



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
August 26, 2026
6:00 p.m.

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

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





COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132

Board of Supervisors
Union Park East Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Wednesday, August 26, 2026 at 6:00 p.m.** at **Fairfield Inn & Suites – 2650 Lajuana Blvd., Wesley Chapel, FL 33543.**

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, August 26, 2026
 Time: 6:00 p.m.
 Location: Fairfield Inn & Suites
 2650 Lajuana Blvd.
 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*
- B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics* [EXHIBIT 1](#)
 - 1. Consideration of Blue Water Aquatics Proposals
- C. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 2](#)
 - 1. Consideration of Floralawn Proposal #21906 for Plant Replacement at Pool Perimeter - \$28,200.02 [EXHIBIT 3](#)
- D. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 4](#)
 - 1. Presentation of Scoops Poop Reports [EXHIBIT 5](#)
 - 2. Consideration of Tampa S.W.A.P. Proposal to Repair Decking on One Side of Wyndfields Bridge - \$2,150.00 [WALK-ON EXHIBIT A](#)



THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

- D. Field Manager (Continued)
 - 3. Consideration of Proposals to Paint Clubhouse Interior and Pergolas [EXHIBIT 6](#)
 - a. Presto Painting Proposal #140381 - \$4,850.00
 - b. Tampa SWAP Proposals
 - i. Clubhouse Interior Painting and Drywall Repairs - \$11,950.00
 - ii. Paint Pergolas Only - \$1,500.00 (Add Pressure Washing/Prep - \$600.00)
 - c. Consideration of Tampa SWAP Proposal for Clubhouse Repairs - \$1,775.00 [EXHIBIT 7](#)
- E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
 - 1. Discussion on HOA Meetings
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-12, Setting FY 2027 Meeting Schedule** [EXHIBIT 8](#)

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 22, 2026 [EXHIBIT 9](#)
- B. Acceptance of the Unaudited July 2026 Financial Statement [EXHIBIT 10](#)
- C. Acceptance of Annual Arbitrage Report for Bond Series 2017 Calculating No Arbitrage Liability Incurred for Period Ending June 15, 2026 [EXHIBIT 11](#)
- D. Ratification of Agreement with Tech Labs for Pickleball Court Site Geotech Survey - \$3,000.00 [EXHIBIT 12](#)

FIFTH ORDER OF BUSINESS:

FY 2026-2027 BUDGET

- A. **Public Hearing on Proposed FY 2026-2027 Budget and Assessments**
 - 1. Open Public Hearing
 - 2. Presentation of FY 2026-2027 Budget and Assessment Allocations [EXHIBIT 13](#)
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget** [EXHIBIT 14](#)
- C. Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027** [EXHIBIT 15](#)





SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 Minutes Per Person)

EIGHTH ORDER OF BUSINESS:

SHADE ITEMS: SECURITY

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

1. Discussion on District Security Matters

B. Consideration of Action Relating to Security Matters

NINTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Wednesday, September 23, 2026

at 6:00 p.m. *NOTE LOCATION*

Union Park East CDD Clubhouse

1549 Bering Road

Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE

Noon - September 15, 2026

TENTH ORDER OF BUSINESS:

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

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT





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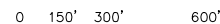
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—— CDD BOUNDARY

— EASEMENT LINE

✖ CONTROL STRUCTURE

LANDSCAPE MAINTENANCE

 POND BANK MAINTENANCE UNPLATTED WETLAND WITH 25' SETBACK

SCALE: 1" = 300'

[illegible]

Client/Project

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Pasco County, Florida

Title

MAINTENANCE MAP

Project No.
215613663

Scale
1" = 300'

Drawing No.

Sheet

Revision

X03

1 of 1

C



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1



Chris Thompson

Blue Water Aquatics, Inc.

Jul 17, 2026 | 27 Photos



Union Park East CDD

Monthly Management Report



Pond Condition Rating

To provide a quick snapshot of each pond's overall health, we have implemented a **1–5 Pond Condition Rating**. This score reflects current conditions based on several factors, including algae levels, water clarity (turbidity), seasonal water level, shoreline vegetation, nuisance aquatic plant growth, erosion, debris, and overall appearance. Ratings account for normal seasonal changes, so temporary conditions such as heavy rainfall or drought are considered when evaluating each pond.

5 Excellent Pond is clean, balanced, and requires only routine maintenance.

4 Good Minor seasonal issues are present but are well managed through routine service.

3 Fair Noticeable algae, vegetation, turbidity, or water level concerns require additional monitoring or treatment.

2 Poor Significant maintenance or water quality issues are impacting pond appearance or function.

1 Critical Severe conditions requiring immediate corrective action to restore pond health or function.



Aquatics Report - July

July 2026 Aquatics Management Update

Aquatic conditions across the Greater Tampa Bay area remain typical for mid-summer. Warm water temperatures, long daylight hours, and periodic afternoon thunderstorms continue to promote increased biological activity in ponds. Crews are seeing seasonal growth of shoreline vegetation, including torpedo grass, alligator weed, pennywort, sedges, and cattails, along with isolated patches of filamentous algae. Routine maintenance treatments are keeping these issues under control before they become widespread.

Recent rainfall has helped stabilize pond water levels in many areas after a relatively dry start to the month. While localized heavy thunderstorms have produced significant rainfall in some neighborhoods, totals have varied considerably across the region, which is common during Florida's summer wet season. SWFWMD continues to report highly variable rainfall from one monitoring station to another. ([SW Florida Water Management](#))

July Weather (Month-to-Date)

- **Rainfall:** Approximately **4–7 inches** across much of Hillsborough and Pasco Counties, depending on location, with some isolated areas receiving considerably more from localized storms. ([SW Florida Water Management](#))
- **Temperature Range:**Low: ~74°F High: ~96°F ([Iowa Environmental Mesonet](#))

Seasonal Notes

- Warm water temperatures continue to increase aquatic plant and algae growth rates.
- Afternoon thunderstorms provide temporary cooling and water level recovery but also deliver nutrient runoff that can stimulate algae blooms.
- Spot treatments remain the most effective approach during the growing season, allowing desirable vegetation to remain while controlling nuisance species.
- Continued use of pond dye help reduce excessive algae production throughout the summer.

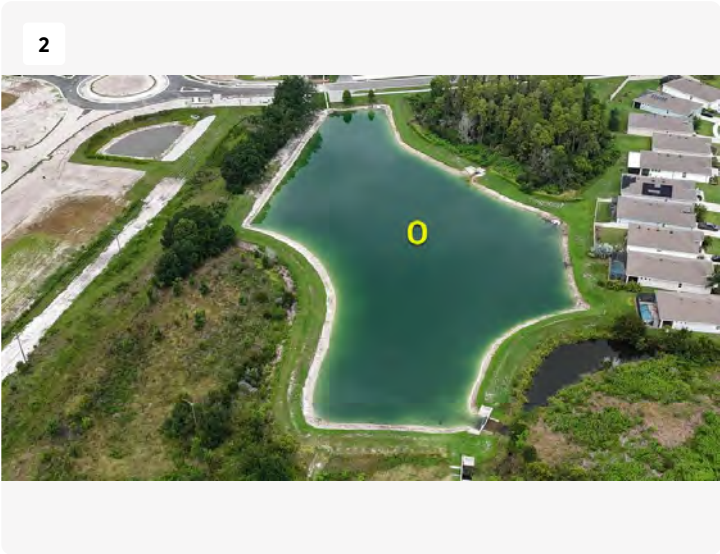
Resident Reminder: Please help protect our ponds by keeping fertilizer at least **10 feet** away from the shoreline, preventing grass clippings and leaves from entering storm drains, and picking up pet waste. These simple practices significantly reduce nutrient loading and help maintain healthier ponds year-round.





Pond Map & Fountain Numbers

Project: Union Park East CDD
Date: Aug 22, 2024, 7:16 PM
Creator: Chris Thompson



5 - No concerns

Project: Union Park East CDD
Date: Jul 17, 2026, 11:58 AM
Creator: Chris Thompson



4 - Minor shoreline growth and low water level.

Project: Union Park East CDD
Date: Jul 17, 2026, 11:46 AM
Creator: Chris Thompson

4



5 - No concerns

Project: Union Park East CDD

Date: Jul 17, 2026, 11:58 AM

Creator: Chris Thompson

5



5 - Has occasional filamentous algae, non this month.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:57 AM

Creator: Chris Thompson

6



3 - Extremely low water level. Fish kills are a concern when temps are high and the water is shallow.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:44 AM

Creator: Chris Thompson



4 - Water is turbid from clay silt. No concerns other than appearance.

Project: Union Park East CDD
Date: Jul 17, 2026, 11:45 AM
Creator: Chris Thompson



5 - No concerns

Project: Union Park East CDD
Date: Jul 17, 2026, 11:46 AM
Creator: Chris Thompson



5 - No concerns, excellent color and visibility.

Project: Union Park East CDD
Date: Jul 17, 2026, 11:46 AM
Creator: Chris Thompson



10



4 - In the very early stages of planktonic algae development (Hazy light green color). We will continue to monitor and treat accordingly.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:50 AM

Creator: Chris Thompson

11



5 - No concerns.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:48 AM

Creator: Chris Thompson

12

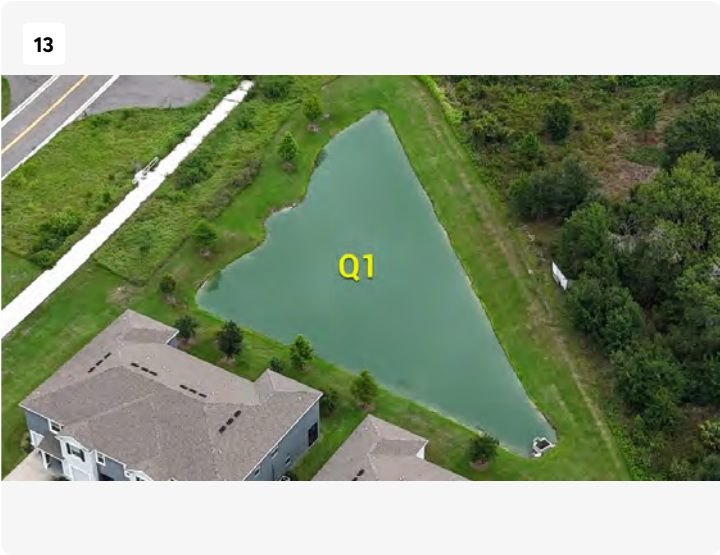


3 - The water level is very low. Turbidity from clay silt and Chara algae are present. Minor shoreline weeds present.

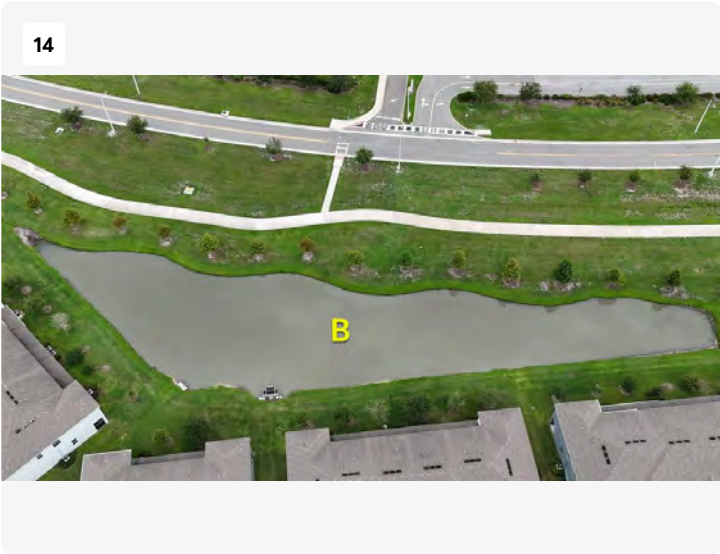
Project: Union Park East CDD

Date: Jul 17, 2026, 11:47 AM

Creator: Chris Thompson



5 - Once an algae prone pond, no concerns this month.



4 - Slightly turbid.



3 - Dry/shallow and turbid.

16



This pond is on the engineer's map but it is not on the maintenance contract. Does this pond belong to Union Park East or West? The pond is outside the community on the north side of Oldwoods Ave, west of the school.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:48 AM

Creator: Chris Thompson

17



5 - No concerns.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:49 AM

Creator: Chris Thompson

18



4 - Water is turbid from clay sediment.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:49 AM

Creator: Chris Thompson

19



4 - Water is turbid with clay sediment. Minor weed growth behind water control structure.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:49 AM

Creator: Chris Thompson

20



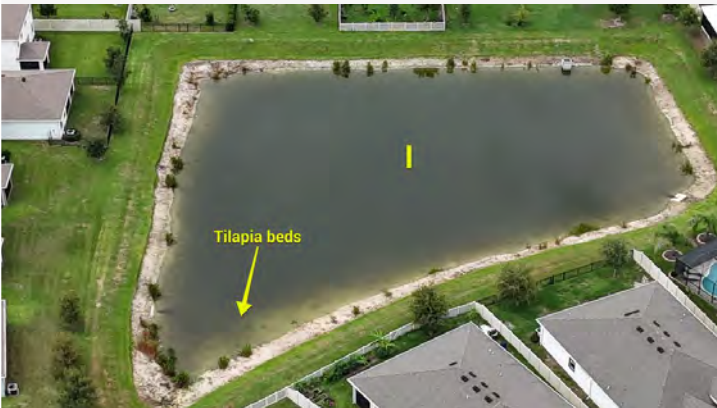
5 - Excellent natural color. This pond has a lot of bass activity.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:50 AM

Creator: Chris Thompson

21



5 - Excellent natural color. This pond has a lot of Tilapia. You can see their moon like crater spawning beds along the shallows.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:51 AM

Creator: Chris Thompson

22



5 - Excellent color. The rip-rap we installed is doing it's god and the filled in corner is stable and dry.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:51 AM

Creator: Chris Thompson

23



4 - Excellent color, minor filamentous algae developing subsurface along the shore.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:54 AM

Creator: Chris Thompson

24

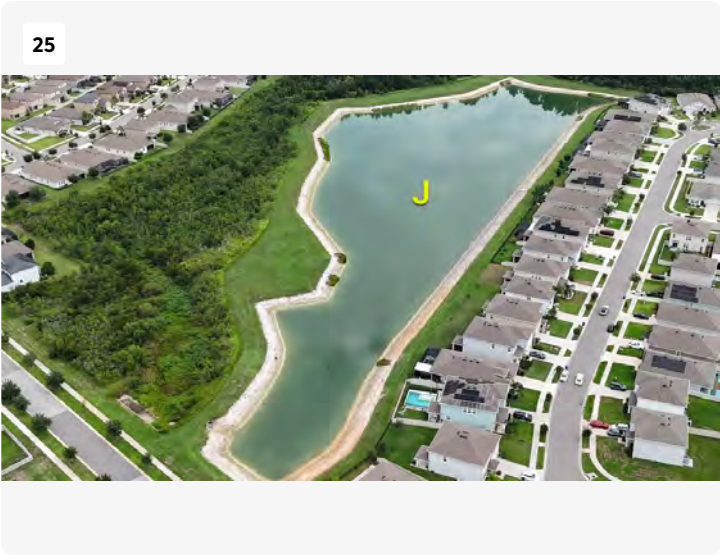


5 - Another hot bed for bass and migratory birds.

Project: Union Park East CDD

Date: Jul 17, 2026, 11:55 AM

Creator: Chris Thompson



5 - Water level is low but overall excellent shape.

Project: Union Park East CDD
Date: Jul 17, 2026, 11:56 AM
Creator: Chris Thompson



5 - No concerns.

Project: Union Park East CDD
Date: Jul 17, 2026, 11:57 AM
Creator: Chris Thompson



3 - Very shallow, minor weed growth on exposed sand.

Project: Union Park East CDD
Date: Jul 17, 2026, 11:55 AM
Creator: Chris Thompson





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	7/6/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	SW 5mph
Temperature	90
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

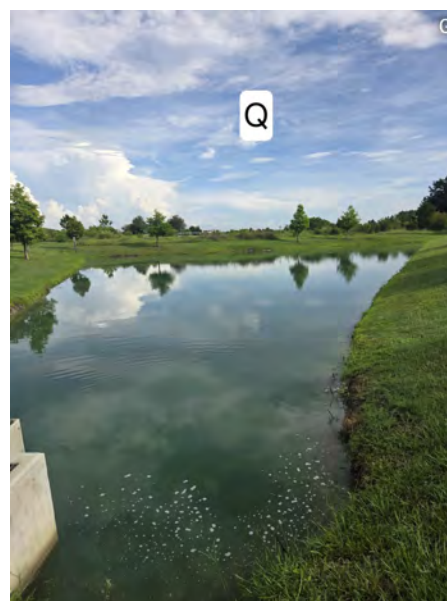
1 of 1

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, dog fennel, sesbania) as needed.

