for the pickleball courts and she will follow up regarding their progress.

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

1. EXHIBIT 1: Presentation of Aquatic Services Report

2. EXHIBIT 2: Presentation of Fountain Service Reports

Mr. Thompson reported on fountain and pond maintenance. A cracked PVC collar is impacting the water height of the fountain in pond C. He presented a repair proposal for an amount not to exceed $1,000.00 and explained the repair scope. He noted the dye in ponds continues to help inhibit algae growth, and shoreline grasses are being treated.

Mr. Thompson reviewed the impact of the phase III restrictions implemented by SWFWMD due to the drought and water shortages, and affirmed Premier would be manually digging within the erosion area to determine the water source, per Ms. Palmer’s request and Board direction.

3. EXHIBIT 3: Consideration of Blue Water Aquatics Proposals

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

1. Consideration of Floralawn Proposals:

a. EXHIBIT 5: Address Leaning 2 Pines at Hovenweep Entry – *Previously Presented*

i. #20990 – Remove - $1,469.54

ii. #20850 – Replace - $2,336.58

Mr. Hallman reviewed the pine trees species and the Land Development Code replacement requirement. This item was deferred pending a tree removal permit.

Mr. Hallman presented the Landscape Maintenance Report, noting irrigation adjustments at the clubhouse due to plant stress, plants in other locations are handling the heat fairly well, and weed pressure is being treated but it will take some time before more obvious results are visible. Discussion followed on installing plants around the amenity fenceline to deter unauthorized access.

D. EXHIBIT 6: Field Manager – *Michael Bush, Vesta District Services*

Mr. Beckett reviewed items on the Field Operations Report. A vendor has been contacted regarding the reported broken faucet in the women’s restroom.

1. EXHIBIT 7: Presentation of Scoops Poop Reports

2. WALK-N EXHIBIT A: Consideration of Amenity Center Exterior Painting Proposals

a. Brothers Colors Painting #3227 - $7,914.40

b. Lou Phillips Painting - $5,700.00

c. Presto Painting Services - $5,850.00

d. Tampa SWAP - $8,450.00

Discussion followed on the scope differences and vendor recommendations. This item was deferred until the next meeting. Supervisors requested a vendor recommendation from the Field Manager and District Engineer.

3. Consideration of Patio Furniture Repair Proposal - $3,765

Discussion followed on additional chair repairs noted in the Field Operations Report.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Patio Furniture Repair to repair twenty-one (21) chairs for an amount not to exceed $4,135.00, for Union Park East Community Development District.

Mr. Beckett noted that a new basketball rim is on order and he will confirm the control valve box is on Mr. Bush's list to address.

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

Ms. Hancock provided an update on the construction complaint, and reminded Supervisors to complete the required annual ethics training and to file the annual financial report (Form 1). She also advised that the Governor has until July 30th to sign or veto the approved legislation.

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)

Discussion followed on the process for appointing a Supervisor to Seat 1 after it is declared vacant in November.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 8: Acceptance of the Minutes of the Board of Supervisors Workshop Held ~~June 24~~ May 27, 2026

B. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Regular Meeting Held ~~June 24~~ May 27, 2026

C. EXHIBIT 10: Acceptance of the ~~May~~ April 2026 Unaudited Financial Statement

D. EXHIBIT 11: Ratification of Approval of Blue Water Fountain Troubleshooting Proposal – NTE $1,000.00

E. EXHIBIT 12: Acceptance of Arbitrage Rebate Counselors, LLC Annual Arbitrage Report for Bond Series 2019 Period Ending April 30, 2026 Indicating No Arbitrage Liability Incurred

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

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

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

In response to a question regarding the bridge, it was stated that Pasco County had not changed their position on accepting ownership. Discussion followed on the impact of the bridge's classification as common area, rather than right-of-way, and whether that could impact the options to close the bridge to thru traffic, as well as development plans for undeveloped parcels.

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

With no security matters to discuss, discussion moved to the next Order of Business.

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

Ms. Hancock reviewed Sunshine laws and potential liability of the individual who violates those law.

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Union Park East Community Development District meeting is scheduled for 6:00 p.m. on July 22, 2026 at ~~Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, FL 33543~~ Union Park East CDD Clubhouse 1549 Bering Road Wesley Chapel, Florida 33543.

With Supervisor Diman advising that she would be absent, quorum for the next meeting was not confirmed.

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

Floralawn

- Inspect irrigation at the bridge washout – District Engineer's opinion erosion may be irrigation-related
- Proposal for installing Bougainvillea or similar pedestrian-inhibiting plants around the pool

District Engineer

- Initiate tree removal permits for 2 leaning pine trees at Hovenweep Entry (District Counsel to identify locations)
- Review Paint Vendors (Brothers Colors Painting, Lou Phillips Painting, Presto Painting Services, Tampa SWAP) for previous work relationship & provide recommendation

District Manager

- Notify HOA of parking enforcement for sidewalk at Liberty Square

Future Agenda

- **Pending Pasco Co. tree removal permit (District Engineer)** - Floralawn Proposals to Address Leaning 2 Pines at Hovenweep Entry:
  - #20990 – Remove - $1,469.54
  - #20850 – Replace - $2,336.58
- **Pending references/District Engineer recommendation** - Consideration of Amenity Center Exterior Painting Proposals:
  - Brothers Colors Painting #3227 - $7,914.40
  - Lou Phillips Painting - $5,700.00
  - Presto Painting Services - $5,850.00
  - Tampa SWAP - $8,450.00

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:18 p.m., for Union Park East Community Development District.

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

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

________________________________ ________________________

□ Heath Beckett, Secretary □ Vincent Pacifico, Chair

EXHIBIT 14

DMHB
DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

Communication with Those Charged with Governance

Union Park East Community Development District

We have audited the financial statements of Union Park East Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated June 18, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Union Park East Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Union Park East Community Development District's financial statements were:

> Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

> The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 18, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Union Park East Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
June 18, 2026

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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DMHB

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Union Park East Community Development District
Pasco County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Union Park East Community Development District, Pasco County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

2222 Colonial Road, Suite 201 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

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Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 18, 2026, on our consideration of the Union Park East Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 18, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 18, 2026

Our discussion and analysis of Union Park East Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $24,115,824.

- The change in the District's total net position in comparison with the prior fiscal year was $620,343, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,484,759. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	$ 2,530,268	$ 2,070,475
Capital assets	34,545,496	34,603,695
Total assets	37,075,764	36,674,170
Current liabilities	652,361	652,197
Long-term liabilities	12,307,579	12,666,797
Total liabilities	12,959,940	13,318,994
Net position		
Net invested in capital assets	21,892,651	21,603,895
Restricted for capital projects	46,071	44,999
Restricted for debt service	1,450,375	1,361,921
Unrestricted	726,727	484,666
Total net position	$ 24,115,824	$ 23,495,481

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	$ 2,178,840	$ 2,110,213
General revenues	15,407	97,124
Total revenues	2,194,247	2,207,337
Expenses		
General government	283,906	291,833
Maintenance and operations	646,458	690,705
Interest on long-term debt	643,540	586,864
Total expenses	1,573,904	1,569,402
Change in net position	620,343	637,935
Net position - beginning of year	23,495,481	22,857,546
Net position - end of year	$ 24,115,824	$ 23,495,481

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $1,573,904, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $34,545,496 in capital assets and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $12,652,845 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Union Park East Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, Florida 32746