Pictures



Aquatic Services Report



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	7/22/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	SSE 9mph
Temperature	90
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 2 Count

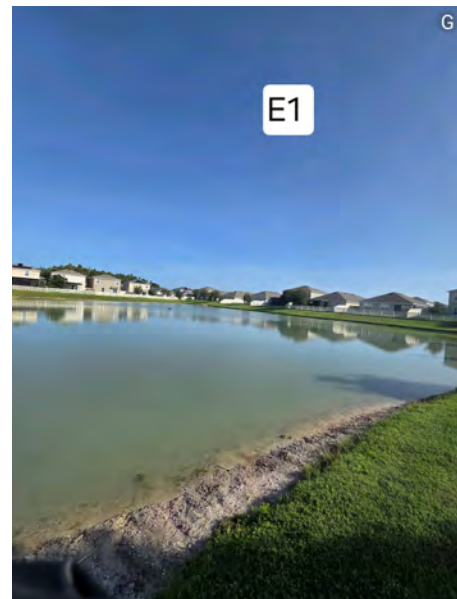
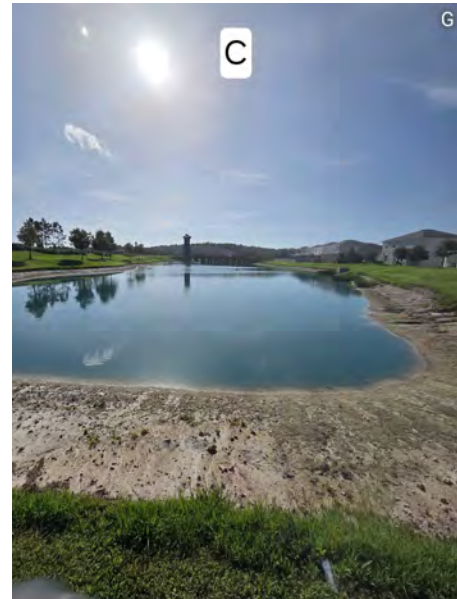
1 of 2

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, dog fennel, sesbania) as needed.

Pictures



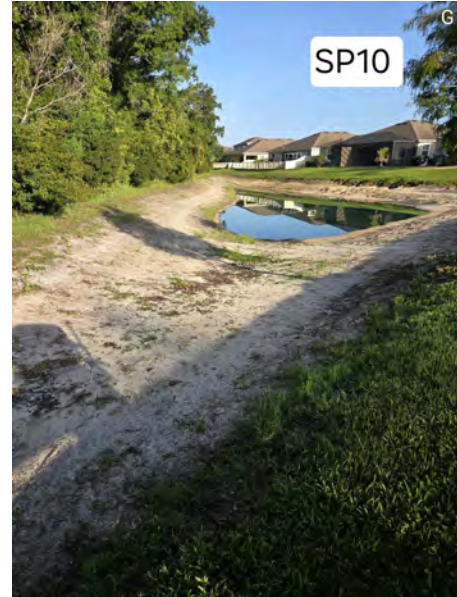
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 2

Pond Numbers

L

Service Performed

Treatment

Work Performed

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

5 days

Observations/Recommendations

Treated site for Baby tears



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2



Union Park East May Landscape Update.

Account Manager: Casey Hallman

Dear Board Members and Residents,

I hope this update finds you well. We would like to provide you with an overview of the recent activities and developments related to landscape maintenance within the Community.

Lawn Maintenance:

Lawn maintenance is being conducted every week visit

Shrub Trimming and Weed Control:

Shrub trimming and weed control is being conducted every week visit

Irrigation:

Monthly irrigation inspection was done. With minor issues found and repaired.

Property:

Recently, Liberty Square and the areas surrounding the ponds have remained extremely wet and saturated, making mowing increasingly difficult and, in some locations, unsafe.

Over the past month, our mowing equipment has become stuck more times than we can reasonably count. One of the biggest challenges is that many areas appear flat, firm, and suitable for mowing from the surface; however, underneath the turf are hidden areas of soft, saturated mud.

When a mower enters one of these areas, the ground can give way without warning. The weight of the equipment causes it to sink and, particularly along the pond banks, the mower can begin sliding toward the water. Once the equipment starts



sliding on saturated soil, the operator may have little or no ability to regain traction or safely stop the mower before it reaches the pond.

This creates several concerns, including employee safety, potential equipment damage, significant turf damage, and the possibility of equipment entering the pond.

For these reasons, there may be areas around Liberty Square and the ponds that cannot safely be mowed until conditions dry out and the ground becomes stable enough to support the equipment. Our crews will continue to evaluate conditions during each service and mow accessible areas whenever it can be done safely without creating unnecessary damage to the property or placing our employees and equipment at risk.

Projects:

Pending

Pine tree removal

Conversion about the security fence around the pool

Sincerely,

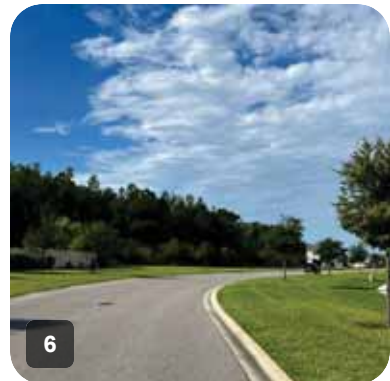
Casey Hallman

Account Manager



Front of the Bridge and Tupelo Sun Plantings

- New plantings at the front of the bridge are looking very good
- Plantings on Tupelo Sun are also looking good



Boulevard and pond areas after recent rains

- Grass is very green and growing well after recent rains
- Mowing around ponds and in Union Park East is difficult
- Equipment is getting stuck and slipping into ponds or raised areas

Manizar island plantings

- Island is looking good and thriving with the new plants
- New annuals are due next month
- Current annuals are starting to decline from excess water and rain





Liberty Square water retention and mowing issues

- Poor water retention in the area
- Could not be mowed last week
- Was mowed this week
- Crew got stuck several times while mowing



New plantings at the clubhouse

- Good color
- Good health
- Good growth

On behalf of everyone at Floralawn, we would like to sincerely thank you for your continued trust, partnership, and support.



We truly value the relationship we have built with you and your community. Your confidence in our team allows us the opportunity to do what we are passionate about every day providing professional landscape, irrigation, and property maintenance services with pride and dedication.

At Floralawn, we remain committed to delivering dependable service, open communication, and proactive solutions that help maintain and improve the beauty and functionality of your property. We understand the importance of protecting your investment, and we do not take that responsibility lightly.

As we continue moving forward together, please know that our team remains dedicated to supporting your needs, responding promptly, and working hard to exceed expectations whenever possible.

Thank you again for being a valued customer and trusted partner. We greatly appreciate the opportunity to serve you and look forward to many more years of working together.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3





Proposal

Date: 7/22/2026

Work Order #21906

PO #

Customer:

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

Property:

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

Plant removal and install at the club house

Floralawn proposes to perform the following:

Removal of 425 Viburnum

At the Club house

Disposal

Furnish and Install:

142 Bougainvillea To provide a security barrier so that no one can jump in the pool after hours

Pine bark mulch

Irrigation

With the age of the plants damage will occur with the irrigation.

new irrigation will need to be added for the health of the plants

Disposal

***** Disclaimer:*****

These plants are very rapid in growth! This install could change your maintenance price

As these plants will need to be trimmed more often than the normal rotation.



Plant Install

Bed Prep and Plant Removal and Plant Installation



Items	Quantity	Unit
Debris Disposal	1.00	ea
Pine Bark Mulch - Installation	11.00	cuyd
Landscape Removal	35.00	Hr
Bougainvillea Trellis - Installation	142.00	15 gal

Irrigation Repair and Modification

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

Items	Quantity	Unit
Irrigation repair	1.00	ea

PROJECT TOTAL: \$28,200.92

Terms & Conditions

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

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$28,200.92), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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

By _____

Casey Hallman

Date 7/22/2026

Floralawn

By _____

Date _____

Union Park East CDD





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4



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



Work to be done!

- ☐ Replace door handles at the amenity center with knobs, not levers.
- ☐ Bathrooms.
 - ☐ Kirk from security has been contacting me if there are any issues with kids damaging items.
- ☐ Pick up the rest of the brick pile and trash at the end of the road.
- ☐ The pole at the entrance of Liberty Square needs to be removed and placed by the dumpster. Its black pole
- ☐ Replace missing QR codes on the wooden post.
- ☐ Give Herb the old sign off the gates in the pool pump area.
- ☐ Water fountains are broken around the pool.
- ☐ Lights in the amenity center chandelier need to be changed; 2 are out.
- ☐ Paint the pergola at the pool with white KILZ paint.
- ☐ The tint in the bathrooms has been removed and replaced.
- ☐ Replace the deck boards.
- ☐ Install basketball hoops and nets.
- ☐ Look at the product called Snow Cap for the iron/rust stains.
- ☐ Gate for Liberty Square needs to be disposed of.
 - ☐ Currently cutting them to remove.
- ☐ Water fountains repaired.
- ☐ Change Codes to Locks.
- ☐ Bridge Decking Repair
 - ☐ ASAP!

Union Park East

- ☐ Pool Furniture.
 - ☐ Waiting for the recent batch that went out for repair to come back.
 - ☐ Found 6 more chairs that need work done.
- ☐ Handicap Chair.
 - ☐ Cover
 - ☐ Service - Does not seem to be working.
- ☐ Clubhouse Painting (Inside).
- ☐ Pet Waste Stations.
 - ☐ Incident over the past week of wind blowing the bags out of containers.
 - ☐ Paul was on-site the day after to handle it.
- ☐ FitRep.
 - ☐ On-site 8/19 to continue any repairs.
 - ☐ Yoga Mats - Order 4, or whatever amount they have in there.
 - ☐ Mattson balls need to be replaced.
 - ☐ Dumbbells: see if we are missing any.
- ☐ Pool Rules Sign.
 - ☐ The old one has been removed because it was falling apart.
 - ☐ We are going to add the additional information to the existing 2 signs in place.
 - ☐ Operating Hours.
 - ☐ Depth.



- Exit Side Bridge.
 - Working with Mark and Tampa Swap to get quotes in ASAP.







Pond C



- Water Fountain.
 - Working on Repair with Tampa Swap.



- Bathroom Exit Door.
 - Faceplate has ben removed
 - Tampa Swap repairing .



- Handicap Chair.
 - Needs to be inspected.











Pond
Sump 10



Windfield's Blvd.
South





Pond L



Pond K







THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5





Skoops Poop

skoopspoop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Jul 19, 2026

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoospoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoops poop@gmail.com







Skoops Poop
skoospoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoops poop@gmail.com





Skoops Poop
skoops poop@gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Jul 26, 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 29, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	1.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)



Skoops Poop
skoopspoop@Gmail.com





Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Aug 02, 2026

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoops poop@gmail.com



Service Photos (11 - 20)





Skoops Poop
skoopspoop@Gmail.com





Skoops Poop
skoops poop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Aug 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
skoospoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop

skoopspoop@Gmail.com





Skoops Poop
skoops poop@gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155	
Scheduled	Aug 09, 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
scoopspoop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Aug 12, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	3.0
Header Bags	0.0
Garbage Bags	19.0
Service Photos (1 - 10)	





Skoops Poop
skoospoop@gmail.com



Service Photos (11 - 20)





Skoops Poop
scoopspoop@gmail.com





Skoops Poop
skoops poop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

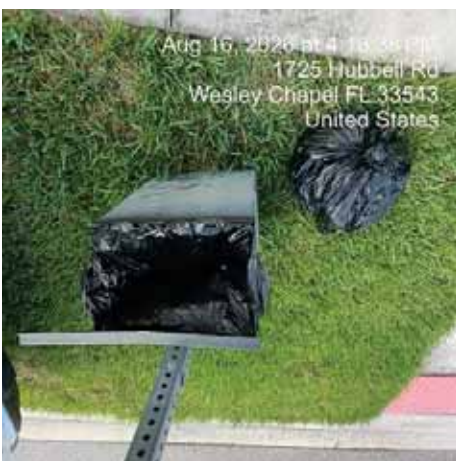
Scheduled

Aug 16, 2026

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoops poop@gmail.com



Service Photos (11 - 20)





Skoops Poop

skoopspoop@Gmail.com





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

WALK-ON EXHIBIT A



Client / Property

Union Park East CDD

Project

Bridge Entrance - One Side

Scope of Work

- Remove approximately 20-25 deteriorating 2x6 deck boards from one side of the bridge entrance.
- Unscrew and pry up existing damaged boards as necessary for removal.
- Remove and dispose of deteriorated lumber and associated debris.
- Furnish and install new pressure-treated 2x6 lumber in place of removed boards.
- Secure new boards with appropriate exterior-rated fasteners.
- Clean the work area upon completion.

Materials and labor included.

TOTAL BID

\$2,150.00

Additional Work / Change Order

This proposal includes replacement of approximately 20-25 boards only. If additional deteriorated or damaged boards are identified and require replacement, a change order and additional approval will be required before that work is performed.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6



PAINTING PROPOSAL

CLIENT Mike Bush
STREET 1549 Bering Rd
CITY Wesley Chapel
ZIP 33543
PHONE 727-403-8981
EMAIL mbush@vestapropertyservices.com



PRESTO PAINTING SERVICES
OFFERS:
- 3 Year Limited Warranty
- \$2,000,000 Liability Insurance
- Full Worker's Comp Coverage

Job ID: 140381

COLORS

Name	Color	Notes
Baseboards	TBD	
Doors, door frames	TBD	
Pergolas	TBD	
Walls	TBD	

SCOPE

Paint walls, doors, door frames, and baseboards in the amenity center, fitness room, and bathrooms (2).
Paint pergolas at swimming pool area.
Pressure wash pergolas before painting.
Patch small holes and caulk where needed on interior painting.
Cover and protect all areas not needing to paint.

INTERIOR PAINTING

Home - Amenity Center

	Item	Product	Sheen	Color	Primer	Notes
1	Walls	1. SW Superpaint INT	Satin	Walls		
2	Baseboards	3. SW ProClassic Hybrid Int	Semi-Gloss	Baseboards		
3	Doors, door frames	3. SW ProClassic Hybrid Int	Semi-Gloss	Doors, door frames		

Home - Fitness Center

	Item	Product	Sheen	Color	Primer	Notes
1	Walls	1. SW Superpaint INT	Satin			
2	Baseboard	1. SW Superpaint INT	Flat			
3	Doors, door frames	3. SW ProClassic Hybrid Int	Semi-Gloss			

Home - Bathrooms

	Item	Product	Sheen	Color	Primer	Notes
1	Walls	1. SW Superpaint INT	Satin			
2	Baseboards	1. SW Superpaint INT	Flat			
3	Doors, door frames	3. SW ProClassic Hybrid Int	Semi-Gloss			

Home - Pergolas

	Item	Product	Sheen	Color	Primer	Notes
1	Pergolas	4. SW SuperPaint EXT	Satin	Pergolas		



EXCLUSIONS

No ceilings.

PAYMENT TERMS FOR RESIDENTIAL PROJECTS:

Some projects may not require a deposit 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. (if project size requires one)
- Balance for services rendered is due immediately upon completion.
- No payment after 30 days after job completion will result in interest accrual at 1.5% per month or 18% per annum
- 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.

PROJECT SPECIFICATIONS:

- 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.

SITE PREPARATION BY CUSTOMER:

The Customer is responsible to remove:

- 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.

OTHER PROJECT NOTES:

- All services not listed and/or that are hidden at the time of this estimate shall be billed at \$45 per hour.
- Team leaders will be at location at all times to answer any questions. Project Manager will be on site throughout the project.
- 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.

COLOR AND PAINT INFORMATION:



- 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.

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.

PRICING

ALL LABOR AND MATERIALS ON BASE BID, EXCLUDING OPTIONS: \$4,850.00

Estimator: Robert Fristoe **Email:** robert@prestopaintingservices.com **Phone:** **Date:** 8/6/26



Job ID: 140381 **Date:** 8/6/26

1. SCOPE OF WORK

Specific services to be performed under this Agreement are described in a “Residential 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 residentially 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 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, 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. **All payments are non-refundable.**

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 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 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 area prior to 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.

1. 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.
1. 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.
1. Entire Agreement: This Agreement, and each Residential 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 Residential Painting Agreement and the Residential Painting Proposal.

Time For Performance. The Contractor will complete the Services in accordance with the following schedule. You understand and agree that all dates are subject to change if you request any changes or additions to the Work. Completion date is subject to weather conditions.

Start Date:TBD

Completion Date:TBD

Payment Schedule. The Customer agrees to pay the Contractor the Total Payment specified below for the Services in accordance with the following schedule:

	Percent	Amount	Terms
Deposit	0%	\$0.00	Due upon execution of this Contract
Final	100%	\$4,850.00	Due upon completion of the Work

The Total price of the Contract is: \$4,850.00



CUSTOMER SIGN ON: BY SIGNING BELOW, THE CUSTOMER ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS CONTRACT AND THAT THE CUSTOMER IS SATISFIED WITH THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT. THIS CONTRACT DOES NOT INCLUDE ANY VERBAL OR UNWRITTEN AGREEMENTS MADE. ANY ANCILLARY EXPECTATIONS SHOULD BE PUT IN WRITING BEFORE SIGNING.

Customer Signature: _____

Mike Bush
1549 Bering Rd
Wesley Chapel, FL 33543
mbush@vestapropertyservices.com
727-403-8981

Presto Painting Services Signature: _____


Ron Silverman - Owner





CLUBHOUSE LOBBY



FITNESS CENTER

*Photos are for presentation purposes only and are not of the actual property.

SCOPE OF WORK OVERVIEW

We will provide professional interior painting services with attention to detail, quality workmanship and a clean, efficient work environment.

01



AMENITY CENTER INTERIOR PAINTING

Walls, Ceilings, Baseboards & Doors

- Prep all areas and cover floors for protection
- Patch minor imperfections as needed
- Prime and paint walls, ceilings, baseboards, and doors
- Color code or color match as required

TOTAL

\$4,150

Materials & Labor Included

02



BATHROOM HALLWAY AREA

- Prep and protect floors
- Prime and paint walls, ceilings, trim and doors
- Paint and primer included

TOTAL

\$550

Materials & Labor Included

03



MEN'S & WOMEN'S BATHROOMS

- Prep and protect floors and fixtures
- Prime and paint walls, ceilings, doors and trim
- Paint and primer included

TOTAL

\$1,450

Materials & Labor Included

04



GYM PAINTING & DRYWALL REPAIRS

- Repair damaged drywall areas
- Retexture to match existing finish
- Double prime stained baseboards from rubber weights
- Paint walls, repaired areas, baseboards, and trim
- Paint and primer included

TOTAL

\$5,800

Materials & Labor Included



QUALITY

We use premium products and proven techniques for lasting results.



CLEAN & RESPECTFUL

We maintain a clean work environment and treat your facility with respect.



RELIABLE & ON TIME

We show up when we say we will and complete the job as scheduled.



PROFESSIONAL SERVICE

Clear communication, attention to detail and your satisfaction are our top priorities.

NOTES

- Pricing is based on normal site conditions.
- Any concealed damage discovered after preparation (water damage, mold, or deteriorated drywall requiring replacement) will require a written change order before additional work is performed.
- Color selection or existing paint color code must be provided prior to scheduling.
- This proposal is valid for 30 days from the date above.

ACCEPTED BY:

Signature: _____

Printed Name: _____

Date: _____



813-573-1370



Tampaswap@gmail.com



www.tampaswap.com

QUALITY WORK.
HONEST SERVICE.
LASTING RESULTS.

Union Park East CDD

Pergola Painting Proposal

SCOPE OF WORK

Pergola Painting - 2 Pergolas

- Repaint both pergolas with KILZ white paint.
- Apply 1-2 coats as needed for even, consistent coverage.

PROPOSAL TOTAL

Total	\$1,500.00
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Price is based on the scope listed above. Any additional work will require approval.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7



UNION PARK EAST CDD

Budgetary Proposal

Date: July 23, 2026

Vendor: Tampa S.W.A.P. LLC

Phone: 813-573-1370

Email: Tampaswap@gmail.com

Scope of Work	Budgetary Price
Replace main amenity center light bulb. Materials and labor included.	\$250
Replace front and rear entry round doorknobs. Materials and labor included.	\$325
Install privacy window tint on up to four restroom windows facing the roadway. Materials and labor included.	\$800
Install owner-supplied commercial basketball rims and nets (labor only).	\$400
Total Proposal	\$1,775

Materials and labor are included where stated. Owner-supplied basketball rims and nets are excluded from material pricing.





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8



RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Union Park East Community Development District (“**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; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of August 2026.

ATTEST:

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule



EXHIBIT A
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“Board”) of the Union Park East Community Development District (“District”) will hold their regular meetings and workshop for Fiscal Year 2027 at the Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, Florida 33543, on the fourth Wednesday of every month at 6:00 p.m. unless otherwise indicated as follows:

October 28, 2026
November __, 2026 (18 or 25?)
December __, 2026 (16 or 23?)
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027 5 p.m. Budget Workshop
April 28, 2027 (Approve Budget)
May 26, 2027
June 23, 2027
July 28, 2027 (Adopt Budget)
August 25, 2027
September 22, 2027

In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, the District will hold a closed session as it relates to District’s security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 (“District Manager’s Office”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager



FY 2027 Meeting Schedule Dates

FIRST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 5, 2026	October 6, 2026	October 7, 2026	October 1, 2026	October 2, 2026	
November 2, 2026	November 3, 2026	November 4, 2026	November 5, 2026	November 6, 2026	Election Day
December 7, 2026	December 1, 2026	December 2, 2026	December 3, 2026	December 4, 2026	
January 4, 2027	January 5, 2027	January 6, 2027	January 7, 2027	January 1, 2027	New Year
February 1, 2027	February 2, 2027	February 3, 2027	February 4, 2027	February 5, 2027	
March 1, 2027	March 2, 2027	March 3, 2027	March 4, 2027	March 5, 2027	
April 5, 2027	April 6, 2027	April 7, 2027	April 1, 2027	April 2, 2027	
May 3, 2027	May 4, 2027	May 5, 2027	May 6, 2027	May 7, 2027	
June 7, 2027	June 1, 2027	June 2, 2027	June 3, 2027	June 4, 2027	
July 5, 2027	July 6, 2027	July 7, 2027	July 1, 2027	July 2, 2027	Independence Day Observed
August 2, 2027	August 3, 2027	August 4, 2027	August 5, 2027	August 6, 2027	
September 6, 2027	September 7, 2027	September 1, 2027	September 2, 2027	September 3, 2027	Labor Day
SECOND					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 12, 2026	October 13, 2026	October 14, 2026	October 8, 2026	October 9, 2026	Columbus/Indigenous Peoples Day
November 9, 2026	November 10, 2026	November 11, 2026	November 12, 2026	November 13, 2026	Veterans Day
December 14, 2026	December 8, 2026	December 9, 2026	December 10, 2026	December 11, 2026	
January 11, 2027	January 12, 2027	January 13, 2027	January 14, 2027	January 8, 2027	
February 8, 2027	February 9, 2027	February 10, 2027	February 11, 2027	February 12, 2027	
March 8, 2027	March 9, 2027	March 10, 2027	March 11, 2027	March 12, 2027	
April 12, 2027	April 13, 2027	April 14, 2027	April 8, 2027	April 9, 2027	
May 10, 2027	May 11, 2027	May 12, 2027	May 13, 2027	May 14, 2027	
June 14, 2027	June 8, 2027	June 9, 2027	June 10, 2027	June 11, 2027	
July 12, 2027	July 13, 2027	July 14, 2027	July 8, 2027	July 9, 2027	
August 9, 2027	August 10, 2027	August 11, 2027	August 12, 2027	August 13, 2027	
September 13, 2027	September 14, 2027	September 8, 2027	September 9, 2027	September 10, 2027	
THIRD					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 19, 2026	October 20, 2026	October 21, 2026	October 15, 2026	October 16, 2026	
November 16, 2026	November 17, 2026	November 18, 2026	November 19, 2026	November 20, 2026	
December 21, 2026	December 15, 2026	December 16, 2026	December 17, 2026	December 18, 2026	
January 18, 2027	January 19, 2027	January 20, 2027	January 21, 2027	January 15, 2027	Martin Luther King Jr Day
February 15, 2027	February 16, 2027	February 17, 2027	February 18, 2027	February 19, 2027	President's Day (Vesta holiday)
March 15, 2027	March 16, 2027	March 17, 2027	March 18, 2027	March 19, 2027	
April 19, 2027	April 20, 2027	April 21, 2027	April 15, 2027	April 16, 2027	
May 17, 2027	May 18, 2027	May 19, 2027	May 20, 2027	May 21, 2027	
June 21, 2027	June 15, 2027	June 16, 2027	June 17, 2027	June 18, 2027	Juneteenth Independence Day (19th)
July 19, 2027	July 20, 2027	July 21, 2027	July 15, 2027	July 16, 2027	
August 16, 2027	August 17, 2027	August 18, 2027	August 19, 2027	August 20, 2027	
September 20, 2027	September 21, 2027	September 15, 2027	September 16, 2027	September 17, 2027	
FOURTH					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 22, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 23, 2026	December 24, 2026	December 25, 2026	Xmas Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 22, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 24, 2027	March 25, 2027	March 26, 2027	Good Friday
April 26, 2027	April 27, 2027	April 28, 2027	April 22, 2027	April 23, 2027	
May 24, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 23, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 22, 2027	July 23, 2027	
August 23, 2027	August 24, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 22, 2027	September 23, 2027	September 24, 2027	
LAST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 29, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 30, 2026	December 31, 2026	December 25, 2026	New Year's Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 29, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 31, 2027	March 25, 2027	March 26, 2027	
April 26, 2027	April 27, 2027	April 28, 2027	April 29, 2027	April 30, 2027	
May 31, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 30, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 29, 2027	July 30, 2027	
August 30, 2027	August 31, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 29, 2027	September 30, 2027	September 24, 2027	

CALENDAR REMINDERS

- **November (Even Year)** General Elections - New Supervisors assume office 2nd Tuesday after General Election
- **April** Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- **May** Budget Discussion (Workshop) and Approve Preliminary (high water) Budget
- **July** Set Next Year's Meeting Schedule Dates
- **August** Budget/Assessment Public Hearings & Adopt Budget





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9



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ROLL CALL

Present and constituting a quorum were:

Also present were:

AUDIENCE COMMENTS – AGENDA ITEMS

OPERATIONS & MAINTENANCE

ii. #20850 – Replace - \$2,336.58

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the Board approved Floralawn proposal #20850 to replace two leaning pine trees on Hovenweep for an amount not to exceed \$2,536.58, inclusive of Pasco County tree permitting fees, for Union Park East Community Development District.

2. Recommendation of Painting Contractors for Amenity Center Exterior Painting

a. EXHIBIT 2: Consideration of Related Proposals

- 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

It was noted that Ms. Palmer did not have prior knowledge of the contractors. Mr. Bush relayed his prior experiences with Brothers and Tampa SWAP. Presto Painting Services was identified as a preferred vendor based on proposal detail, warranty, and scope.

Supervisor Bianchi joined the meeting.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the Board approved the Presto Painting Services proposal for exterior painting of the clubhouse in the amount of \$5,850.00, for Union Park East Community Development District.

Ms. Palmer provided an update on the pickleball court construction. Welch has scheduled a permit meeting with Pasco County for August 11. Ms. Palmer will continue to monitor the permitting process provide the Board with updates. She noted that permitting could take up to six months.

Ms. Palmer recounted the steps she and Mr. Thompson had taken to isolate the cause of the bridge washout. To date, not specific source has been identified. She asked for photos of the area after a heavy rain to help determine locations of water accumulation and possible the washout source. Mr. Thompson shared his observations and recommended the installation of either a drain box/French drain or a core log, noting the French drain would likely provide the District with the greatest cost benefit at this time.

On a MOTION by Supervisor Bianchi, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Blue Water Aquatics to install a French drain at the Wyndfields Blvd bridge in an amount not to exceed \$600.00, for Union Park East Community Development District.

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

1. EXHIBIT 3: Presentation of Aquatic Services Report

Mr. Thompson reviewed the condition of the ponds, noting that they look pretty good, and that planktonic algae and shoreline weeds are being treated.

2. EXHIBIT 4: Presentation of Fountain Service Reports

Mr. Thompson advised that SWFWMD has extended water restrictions until October 1st.

3. EXHIBIT 5: Consideration of Blue Water Aquatics Proposals

There being none, the next item followed.

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

A representative of Floralawn was not in attendance.

1. EXHIBIT 7: Consideration of Floralawn Proposals

Mr. Beckett advised that a proposal, received after the last agenda packet update, will be presented at the next meeting.

Supervisors discussed their observations of the landscape, noting areas where irrigation is lacking, the condition of the annuals, and the areas which are holding up well under the heat and humidity.

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

Mr. Bush presented the Field Manager Report and responded to Supervisor questions. A quote from Presto Painting for painting the inside of the clubhouse concurrent to the exterior painting was requested. Supervisors discussed more permanent options if the window tint is removed again. Proposals were requested for bridge board replacement options and the entrance pothole repair. Discussion followed on cleaning and painting the pergola.

1. EXHIBIT 9: Presentation of Skoops Poop Reports

The pet waste stations were discussed. Staff affirmed that existing equipment is being used where possible. Supervisors expressed appreciation for the service being provided by Skoops Poop.

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

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

Ms. Hancock reviewed the resolution.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-09, Declaring Seat 1 Vacant** (effective November 17, 2026), for Union Park East Community Development District.

2. WALK-ON EXHIBIT A: Discussion on Defining an Amenity Reservation
Alcohol Policy and/or Standard Insurance Requirement

Ms. Hancock explained the Amenity Manager's request for Board direction on individuals wishing to serve alcohol at their events. She requested the allowance of alcohol be paused until guidance is received from the insurance provider. The Board agreed with this recommendation. Ms. Hancock discussed a permitted alcohol service matrix which allowed for a vendor providing insurance under their license to serve, and a homeowner obtaining special liability insurance for their event.

Ms. Hancock provided an update on the basketball court construction complaint and legislative actions – the governor has vetoed the e-bike bill and the sovereign immunity limit increase bill.

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

Mr. Beckett reported that the cabana gate button malfunction was forwarded to the gate vendor to address.

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

Mr. Beckett explained that the resolution updated the Treasurer to reflect a Vesta staffing change.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-10, Designating Officers** (Updating Treasurer), for Union Park East Community Development District.

2. EXHIBIT 12: Adoption of Resolution **2026-11, Designating Signatories**

Mr. Beckett explained the resolution removed the signing authority held by the former Vesta staff member and added the new Treasurer as a signatory.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the Board approved adoption of Resolution **2026-11, Designating Signatories**, for Union Park East Community Development District.

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

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

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

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

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

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A. WALK-ON EXHIBIT B: Discussion on Dumping on District Property (Ramirez)
An item deposited behind 32679 Ansley Bloom Lane was discussed. Supervisor Ramirez noted it had been there for approximately two weeks. Ms. Hancock will draft a demand letter requesting its removal from District property.

The temporary fence at Liberty Square was discussed. Mr. Beckett will review and respond to an email from an HOA Board member. Ms. Hancock advised that District funds cannot be used to maintain private property.

The repurposing of a decorative signpost at the Liberty Square exit was discussed. Ms. Hancock discussed the requirements for disposing of surplus District property.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

Comments were made regarding damage to the Wyndfield bridge and a non-resident taking bags from the pet waste stations.

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

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

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

1. Discussion on District Security Matters

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

B. Consideration of Action Relating to Security Matters

No action related to security matters was taken by the Board.

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 August 19 26, 2026 at Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, FL 33543.

Quorum was confirmed for the next meeting.

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

District Manager

- Respond to Liberty Square HOA (sent by Diane) email regarding gate
- Follow up with Complete IT on security items.

Field Manager

- Obtain quote from Presto Painting for painting the interior of the clubhouse concurrent with the exterior painting and pergola.

District Counsel

- Demand letter for removal of table behind 32679 Ansley Bloom Lane

TENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Stabile, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:57 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 August 26, 2026.

Heath Beckett, Secretary

Vincent Pacifico, Chair



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10



*Union Park East
Community Development District*

Financial Statements - Unaudited

July 31, 2026



Union Park East CDD
Balance Sheet
July 31, 2026

	General Fund	Debt Service 2017A-1	Debt Service 2019A-1	Debt Service 2019A-2	Debt Service 2021	Construction Fund	Total
1 ASSETS							
2 Cash - Operating Accounts	\$ 240,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,183
3 Cash - Restricted							-
4 Money Markey - Operating	756,719	-	-	-	-	-	756,719
5 Money Markey - Restricted	140,710	-	-	-	-	-	140,710
6 Investments:							
7 Revenue Trust Fund	-	441,685	339,804	43,809	87,112	-	912,410
8 Interest Fund	-	-	-	-	1	-	1
9 Reserve Fund	-	411,200	343,119	52,500	43,493	-	850,312
10 Prepayment Fund	-	1,072	250	1,313	100	-	2,735
11 Acquisition & Construction	-	-	-	-	-	47,396	47,396
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	\$ 1,150,419	\$ 859,052	\$ 687,428	\$ 98,569	\$ 131,786	\$ 47,396	\$ 2,974,650
19 LIABILITIES							
20 Accounts Payable	15,069	-	-	-	-	-	15,069
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	26,447	-	-	-	-	-	26,447
26 FUND BALANCE							-
27 Nonspendable	12,806						12,806
28 Assigned - Asset Reserves							-
29 Assigned - Operating Reserves							-
30 Restricted		859,052	687,428	98,569	131,786	47,396	1,824,231
31 Unassigned	1,111,166						1,111,166
32 TOTAL FUND BALANCE	1,123,971	859,052	687,428	98,569	131,786	47,396	2,948,202
33 TOTAL LIABILITIES & FUND BALANCE	\$ 1,150,419	\$ 859,052	\$ 687,428	\$ 98,569	\$ 131,786	\$ 47,396	\$ 2,974,650



Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 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	\$ -	\$ 1,220,835	\$ 10,274	100.85%
3 Interest	-	2,852	34,059	34,059	
4 Miscellaneous	-	-	1,806	1,806	
5 TOTAL REVENUES	\$ 1,210,561	\$ 2,852	\$ 1,256,700	\$ 46,139	103.81%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	1,108	6,649	(7,351)	47.49%
9 Payroll Taxes	1,071	184	1,102	31	102.86%
10 Payroll Processing	770	100	500	(270)	64.94%
11 Management Consulting Services	42,000	3,500	35,000	(7,000)	83.33%
12 Bank Fees	300	-	-	(300)	0.00%
13 Auditing Services	4,200	-	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	158	1,273	(1,227)	50.93%
18 Engineering Services	25,000	1,449	11,518	(13,482)	46.07%
19 Legal Services (General)	50,000	2,906	64,012	14,012	128.02%
20 Legal Services (Litigation)	30,000	148	6,771	(23,229)	22.57%
21 Website Hosting	2,015	-	1,515	(500)	75.19%
22 Administrative Contingency	5,000	-	2,149	(2,851)	42.97%
23 TOTAL GENERAL ADMINISTRATIVE	212,131	9,552	169,064	(43,067)	79.70%
24 DEBT ADMINISTRATION					
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	475	1,900	-	100.00%
28 TOTAL DEBT ADMINISTRATION	27,455	475	22,406	(5,049)	81.61%
29 PHYSICAL ENVIRONMENT					
30 Comprehensive Field Tech Service	16,000	1,333	13,333	(2,667)	83.33%
31 Streetpole Lighting	105,000	7,772	71,261	(33,739)	67.87%
32 Electricity (Irrigation & Pond Pumps)	32,000	818	22,911	(9,089)	71.60%
33 Landscape Maintenance	186,974	13,918	147,194	(39,779)	78.72%
34 Landscape Enhancements	40,272	-	25,679	(14,593)	63.76%
35 Irrigation Maintenance	18,000	-	7,120	(10,880)	39.55%
36 Pond Maintenance	23,580	3,930	17,685	(5,895)	75.00%
37 Fountain Maintenance	7,000	2,184	21,218	14,218	303.12%
38 Pet Waste Removal	14,000	952	8,356	(5,644)	59.69%
39 Rust Control	19,200	1,622	16,032	(3,168)	83.50%
40 Physical Environment Contingency	85,000	625	80,052	(4,948)	94.18%
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	33,154	430,842	(272,789)	61.23%
44 AMENITY CENTER OPERATIONS					
45 Pool Service Contract	48,000	3,900	39,015	(8,985)	81.28%
46 Pool Maintenance & Repair	5,000	3,829	5,509	509	110.19%
47 Pool Permit	275	-	280	5	101.95%
48 Amenity Management	7,000	583	5,833	(1,167)	83.33%