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2025

		GOVERNMENTAL ACTIVITIES
ASSETS		
Cash and cash equivalents	$	618,039
Assessments receivable		9,741
Deposits		3,360
Prepaid items		9,446
Restricted assets:		
Cash and cash equivalents		136,917
Investments		1,752,765
Capital assets:		
Non-depreciable		34,236,830
Right to use lease - Lighting		308,666
TOTAL ASSETS	$	37,075,764
LIABILITIES		
Accounts payable and accrued expenses	$	45,509
Accrued interest payable		261,586
Bonds and leases payable, due within one year		345,266
Bonds and leases payable, due in more than one year		12,307,579
TOTAL LIABILITIES		12,959,940
NET POSITION		
Net investment in capital assets		21,892,651
Restricted for:		
Capital projects		46,071
Debt service		1,450,375
Unrestricted		726,727
TOTAL NET POSITION	$	24,115,824

The accompanying notes are an integral part of this financial statement

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental activities					
General government	$ 283,906	$ 283,906	$ -	$ -	$ -
Maintenance and operations	646,458	889,237	-	1,869	244,648
Interest on long-term debt	643,540	942,484	61,344	-	360,288
Total governmental activities	$ 1,573,904	$ 2,115,627	$ 61,344	$ 1,869	604,936
General revenues:					
Unrestricted investment earnings					15,106
Miscellaneous income					301
Total general revenues					15,407
Change in net position					620,343
Net position - October 1, 2024					23,495,481
Net position - September 30, 2025					$ 24,115,824

The accompanying notes are an integral part of this financial statement

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 618,039	$ -	$ -	$ 618,039
Investments	-	1,706,694	46,071	1,752,765
Assessments receivable	4,474	5,267	-	9,741
Deposits	3,360	-	-	3,360
Prepaid items	9,446	-	-	9,446
Restricted assets:				
Cash and cash equivalents	136,917	-	-	136,917
TOTAL ASSETS	$ 772,236	$ 1,711,961	$ 46,071	$ 2,530,268
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 45,509	$ -	$ -	$ 45,509
TOTAL LIABILITIES	45,509	-	-	45,509
FUND BALANCES				
Nonspendable:				
Deposits and prepaid items	12,806	-	-	12,806
Restricted for:				
Debt service	-	1,711,961	-	1,711,961
Capital projects	-	-	46,071	46,071
Unassigned	713,921	-	-	713,921
TOTAL FUND BALANCES	726,727	1,711,961	46,071	2,484,759
TOTAL LIABILITIES AND FUND BALANCES	$ 772,236	$ 1,711,961	$ 46,071	$ 2,530,268

The accompanying notes are an integral part of this financial statement

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$ 2,484,759
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	34,818,822
Less accumulated depreciation	(273,326)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(261,586)
Original issue discount	114,864
Original issue premium	(46,609)
Lease liability	(281,100)
Governmental bonds payable	(12,440,000)
Net Position of Governmental Activities	$ 24,115,824

The accompanying notes are an integral part of this financial statement

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Assessments	$ 1,173,143	$ 942,484	$ -	$ 2,115,627
Investment earnings	15,106	61,344	1,869	78,319
Miscellaneous revenue	301	-	-	301
TOTAL REVENUES	1,188,550	1,003,828	1,869	2,194,247
EXPENDITURES				
General government	283,906	-	-	283,906
Maintenance and operations	588,259	-	-	588,259
Debt				
Principal	62,867	285,000	-	347,867
Interest expense	11,457	636,362	-	647,819
TOTAL EXPENDITURES	946,489	921,362	-	1,867,851
EXCESS REVENUES OVER (UNDER) EXPENDITURES	242,061	82,466	1,869	326,396
OTHER SOURCES (USES)				
Transfers in (out)	-	797	(797)	-
TOTAL OTHER SOURCES (USES)	-	797	(797)	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	242,061	83,263	1,072	326,396
FUND BALANCE				
Beginning of year	484,666	1,628,698	44,999	2,158,363
End of year	$ 726,727	$ 1,711,961	$ 46,071	$ 2,484,759

The accompanying notes are an integral part of this financial statement

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	326,396
Amount reported for governmental activities in the Statement of Activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:		
Reduction of long term lease liability		62,867
Payments on long-term debt		285,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:		
Current year provision for depreciation		(58,199)
Change in accrued interest payable		5,191
Provision for amortization of bond discount		(1,982)
Provision for amortization of bond premium		1,070
Change in Net Position of Governmental Activities	$	620,343

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Union Park East Community Development District (the District) was established on October 11, 2016 by the Pasco County Board of County Commissioners, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under Pasco County ordinance 16-28. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Equipment, Furniture and Fixtures	5

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Leases

The District is a lessee for a noncancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Treasury Obligation CL Y	$ 1,752,765	S&P AAAm	Weighted average of the fund portfolio: 48 days
Total Investments	$ 1,752,765		

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
Debt service	$ 797	$ -
Capital projects	-	797
Total	$ 797	$ 797

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in accordance with Bond Indentures

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	$ 34,236,830	$ -	$ -	$34,236,830
Total capital assets, not being depreciated	34,236,830	-	-	34,236,830
Capital assets, being depreciated				
Equipment, Furniture and Fixtures	67,550	-	-	67,550
RTU - lighting lease	514,442	-	-	514,442
Total capital assets, being depreciated	581,992	-	-	581,992
Less accumulated depreciation for:				
Equipment, Furniture and Fixtures	60,795	6,755	-	67,550
RTU - lighting lease	154,332	51,444	-	205,776
Total accumulated depreciation	215,127	58,199	-	273,326
Total capital assets, being depreciated - net	366,865	(58,199)	-	308,666
Governmental activities capital assets - net	$34,603,695	$ (58,199)	$ -	$34,545,496

Depreciation expense of $58,199 was charged to maintenance and operations.

NOTE G - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%. The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2025
Phase 7B	2/17/2021	10 Years	$ 631	3.75%	$ 59,715	$ 37,167
Phase 8B	10/23/2020	10 Years	849	3.75%	77,938	47,217
1548 Wynfield	3/19/2019	10 Years	4,192	3.75%	326,261	165,266
Phase 8C	2/9/2021	10 Years	534	3.75%	50,528	31,450
			$ 6,206		$ 514,442	$ 281,100

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 65,266	$ 9,194	$ 74,460
2027	67,784	6,677	74,461
2028	70,341	4,119	74,460
2029	47,597	1,712	49,309
2030	23,505	653	24,158
2031	6,607	36	6,643
	$ 281,100	$ 22,391	$ 303,491

NOTE H – LONG-TERM LIABILITIES

$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 – On June 15, 2017, the District issued $6,010,000 in Capital Improvement Revenue Bonds, Series 2017A-1. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging from 5.0% to 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2017.

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

$5,265,000 Capital Improvement Revenue Bonds, Series 2019A-1 – On April 30, 2019, the District issued $5,265,000 in Capital Improvement Revenue Bonds, Series 2019A-1. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging from 4.125% to 5.125% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

$5,085,000 Capital Improvement Revenue Bonds, Series 2019A-2 – On April 30, 2019, the District issued $5,085,000 in Capital Improvement Revenue Bonds, Series 2019A-2. The Bonds are payable November 2032. The Bonds bear interest at 5.255% payable semi-annually on the first day of each May and November through November 2032. In February 2020, the balance of the bonds were restructured to be repaid in approximately thirty annual installments.

$3,095,000 Capital Improvement Revenue Bonds, Series 2021 – On September 28, 2021, the District issued $3,095,000 in Capital Improvement Revenue Bonds, Series 2021. The Bonds are payable in annual principal installments through May 2051. The Bonds bear interest ranging from 2.4% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

The Series 2017A-1, 2019A-1, 2019A-2 and 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017A-1, 2019A-1, 2019A-2 and 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Lease liability	$ 343,967	$ -	$ 62,867	$ 281,100	$ 65,266
Capital Improvement Revenue Bonds, Series 2017A-1	5,385,000	-	120,000	5,265,000	120,000
Capital Improvement Revenue Bonds, Series 2019A-1	4,870,000	-	105,000	4,765,000	105,000
Capital Improvement Revenue Bonds, Series 2019A-2	1,030,000	-	20,000	1,010,000	20,000
Capital Improvement Revenue Bonds, Series 2021	1,440,000	-	40,000	1,400,000	35,000
	13,068,967	-	347,867	12,721,100	345,266
Unamortized bond discount	(116,846)	-	(1,982)	(114,864)	-
Unamortized bond premium	47,679	-	1,070	46,609	-
	$ 12,999,800	$ -	$ 346,955	$ 12,652,845	$ 345,266

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 280,000	$ 623,810	$ 903,810
2027	285,000	611,070	896,070
2028	305,000	597,651	902,651
2029	315,000	583,017	898,017
2030	330,000	567,546	897,546
2031-2035	1,955,000	2,565,543	4,520,543
2036-2040	2,485,000	2,007,827	4,492,827
2041-2045	3,190,000	1,286,268	4,476,268
2046-2050	3,210,000	387,447	3,597,447
2051	85,000	3,400	88,400
	$ 12,440,000	$ 9,233,579	$ 21,673,579

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	$ 1,163,925	$ 1,173,143	$ 9,218
Investment earnings	-	15,106	15,106
Miscellaneous revenue	-	301	301
TOTAL REVENUES	1,163,925	1,188,550	24,625
EXPENDITURES			
Current			
General government	209,809	283,906	(74,097)
Maintenance and operations	954,116	588,259	365,857
Debt			
Principal	-	62,867	(62,867)
Interest	-	11,457	(11,457)
TOTAL EXPENDITURES	1,163,925	946,489	217,436
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	242,061	$ 242,061
FUND BALANCES			
Beginning of year		484,666	
End of year		$ 726,727	

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Union Park East Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Union Park East Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Union Park East Community Development District's basic financial statements and have issued our report thereon dated June 18, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 18, 2026

DMHB

DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Union Park East Community Development District
Pasco County, Florida

We have examined Union Park East Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Union Park East Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 18, 2026

2222 Colonial Road, Suite 201 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Management Letter

To the Board of Supervisors
Union Park East Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Union Park East Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 18, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 18, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Union Park East Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 1.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $11,000.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $89,388.
e. Each construction project with a total cost of at least $65,000 approved by the District that are scheduled to begin on or after October 1 of the fiscal year being reported, together with total expenditures for such project as N/A.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Union Park East Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $141 to $2,001 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $2,115,627.
c. The total amount of outstanding bonds issued by the District as $12,440,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 18, 2026

EXHIBIT 15

Union Park East
Community Development District

Financial Statements - Unaudited

June 30, 2026

Union Park East CDD
Balance Sheet
June 30, 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	$ 122,085	$ -	$ -	$ -	$ -	$ -	$ 122,085
3	Cash - Restricted							-
4	Money Markey - Operating	954,251	-	-	-	-	-	954,251
5	Money Markey - Restricted	140,326	-	-	-	-	-	140,326
6	Investments:							
7	Revenue Trust Fund	-	439,401	337,977	43,548	86,763	-	907,689
8	Interest Fund	-	-	-	-	1	-	1
9	Reserve Fund	-	411,200	343,119	52,500	43,493	-	850,312
10	Prepayment Fund	-	1,072	250	1,313	100	-	2,735
11	Acquistion & Construction	-	-	-	-	-	47,269	47,269
12	Accounts Receivable	-	-	-	-	-	-	-
13	Assessments Receivable - On Roll	-	-	-	-	-	-	-
14	Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15	Due from Other Funds	-	5,095	4,255	948	1,080	-	11,378
16	Deposits	3,360	-	-	-	-	-	3,360
17	Prepaid Items	9,446	-	-	-	-	-	9,446
18	**TOTAL ASSETS**	**$ 1,229,468**	**$ 856,769**	**$ 685,601**	**$ 98,308**	**$ 131,436**	**$ 47,269**	**$ 3,048,851**
19	**LIABILITIES**							
20	Accounts Payable	32,777	-	-	-	-	-	32,777
21	Due to Other Funds	11,378	-	-	-	-	-	11,378
22	Rental Deposit	-	-	-	-	-	-	-
23	Accrued Expenses	-	-	-	-	-	-	-
24	Deferred Revenue - On Roll	(0)	-	-	-	-	-	(0)
25	**TOTAL LIABILITIES**	44,155	-	-	-	-	-	44,155
26	**FUND BALANCE**							-
27	Nonspendable							-
28	Assigned - Asset Reserves							-
29	Assigned - Operating Reserves							-
30	Restricted		856,769	685,601	98,308	131,436	47,269	1,819,383
31	Unassigned	1,185,313						1,185,313
32	**TOTAL FUND BALANCE**	**1,185,313**	**856,769**	**685,601**	**98,308**	**131,436**	**47,269**	**3,004,696**
33	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,229,468**	**$ 856,769**	**$ 685,601**	**$ 98,308**	**$ 131,436**	**$ 47,269**	**$ 3,048,851**

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through June 30, 2026

		FY2026 Adopted Budget	FY2026 Actual June	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**					
2	General Fund Revenue	$ 1,210,561	$ 4,143	$ 1,220,835	$ 10,274	100.85%
3	Interest	-	2,889	31,207	31,207	
4	Miscellaneous	-	-	1,806	1,806	
5	**TOTAL REVENUES**	**$ 1,210,561**	**$ 7,032**	**$ 1,253,847**	**$ 43,287**	**103.58%**
6	**EXPENDITURES**					
7	**GENERAL ADMINISTRATIVE**					
8	Supervisor Compensation	14,000	554	5,541	(8,459)	39.58%
9	Payroll Taxes	1,071	92	918	(153)	85.71%
10	Payroll Processing	770	50	400	(370)	51.95%
11	Management Consulting Services	42,000	3,500	31,500	(10,500)	75.00%
12	Bank Fees	300	-	-	(300)	0.00%
13	Auditing Services	4,200	3,350	6,900	2,700	164.29%
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	-	1,116	(1,384)	44.63%
18	Engineering Services	25,000	1,038	10,069	(14,931)	40.28%
19	Legal Services (General)	50,000	4,792	61,105	11,105	122.21%
20	Legal Services (Litigation)	30,000	177	6,624	(23,377)	22.08%
21	Website Hosting	2,015	-	1,515	(500)	75.19%
22	Administrative Contingency	5,000	-	1,799	(3,201)	35.97%
23	**TOTAL GENERAL ADMINSTRATIVE**	**212,131**	**13,553**	**159,161**	**(52,970)**	**75.03%**
24	**DEBT ADMINSTRATION**					
25	Dissemination Agent	6,500	-	5,000	(1,500)	76.92%
26	Trustee Fees	19,055	-	15,506	(3,549)	81.38%
27	Arbitrage	1,900	-	1,425	(475)	75.00%
28	**TOTAL DEBT ADMINSTRATION**	**27,455**	**-**	**21,931**	**(5,524)**	**79.88%**
29	**PHYSICAL ENVIRONMENT**					
30	Comprehensive Field Tech Service	16,000	1,333	12,000	(4,000)	75.00%
31	Streetpole Lighting	105,000	7,772	63,489	(41,511)	60.47%
32	Electricity (Irrigation & Pond Pumps)	32,000	950	22,094	(9,906)	69.04%
33	Landscape Maintenance	186,974	13,918	133,277	(53,697)	71.28%
34	Landscape Enhancements	40,272	-	25,679	(14,593)	63.76%
35	Irrigation Maintenance	18,000	239	7,120	(10,880)	39.55%
36	Pond Maintenance	23,580	-	13,755	(9,825)	58.33%
37	Fountain Maintenance	7,000	-	19,035	12,035	271.92%
38	Pet Waste Removal	14,000	952	7,404	(6,596)	52.89%
39	Rust Control	19,200	1,622	14,410	(4,790)	75.05%
40	Physical Environment Contingency	85,000	-	77,722	(7,278)	91.44%
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**	**26,786**	**395,983**	**(307,648)**	**56.28%**
44	**AMENITY CENTER OPERATIONS**					
45	Pool Service Contract	48,000	3,915	35,115	(12,885)	73.16%
46	Pool Maintenance & Repair	5,000	-	1,680	(3,320)	33.60%
47	Pool Permit	275	280	280	5	101.95%
48	Amenity Management	7,000	583	5,250	(1,750)	75.00%
49	Amenity Center Cleaning & Maintenance	19,500	1,950	21,415	1,915	109.82%