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

	FY2026 Adopted Budget	FY2026 Actual June	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
49 Amenity Center Cleaning & Maintenance	19,500	2,250	23,826	4,326	122.18%
50 Amenity Center Internet	4,508	372	3,662	(846)	81.23%
51 Amenity Center Electricity	19,200	1,260	14,387	(4,813)	74.93%
52 Amenity Center Water	10,000	462	3,963	(6,037)	39.63%
53 Amenity Center Pest Control	975	485	1,160	185	118.97%
54 Refuse Service	3,706	-	3,097	(609)	83.57%
55 Landscape Maintenance - Infill	4,000	-	8,960	4,960	224.00%
56 Security Monitoring	34,420	5,201	61,445	27,025	178.52%
57 Pool Monitors	45,760	-	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	454	25,999	(14,001)	65.00%
60 TOTAL AMENITY CENTER OPERATIONS	267,344	18,797	239,423	(27,921)	89.56%
61 TOTAL EXPENDITURES	\$ 1,210,561	\$ 61,978	\$ 861,734	\$ (348,827)	71.18%
62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	-	(59,126)	394,966	394,966	
63 NET CHANGE IN FUND BALANCE	-	(59,126)	394,966	394,966	
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	\$ (59,126)	\$ 1,123,971	\$ 394,966	

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 July 31, 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	-	20,434	20,434	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 411,525	\$ 435,439	\$ 23,914	105.81%
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	30,764		715.45%
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	30,764	-	
20 Fund Balance - Beginning	-	828,288	-	
21 FUND BALANCE - ENDING	\$ 4,300	\$ 859,052	\$ -	

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 July 31, 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	-	15,829	15,829	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 343,663	\$ 362,411	\$ 15,829	105.46%
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	21,680	13,972	452.85%
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	21,680	13,972	
20 Fund Balance - Beginning	-	665,748	-	
21 FUND BALANCE - ENDING	\$ 4,788	\$ 687,428	\$ 13,972	

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 July 31, 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	-	2,316	2,316	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 76,581	\$ 79,544	\$ 2,316	103.87%
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	6,519	2,701	170.72%
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	6,519	2,701	
20 Fund Balance - Beginning	-	92,050	-	
21 FUND BALANCE - ENDING	\$ 3,819	\$ 98,569	\$ 2,701	

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 July 31, 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	-	3,323	3,323	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 89,086	\$ 91,290	\$ 2,204	102.47%
6 EXPENDITURES				
7 County Assessment Collection Fees	1,856	-		0.00%
8 Interest Expense				
<i>*November 1,2025</i>		25,189	25,189	
9 May 1, 2026	25,783	25,189	(594)	97.70%
10 November 1, 2026	25,363	-	(25,363)	0.00%
11 Principal Retirement				
12 May 1, 2026	35,000	35,000	-	100.00%
13 November 1, 2026	-	-	-	
14 TOTAL EXPENDITURES	88,001	85,378	(768)	
15 REVENUES OVER (UNDER) EXPENDITURES	1,085	5,912		544.91%
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	5,912	-	
21 Fund Balance - Beginning		125,874		
22 FUND BALANCE, ENDING	\$ 1,085	\$ 131,786	\$ -	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Developer Contributions	\$ -	\$ -	\$ -	
3 Interest	-	1,324	1,324	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUE	\$ -	\$ 1,324	\$ 1,324	
6 EXPENDITURES				
7 CIP	-	-	-	
8 TOTAL EXPENDITURES	-	-	-	
9 REVENUES OVER (UNDER) EXPENDITURES	-	1,324		
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	-	-	-	
12 Transfers Out	-	-	-	
13 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
14 NET CHANGES IN FUND BALANCE	-	1,324	-	
15 Fund Balance - Beginning		46,072		
16 FUND BALANCE - ENDING	\$ -	\$ 47,396	\$ -	

Union Park East CDD Check Register					
9/30/2025	End of Year				326,147.75
10/01/2025	200042	Floralawn	Invoice: 34436 (Reference: Landscape Maintenance Per Agreement September 2025.)	13,917.80	312,229.95
10/02/2025	200043	Blue Water Aquatics, Inc.	Invoice: 34236 (Reference: Pond / Waterway Treatment.)	1,965.00	310,264.95
10/02/2025	200044	NaturZone Environmental Service	Invoice: 771059 (Reference: Monthly Pest Control Service.) Invoice: 780129 (Reference: Monthl...	775.00	309,489.95
10/02/2025	200045	Tampa Bay Poo Patrol	Invoice: 4344 (Reference: Pet waste station maintenance.)	916.67	308,573.28
10/02/2025	200046	ECS Integrations LLC	Invoice: 103073 (Reference: Amenity Access Management.) Invoice: 103078 (Reference: Videofied...	861.75	307,711.53
10/03/2025	100325BOS1	Engage PEO	BOS Meeting 9/24/25	203.00	307,508.53
10/03/2025	100325BOS2	Gerard Bianchi	BOS Meeting 9/24/25	184.70	307,323.83
10/03/2025	100325BOS3	Michelle Diman	BOS Meeting 9/24/25	184.70	307,139.13
10/03/2025	100325BOS4	Richard Ramirez	BOS Meeting 9/24/25	184.70	306,954.43
10/03/2025	100325BOS5	Vincent S Pacifico	BOS Meeting 9/24/25	184.70	306,769.73
10/03/2025	100325BOS6	Wendy Ann Perez	BOS Meeting 9/24/25	184.70	306,585.03
10/06/2025	200047	Cooper Pools	Invoice: 2025-1293 (Reference: Monthly Commercial Maintenance October 2025.)	3,900.00	302,685.03
10/06/2025	200048	Vesta Property Services, Inc.	Invoice: 428859 (Reference: Pool monitor September25.)	2,842.84	299,842.19
10/07/2025	200049	Lighthouse Engineering Inc.	Invoice: 2 (Reference: GENERAL ENGINEERING CONTRACT.)	7,329.00	292,513.19
10/08/2025	5013	Egis Insurance Advisors	Insurance FY Policy# 100125324 10/01/25- 10/01/26	31,500.00	261,013.19
10/08/2025	01ACH100825	PASCO County Utilities	1549 BERING ROAD 8.6.25- 9.5.25	273.48	260,739.71
10/10/2025	01ACH101025	TECO	1329 WYNDFIELDS BLVD 08.14.25- 09.12.25	106.69	260,633.02
10/10/2025	01ACH101025	Spectrum Business	1549 Bering Rd 09.21.25- 10.20.25	357.62	260,275.40
10/10/2025	02ACH101025	TECO	1756 WYNFIELDS BL 08.14.25- 09.12.25	85.58	260,189.82
10/10/2025	03ACH101025	TECO	1548 WYNDFIELDS BLVD 08.14.25- 09.12.25	4,838.24	255,351.58
10/10/2025	04ACH101025	TECO	1147 MONTGOMERY BELL RD, WELL 08.14.25- 09.12.25	30.10	255,321.48
10/10/2025	05ACH101025	TECO	32755 CUMBERLAND LN 8.14.25- 9.12.25	363.21	254,958.27
10/10/2025	06ACH101025	TECO	32803 CUMBERLAND LN, WELL 08.14.25- 09.12.25	142.44	254,815.83
10/10/2025			Deposit	1,656.32	256,472.15
10/14/2025	200050	Kilinski Van Wyk PLLC	Invoice: 13352 (Reference: Legal services.)	3,472.30	252,999.85
10/14/2025	200051	Florida Fountains & Equipment, LLC	Invoice: CL-1175 (Reference: Oct. Cleaning 2025.)	1,225.00	251,774.85
10/14/2025	200052	Vesta District Services	Invoice: 428960 (Reference: Management fees.) Invoice: 428995 (Reference: FY2026 Dissminatio...	10,416.67	241,358.18
10/14/2025	200053	Floralawn	Invoice: 35197 (Reference: irrigation repairs from monthly inspection (September, 2025).)	402.80	240,955.38
10/14/2025	200054	Sun Coast Rust Control, Inc.	Invoice: 08377 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...	1,575.00	239,380.38
10/14/2025	200055	Vesta District Services	Invoice: 429059 (Reference: Billable Expenses - SEP 2025.)	2,717.01	236,663.37
10/14/2025	200056	Arbitrage Rebate Counselors, LLC	Invoice: 101025- (Reference: Annual Arbitrage Report for the period September 28, 2024 to Septem...	475.00	236,188.37
10/14/2025	01ACH101425	TECO	1568 WYNDFIELDS BLVD, WELL 08.14.25- 09.12.25	27.16	236,161.21
10/16/2025	200057	Catherine ProCleaners LLC	Invoice: 1226 (Reference: SEPT 2025 cleaning.)	1,950.00	234,211.21
10/21/2025	01ACH102125	Waste Management of FL	4 Yard Dumpster 2 week 10.01.25- 10.31.25	341.10	233,870.11
10/23/2025	200058	Business Observer, Inc.	Invoice: 25-01543P (Reference: Legal Advertising.) Invoice: 25-01591P (Reference: Legal Adver...	623.44	233,246.67
10/30/2025	200059	Floralawn	Invoice: 35433 (Reference: 17896 Tree fix.) Invoice: 35432 (Reference: 17895 Install and Furn...	3,543.15	229,703.52
10/30/2025	200060	Cooper Pools	Invoice: 2025-1331 (Reference: STENNER PUMP 45M5 SERIES.)	715.00	228,988.52
10/30/2025	200061	Blue Water Aquatics, Inc.	Invoice: 34322 (Reference: Pond / Waterway Treatment.) Invoice: 34321 (Reference: g Services ...	2,533.25	226,455.27
10/30/2025	200062	Florida Training & Investigations	Invoice: 25202113 (Reference: Patrol service, rover vehicle and gas.) Invoice: 25202116 (Refe...	10,400.00	216,055.27
10/31/2025	103125BOS1	Engage PEO	BOS Meeting 10/22/25	172.40	215,882.87
10/31/2025	103125BOS5	Gerard Bianchi	BOS Meeting 10/22/25	184.70	215,698.17
10/31/2025	103125BOS4	Michelle Diman	BOS Meeting 10/22/25	184.70	215,513.47
10/31/2025	103125BOS3	Richard Ramirez	BOS Meeting 10/22/25	184.70	215,328.77
10/31/2025	103125BOS2	Vincent S Pacifico	BOS Meeting 10/22/25	184.70	215,144.07
10/31/2025	End of Month			1,656.32	112,660.00
11/03/2025	200063	Floralawn	Invoice: 35380 (Reference: Landscape Maintenance oct25.)	13,917.80	201,226.27
11/06/2025	200064	Lighthouse Engineering Inc.	Invoice: 3 (Reference: GENERAL ENGINEERING CONTRACT.)	4,399.00	196,827.27
11/06/2025	200065	Catherine ProCleaners LLC	Invoice: 1246 (Reference: Oct25 Cleaning.)	1,950.00	194,877.27
11/06/2025	200066	Tampa Bay Poo Patrol	Invoice: 4559 (Reference: Pet waste station maintenance.)	916.67	193,960.60
11/06/2025	200067	Vesta Property Services, Inc.	Invoice: 429327 (Reference: Pool monitor October.)	2,618.00	191,342.60
11/06/2025	200068	NaturZone Environmental Service	Invoice: 816599 (Reference: Monthly Pest Control Service.)	75.00	191,267.60
11/06/2025			Deposit	88.48	191,356.08
11/06/2025			Deposit	12,347.82	203,703.90
11/07/2025			Deposit	0.01	203,703.91
11/10/2025	01ACH111025	TECO	1568 WYNDFIELDS BLVD, WELL 09.13.25- 10.13.25	34.02	203,669.89
11/10/2025	02ACH111025	TECO	32803 CUMBERLAND LN, WELL 09.13.25- 10.13.25	143.86	203,526.03
11/10/2025	03ACH111025	TECO	1548 WYNDFIELDS BLVD 09.13.25- 10.13.25	4,838.24	198,687.79
11/10/2025	04ACH111025	TECO	1756 WYNFIELDS BL 09.13.25- 10.13.25	134.39	198,553.40
11/10/2025	05ACH111025	TECO	32755 CUMBERLAND LN 09.13.25- 10.13.25	147.58	198,405.82
11/10/2025	06ACH111025	TECO	1147 MONTGOMERY BELL RD, WELL 09.13.25- 10.13.25	46.44	198,359.38
11/10/2025	07ACH111025	TECO	1329 WYNDFIELDS BLVD 09.13.25- 10.13.25	365.10	197,994.28
11/10/2025	09ACH111025	Spectrum Business	1549 Bering Rd 10.21.25- 11.20.25	357.62	197,636.66
11/10/2025	200069	ECS Integrations LLC	Invoice: 103272 (Reference: tech installed the Verizon router and set up remote access for the C...	210.00	197,426.66
11/10/2025	200070	Arbitrage Rebate Counselors, LLC	Invoice: 110325- (Reference: Arbitrage services.)	475.00	196,951.66
11/10/2025	200071	Vesta District Services	Invoice: 429523 (Reference: Monthly Management fees.)	5,416.67	191,534.99
11/10/2025	10ACH111025	TECO	1169 MANZANAR PL, FOUNTAIN 09.13.25- 10.13.25	239.69	191,295.30
11/10/2025	11ACH111025	TECO	1241 WYNDFIELDS BLVD PH 8B 09.13.25- 10.13.25	617.75	190,677.55
11/10/2025	12ACH111025	TECO	1195 WYNDFIELDS BLVD 09.13.25- 10.13.25	201.87	190,475.68
11/10/2025	13ACH111025	TECO	1393 WYNDFIELDS BLVD 09.13.25- 10.13.25	238.38	190,237.30
11/10/2025	14ACH111025	TECO	OLDWOODS AVE PH 8C 09.13.25- 10.13.25	327.14	189,910.16
11/10/2025	15ACH111025	TECO	1549 BERING RD 09.13.25- 10.13.25	828.06	189,082.10
11/10/2025	16ACH111025	TECO	1241 WYNDFIELDS BLVD PH 7B 09.13.25- 10.13.25	386.56	188,695.54
11/12/2025	200072	Spinelli Property Group	Invoice: INV-101525-01 - NOV (Reference: Surface paver stabilization & reset ? consolidated labo...	650.00	188,045.54
11/12/2025	01ACH111225	TECO	1758 BERING RD 09.16.25- 10.14.25	172.66	187,872.88
11/12/2025	02ACH111225	PASCO County Utilities	1549 BERING ROAD 09.05.25- 10.07.25	368.16	187,504.72
11/14/2025			Deposit	83,351.69	270,856.41
11/18/2025	01ACH111825	Waste Management of FL	4 Yard Dumpster 2 week 11.01.25- 11.30.25	282.00	270,574.41
11/19/2025			Deposit	1,950.00	272,524.41
11/19/2025			Deposit	9,652.00	282,176.41
11/20/2025			Deposit	62,142.80	344,319.21
11/21/2025	5014	Catherine ProCleaners LLC	Returned check #200057 dtd 10/16/25 Pos Pay rejection	1,950.00	342,369.21
11/21/2025	5015	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY 2025/2026 Special District Fee Invoice/Update Form	175.00	342,194.21
11/21/2025	5016	U.S. Bank	Series 2021 Trustee Fees 10/1/25 - 9/30/26	5,256.13	336,938.08