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through June 30, 2026

	FY2026 Adopted Budget	FY2026 Actual June	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	372	3,290	(1,218)	72.98%
51 Amenity Center Electricity	19,200	1,363	13,126	(6,074)	68.37%
52 Amenity Center Water	10,000	415	3,501	(6,499)	35.01%
53 Amenity Center Pest Control	975	75	675	(300)	69.23%
54 Refuse Service	3,706	344	3,097	(609)	83.57%
55 Landscape Maintenance - Infill	4,000	-	8,960	4,960	224.00%
56 Security Monitoring	34,420	5,200	56,244	21,824	163.40%
57 Pool Monitors	45,760	4,244	27,286	(18,474)	59.63%
58 Community Events & Decorations	25,000	-	15,000	(10,000)	60.00%
59 Misc Amenity Center Repairs & Contingency	40,000	450	25,545	(14,455)	63.86%
60 **TOTAL AMENITY CENTER OPERATIONS**	**267,344**	**19,192**	**220,465**	**(46,880)**	**82.46%**
61 **TOTAL EXPENDITURES**	**$ 1,210,561**	**$ 59,531**	**$ 797,540**	**$ (413,021)**	**65.88%**
62 **EXCESS OF REVENUE OVER(UNDER) EXPENDITURES**	**-**	**(52,498)**	**456,307**	**456,307**	
63 **NET CHANGE IN FUND BALANCE**	**-**	**(52,498)**	**456,307**	**456,307**	
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**	**$ (52,498)**	**$ 1,185,313**	**$ 456,307**	

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 June 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 411,525	$ 415,006	$ 3,481	100.85%
3	Interest	-	18,150	18,150	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 411,525**	**$ 433,156**	**$ 21,631**	**105.26%**
6	**EXPENDITURES**				
7	Interest Expense				
	**November 1,2025*		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	28,481		662.34%
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	28,481	-	
20	Fund Balance - Beginning	-	828,288	-	
21	**FUND BALANCE - ENDING**	**$ 4,300**	**$ 856,769**	**$ -**	

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 June 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 343,663	$ 346,583	$ -	100.85%
3	Interest	-	14,002	14,002	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 343,663**	**$ 360,584**	**$ 14,002**	**104.92%**
6	**EXPENDITURES**				
7	Interest Expense				
	**November 1,2025*		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	19,853	12,145	414.68%
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	19,853	12,145	
20	Fund Balance - Beginning	-	665,748	-	
21	**FUND BALANCE - ENDING**	$ 4,788	$ 685,601	$ 12,145	

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 June 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 76,581	$ 77,228	$ -	100.84%
3	Interest	-	2,055	2,055	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 76,581**	**$ 79,283**	**$ 2,055**	**103.53%**
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	6,258	2,440	163.88%
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	6,258	2,440	
20	Fund Balance - Beginning	-	92,050	-	
21	**FUND BALANCE - ENDING**	$ 3,819	$ 98,308	$ 2,440	

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 June 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments	$ 89,086	$ 87,966	(1,120)	98.74%
3	Interest	-	2,974	2,974	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 89,086**	**$ 90,940**	**$ 1,854**	**102.08%**
6	**EXPENDITURES**				
7	County Assessment Collection Fees	1,856	-		0.00%
8	Interest Expense				
	**November 1,2025*		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**	**5,563**		**512.70%**
16	**OTHER FINANCING SOURCES & USES**				
17	Transfers In		-		
18	Transfers Out		-		
19	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	
20	**NET CHNAGES IN FUND BALANCE**	**1,085**	**5,563**	**-**	
21	Fund Balance - Beginning		125,874		
22	**FUND BALANCE, ENDING**	**$ 1,085**	**$ 131,436**	**$ -**	

Union Park East CDD
Construction
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through June 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUE**				
2	Developer Contributions	$ -	$ -	$ -	
3	Interest	-	1,197	1,197	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUE**	**$ -**	**$ 1,197**	**$ 1,197**	
6	**EXPENDITURES**				
7	CIP	-	-	-	
8	**TOTAL EXPENDITURES**	**-**	**-**	**-**	
9	**REVENUES OVER (UNDER) EXPENDITURES**	-	1,197		
10	**OTHER FINANCING SOURCES/(USES)**				
11	Transfers In	-	-	-	
12	Transfers Out	-	-	-	
13	**TOTAL OTHER FINANCING SOURCES/(USES)**	-	-	-	
14	**NET CHANGES IN FUND BALANCE**	-	1,197	-	
15	Fund Balance - Beginning		46,072		
16	**FUND BALANCE - ENDING**	$ -	$ 47,269	$ -	