11/25/2025	200073	Kilinski Van Wyk PLLC	Invoice: 13622 (Reference: legal services.) Invoice: 13623 (Reference: legal services.)	4,166.80	332,771.28
11/25/2025	200074	Floralawn	Invoice: 35905 (Reference: irrigation Repair from Inspection (November, 2025).)	214.12	332,557.16
11/25/2025	200075	Sun Coast Rust Control, Inc.	Invoice: 08175 (Reference: Rust Control service.) Invoice: 08432 (Reference: Rust Control ser...	7,875.00	324,682.16
11/25/2025	200076	Vesta District Services	Invoice: 429450 (Reference: billable Expenses Oct25.)	4,275.42	320,406.74
11/25/2025	200077	Catherine ProCleaners LLC	Invoice: 1251 (Reference: Sanitizing wet gym wipe 4000 units total.)	300.00	320,106.74
11/26/2025	5017	American Power Washing LLC	Christmas installation Decorations	15,000.00	305,106.74
11/26/2025			Deposit	25,326.32	330,433.06
11/28/2025	112825BOS1	Engage PEO	BOS Meeting 11/19/25	172.40	330,260.66
11/28/2025	112825BOS2	Gerard Bianchi	BOS Meeting 11/19/25	184.70	330,075.96
11/28/2025	112825BOS3	Michelle Diman	BOS Meeting 11/19/25	184.70	329,891.26
11/28/2025	112825BOS4	Richard Ramirez	BOS Meeting 11/19/25	184.70	329,706.56
11/28/2025	112825BOS5	Vincent S Pacifico	BOS Meeting 11/19/25	184.70	329,521.86
11/30/2025	End of Month			194,859.12	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	1AACH121025	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	Catherine ProCleaners LLC	Invoice: 1262 (Reference: Nov25 Cleaning.)	1,950.00	2,119,834.30
12/26/2025	122625BOS1	Engage PEO	BOS Meeting 12/16/25	172.40	2,119,661.90
12/26/2025	122625BOS2	Gerard Bianchi	BOS Meeting 12/16/25	184.70	2,119,477.20
12/26/2025	122625BOS3	Michelle Diman	BOS Meeting 12/16/25	184.70	2,119,292.50
12/26/2025	122625BOS4	Richard Ramirez	BOS Meeting 12/16/25	184.70	2,119,107.80
12/26/2025	122625BOS5	Vincent S Pacifico	BOS Meeting 12/16/25	184.70	2,118,923.10
12/29/2025	200099	Florida Training & Investigations	Invoice: 25202119 (Reference: Patrol Services 1/26/25 - 11/24/25.) Invoice: 25202121 (Referen...	10,700.00	2,108,223.10
12/31/2025	End of Month			1,891,183.68	2,108,223.10
01/05/2026			Funds Transfer	1,800,000.00	308,223.10
01/06/2026	200100	Vesta Property Services, Inc.	Invoice: 430248 (Reference: Pool monitor December.)	2,908.62	305,314.48
01/06/2026	200101	Blue Water Aquatics, Inc.	Invoice: 34795 (Reference: Erosion Control Installation on Pond K.) Invoice: 34794 (Reference...	12,289.58	293,024.90
01/06/2026	200102	ECS Integrations LLC	Invoice: 103434 (Reference: JAN Amenity Access Management.) Invoice: 103464 (Reference: Video...	551.25	292,473.65
01/06/2026	200103	NaturZone Environmental Service	Invoice: 834721 (Reference: JAN monthly pest control.)	75.00	292,398.65
01/06/2026	200104	Cooper Pools	Invoice: 2026-1069 (Reference: Monthly Commercial Maintenance January 2026.)	3,900.00	288,498.65
01/06/2026	200105	Tampa Bay Poo Patrol	Invoice: 4974 (Reference: JAN pet waste station maintenance.)	916.67	287,581.98
01/06/2026	01ACH010626	TECO	1611 RANCHETTE RD 11.13.25- 12.12.25	701.89	286,880.09
01/07/2026	01ACH010726	PASCO County Utilities	1549 BERING ROAD 11.06.25 - 12.8.25	358.78	286,521.31
01/09/2026	200106	Catherine ProCleaners LLC	Invoice: 1279 (Reference: Dec25 Cleaning.)	1,430.00	285,091.31
01/09/2026	01ACH010926	TECO	1548 WYNDFIELDS BLVD11.13.25- 12.12.25	4,748.90	280,342.41
01/09/2026	200107	Sun Coast Rust Control, Inc.	Invoice: 08872 (Reference: DEC25 Monthly water treatment (iron/rust) and service fee.)	1,575.00	278,767.41
01/09/2026	200108	ECS Integrations LLC	Invoice: 103435 (Reference: Security monitoring.)	300.00	278,467.41
01/09/2026	200109	Vesta District Services	Invoice: 430337 (Reference: JAN26 District Management services.)	5,416.67	273,050.74
01/09/2026	200110	Lighthouse Engineering Inc.	Invoice: 5 (Reference: GENERAL ENGINEERING CONTRACT.)	2,437.50	270,613.24
01/09/2026	02ACH010926	TECO	32803 CUMBERLAND LN, WELL 11.13.25- 12.12.25	161.96	270,451.28
01/09/2026	03ACH010926	TECO	32755 CUMBERLAND LN 11.13.25- 12.12.25	357.42	270,093.86
01/09/2026	04ACH010926	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 Watervay 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
02/02/2026	5018	Heather Keefe	Return Rental Deposit	300.00	257,454.66
02/04/2026	200123	Cooper Pools	Invoice: 2026-1163 (Reference: Monthly Commercial Maintenance February 2026.)	3,900.00	253,554.66
02/04/2026	200124	Vesta Property Services, Inc.	Invoice: 430813 (Reference: Pool monitor January.)	3,049.86	250,504.80
02/04/2026	200125	Vesta District Services	Invoice: 430678 (Reference: FEB26 District Management services.)	5,416.67	245,088.13
02/04/2026	200126	Catherine ProCleaners LLC	Invoice: 1291 (Reference: Jan26 Cleaning.)	1,430.00	243,658.13
02/04/2026	200127	NaturZone Environmental Service	Invoice: 843336 (Reference: Feb26 Pest Control service.)	75.00	243,583.13
02/05/2026	200128	Lighthouse Engineering Inc.	Invoice: 6 (Reference: GENERAL ENGINEERING CONTRACT.)	765.00	242,818.13
02/05/2026	200129	Tampa Bay Poo Patrol	Invoice: 5228 (Reference: Feb26 Pet Waste Station Maintenance.)	916.67	241,901.46
02/05/2026	200130	Sun Coast Rust Control, Inc.	Invoice: 08957 (Reference: Monthly water treatment (Iron/rust) and service fee for previous mont...	1,622.00	240,279.46
02/06/2026	01ACH020626	TECO	1611 RANCHETTE RD 12.10.25- 01.09.26	702.26	239,577.20
02/10/2026	200131	Cooper Pools	Invoice: 1227 (Reference: Pool Maintenance and Repairs.)	122.50	239,454.70
02/10/2026	200132	Business Observer, Inc.	Invoice: 26-00261P (Reference: Request for Proposals.)	115.94	239,338.76
02/10/2026	01ACH021026	Spectrum Business	1549 Bering Rd 01.21.26- 02.20.26	357.62	238,981.14
02/11/2026	01ACH021126	PASCO County Utilities	1549 BERING ROAD 12.08.25- 01.07.26	321.26	238,659.88
02/11/2026	200133	Floralawn	Invoice: 37491 (Reference: Irrigation Repair from Inspection (February, 2026).)	217.73	238,442.15
02/11/2026			Deposit	18,650.82	257,092.97
02/11/2026			Deposit	352.75	257,445.72
02/12/2026	01ACH021226	TECO	1241 WYNDFIELDS BLVD PH 8B 12.13.25- 01.14.26	985.00	256,460.72
02/12/2026	02ACH021226	TECO	32755 CUMBERLAND LN 12.13.25- 01.14.26	423.08	256,037.64
02/12/2026	03ACH021226	TECO	1756 WYNFIELDS BL 12.13.25- 01.14.26	138.72	255,898.92
02/12/2026	04ACH021226	TECO	1549 BERING RD 12.13.25- 01.14.26	1,144.70	254,754.22
02/12/2026	05ACH021226	TECO	1195 WYNDFIELDS BLVD 12.13.25- 01.14.26	399.86	254,354.36
02/12/2026	06ACH021226	TECO	1147 MONTGOMERY BELL RD, WELL 12.13.25- 01.14.26	76.87	254,277.49
02/12/2026	07ACH021226	TECO	32803 CUMBERLAND LN, WELL 12.13.25- 01.14.26	184.48	254,093.01
02/12/2026	08ACH021226	TECO	1241 WYNDFIELDS BLVD PH 7B 12.13.25- 01.14.26	673.94	253,419.07
02/12/2026	09ACH021226	TECO	1169 MANZANAR PL, FOUNTAIN 12.13.25- 01.14.26	405.55	253,013.52
02/12/2026	10ACH021226	TECO	1568 WYNDFIELDS BLVD, WELL 12.13.25- 01.14.26	34.99	252,978.53
02/12/2026	11ACH021226	TECO	1548 WYNDFIELDS BLVD 12.13.25- 01.14.26	4,840.65	248,137.88
02/12/2026	12ACH021226	TECO	1393 WYNDFIELDS BLVD 12.13.25- 01.14.26	424.37	247,713.51
02/12/2026	13ACH021226	TECO	OLDWOODS AVE PH 8C 12.13.25- 01.14.26	570.25	247,143.26
02/13/2026	01ACH021326	TECO	1758 BERING RD 12.16.25- 01.15.26	380.33	246,762.93
02/13/2026	02ACH021326	TECO	1329 WYNDFIELDS BLVD 12.13.25- 01.14.26	429.24	246,333.69
02/13/2026			Deposit	300.00	246,633.69
02/13/2026	200134	Kilinski Van Wyk PLLC	Invoice: 14288 (Reference: legal services.) Invoice: 12261 (Reference: Legal Services April 2...	27,799.35	218,834.34
02/13/2026	021326BOS1	Engage PEO	BOS Meeting 1/28/26	172.40	218,661.94
02/13/2026	021326BOS2	Gerard Bianchi	BOS Meeting 1/28/26	184.70	218,477.24
02/13/2026	021326BOS3	Michelle Diman	BOS Meeting 1/28/26	184.70	218,292.54
02/13/2026	021326BOS4	Richard Ramirez	BOS Meeting 1/28/26	184.70	218,107.84
02/13/2026	021326BOS5	Vincent S Pacifico	BOS Meeting 1/28/26	184.70	217,923.14
02/17/2026	200135	Floralawn	Invoice: 37559 (Reference: Install and Furnish Mulch for UPE CDD- Pine Bark Mulch.)	8,340.00	209,583.14
02/17/2026	200136	Vesta District Services	Invoice: 430890 (Reference: Billable Expenses - Jan 2026.)	329.33	209,253.81
02/17/2026	01ACH021726	Waste Management of FL	4 Yard Dumpster 2 week 02.01.26- 02.28.26	344.04	208,909.77
02/19/2026	5019	Mohamed El Shimy	Return Deposit for clubhouse rental	300.00	208,609.77
02/19/2026	200137	ECS Integrations LLC	Invoice: 103676 (Reference: Union Park Amenity Card.)	42.00	208,567.77
02/23/2026	200138	Blue Water Aquatics, Inc.	Invoice: 35009 (Reference: Pond / Waterway Treatment.)	1,965.00	206,602.77
02/24/2026	200139	Catherine ProCleaners LLC	Invoice: 1300 (Reference: Sanitizing wet gym wipe 4000 units total.)	300.00	206,302.77
02/27/2026	200140	Floralawn	Invoice: 37412 (Reference: Landscape Maintenance Feb 26.)	13,917.80	192,384.97
2/28/2026	End of Month			19,303.57	192,384.97
03/02/2026	200141	NaturZone Environmental Service	Invoice: 852157 (Reference: Monthly Pest Control Service -Mar26.)	75.00	192,309.97
03/02/2026	200142	Vesta District Services	Invoice: 431120 (Reference: Management fee services - Mar26.)	5,416.67	186,893.30
03/03/2026	200143	Blue Water Aquatics, Inc.	Invoice: 35114 (Reference: Erosion Control Installation.) Invoice: 35115 (Reference: Fountain...	4,976.88	181,916.42
03/03/2026	200144	Cooper Pools	Invoice: 2026-1172 (Reference: Scum Gutter Grate-STENNER MCCP205 #5 TUBE ASSEMBLY 5 PACK.)	3,930.00	177,986.42
03/04/2026	200145	Florida Training & Investigations	Invoice: 25202127 (Reference: 180 Hrs. security service, Rover and Fuel Expense.)	5,200.00	172,786.42
03/05/2026	200146	Tampa Bay Poo Patrol	Invoice: 5424 (Reference: pet waste station maintenance Mar26.)	916.67	171,869.75
03/05/2026	200147	Vesta Property Services, Inc.	Invoice: 431305 (Reference: Pool Monitor Feb26.)	2,810.50	169,059.25
03/06/2026	200148	Business Observer, Inc.	Invoice: 26-00471P (Reference: Legal Advertising - Board Meeting.)	74.38	168,984.87
03/06/2026	030626BOS1	Engage PEO	BOS Meeting 2/25/26	141.80	168,843.07
03/06/2026	030626BOS2	Michelle Diman	BOS Meeting 2/25/26	184.70	168,658.37
03/06/2026	030626BOS3	Richard Ramirez	BOS Meeting 2/25/26	184.70	168,473.67

03/06/2026	030626BOS4	Vincent S Pacifico	BOS Meeting 2/25/26		184.70	168,288.97
03/09/2026	01ACH030926	TECO	1611 RANCHETTE RD 01.10.26- 02.09.26		702.26	167,586.71
03/10/2026	5020	Pasco County Property Appraiser	Annual Renewal Fee		150.00	167,436.71
03/10/2026	200149	Catherine ProCleaners LLC	Invoice: 1307 (Reference: Feb26 Cleaning.)		1,430.00	166,006.71
03/10/2026	01ACH031026	Spectrum Business	1549 Bering Rd 02.21.26- 03.20.26		371.99	165,634.72
03/11/2026	01ACH031126	PASCO County Utilities	1549 BERING ROAD 01.07.26- 02.05.26		358.78	165,275.94
03/11/2026	200150	Vesta District Services	Invoice: 431358 (Reference: Billable Expenses - Feb 2026.)		1,981.82	163,294.12
03/12/2026	200151	Sun Coast Rust Control, Inc.	Invoice: 08701 (Reference: : Monthly water treatment (iron/rust) and service fee for previous mo...		3,197.00	160,097.12
03/12/2026			Deposit	5,651.28		165,748.40
03/13/2026	01ACH031326	TECO	32755 CUMBERLAND LN 01.15.26- 02.13.26		384.36	165,364.04
03/13/2026	02ACH031326	TECO	1241 WYNDFIELDS BLVD PH 7B 01.15.26- 02.13.26		673.94	164,690.10
03/13/2026	03ACH031326	TECO	OLDWOODS AVE PH 8C 01.15.26- 02.13.26		570.25	164,119.85
03/13/2026	04ACH031326	TECO	1568 WYNDFIELDS BLVD, WELL 01.15.26- 02.13.26		24.68	164,095.17
03/13/2026	05ACH031326	TECO	1169 MANZANAR PL, FOUNTAIN 01.15.26- 02.13.26		369.76	163,725.41
03/13/2026	06ACH031326	TECO	1756 WYNFIELDS BL 01.15.26- 02.13.26		79.55	163,645.86
03/13/2026	07ACH031326	TECO	1241 WYNDFIELDS BLVD PH 8B 01.15.26- 02.13.26		985.00	162,660.86
03/13/2026	08ACH031326	TECO	1549 BERING RD 01.15.26- 02.13.26		1,157.44	161,503.42
03/13/2026	09ACH031326	TECO	1548 WYNDFIELDS BLVD 01.15.26- 02.13.26		4,840.65	156,662.77
03/13/2026	10ACH031326	TECO	1393 WYNDFIELDS BLVD 01.15.26- 02.13.26		268.32	156,394.45
03/13/2026	11ACH031326	TECO	1329 WYNDFIELDS BLVD 01.15.26- 02.13.26		390.04	156,004.41
03/13/2026	12ACH031326	TECO	1195 WYNDFIELDS BLVD 01.15.26- 02.13.26		363.91	155,640.50
03/13/2026	13ACH031326	TECO	32803 CUMBERLAND LN, WELL 01.15.26- 02.13.26		31.02	155,609.48
03/16/2026	01ACH031626	TECO	1758 BERING RD 01.16.26- 02.16.26		392.71	155,216.77
03/17/2026	200152	Blue Water Aquatics, Inc.	Invoice: 35130 (Reference: Pond Bank / Erosion Control 50% DEPOSIT Per Signed Pond C -.)		1,750.00	153,466.77
03/18/2026	01ACH031826	Waste Management of FL	4 Yard Dumpster 2 week 03.01.26- 03.31.26		344.04	153,122.73
03/18/2026	02ACH031826	TECO	1147 MONTGOMERY BELL RD, WELL 01.15.26- 02.13.26		47.57	153,075.16
03/19/2026	200153	Romaner Graphics	Invoice: 23027 (Reference: Straighten & secure Street Name signs.) Invoice: 23030 (Reference:...		1,370.00	151,705.16
03/23/2026	200154	Greenlee Law, PLLC	Invoice: 2164 (Reference: Legal Services Feb 26.)		693.00	151,012.16
03/23/2026	200155	Innersync Studio, LTD	Invoice: INV-SN-938 (Reference: PDF & ADA Compliance Service & Website.)		1,515.00	149,497.16
03/23/2026	200156	Kilinski Van Wyk PLLC	Invoice: 14542 (Reference: legal services Feb26.) Invoice: 14543 (Reference: legal services F...		3,847.15	145,650.01
03/23/2026	200157	Floralawn	Invoice: 37775 (Reference: Landscape Maintenance March 2026.)		13,917.80	131,732.21
03/26/2026	200158	Florida Training & Investigations	Invoice: 25202130 (Reference: Security Services 2/23/26- 03/24/26.)		5,200.00	126,532.21
3/31/2026	End of Month			5,651.28	71,504.04	126,532.21
04/03/2026	040326BOS1	Engage PEO	BOS Meeting 3/25/26		172.40	126,359.81
04/03/2026	040326BOS2	Gerard Bianchi	BOS Meeting 3/25/26		184.70	126,175.11
04/03/2026	040326BOS3	Michelle Diman	BOS Meeting 3/25/26		184.70	125,990.41
04/03/2026	040326BOS4	Richard Ramirez	BOS Meeting 3/25/26		184.70	125,805.71
04/03/2026	040326BOS5	Vincent S Pacifico	BOS Meeting 3/25/26		184.70	125,621.01
04/06/2026			Funds Transfer	950,000.00		1,075,621.01
04/06/2026	5021	U.S. Bank	Transfer of Tax Assessments for FY26		920,671.38	154,949.63
04/06/2026	200159	Blue Water Aquatics, Inc.	Invoice: 35249 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 35248 (Reference: Po...		6,984.65	147,964.98
04/06/2026	200160	NaturZone Environmental Service	Invoice: 861238 (Reference: Monthly Pest Control Service.)		75.00	147,889.98
04/06/2026	200161	Floralawn	Invoice: 38459 (Reference: Irrigation Repair from Inspection (March, 2026).) Invoice: 38478 (...)		4,641.75	143,248.23
04/06/2026	200162	Sun Coast Rust Control, Inc.	Invoice: 09261 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...		1,622.00	141,626.23
04/06/2026	200163	Cooper Pools	Invoice: 2026-1282 (Reference: Scum Gutter Grate and Monthly commercial maintenance APR26.)		3,915.00	137,711.23
04/06/2026	200164	Vesta Property Services, Inc.	Invoice: 431805 (Reference: Pool monitor March.)		2,429.24	135,281.99
04/06/2026	200165	Vesta District Services	Invoice: 431802 (Reference: Apr26 Management fees.)		5,416.67	129,865.32
04/06/2026	200166	American Power Washing LLC	Invoice: 636 (Reference: Cleaning sidewalks around the clubhouse to remove mold, mildew, and alg...		3,673.00	126,192.32
04/07/2026	01ACH040726	TECO	1611 RANCHETTE RD 02.10.26- 03.10.26		702.26	125,490.06
04/09/2026			Deposit	44.01		125,534.07
04/09/2026			Deposit	8,538.39		134,072.46
04/09/2026			Deposit	5,946.40		140,018.86
04/10/2026	01ACH041026	Spectrum Business	1549 Bering Rd 03.21.26- 04.20.26		371.99	139,646.87
04/10/2026	200167	Catherine ProCleaners LLC	Invoice: 1318 (Reference: MARCH 2026 Cleaning.)		1,430.00	138,216.87
04/10/2026	200168	Floralawn	Invoice: 38509 (Reference: Pump VFD is not working correctly 20015.)		310.00	137,906.87
04/10/2026	200169	ECS Integrations LLC	Invoice: 103816 (Reference: Amenity Access Management.) Invoice: 103817 (Reference: Amenity a...		851.25	137,055.62
04/13/2026	01ACH041326	TECO	1756 WYNFIELDS BL 02.14.26- 03.16.26		64.97	136,990.65
04/13/2026	03ACH041326	TECO	1329 WYNDFIELDS BLVD 02.14.26- 03.16.26		400.63	136,590.02
04/13/2026	04ACH041326	TECO	1195 WYNDFIELDS BLVD 02.14.26- 03.16.26		374.33	136,215.69
04/13/2026	05ACH041326	TECO	1549 BERING RD 02.14.26- 03.16.26		1,237.84	134,977.85
04/13/2026	06ACH041326	TECO	32803 CUMBERLAND LN, WELL 02.14.26- 03.16.26		27.63	134,950.22
04/13/2026	07ACH041326	TECO	1548 WYNDFIELDS BLVD 02.14.26- 03.16.26		4,840.65	130,109.57
04/13/2026	08ACH041326	TECO	1241 WYNDFIELDS BLVD PH 7B 02.14.26- 03.16.26		673.94	129,435.63
04/13/2026	09ACH041326	TECO	1147 MONTGOMERY BELL RD, WELL 02.14.26- 03.16.26		35.11	129,400.52
04/13/2026	10ACH041326	TECO	1568 WYNDFIELDS BLVD, WELL 02.14.26- 03.16.26		26.02	129,374.50
04/13/2026	11ACH041326	TECO	1241 WYNDFIELDS BLVD PH 8B 02.14.26- 03.16.26		985.00	128,389.50
04/13/2026	12ACH041326	PASCO County Utilities	1549 BERING ROAD 02.05.26- 03.09.26		368.16	128,021.34
04/13/2026	13ACH041326	TECO	32755 CUMBERLAND LN 02.14.26- 03.16.26		396.24	127,625.10
04/13/2026	14ACH041326	TECO	1169 MANZANAR PL, FOUNTAIN 02.14.26- 03.16.26		378.71	127,246.39
04/13/2026	15ACH041326	TECO	OLDWOODS AVE PH 8C 02.14.26- 03.16.26		570.25	126,676.14
04/14/2026	01ACH041426	TECO	1758 BERING RD 02.17.26- 03.17.26		333.54	126,342.60
04/15/2026	01ACH041526	Waste Management of FL	4 Yard Dumpster 2 week 04.01.26- 04.30.26		344.04	125,998.56
04/16/2026	200170	Vesta District Services	Invoice: 431937 (Reference: Billable Expenses - Mar 2026.)		2,767.97	123,230.59
04/16/2026	200171	Blue Water Aquatics, Inc.	Invoice: 35300 (Reference: Pond Bank / Erosion Control Remaining 50% BALANCE DUE Per Signed Pond...		1,750.00	121,480.59
04/16/2026	200172	ECS Integrations LLC	Invoice: 103940 (Reference: Video security monitoring.)		220.00	121,260.59
04/16/2026	200173	Kilinski Van Wyk PLLC	Invoice: 14812 (Reference: legal services.) Invoice: 14787 (Reference: legal services.)		4,463.78	116,796.81
04/16/2026	200174	Romaner Graphics	Invoice: 22948 (Reference: new Rules and Regulations sign, 48" x 36".)		225.00	116,571.81
04/17/2026	01ACH041726	TECO	1393 WYNDFIELDS BLVD 02.14.26- 03.16.26		20.98	116,550.83
04/22/2026			Deposit	75.00		116,625.83
04/27/2026	200175	ECS Integrations LLC	Invoice: 103990 (Reference: ion ParkAmenity Card Replacement.)		84.00	116,541.83
04/29/2026	200176	Floralawn	Invoice: 38397 (Reference: Landscape Maintenance Apr26.)		14,196.16	102,345.67
04/30/2026			Deposit	300.00		102,645.67
04/30/2026	200177	Floralawn	Invoice: 39033 (Reference: Irrigation Repair from Inspection (April, 2026).)		331.43	102,314.24
4/30/2026	End of Month			964,903.80	989,121.77	102,314.24
05/05/2026	200178	Cooper Pools	Invoice: 2026-1366 (Reference: monthly Commercial Maintenance May 2026.)		3,915.00	98,399.24
05/05/2026	200179	Vesta Property Services, Inc.	Invoice: 432295 (Reference: Pool monitor April.)		3,293.18	95,106.06

05/05/2026	200180	Florida Training & Investigations	Invoice: 25202133 (Reference: Security monitoring.)	5,200.00	89,906.06
05/05/2026	200181	Skoops Poop LLC	Invoice: 415 (Reference: CAM Pet Waste Station Maintenance.)	952.00	88,954.06
05/05/2026	200182	Blue Water Aquatics, Inc.	Invoice: 35406 (Reference: Fountain Repair Services FOUNTAIN #2 Replaced Four 36W Underwater Lig...	5,230.77	83,723.29
05/05/2026	200183	NaturZone Environmental Service	Invoice: 870722 (Reference: Monthly Pest Control Service.)	75.00	83,648.29
05/05/2026	200184	Greenlee Law, PLLC	Invoice: 2183 (Reference: legal services.)	645.50	83,002.79
05/07/2026	01ACH050726	TECO	1611 RANCHETTE RD 03.11.26- 04.09.26	702.26	82,300.53
05/11/2026	01ACH051126	Spectrum Business	1549 Bering Rd 04.21.26- 05.20.26	371.94	81,928.59
05/11/2026	02ACH051126	PASCO County Utilities	1549 BERING ROAD 03.09.26- 04.08.26	471.34	81,457.25
05/12/2026	200185	Business Observer, Inc.	Invoice: 26-01012P (Reference: Notice of Public Workshop- legal Advertisement.)	70.00	81,387.25
05/12/2026	200186	Catherine ProCleaners LLC	Invoice: 1320 (Reference: Sanitizing wet gym wipe 4000 units total.)	300.00	81,087.25
05/12/2026	200187	Floralawn	Invoice: 39112 (Reference: Clubhouse Landscape Deposit invoice.) Invoice: 39136 (Reference: 1...	14,022.27	67,064.98
05/12/2026	200188	Sun Coast Rust Control, Inc.	Invoice: 09364 (Reference: Monthly water treatment May26.)	1,622.00	65,442.98
05/12/2026			Deposit	4,197.57	69,640.55
05/12/2026			Deposit	351.48	69,992.03
05/13/2026	01ACH051326	TECO	32803 CUMBERLAND LN, WELL 03.17.26- 04.15.26	111.20	69,880.83
05/13/2026	02ACH051326	TECO	32755 CUMBERLAND LN 03.17.26- 04.15.26	383.71	69,497.12
05/13/2026	03ACH051326	TECO	1241 WYNDFIELDS BLVD PH 8B 03.17.26- 04.15.26	985.00	68,512.12
05/13/2026	04ACH051326	TECO	1549 BERING RD 03.17.26- 04.15.26	1,151.61	67,360.51
05/13/2026	05ACH051326	TECO	1169 MANZANAR PL, FOUNTAIN 03.17.26- 04.15.26	368.29	66,992.22
05/13/2026	06ACH051326	TECO	1568 WYNDFIELDS BLVD, WELL 03.17.26- 04.15.26	119.47	66,872.75
05/13/2026	07ACH051326	TECO	1241 WYNDFIELDS BLVD PH 7B 03.17.26- 04.15.26	673.94	66,198.81
05/13/2026	08ACH051326	TECO	OLDWOODS AVE PH 8C 03.17.26- 04.15.26	570.25	65,628.56
05/13/2026	09ACH051326	TECO	1329 WYNDFIELDS BLVD 03.17.26- 04.15.26	385.01	65,243.55
05/13/2026	10ACH051326	TECO	1195 WYNDFIELDS BLVD 03.17.26- 04.15.26	363.26	64,880.29
05/13/2026	11ACH051326	TECO	1756 WYNFIELDS BL 03.17.26- 04.15.26	89.46	64,790.83
05/13/2026	12ACH051326	TECO	1548 WYNDFIELDS BLVD 03.17.26- 04.15.26	4,840.65	59,950.18
05/13/2026	13ACH051326	TECO	1147 MONTGOMERY BELL RD, WELL 03.17.26- 04.15.26	64.78	59,885.40
05/13/2026	200189	Vesta District Services	Invoice: 432486 (Reference: Management fee services May26.)	5,416.67	54,468.73
05/13/2026	200190	Floralawn	Invoice: 39140 (Reference: 20292 Bridge at Wyndfields Median Bed.) Invoice: 39189 (Reference:...	14,645.16	39,823.57
05/14/2026	01ACH051426	TECO	1758 BERING RD 03.18.26- 04.16.26	335.67	39,487.90
05/15/2026	01ACH051526	TECO	1393 WYNDFIELDS BLVD 03.17.26- 04.15.26	207.60	39,280.30
05/15/2026	02ACH051526	Waste Management of FL	4 Yard Dumpster 2 week 05.01.26- 05.31.26	344.04	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	051526BOSS	Vincent S Pacifico	BOS Meeting 4/22/26	184.70	38,025.06
05/19/2026	200191	Vesta District Services	Invoice: 432436 (Reference: Billable Expenses - Apr 2026.)	1,836.51	36,188.55
05/19/2026	200192	Kilinski Van Wyk PLLC	Invoice: 15010 (Reference: legal services.) Invoice: 15009 (Reference: legal services.)	4,305.65	31,882.90
05/20/2026			Funds Transfer	220,000.00	251,882.90
05/20/2026	200193	ECS Integrations LLC	Invoice: 104090 (Reference: tech checked the CDVI, took it off the schedule, tested the doors.)	282.00	251,600.90
05/21/2026	200194	Catherine ProCleaners LLC	Invoice: 1328 (Reference: Apr26 Cleaning.)	1,430.00	250,170.90
05/21/2026	200195	Floralawn	Invoice: 39316 (Reference: Irrigation Repair from Inspection (May, 2026).)	130.20	250,040.70
05/26/2026	200196	Florida Training & Investigations	Invoice: 25202136 (Reference: Security Monitoring 04/24/25 - 5/23/26.)	5,200.00	244,840.70
05/26/2026	200197	Business Observer, Inc.	Invoice: 26-01175P (Reference: Legal Advertising.)	48.13	244,792.57
05/26/2026	200198	ECS Integrations LLC	Invoice: 104100 (Reference: Card Replacement.)	84.00	244,708.57
05/26/2026	200199	Arbitrage Rebate Counselors, LLC	Invoice: 052126- (Reference: Preparation of Annual Arbitrage Report for Series 2019.)	475.00	244,233.57
05/26/2026	200200	Cooper Pools	Invoice: 1676 (Reference: 16' Straight Pole.)	149.99	244,083.58
05/28/2026			Deposit	75.00	244,158.58
05/29/2026	200201	Floralawn	Invoice: 39008 (Reference: Landscape Maintenance Per Agreement May 2026.)	14,196.16	229,962.42
5/31/2026	End of Month			224,624.05	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	Catherine 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 Videofed 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



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 10, 2026

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

Re: Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
Annual Arbitrage Report for the period June 15, 2025 to June 15, 2026

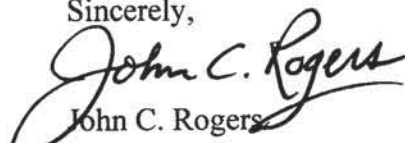
Dear Union Park East Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2017.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2017 during the annual period June 15, 2025 to June 15, 2026, and there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2017 is due June 15, 2027.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 10, 2026

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

Re: Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)
Annual Arbitrage Report for the period June 15, 2025 to June 15, 2026

Dear Union Park East Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Union Park East Community Development District (the "District"), \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One) ("Series 2017A-1") and \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One) ("Series 2017A-2"), and \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two) ("Series 2017A-3") (the Series 2017A-1, Series 2017A-2 and Series 2017A-3 collectively, "Series 2017") for the period June 15, 2025 to June 15, 2026 (the "Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

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

Trust Fund statements for Series 2017 for the period June 15, 2025 to June 15, 2026

Source: US Bank, Orlando, Florida

Closing Documents for the Series 2017 Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Vesta District Services, Lake Mary, Florida

Annual Arbitrage Report for the 2022 Series for the period June 15, 2024 to June 15, 2025, dated September 16, 2025, prepared by Arbitrage Rebate Counselors, LLC (the "Prior Arbitrage Report")

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

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

Notes and Assumptions

- a) The issue date of the Series 2017 Bonds is June 15, 2017.
- b) The end of the first Bond Year for the Series 2017 Bonds is June 15, 2018.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2017A-1, Series 2017A-2) and Series 2018A-3 constitute a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of June 15, 2026 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2017A-1 were applied to (i) finance a portion of the costs of acquiring, constructing and equipping certain assessable improvements (“Series 2017 Area One Project”), (ii) pay certain costs associated with the issuance of Series 2017A-1, (iii) make a deposit into the Series 2017A-1 Reserve Account, and (iv) pay a portion of the interest to become due on the Series 2017A-1.

According to the Official Statement, proceeds of Series 2017A-2 were applied to (i) finance a portion of the costs of the Series 2017 Area One Project, (ii) pay certain costs associated with the issuance of Series 2017A-2, (iii) make a deposit into the Series 2017A-2 Reserve Account, and (iv) pay a portion of the interest to become due on Series 2017A-2.

According to the Official Statement, proceeds of Series 2017A-3 were applied to (i) finance a portion of the costs of acquiring, constructing and equipping certain assessable improvements (“Series 2017 Area Two Project”), (ii) pay certain costs associated with the issuance of Series 2017A-3, (iii) make a deposit into the Series 2017A-3 Reserve Account, and (iv) pay a portion of the interest to become due on the Series 2017A-3.

Union Park East Community Development District
Annual Arbitrage Report
Page Three

Source Information

Bonds

Closing Date

Official Statement

Sources and Uses of Funds Upon
Issuance of Series 2017

Page A-1 of Annual Arbitrage Report

Series 2017 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the District earned \$8,582.75 less on its investments of the proceeds of the Series 2017 during the Annual Computation Period than had such proceeds been invested at the Series 2017 Yield, and therefore **did not incur an arbitrage liability on the Series 2017 Series** during such period, as calculated on Page C-1; and the District accrued a \$28,449.93 cumulative arbitrage credit accrued as of June 15, 2026.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3
(Assessment Area Two)

Annual Arbitrage Report
For the Period June 15, 2025 to June 15, 2026

July 10, 2026



Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Sources and Uses of Funds Upon Issuance of Series 2017

	<u>Series 2017A-1 (One)</u>	<u>Series 2017A-2 (One)</u>	<u>Series 2017A-3 (Two)</u>	<u>Total</u>
Sources of Funds				
Par Amount	\$6,010,000.00	\$6,000,000.00	\$4,325,000.00	\$16,335,000.00
Minus: Original Issue Discount	<u>(69,700.00)</u>	<u>(45,000.00)</u>	<u>(75,687.50)</u>	<u>(190,387.50)</u>
Total Sources of Funds	<u>\$5,940,300.00</u>	<u>\$5,955,000.00</u>	<u>\$4,249,312.50</u>	<u>\$16,144,612.50</u>
Uses of Funds				
Deposit to the Series 2017A Acquisition and Constuction Account	\$5,216,114.20	\$4,983,758.48		\$10,199,872.68
Deposit to the Series 2017A-3 Acquisition and Constuction Account			3,501,874.54	3,501,874.54
Deposit to the Series 2017A-1 Reserve Account	414,475.00			414,475.00
Deposit to the Series 2017A-2 Reserve Account		330,000.00		330,000.00
Deposit to the Series 2017A-3 Reserve Account			248,687.50	248,687.50
Deposit to the Series 2017A-1 Capitalized Interest Account	122,825.00			122,825.00
Deposit to the Series 2017A-2 Capitalized Interest Account		454,666.67		454,666.67
Deposit to the Series 2017A-3 Capitalized Interest Account			342,636.11	342,636.11
Deposit to the Series 2017A-1 Costs of Issuance Account	66,685.80			66,685.80
Deposit to the Series 2017A-2 Costs of Issuance Account		66,574.85		66,574.85
Deposit to the Series 2017A-3 Costs of Issuance Account			47,989.35	47,989.35
Underwriter's Discount	<u>120,200.00</u>	<u>120,000.00</u>	<u>108,125.00</u>	<u>348,325.00</u>
Total Uses of Funds	<u>\$5,940,300.00</u>	<u>\$5,955,000.00</u>	<u>\$4,249,312.50</u>	<u>\$16,144,612.50</u>

Note:

(1) Source: Official Statement for Series 2017, dated June 2, 2017.