Union Park East CDD
Check Register

9/30/2025		**End of Year**				**326,147.75**
10/01/2025	200042	Floralawn	Invoice: 34436 (Reference: Landscape Maintenance Per Agreement September 2025.)		13,917.80	312,229.95
10/02/2025	200043	Blue Water Aquatics, Inc.	Invoice: 34236 (Reference: Pond / Waterway Treatment.)		1,965.00	310,264.95
10/02/2025	200044	NaturZone Environmental Service	Invoice: 771059 (Reference: Monthly Pest Control Service.) Invoice: 780129 (Reference: Monthl...		775.00	309,489.95
10/02/2025	200045	Tampa Bay Poo Patrol	Invoice: 4344 (Reference: Pet waste station maintenance.)		916.67	308,573.28
10/02/2025	200046	ECS Integrations LLC	Invoice: 103073 (Reference: Amenity Access Management.) Invoice: 103078 (Reference: Videofied...		861.75	307,711.53
10/03/2025	100325BOS1	Engage PEO	BOS Meeting 9/24/25		203.00	307,508.53
10/03/2025	100325BOS2	Gerard Bianchi	BOS Meeting 9/24/25		184.70	307,323.83
10/03/2025	100325BOS3	Michelle Diman	BOS Meeting 9/24/25		184.70	307,139.13
10/03/2025	100325BOS4	Richard Ramirez	BOS Meeting 9/24/25		184.70	306,954.43
10/03/2025	100325BOS5	Vincent S Pacifico	BOS Meeting 9/24/25		184.70	306,769.73
10/03/2025	100325BOS6	Wendy Ann Perez	BOS Meeting 9/24/25		184.70	306,585.03
10/06/2025	200047	Cooper Pools	Invoice: 2025-1293 (Reference: Monthly Commercial Maintenance October 2025.)		3,900.00	302,685.03
10/06/2025	200048	Vesta Property Services, Inc.	Invoice: 428859 (Reference: Pool monitor September25.)		2,842.84	299,842.19
10/07/2025	200049	Lighthouse Engineering Inc.	Invoice: 2 (Reference: GENERAL ENGINEERING CONTRACT.)		7,329.00	292,513.19
10/08/2025	5013	Egis Insurance Advisors	Insurance FY Policy# 100125324 10/01/25- 10/01/26		31,500.00	261,013.19
10/08/2025	01ACH100825	PASCO County Utilities	1549 BERING ROAD 8.6.25- 9.5.25		273.48	260,739.71
10/10/2025	01ACH101025	TECO	1329 WYNDFIELDS BLVD 08.14.25- 09.12.25		106.69	260,633.02
10/10/2025	01ACH101025	Spectrum Business	1549 Bering Rd 09.21.25- 10.20.25		357.62	260,275.40
10/10/2025	02ACH101025	TECO	1756 WYNFIELDS BL 08.14.25- 09.12.25		85.58	260,189.82
10/10/2025	03ACH101025	TECO	1548 WYNDFIELDS BLVD 08.14.25- 09.12.25		4,838.24	255,351.58
10/10/2025	04ACH101025	TECO	1147 MONTGOMERY BELL RD, WELL 08.14.25- 09.12.25		30.10	255,321.48
10/10/2025	05ACH101025	TECO	32755 CUMBERLAND LN 8.14.25- 9.12.25		363.21	254,958.27
10/10/2025	06ACH101025	TECO	32803 CUMBERLAND LN, WELL 08.14.25- 09.12.25		142.44	254,815.83
10/10/2025			Deposit	1,656.32		256,472.15
10/14/2025	200050	Kilinski Van Wyk PLLC	Invoice: 13352 (Reference: Legal services.)		3,472.30	252,999.85
10/14/2025	200051	Florida Fountains & Equipment, LLC	Invoice: CL-1175 (Reference: Oct. Cleaning 2025.)		1,225.00	251,774.85
10/14/2025	200052	Vesta District Services	Invoice: 428960 (Reference: Management fees.) Invoice: 428995 (Reference: FY?2026 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	Catherinne ProCleaners LLC	Invoice: 1226 (Reference: SEPT 2025 cleaning.)		1,950.00	234,211.21
10/21/2025	01ACH102125	Waste Management of FL	4 Yard Dumpster 2 week 10.01.25- 10.31.25		341.10	233,870.11
10/23/2025	200058	Business Observer, Inc.	Invoice: 25-01543P (Reference: Legal Advertising.) Invoice: 25-01591P (Reference: Legal Adver...		623.44	233,246.67
10/30/2025	200059	Floralawn	Invoice: 35433 (Reference: 17896 Tree fix.) Invoice: 35432 (Reference: 17895 Install and Furn...		3,543.15	229,703.52
10/30/2025	200060	Cooper Pools	Invoice: 2025-1331 (Reference: STENNER PUMP 45M5 SERIES.)		715.00	228,988.52
10/30/2025	200061	Blue Water Aquatics, Inc.	Invoice: 34322 (Reference: Pond / Waterway Treatment.) Invoice: 34321 (Reference: g Services ...		2,533.25	226,455.27
10/30/2025	200062	Florida Training & Investigations	Invoice: 25202113 (Reference: Patrol service, rover vehicle and gas.) Invoice: 25202116 (Refe...		10,400.00	216,055.27
10/31/2025	103125BOS1	Engage PEO	BOS Meeting 10/22/25		172.40	215,882.87
10/31/2025	103125BOS5	Gerard Bianchi	BOS Meeting 10/22/25		184.70	215,698.17
10/31/2025	103125BOS4	Michelle Diman	BOS Meeting 10/22/25		184.70	215,513.47
10/31/2025	103125BOS3	Richard Ramirez	BOS Meeting 10/22/25		184.70	215,328.77
10/31/2025	103125BOS2	Vincent S Pacifico	BOS Meeting 10/22/25		184.70	215,144.07
10/31/2025		**End of Month**		**1,656.32**	**112,660.00**	**215,144.07**
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	Catherinne ProCleaners LLC	Invoice: 1246 (Reference: Oct25 Cleaning.)		1,950.00	194,877.27
11/06/2025	200066	Tampa Bay Poo Patrol	Invoice: 4559 (Reference: Pet waste station maintenance.)		916.67	193,960.60
11/06/2025	200067	Vesta Property Services, Inc.	Invoice: 429327 (Reference: Pool monitor October.)		2,618.00	191,342.60
11/06/2025	200068	NaturZone Environmental Service	Invoice: 816599 (Reference: Monthly Pest Control Service.)		75.00	191,267.60
11/06/2025			Deposit	88.48		191,356.08
11/06/2025			Deposit	12,347.82		203,703.90
11/07/2025			Deposit	0.01		203,703.91
11/10/2025	01ACH111025	TECO	1568 WYNDFIELDS BLVD, WELL 09.13.25- 10.13.25		34.02	203,669.89
11/10/2025	02ACH111025	TECO	32803 CUMBERLAND LN, WELL 09.13.25- 10.13.25		143.86	203,526.03
11/10/2025	03ACH111025	TECO	1548 WYNDFIELDS BLVD 09.13.25- 10.13.25		4,838.24	198,687.79
11/10/2025	04ACH111025	TECO	1756 WYNFIELDS BL 09.13.25- 10.13.25		134.39	198,553.40
11/10/2025	05ACH111025	TECO	32755 CUMBERLAND LN 09.13.25-10.13.25		147.58	198,405.82
11/10/2025	06ACH111025	TECO	1147 MONTGOMERY BELL RD, WELL 09.13.25- 10.13.25		46.44	198,359.38
11/10/2025	07ACH111025	TECO	1329 WYNDFIELDS BLVD 09.13.25- 10.13.25		365.10	197,994.28
11/10/2025	09ACH111025	Spectrum Business	1549 Bering Rd 10.21.25- 11.20.25		357.62	197,636.66
11/10/2025	200069	ECS Integrations LLC	Invoice: 103272 (Reference: tech installed the Verizon router and set up remote access for the C...		210.00	197,426.66
11/10/2025	200070	Arbitrage Rebate Counselors, LLC	Invoice: 110325- (Reference: Arbitrage services.)		475.00	196,951.66
11/10/2025	200071	Vesta District Services	Invoice: 429523 (Reference: Monthly Management fees.)		5,416.67	191,534.99
11/10/2025	10ACH111025	TECO	1169 MANZANAR PL, FOUNTAIN 09.13.25- 10.13.25		239.69	191,295.30
11/10/2025	11ACH111025	TECO	1241 WYNDFIELDS BLVD PH 8B 09.13.25- 10.13.25		617.75	190,677.55
11/10/2025	12ACH111025	TECO	1195 WYNDFIELDS BLVD 09.13.25- 10.13.25		201.87	190,475.68
11/10/2025	13ACH111025	TECO	1393 WYNDFIELDS BLVD 09.13.25- 10.13.25		238.38	190,237.30
11/10/2025	14ACH111025	TECO	OLDWOODS AVE PH 8C 09.13.25- 10.13.25		327.14	189,910.16
11/10/2025	15ACH111025	TECO	1549 BERING RD 09.13.25- 10.13.25		828.06	189,082.10
11/10/2025	16ACH111025	TECO	1241 WYNDFIELDS BLVD PH 7B 09.13.25- 10.13.25		386.56	188,695.54
11/12/2025	200072	Spinelli Property Group	Invoice: INV-101525-01 - NOV (Reference: Surface paver stabilization & reset ? consolidated labo...		650.00	188,045.54
11/12/2025	01ACH111225	TECO	1758 BERING RD 09.16.25- 10.14.25		172.66	187,872.88
11/12/2025	02ACH111225	PASCO County Utilities	1549 BERING ROAD 09.05.25- 10.07.25		368.16	187,504.72
11/14/2025			Deposit	83,351.69		270,856.41
11/18/2025	01ACH111825	Waste Management of FL	4 Yard Dumpster 2 week 11.01.25- 11.30.25		282.00	270,574.41
11/19/2025			Deposit	1,950.00		272,524.41
11/19/2025			Deposit	9,652.00		282,176.41
11/20/2025			Deposit	62,142.80		344,319.21