Union Park East Community Development District
 \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
 \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
 \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Pricing Report - 2017 Bonds

Dated Date: 6/15/2017
 Issuance Date: 6/15/2017

	2017A-1 (One)	Interest	2017A-2 (One)		2017A-3 (Two)		Bond	
Date	Principal Amount	Rate					Years	Production
11/1/2018	\$85,000.00	5.000%					117.11	(\$637.500)
11/1/2019	90,000.00	5.000%					214.00	(675.000)
11/1/2020	95,000.00	5.000%					320.89	(712.500)
11/1/2021	100,000.00	5.000%					437.78	(750.000)
11/1/2022	105,000.00	5.000%					564.67	(787.500)
11/1/2023	110,000.00	5.000%					701.56	(825.000)
11/1/2024	115,000.00	5.000%					848.44	(862.500)
11/1/2025	120,000.00	5.000%					1,005.33	(900.000)
11/1/2026	130,000.00	5.000%					1,219.11	(975.000)
11/1/2027	135,000.00	5.000%					1,401.00	(1,012.500)
11/1/2028	140,000.00	5.500%					1,592.89	(1,750.000)
11/1/2029	150,000.00	5.500%					1,856.67	(1,875.000)
11/1/2029	0.00	—	\$6,000,000.00	5.500%			74,266.67	(45,000.000)
11/1/2029	0.00	—			\$4,325,000.00	5.750%	53,533.89	(75,687.500)
11/1/2030	155,000.00	5.500%					2,073.56	(1,937.500)
11/1/2031	165,000.00	5.500%					2,372.33	(2,062.500)
11/1/2032	175,000.00	5.500%					2,691.11	(2,187.500)
11/1/2033	185,000.00	5.500%					3,029.89	(2,312.500)
11/1/2034	195,000.00	5.500%					3,388.67	(2,437.500)
11/1/2035	205,000.00	5.500%					3,767.44	(2,562.500)
11/1/2036	215,000.00	5.500%					4,166.22	(2,687.500)
11/1/2037	230,000.00	5.500%					4,686.89	(2,875.000)
11/1/2038	240,000.00	5.500%					5,130.67	(3,000.000)
11/1/2039	255,000.00	5.500%					5,706.33	(3,187.500)
11/1/2040	270,000.00	5.500%					6,312.00	(3,375.000)
11/1/2041	285,000.00	5.500%					6,947.67	(3,562.500)
11/1/2042	300,000.00	5.500%					7,613.33	(3,750.000)
11/1/2043	315,000.00	5.500%					8,309.00	(3,937.500)
11/1/2044	335,000.00	5.500%					9,171.56	(4,187.500)
11/1/2045	350,000.00	5.500%					9,932.22	(4,375.000)
11/1/2046	370,000.00	5.500%					10,869.78	(4,625.000)
11/1/2047	390,000.00	5.500%					11,847.33	(4,875.000)
	<u>\$6,010,000.00</u>		<u>\$6,000,000.00</u>		<u>\$4,325,000.00</u>		<u>246,096.00</u>	<u>(\$190,387.50)</u>
Principal Amount	\$16,335,000.00							
Less: Original Issue Discount	<u>(190,387.50)</u>							
	<u>\$16,144,612.50</u>							
Gross Interest Cost	\$13,634,965.28							
Plus: Original Issue Discount	<u>190,387.50</u>							
	<u>\$13,825,352.78</u>							
NIC %	5.6179%							
Bond Years	246,096.00							
Average Coupon	5.5405%							
Average Life (Years)	15.07							

Note: (1) Source: Official Statement for the 2017 Bonds, dated May 2, 2017.

Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

2017 Bonds - Debt Service Payable

Dated Date: 6/15/2017
First Interest Payment Date: 11/1/2017

Date	Series 2017A-1 (One)		Series 2017A-2		Series 2017A-3		Interest	Semiannual Debt Service	Annual Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2017							341,440.28	\$341,440.28	\$341,440.28
5/1/2018							451,906.25	451,906.25	
11/1/2018	\$85,000.00	5.00%					451,906.25	536,906.25	988,812.50
5/1/2019							449,781.25	449,781.25	
11/1/2019	90,000.00	5.00%					449,781.25	539,781.25	989,562.50
5/1/2020							447,531.25	447,531.25	
11/1/2020	95,000.00	5.00%					447,531.25	542,531.25	990,062.50
5/1/2021							445,156.25	445,156.25	
11/1/2021	100,000.00	5.00%					445,156.25	545,156.25	990,312.50
5/1/2022							442,656.25	442,656.25	
11/1/2022	105,000.00	5.00%					442,656.25	547,656.25	990,312.50
5/1/2023							440,031.25	440,031.25	
11/1/2023	110,000.00	5.00%					440,031.25	550,031.25	990,062.50
5/1/2024							437,281.25	437,281.25	
11/1/2024	115,000.00	5.00%					437,281.25	552,281.25	989,562.50
5/1/2025							434,406.25	434,406.25	
11/1/2025	120,000.00	5.00%					434,406.25	554,406.25	988,812.50
5/1/2026							431,406.25	431,406.25	
11/1/2026	130,000.00	5.00%					431,406.25	561,406.25	992,812.50
5/1/2027							428,156.25	428,156.25	
11/1/2027	135,000.00	5.00%					428,156.25	563,156.25	991,312.50
5/1/2028							424,781.25	424,781.25	
11/1/2028	140,000.00	5.50%					424,781.25	564,781.25	989,562.50
5/1/2029							420,931.25	420,931.25	
11/1/2029	150,000.00	5.50%	\$6,000,000.00	5.50%	\$4,325,000.00	5.75%	420,931.25	10,895,931.25	11,316,862.50
5/1/2030							127,462.50	127,462.50	
11/1/2030	155,000.00	5.50%					127,462.50	282,462.50	409,925.00
5/1/2031							123,200.00	123,200.00	
11/1/2031	165,000.00	5.50%					123,200.00	288,200.00	411,400.00
5/1/2032							118,662.50	118,662.50	
11/1/2032	175,000.00	5.50%					118,662.50	293,662.50	412,325.00
5/1/2033							113,850.00	113,850.00	
11/1/2033	185,000.00	5.50%					113,850.00	298,850.00	412,700.00
5/1/2034							108,762.50	108,762.50	
11/1/2034	195,000.00	5.50%					108,762.50	303,762.50	412,525.00
5/1/2035							103,400.00	103,400.00	
11/1/2035	205,000.00	5.50%					103,400.00	308,400.00	411,800.00
5/1/2036							97,762.50	97,762.50	
11/1/2036	215,000.00	5.50%					97,762.50	312,762.50	410,525.00
5/1/2037							91,850.00	91,850.00	
11/1/2037	230,000.00	5.50%					91,850.00	321,850.00	413,700.00
5/1/2038							85,525.00	85,525.00	
11/1/2038	240,000.00	5.50%					85,525.00	325,525.00	411,050.00
5/1/2039							78,925.00	78,925.00	
11/1/2039	255,000.00	5.50%					78,925.00	333,925.00	412,850.00
5/1/2040							71,912.50	71,912.50	
11/1/2040	270,000.00	5.50%					71,912.50	341,912.50	413,825.00
5/1/2041							64,487.50	64,487.50	
11/1/2041	285,000.00	5.50%					64,487.50	349,487.50	413,975.00
5/1/2042							56,650.00	56,650.00	
11/1/2042	300,000.00	5.50%					56,650.00	356,650.00	413,300.00
5/1/2043							48,400.00	48,400.00	
11/1/2043	315,000.00	5.50%					48,400.00	363,400.00	411,800.00
5/1/2044							39,737.50	39,737.50	
11/1/2044	335,000.00	5.50%					39,737.50	374,737.50	414,475.00
5/1/2045							30,525.00	30,525.00	
11/1/2045	350,000.00	5.50%					30,525.00	380,525.00	411,050.00
5/1/2046							20,900.00	20,900.00	
11/1/2046	370,000.00	5.50%					20,900.00	390,900.00	411,800.00
5/1/2047							10,725.00	10,725.00	
11/1/2047	390,000.00	5.50%					10,725.00	400,725.00	411,450.00
	<u>\$6,010,000.00</u>		<u>\$6,000,000.00</u>		<u>\$0.00</u>		<u>\$13,634,965.28</u>	<u>\$29,969,965.28</u>	<u>\$29,969,965.28</u>

Note: (1) Source: Official Statement for the 2021 Bonds, dated February 16, 2021.

Union Park East Community Development District
 \$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
 \$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
 \$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Proof of Yield - 2017 Bonds

P.V. Date: 6/15/2017
 2017 Bond Yield: 5.66451886%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2017	\$341,440.28	136	0.97911923	\$334,310.74
5/1/2018	451,906.25	316	0.95215182	430,283.36
11/1/2018	536,906.25	496	0.92592716	497,136.08
5/1/2019	449,781.25	676	0.90042480	404,994.19
11/1/2019	539,781.25	856	0.87562483	472,645.86
5/1/2020	447,531.25	1036	0.85150792	381,076.40
11/1/2020	542,531.25	1216	0.82805524	449,245.85
5/1/2021	445,156.25	1396	0.80524852	358,461.41
11/1/2021	545,156.25	1576	0.78306994	426,895.47
5/1/2022	442,656.25	1756	0.76150223	337,083.72
11/1/2022	547,656.25	1936	0.74052854	405,555.08
5/1/2023	440,031.25	2116	0.72013252	316,880.81
11/1/2023	550,031.25	2296	0.70029825	385,185.92
5/1/2024	437,281.25	2476	0.68101027	297,793.02
11/1/2024	552,281.25	2656	0.66225354	365,750.21
5/1/2025	434,406.25	2836	0.64401341	279,763.45
11/1/2025	554,406.25	3016	0.62627565	347,211.14
5/1/2026	431,406.25	3196	0.60902645	262,737.81
11/1/2026	561,406.25	3376	0.59225232	332,494.16
5/1/2027	428,156.25	3556	0.57594020	246,592.40
11/1/2027	563,156.25	3736	0.56007736	315,411.06
5/1/2028	424,781.25	3916	0.54465142	231,357.71
11/1/2028	564,781.25	4096	0.52965035	299,136.58
5/1/2029	420,931.25	4276	0.51506244	216,805.88
11/1/2029	10,895,931.25	4456	0.50087632	5,457,513.99
5/1/2030	127,462.50	4636	0.48708093	62,084.55
11/1/2030	282,462.50	4816	0.47366549	133,792.74
5/1/2031	123,200.00	4996	0.46061955	56,748.33
11/1/2031	288,200.00	5176	0.44793293	129,094.27
5/1/2032	118,662.50	5356	0.43559573	51,688.88
11/1/2032	293,662.50	5536	0.42359832	124,394.94
5/1/2033	113,850.00	5716	0.41193136	46,898.39
11/1/2033	298,850.00	5896	0.40058573	119,715.05
5/1/2034	108,762.50	6076	0.38955259	42,368.71
11/1/2034	303,762.50	6256	0.37882333	115,072.32
5/1/2035	103,400.00	6436	0.36838958	38,091.48
11/1/2035	308,400.00	6616	0.35824321	110,482.21
5/1/2036	97,762.50	6796	0.34837629	34,058.14
11/1/2036	312,762.50	6976	0.33878113	105,958.03
5/1/2037	91,850.00	7156	0.32945024	30,260.00
11/1/2037	321,850.00	7336	0.32037635	103,113.13
5/1/2038	85,525.00	7516	0.31155238	26,645.52
11/1/2038	325,525.00	7696	0.30297144	98,624.78
5/1/2039	78,925.00	7876	0.29462685	23,253.42
11/1/2039	333,925.00	8056	0.28651208	95,673.55
5/1/2040	71,912.50	8236	0.27862082	20,036.32
11/1/2040	341,912.50	8416	0.27094690	92,640.13
5/1/2041	64,487.50	8596	0.26348434	16,991.45
11/1/2041	349,487.50	8776	0.25622732	89,548.24
5/1/2042	56,650.00	8956	0.24917017	14,115.49
11/1/2042	356,650.00	9136	0.24230740	86,418.93
5/1/2043	48,400.00	9316	0.23563364	11,404.67
11/1/2043	363,400.00	9496	0.22914370	83,270.82
5/1/2044	39,737.50	9676	0.22283250	8,854.81
11/1/2044	374,737.50	9856	0.21669513	81,203.79
5/1/2045	30,525.00	10036	0.21072680	6,432.44
11/1/2045	380,525.00	10216	0.20492286	77,978.27
5/1/2046	20,900.00	10396	0.19927876	4,164.93
11/1/2046	390,900.00	10576	0.19379013	75,752.56
5/1/2047	10,725.00	10756	0.18845266	2,021.15
11/1/2047	400,725.00	10936	0.18326220	73,437.74
Total	\$29,969,965.28			\$16,144,612.50 (2)

Notes: (1) See Page B-2.

(2) \$16,144,612.50 = \$6,010,000.00 [Principal Amount of Series 2017A-1 (One)] - \$69,700.00 [Original Issue Discount on Series 2017A-1 (One)] + \$6,000,000.00 [Principal Amount of Series 2017A-2 (One)] - \$45,000.00 [Original Issue Discount on Series 2017A-2 (One)] \$4,325,000.00 [Principal Amount of Series 2017A-3 (Two)] - \$75,687.50 [Original Issue Discount on Series 2017A-3 (Two)].

Union Park East Community Development District
\$6,010,000 Capital Improvement Revenue Bonds, Series 2017A-1 (Assessment Area One)
\$6,000,000 Capital Improvement Revenue Bonds, Series 2017A-2 (Assessment Area One)
\$4,325,000 Capital Improvement Revenue Bonds, Series 2017A-3 (Assessment Area Two)

Arbitrage Credit - 2017 Bonds - Annual Computation Period

Annual
Computation Date: 6/15/2026
2017 Bond
Yield (1): 5.66451886%

Investment
Yield: 3.58712800%

Date (2)	Transaction Description (2)	Bond Reserve Fund				Muni Days To Computation Date	2017 Bond Yield		@ Investment Yield Future Value
		Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total		Yield	Future Value	
6/15/2025	Prior Arbitrage Credit (3)	---	---	---	<u>(\$18,787.86)</u>	360	1.05744736	<u>(\$19,867.17)</u>	---
6/15/2025	Balance	(\$411,200.00)	\$0.00	\$411,200.00	(\$411,200.00)	360	1.05744736	(\$434,822.35)	(\$426,082.55)
7/1/2025	Int. Earn. (+) / Reinvst (-)	(1,321.01)	1,321.01	412,521.01	0.00	344	1.05482543	0.00	0.00
7/2/2025	Trf Out - Rev Fd	1,321.01	0.00	411,200.00	1,321.01	343	1.05466177	1,393.22	1,366.53
8/1/2025	Int. Earn. (+) / Reinvst (-)	(1,365.16)	1,365.16	412,565.16	0.00	314	1.04992681	0.00	0.00
8/4/2025	Trf Out - Rev Fd	1,365.16	0.00	411,200.00	1,365.16	311	1.04943820	1,432.65	1,407.74
9/2/2025	Int. Earn. (+) / Reinvst (-)	(1,361.55)	1,361.55	412,561.55	0.00	283	1.04888881	0.00	0.00
9/3/2025	Trf Out - Rev Fd	1,361.55	0.00	411,200.00	1,361.55	282	1.04472670	1,422.45	1,400.00
10/1/2025	Int. Earn. (+) / Reinvst (-)	(1,286.29)	1,286.29	412,486.29	0.00	254	1.04019773	0.00	0.00
10/2/2025	Trf Out - Rev Fd	1,286.29	0.00	411,200.00	1,286.29	253	1.04003634	1,337.79	1,318.83
11/2/2025	Int. Earn. (+) / Reinvst (-)	(1,292.72)	1,292.72	412,492.72	0.00	223	1.03520641	0.00	0.00
11/4/2025	Trf Out - Rev Fd	1,292.72	0.00	411,200.00	1,292.72	221	1.03488521	1,337.82	1,321.24
12/1/2025	Int. Earn. (+) / Reinvst (-)	(1,210.01)	1,210.01	412,410.01	0.00	194	1.03055880	0.00	0.00
12/2/2025	Trf Out - Rev Fd	1,210.01	0.00	411,200.00	1,210.01	193	1.03039891	1,246.79	1,233.29
1/2/2026	Int. Earn. (+) / Reinvst (-)	(1,191.84)	1,191.84	412,391.84	0.00	163	1.02561373	0.00	0.00
1/5/2026	Trf Out - Rev Fd	1,191.84	0.00	411,200.00	1,191.84	160	1.02513644	1,221.80	1,210.82
2/2/2026	Int. Earn. (+) / Reinvst (-)	(1,158.12)	1,158.12	412,358.12	0.00	133	1.02085077	0.00	0.00
2/3/2026	Trf Out - Rev Fd	1,158.12	0.00	411,200.00	1,158.12	132	1.02069239	1,182.08	1,173.32
3/2/2026	Int. Earn. (+) / Reinvst (-)	(1,040.55)	1,040.55	412,240.55	0.00	103	1.01610994	0.00	0.00
3/3/2026	Trf Out - Rev Fd	1,040.55	0.00	411,200.00	1,040.55	102	1.01595229	1,057.15	1,051.08
4/1/2026	Int. Earn. (+) / Reinvst (-)	(1,147.03)	1,147.03	412,347.03	0.00	74	1.01154806	0.00	0.00
4/2/2026	Trf Out - Rev Fd	1,147.03	0.00	411,200.00	1,147.03	73	1.01139112	1,160.10	1,155.33
5/1/2026	Int. Earn. (+) / Reinvst (-)	(1,106.52)	1,106.52	412,306.52	0.00	44	1.00685043	0.00	0.00
5/4/2026	Trf Out - Rev Fd	1,106.52	0.00	411,200.00	1,106.52	41	1.00638187	1,113.58	1,111.01
6/1/2026	Int. Earn. (+) / Reinvst (-)	(1,131.89)	1,131.89	412,331.89	0.00	14	1.00217461	0.00	0.00
6/2/2026	Trf Out - Rev Fd	1,131.89	0.00	411,200.00	1,131.89	13	1.00201912	1,134.18	1,133.34
6/15/2026	Balance	<u>411,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>411,200.00</u>	0	<u>1.00000000</u>	<u>411,200.00</u>	<u>411,200.00</u>
		<u>\$0.00</u>	<u>\$14,612.69</u>		<u>\$14,612.69</u>				<u>\$0.00</u>
							Arbitrage Credit	<u>(\$8,582.75)</u>	
							Cumulative Arbitrage Credit	<u>(\$28,449.93)</u>	

Notes: (1) Source: I.R.S. Form "8038".
(2) Trust fund statements of US Bank, Orlando, Florida.
(3) See Page C-1 of Prior Arbitrage Report.