11/21/2025	5014	Catherinne 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 wipe 4000 units total.)		300.00	320,106.74
11/26/2025	5017	American Power Washing LLC	Christmas installation Decorations		15,000.00	305,106.74
11/26/2025			Deposit	25,326.32		330,433.06
11/28/2025	112825BOS1	Engage PEO	BOS Meeting 11/19/25		172.40	330,260.66
11/28/2025	112825BOS2	Gerard Bianchi	BOS Meeting 11/19/25		184.70	330,075.96
11/28/2025	112825BOS3	Michelle Diman	BOS Meeting 11/19/25		184.70	329,891.26
11/28/2025	112825BOS4	Richard Ramirez	BOS Meeting 11/19/25		184.70	329,706.56
11/28/2025	112825BOS5	Vincent S Pacifico	BOS Meeting 11/19/25		184.70	329,521.86
11/30/2025		**End of Month**		**194,859.12**	**80,481.33**	**329,521.86**
12/02/2025	200078	Floralawn	Invoice: 35708 (Reference: Landscape Maintenance NOV.)		13,917.80	315,604.06
12/02/2025	200079	Cooper Pools	Invoice: 2025-1410 (Reference: Monthly Commercial Maintenance November 2025.)		3,900.00	311,704.06
12/02/2025	200080	Romaner Graphics	Invoice: 22877 (Reference: traffic signs.)		8,445.00	303,259.06
12/02/2025	200081	Blue Water Aquatics, Inc.	Invoice: 34575 (Reference: Fountain Troubleshooting Services.) Invoice: 34572 (Reference: Pon...		2,237.00	301,022.06
12/02/2025	200082	NaturZone Environmental Service	Invoice: 825362 (Reference: Pest Control Service.)		75.00	300,947.06
12/02/2025	200083	Sun Coast Rust Control, Inc.	Invoice: 08732 (Reference: Rust Control service.)		1,575.00	299,372.06
12/03/2025	200084	Cooper Pools	Invoice: 2025-1531 (Reference: Monthly Commercial Maintenance December 2025.)		3,900.00	295,472.06
12/03/2025	200085	Tampa Bay Poo Patrol	Invoice: 4764 (Reference: pet waste station maintenance.)		916.67	294,555.39
12/03/2025	200086	Vesta Property Services, Inc.	Invoice: 429749 (Reference: Pool monitor November.)		2,604.58	291,950.81
12/03/2025	200087	Lighthouse Engineering Inc.	Invoice: 4 (Reference: GENERAL ENGINEERING CONTRACT.)		1,430.00	290,520.81
12/03/2025	200088	Greenlee Law, PLLC	Invoice: 2125 (Reference: Basketball court construction defect.)		5,000.00	285,520.81
12/05/2025	1ACH121025	TECO	1611 RANCHETTE RD 10.08.25- 11.07.25		452.71	285,068.10
12/05/2025			Deposit	1,784,622.01		2,069,690.11
12/10/2025	200089	Floralawn	Invoice: 36348 (Reference: Irrigation Repairs.)		273.59	2,069,416.52
12/10/2025	200090	Business Observer, Inc.	Invoice: 25-02565P (Reference: Legal Advertising.)		74.38	2,069,342.14
12/10/2025	15ACH121025	TECO	1548 WYNDFIELDS BLVD 10.14.25- 11.12.25		4,838.24	2,064,503.90
12/10/2025	14ACH121025	TECO	1241 WYNDFIELDS BLVD PH 7B 10.14.25- 11.12.25		673.57	2,063,830.33
12/10/2025	13ACH121025	TECO	OLDWOODS AVE PH 8C 10.14.25- 11.12.25		569.95	2,063,260.38
12/10/2025	12ACH121025	TECO	32755 CUMBERLAND LN10.14.25- 11.12.25		302.63	2,062,957.75
12/10/2025	11ACH121025	TECO	1147 MONTGOMERY BELL RD, WELL 10.14.25- 11.12.25		69.11	2,062,888.64
12/10/2025	10ACH121025	TECO	1169 MANZANAR PL, FOUNTAIN 10.14.25- 11.12.25		342.06	2,062,546.58
12/10/2025	9ACH121025	TECO	32803 CUMBERLAND LN, WELL 10.14.25- 11.12.25		142.44	2,062,404.14
12/10/2025	8ACH121025	TECO	1549 BERING RD 10.14.25- 11.12.25		1,175.71	2,061,228.43
12/10/2025	7ACH121025	TECO	1756 WYNFIELDS BL 10.14.25- 11.12.25		115.24	2,061,113.19
12/10/2025	5ACH121025	TECO	1241 WYNDFIELDS BLVD PH 8B 10.14.25- 11.12.25		984.45	2,060,128.74
12/10/2025	3ACH121025	TECO	1329 WYNDFIELDS BLVD 10.14.25- 11.12.25		223.69	2,059,905.05
12/10/2025	2ACH121025	TECO	1195 WYNDFIELDS BLVD 10.14.25- 11.12.25		348.92	2,059,556.13
12/10/2025	4ACH121025	TECO	1393 WYNDFIELDS BLVD 10.14.25- 11.12.25		335.09	2,059,221.04
12/10/2025	16ACH121025	Spectrum Business	1549 Bering Rd 11.21.25- 12.20.25		357.62	2,058,863.42
12/10/2025	17ACH121025	PASCO County Utilities	1549 BERING ROAD 10.07.25 - 11.6.25		377.54	2,058,485.88
12/10/2025	6ACH121025	TECO	1568 WYNDFIELDS BLVD, WELL 10.14.25- 11.12.25		33.37	2,058,452.51
12/11/2025	1ACH121125	TECO	1758 BERING RD 10.15.25- 11.13.25		323.43	2,058,129.08
12/11/2025			Deposit	99,370.38		2,157,499.46
12/11/2025			Deposit	702.01		2,158,201.47
12/15/2025	200091	Vesta District Services	Invoice: 430004 (Reference: Management Fees Dec 25.)		5,416.67	2,152,784.80
12/16/2025	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	122625BOS5	Vincent S Pacifico	BOS Meeting 12/16/25		184.70	2,118,923.10
12/29/2025	200099	Florida Training & Investigations	Invoice: 25202119 (Reference: Patrol Services 1/26/25 - 11/24/25.) Invoice: 25202121 (Referen...		10,700.00	2,108,223.10
12/31/2025		**End of Month**		**1,891,183.68**	**112,482.44**	**2,108,223.10**
01/05/2026			Funds Transfer		1,800,000.00	308,223.10
01/06/2026	200100	Vesta Property Services, Inc.	Invoice: 430248 (Reference: Pool monitor December.)		2,908.62	305,314.48
01/06/2026	200101	Blue Water Aquatics, Inc.	Invoice: 34795 (Reference: Erosion Control Installation on Pond K.) Invoice: 34794 (Reference...		12,289.58	293,024.90
01/06/2026	200102	ECS Integrations LLC	Invoice: 103434 (Reference: JAN Amenity Access Management.) Invoice: 103464 (Reference: Video...		551.25	292,473.65
01/06/2026	200103	NaturZone Environmental Service	Invoice: 834721 (Reference: JAN monthly pest control.)		75.00	292,398.65
01/06/2026	200104	Cooper Pools	Invoice: 2026-1069 (Reference: Monthly Commercial Maintenance January 2026.)		3,900.00	288,498.65
01/06/2026	200105	Tampa Bay Poo Patrol	Invoice: 4974 (Reference: JAN pet waste station maintenance.)		916.67	287,581.98
01/06/2026	01ACH010626	TECO	1611 RANCHETTE RD 11.13.25- 12.12.25		701.89	286,880.09
01/07/2026	01ACH010726	PASCO County Utilities	1549 BERING ROAD 11.06.25 - 12.8.25		358.78	286,521.31
01/09/2026	200106	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**	**1,873,012.40**	**257,754.66**
02/02/2026	5018	Heather Keefe	Return Rental Deposit		300.00	257,454.66
02/04/2026	200123	Cooper Pools	Invoice: 2026-1163 (Reference: Monthly Commercial Maintenance February 2026.)		3,900.00	253,554.66
02/04/2026	200124	Vesta Property Services, Inc.	Invoice: 430813 (Reference: Pool monitor January.)		3,049.86	250,504.80
02/04/2026	200125	Vesta District Services	Invoice: 430678 (Reference: FEB26 District Management services.)		5,416.67	245,088.13
02/04/2026	200126	Catherinne 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	Catherinne ProCleaners LLC	Invoice: 1300 (Reference: Sanitizing wet gym wipe 4000 units total.)		300.00	206,302.77
02/27/2026	200140	Floralawn	Invoice: 37412 (Reference: Landscape Maintenance Feb 26.)		13,917.80	192,384.97
2/28/2026		**End of Month**		**19,303.57**	**84,673.26**	**192,384.97**
03/02/2026	200141	NaturZone Environmental Service	Invoice: 852157 (Reference: Monthly Pest Control Service -Mar26.)		75.00	192,309.97
03/02/2026	200142	Vesta District Services	Invoice: 431120 (Reference: Management fee services - Mar26.)		5,416.67	186,893.30
03/03/2026	200143	Blue Water Aquatics, Inc.	Invoice: 35114 (Reference: Erosion Control Installation.) Invoice: 35115 (Reference: Fountain...		4,976.88	181,916.42
03/03/2026	200144	Cooper Pools	Invoice: 2026-1172 (Reference: Scum Gutter Grate-STENNER MCCP205 #5 TUBE ASSEMBLY 5 PACK.)		3,930.00	177,986.42
03/04/2026	200145	Florida Training & Investigations	Invoice: 25202127 (Reference: 180 Hrs. security service, Rover and Fuel Expense.)		5,200.00	172,786.42

03/05/2026	200146	Tampa Bay Poo Patrol	Invoice: 5424 (Reference: pet waste station maintenance Mar26.)		916.67	171,869.75
03/05/2026	200147	Vesta Property Services, Inc.	Invoice: 431305 (Reference: Pool Monitor Feb26.)		2,810.50	169,059.25
03/06/2026	200148	Business Observer, Inc.	Invoice: 26-00471P (Reference: Legal Advertising - Board Meeting.)		74.38	168,984.87
03/06/2026	030626BOS1	Engage PEO	BOS Meeting 2/25/26		141.80	168,843.07
03/06/2026	030626BOS2	Michelle Diman	BOS Meeting 2/25/26		184.70	168,658.37
03/06/2026	030626BOS3	Richard Ramirez	BOS Meeting 2/25/26		184.70	168,473.67
03/06/2026	030626BOS4	Vincent S Pacifico	BOS Meeting 2/25/26		184.70	168,288.97
03/09/2026	01ACH030926	TECO	1611 RANCHETTE RD 01.10.26- 02.09.26		702.26	167,586.71
03/10/2026	5020	Pasco County Property Appraiser	Annual Renewal Fee		150.00	167,436.71
03/10/2026	200149	Catherinne ProCleaners LLC	Invoice: 1307 (Reference: Feb26 Cleaning.)		1,430.00	166,006.71
03/10/2026	01ACH031026	Spectrum Business	1549 Bering Rd 02.21.26- 03.20.26		371.99	165,634.72
03/11/2026	01ACH031126	PASCO County Utilities	1549 BERING ROAD 01.07.26- 02.05.26		358.78	165,275.94
03/11/2026	200150	Vesta District Services	Invoice: 431358 (Reference: Billable Expenses - Feb 2026.)		1,981.82	163,294.12
03/12/2026	200151	Sun Coast Rust Control, Inc.	Invoice: 08701 (Reference: : Monthly water treatment (iron/rust) and service fee for previous mo...		3,197.00	160,097.12
03/12/2026			Deposit	5,651.28		165,748.40
03/13/2026	01ACH031326	TECO	32755 CUMBERLAND LN 01.15.26- 02.13.26		384.36	165,364.04
03/13/2026	02ACH031326	TECO	1241 WYNDFIELDS BLVD PH 7B 01.15.26- 02.13.26		673.94	164,690.10
03/13/2026	03ACH031326	TECO	OLDWOODS AVE PH 8C 01.15.26- 02.13.26		570.25	164,119.85
03/13/2026	04ACH031326	TECO	1568 WYNDFIELDS BLVD, WELL 01.15.26- 02.13.26		24.68	164,095.17
03/13/2026	05ACH031326	TECO	1169 MANZANAR PL, FOUNTAIN 01.15.26- 02.13.26		369.76	163,725.41
03/13/2026	06ACH031326	TECO	1756 WYNFIELDS BL 01.15.26- 02.13.26		79.55	163,645.86
03/13/2026	07ACH031326	TECO	1241 WYNDFIELDS BLVD PH 8B 01.15.26- 02.13.26		985.00	162,660.86
03/13/2026	08ACH031326	TECO	1549 BERING RD 01.15.26- 02.13.26		1,157.44	161,503.42
03/13/2026	09ACH031326	TECO	1548 WYNDFIELDS BLVD 01.15.26- 02.13.26		4,840.65	156,662.77
03/13/2026	10ACH031326	TECO	1393 WYNDFIELDS BLVD 01.15.26- 02.13.26		268.32	156,394.45
03/13/2026	11ACH031326	TECO	1329 WYNDFIELDS BLVD 01.15.26- 02.13.26		390.04	156,004.41
03/13/2026	12ACH031326	TECO	1195 WYNDFIELDS BLVD 01.15.26- 02.13.26		363.91	155,640.50
03/13/2026	13ACH031326	TECO	32803 CUMBERLAND LN, WELL 01.15.26- 02.13.26		31.02	155,609.48
03/16/2026	01ACH031626	TECO	1758 BERING RD 01.16.26- 02.16.26		392.71	155,216.77
03/17/2026	200152	Blue Water Aquatics, Inc.	Invoice: 35130 (Reference: Pond Bank / Erosion Control 50% DEPOSIT Per Signed Pond C -.)		1,750.00	153,466.77
03/18/2026	01ACH031826	Waste Management of FL	4 Yard Dumpster 2 week 03.01.26- 03.31.26		344.04	153,122.73
03/18/2026	02ACH031826	TECO	1147 MONTGOMERY BELL RD, WELL 01.15.26- 02.13.26		47.57	153,075.16
03/19/2026	200153	Romaner Graphics	Invoice: 23027 (Reference: Straighten & secure Street Name signs.) Invoice: 23030 (Reference:...		1,370.00	151,705.16
03/23/2026	200154	Greenlee Law, PLLC	Invoice: 2164 (Reference: Legal Services Feb 26.)		693.00	151,012.16
03/23/2026	200155	Innersync Studio, LTD	Invoice: INV-SN-938 (Reference: PDF & ADA Compliance Service & Website.)		1,515.00	149,497.16
03/23/2026	200156	Kilinski Van Wyk PLLC	Invoice: 14542 (Reference: legal services Feb26.) Invoice: 14543 (Reference: legal services F...		3,847.15	145,650.01
03/23/2026	200157	Floralawn	Invoice: 37775 (Reference: Landscape Maintenance March 2026.)		13,917.80	131,732.21
03/26/2026	200158	Florida Training & Investigations	Invoice: 25202130 (Reference: Security Services 2/23/26- 03/24/26.)		5,200.00	126,532.21
3/31/2026		**End of Month**		**5,651.28**	**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	Catherinne 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	Catherinne 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		344.04	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	Catherinne 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**
06/03/2026	200202	Floralawn	Invoice: 39637 (Reference: Landscape Installation.)		8,959.81	221,002.61
06/03/2026	200203	Sun Coast Rust Control, Inc.	Invoice: 09501 (Reference: Water Treatment June 26.)		1,622.00	219,380.61
06/03/2026	200204	Blue Water Aquatics, Inc.	Invoice: 35521 (Reference: Pond Aquatic Services.)		1,965.00	217,415.61
06/03/2026	200205	NaturZone Environmental Service	Invoice: 880190 (Reference: Pest Control.)		75.00	217,340.61
06/03/2026	200206	Cooper Pools	Invoice: 2026-1459 (Reference: Pool Maintenance June 26.)		3,915.00	213,425.61
06/03/2026	200207	Vesta Property Services, Inc.	Invoice: 432748 (Reference: Pool Monitor May 26.)		3,327.94	210,097.67
06/03/2026	200208	Lighthouse Engineering Inc.	Invoice: 7 (Reference: Engineering Services Feb 26 - May 26.)		1,037.50	209,060.17
06/03/2026	200209	Skoops Poop LLC	Invoice: 518 (Reference: Pet waste station maintenance.)		952.00	208,108.17
06/03/2026	060326ACH1	Florida Dept of Health	2026 Pool Permit 51-60-1869522		280.35	207,827.82
06/05/2026	060526ACH1	TECO	1611 RANCHETTE RD 04.10.26- 05.08.26		702.26	207,125.56
06/05/2026	060526BOS1	Engage PEO	BOS Meeting 5/27/26		141.80	206,983.76
06/05/2026	060526BOS2	Gerard Bianchi	BOS Meeting 5/27/26		184.70	206,799.06
06/05/2026	060526BOS3	Michelle Diman	BOS Meeting 5/27/26		184.70	206,614.36
06/05/2026	060526BOS4	Vincent S Pacifico	BOS Meeting 5/27/26		184.70	206,429.66
06/08/2026			Deposit	1,440.28		207,869.94
06/09/2026	200210	Catherinne ProCleaners LLC	Invoice: 1335 (Reference: Cleaning Services May 26.)		1,950.00	205,919.94
06/10/2026	061026ACH1	PASCO County Utilities	1549 BERING ROAD 04.08.26- 05.08.26		461.96	205,457.98
06/10/2026	01ACH061026	Spectrum Business	1549 Bering Rd 5/21/26 - 6/20/26		371.94	205,086.04
06/11/2026	5022	Desiree Baloa	Return Rental Deposit		300.00	204,786.04
06/11/2026	200211	ECS Integrations LLC	Invoice: 103702 (Reference: Pool area Videofied system.)		1,620.00	203,166.04
06/11/2026	200212	Vesta District Services	Invoice: 432902 (Reference: Billable Expenses - May 2026.) Invoice: 433062 (Reference: Manage...		5,474.39	197,691.65
06/11/2026	200213	U.S. Bank	Invoice: 8195705 (Reference: Trustee Fees.)		7,219.25	190,472.40
06/11/2026	01ACH061126	TECO	32803 CUMBERLAND LN, WELL 04.16.26- 05.14.26		102.73	190,369.67
06/11/2026	02ACH061126	TECO	32755 CUMBERLAND LN 04.16.26- 05.14.26		186.31	190,183.36
06/11/2026	03ACH061126	TECO	1329 WYNDFIELDS BLVD 04.16.26- 05.14.26		181.12	190,002.24

06/11/2026	04ACH061126	TECO	1195 WYNDFIELDS BLVD 04.16.26- 05.14.26		174.47	189,827.77
06/11/2026	05ACH061126	TECO	1169 MANZANAR PL, FOUNTAIN 04.16.26- 05.14.26		176.57	189,651.20
06/11/2026	06ACH061126	TECO	1548 WYNDFIELDS BLVD04.16.26- 05.14.26		4,840.65	184,810.55
06/11/2026	07ACH061126	TECO	1568 WYNDFIELDS BLVD, WELL 04.16.26- 05.14.26		79.36	184,731.19
06/11/2026	08ACH061126	TECO	1756 WYNFIELDS BL 04.16.26- 05.14.26		120.58	184,610.61
06/11/2026	09ACH061126	TECO	1241 WYNDFIELDS BLVD PH 7B 04.16.26- 05.14.26		673.94	183,936.67
06/11/2026	10ACH061126	TECO	1549 BERING RD 04.16.26- 05.14.26		1,155.02	182,781.65
06/11/2026	11ACH061126	TECO	OLDWOODS AVE PH 8C 04.16.26- 05.14.26		570.25	182,211.40
06/11/2026	12ACH061126	TECO	1241 WYNDFIELDS BLVD PH 8B 04.16.26- 05.14.26		985.00	181,226.40
06/11/2026	13ACH061126	TECO	1147 MONTGOMERY BELL RD, WELL 04.16.26- 05.14.26		52.58	181,173.82
06/11/2026	14ACH061126	TECO	1393 WYNDFIELDS BLVD 04.16.26- 05.14.26		170.25	181,003.57
06/12/2026	01ACH061226	TECO	1758 BERING RD 04.17.26- 05.15.26		153.36	180,850.21
06/15/2026			Deposit	5,848.20		186,698.41
06/16/2026	01ACH061626	Waste Management of FL	4 Yard Dumpster 2 week 6/01/26 - 6/30/26		469.04	186,229.37
06/22/2026	200214	Kilinski Van Wyk PLLC	Invoice: 15254 (Reference: legal services May26.) Invoice: 15253 (Reference: legal services M...		4,969.15	181,260.22
06/24/2026	5023	Welch Tennis Courts	Downpayment- Pickle ball court		45,557.50	135,702.72
06/26/2026	200215	Floralawn	Invoice: 39619 (Reference: Landscape Maintenance Per Agreement June 2026.)		13,917.80	121,784.92
06/26/2026			Deposit	300.00		122,084.92
6/30/2026		**End of Month**		**7,588.48**	**115,465.98**	**122,084.92**