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12



AGREEMENT



August 14, 2026

Ms. Amy Palmer
Operations Manager
Lighthouse Engineering, Inc.
727-726-7856
Email: apalmer@lighthouseenginc.com

**Subject: Geotechnical Services Proposal
Union Park East Pickleball Court Addition
Parcel ID: 36-26-20-0250-00C00-0000
Wesley Chapel, Pasco County, Florida
Test Lab Proposal No.: GP-6346**

Dear Ms. Palmer:

Per your request, Test Lab, Inc. (Test Lab) is pleased to submit this proposal for our services at the subject property. The proposed scope of services, estimated fees, and project schedule are outlined below.

GENERAL

Our services are requested for a geotechnical investigation at the above-referenced property. Based on our correspondence and a site plan provided by you, we understand that the proposed development includes the addition of two new pickleball courts and associated improvements.

Based on review of the site in Google Earth, the site appears undeveloped. We understand that the property is readily accessible to our personnel and geotechnical equipment. Should difficult access be encountered due to dense vegetation, locked fences, parked vehicles or other obstacles beyond our control, an additional cost may be incurred which is not included in the lump sum cost referenced herein.

SCOPE OF SERVICES

Our limited subsurface exploration for the project will be conducted in the following stages:

- Notify Sunshine State One Call to locate and mark existing utilities. (Requires 2 full business days).
- Mobilize personnel and equipment to the project site.
- Perform two (2) Standard Penetration Test (SPT) borings to a depth of approximately 15 feet within the proposed pickleball court areas. The borings will be sampled virtually continuous in the upper 10 feet than on 5-foot intervals thereafter.
- Conduct visual classifications of the recovered soil samples in accordance with the Unified Soil Classification System (USCS).
- Generate a report summarizing our findings, conclusions and recommendations.

The soil conditions encountered in our borings will be evaluated for support of a pickle ball court. The results of the exploration will be submitted in an engineering report. This report will present a site plan illustrating the boring locations, boring logs illustrating the USCS soil classification, and groundwater levels encountered. The recommendations will include subgrade preparation within the pickleball courts and Ranchette Rd extension. The report will be signed by a professional engineer and transmitted electronically to the client. A formal signed and sealed hard copy of the report can be provided upon request.

ESTIMATED FEES

The lump sum cost for the above-stated services will be **\$3,000.00**. If conditions are encountered that could cause the cost of the testing to exceed our estimate based on conditions encountered during the field exploration, we will notify you immediately. This proposal is subject to the terms and conditions outlined within this proposal and the listed attachments.

PROJECT SCHEDULE

Upon receiving authorization to proceed, the fieldwork, engineering analysis and report preparation can be completed in approximately thirty (30) to thirty-five (35) business days. The project schedule is subject to change in the event of inclement weather, site access conflicts, and/or any other delays in field work or data retention that are beyond our control.

LIMITATIONS

This proposal was prepared with the presumption that the subject property is fully-accessible to our personnel and geotechnical equipment. Should difficult access be encountered due to locked gates, parked vehicles, and/or other obstacles beyond our control, an additional cost may be incurred which is not included in the estimated fees as indicated below.

Our scope of services does not include locating private utilities. Test Lab must be notified if any hazards exist on the property such as private utilities not located by utility locators within the Sunshine State One Call System. You are to provide plans to identify and locate any private utilities such as septic tanks, sewer laterals, sprinkler irrigation lines and water main laterals to the subject area if they exist. In the event that unidentified/unmarked private utilities are damaged, it will be your responsibility for costs of repairs.

We are available to confer with the client about the contents of our report after the submittal. However, any further involvement such as requests for information (RFI's) or information review requests from project designers or contractors; or site visits and meeting participation is beyond the scope of this proposal. We can provide a cost estimate for these additional services at your request.

CLOSURE

If this proposal is satisfactory, complete, sign and return the Proposal Acceptance Sheet (Attachment A) so we can proceed with the requested scope of services. This shall serve as our formal written authorization to proceed and permission to access the subject property for this work. Please read the Terms and Conditions (Attachment B) prior to signing the Proposal Acceptance Sheet.

Geotechnical Services Proposal
Test Lab Proposal No. GP-6346

Parcel ID: 36-26-20-0250-00C00-0000
Wesley Chapel, Pasco County, Florida

Test Lab appreciates this opportunity to submit our proposal, and we look forward to working together with you on this project. Should you have questions, please do not hesitate to contact us.

Sincerely,
Test Lab, Inc.
4112 West Osborne Avenue, Tampa, Florida
Certificate of Authorization No. 1450


Clifford A. Davis
Geotechnical Engineer Intern


Connie Johnson-Gearhart, P.E.
Senior Project Manager

Copies Submitted: (1) Client
Attachments: Attachment A - Proposal Acceptance Sheet
Attachment B - Terms and Conditions



**ATTACHMENT A
PROPOSAL ACCEPTANCE SHEET**

Services: Geotechnical Services Proposal
Project: Parcel ID: 36-26-20-0250-00C00-0000
Project Location: Wesley Chapel, Pasco County, Florida
Proposal Number: GP-6346
Proposal Date: August 14, 2026

FOR PAYMENT OF INVOICES:

Client Name: _____
Address: _____
Phone: _____ Fax: _____
Attention: _____
Signature: _____ Date: _____

METHOD OF PAYMENT:

☐ Check ☐ Credit Card ☐ Visa ☐ Master Card ☐ American Express ☐ Discover
Card Number: _____ Expiration Date: _____
Card Security Code (CSC)/Verification Value (CVV) – typically last 3 digits on back of card: _____

LUMP SUM FEE: **\$3,000.00**

PAYMENT TERMS: Payable prior to the release of report.

CREDIT TERMS: This proposal/contract and all the terms and conditions herein are subject to
credit approval by Test Lab, Inc.

FOR APPROVAL OF CHARGES: **

Send Invoice To:

Firm: _____
Address: _____ Zip: _____
Attention: _____ Phone: _____

** If the invoice is to be mailed for approval to someone other than the account charged,
please indicate in the space above.

Distribution of Final Reports:

Name: _____	Name: _____
# Copies*: _____	# Copies*: _____
Address: _____	Address: _____
_____ Zip: _____	_____ Zip: _____
Attn: _____	Attn: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
No. Copies: _____	

SPECIAL INSTRUCTIONS: _____

* The client will be charged \$25 per additional copy if more than two (2) hard copies of the report are requested



TERMS AND CONDITIONS

1. **Scope of Work** - Test Lab, Inc. through and by its officers, employees and subcontractors shall only be required to perform the services specified in this proposal. Any estimate of time and materials shall not be considered a fixed sum, unless otherwise stated, but should be considered only an estimate. Test Lab will provide additional services at our standard rates. Test Lab agrees to provide these services to the Client for their exclusive use. No third party beneficiaries are intended by this agreement.

2. **Payment Terms** - Test Lab will submit invoices to Client monthly and upon completion of the project. Client agrees to pay upon receipt of invoice regardless of whether Client has been reimbursed by any other party. Client agrees to pay any attorney's fees, collection fees or other costs incurred in collecting delinquent accounts.

3. **Standard of Care** - Test Lab, Inc. will perform our services in accordance with generally accepted industry principles and practices, consistent with a level of care and skill ordinarily practiced by reputable members of the profession currently providing similar services under similar circumstances. NO OTHER REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY OUR PROPOSAL OR BY OUR ORAL OR WRITTEN REPORTS.

4. **Right of Entry** - The Client shall provide for right of entry to perform the work. Reasonable precautions will be undertaken to minimize property damage, but some may occur. The restoration or correction of such damage, if required, would be at additional cost. Client warrants to Test Lab that it has the authority and permission of the owner and/or occupant of the site to grant right of entry to Test Lab.

5. **Insurance** - Test Lab maintains insurance coverage is as follows:
a. Worker's Compensation Insurance - statutory
b. Employers Liability Insurance - \$500,000
c. Commercial General Liability Insurance - \$1,000,000
d. Automobile Liability Insurance - \$500,000
e. Excess Umbrella - \$2,000,000

6. **Professional Liability** - Test Lab will derive a very limited benefit from this project relative to that of other parties including, the Client. Therefore, for consideration of \$10.00, receipt of which is hereby acknowledged, the Client agrees that Test Lab's liability and that of its Officers, directors, Employees, Agents and Subcontractors for this project will be limited to an aggregate total not exceeding \$50,000 or Test Lab's fee, for this project, whichever is higher. If the Client desires to have higher limits of professional liability, Test Lab agrees to increase the aggregate amount up to a maximum of \$1,000,000 upon written request at the time of acceptance of our proposal. Client agrees to pay an additional consideration of 10% of Test Lab's fees or \$500.00 whichever is greater. The additional sum shall be a waiver of limitation of Liability coverage and is not a charge for additional professional insurance. This waiver shall also apply to other design professionals, the contractor and its subcontractors selected for this project. This limitation shall not apply to the extent prohibited by law.

PURSUANT TO FLORIDA STATUTE §558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

7. **Indemnification** - Test Lab shall indemnify, save and hold harmless the Client from all claims, demands, liabilities and suits of any nature whatsoever arising out of, because of or due to the breach of this Agreement by Test Lab, its subcontractors, agents or employees, or due to any negligent act, error or omission of Test Lab Inc., its subcontractor, agents or employees in rendering the professional services called for herein. It is specifically understood that this indemnification provision does not cover or indemnify the Client for its own negligence or breach of contract.

8. **Ownership of Documents** - All reports, field and laboratory data, calculation sheets and other prepared documents are considered instruments of Test Lab's services and shall be considered to be owned solely by Test Lab. Client agrees that all documents provided to the Client or Client's agent, if not paid for, will be returned upon demand and will not be used by Client or any other entity for any purpose whatsoever.

9. **Assigns** - The contract may be amended only by written instrument and signed by both parties. Client shall not assign this proposal or any reports or information generated pursuant to this proposal without any written consent of Test Lab, Inc.

10. **Claims** - The parties agree to attempt to resolve any dispute without resort to litigation including use of mediation, prior to filing any suits. However, in the event a claim results in litigation and the claimant does not prevail at trial, then the claimant shall pay all costs incurred in pursuing and defending the claim including reasonable attorney's fees.

11. **Consequential Damages** - In no event shall either party be liable to the other party for any consequential, incidental, or indirect damages including, though not limited to, loss of income, loss of profits, loss or restriction of use of property, or any other business losses regardless as to the whether such damages are caused by breach of contract or warranty, negligent act or omission or other wrongful act.

12. **Failure to Follow Recommendations** - Client will not hold Test Lab liable for problems that may occur if Test Lab's recommendations are not followed and waives any claim against Test Lab, and agrees to defend, indemnify and hold Test Lab harmless from any claim or liability for injury or loss that results from failure to implement Test Lab's recommendations.

13. **Force Majeure** - Neither Client nor Test Lab shall hold the other responsible for damages or delays in performance caused by events beyond the control of the other party and which could not reasonably have been anticipated or prevented, including but not limited to, acts of governmental authorities, acts of God, materially different site conditions, wars, riots, rebellions, sabotage, fires, explosions, accidents, floods, strikes or other conceded acts of workers, lockouts or changes in laws, regulations, or ordinances. The party intending to invoke force majeure shall provide prompt notice to the other party.

14. **Termination** - Either party may suspend performance immediately upon becoming aware of a breach of the terms of this contract by the other party and provide notice of its intention to terminate. In the event Test Lab determines there may be a significant risk that Test Lab invoices may not be paid on a timely basis, Test Lab may suspend performance and/or retain any reports or other information until Client provides Test Lab with adequate assurances of payment. The filing of a voluntary or involuntary bankruptcy petition, appointment of a receiver, assignment for the benefit of creditors or



TERMS AND CONDITIONS

other similar act of insolvency shall constitute a breach. Termination will become effective fourteen (14) days after receipt of notice by the breaching party unless the event(s) giving rise to the breach are remedied with that time frame, or the party seeking termination revokes its notice. Either party may, without cause, terminate this contract upon providing thirty (30) days written notice to the other party.

15. Law - The agreement shall be governed by laws of the State of Florida, and is deemed to have been entered into in Hillsborough County, Florida.

16. Site Work - Test Lab will take reasonable precaution to avoid any damage to the site from the activities of its crews or equipment. Any damage caused by Test Lab's negligence will be restored at Test Lab's expense. However, unavoidable damage caused in the execution of the work such as tire ruttings, cutting and splicing of fences, drilling through pavements, etc. will not be restored unless otherwise stated in the contract.

17. Utilities - The Client shall disclose to Test Lab the location of all hidden, obscure or buried man-made objects known to the Client so that Test Lab may avoid damage or personal injury. Test Lab will take reasonable precautions to avoid damage to subterranean structures or utilities of which Test Lab has received notification. Test Lab will conduct utility clearance only when that is part of the agreed upon Scope of Services between the Client and Test Lab or when required by law. Client agrees to hold Test Lab harmless for any damages to subterranean structures which are not called to Test Lab's attention or which are not correctly shown on the plans provided. Client shall indemnify, defend and hold harmless Test Lab from and against any claims, losses or damages incurred or asserted against Test Lab related to Client's failure to make, protect or advise Test Lab of underground structures or utilities. The Client shall reimburse Test Lab for all expenses incurred in connection with such claims, suits, etc., including reasonable attorney's fees.

18. Samples - Test Lab will retain any soil and rock samples obtained for 30 days after submitting its report. Further storage or transfer of samples can be made at Client's expense upon written request.

19. Test Locations - Tests will be performed at the approximate locations indicated by the Client or as recommended by Test Lab, Inc. Accurate horizontal and vertical locations will not be established by surveying, unless additional fees are provided for such work.

20. Interpretation of Data - Client recognizes that subsurface conditions may vary from those encountered at the locations where the borings, surveys, or explorations are made by Test Lab and that the data interpretations and recommendations of Test Lab personnel are based solely on the information available to them. Test Lab will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.

21. Environmental Problems - The subsurface investigation outlined in this proposal assumes that there are no hazardous materials in the soils or groundwater underlying the site. This study is not designed to detect or identify such materials. If it becomes apparent during the field investigation that hazardous materials may be present, field operations will be terminated. The investigation will be resumed only after renegotiation of the scope of services and fees to cover appropriate health and safety precautions and

proper consideration of the new information. Client waives any claim against Test Lab and agrees to defend, indemnify and hold Test Lab harmless from any claim or liability for injury or loss that results from the discovery of on-site environmental contamination whether related to soil, groundwater, air, vegetation or structures.

22. Hazardous Substances - Client agrees to advise Test Lab, prior to beginning work, of any hazardous substances on or near the site known to Client. In the event that test samples obtained during our work contain substances hazardous to health, safety or the environment, these samples remain the property of Client which also shall pay for all costs connected with decontamination of Test Lab equipment. Furthermore, any equipment of Test Lab's contaminated during Test Lab's services which cannot be reasonably decontaminated shall become the property and responsibility of Client. Such samples and/or equipment will be delivered to Client. Client agrees to pay transportation costs for samples and equipment and the fair market value of such contaminated equipment.

23. Unforeseen Conditions or Occurrences - It is possible that unforeseen conditions or occurrences may be encountered at the site which could substantially alter the necessary services or the risks involved in completing Test Lab's services. If this occurs, Test Lab will promptly notify and consult with Client, but will act based on Test Lab's sole judgment where risk to Test Lab personnel is involved. Possible actions could include:

a. Complete the original Scope of Services in accordance with the procedures originally intended in our Proposal, if practicable in Test Lab's judgment;

b. Agree with Client to modify the Scope of Services and the estimate charges to include study of the unforeseen conditions or occurrences, with such revision agreed to in writing;

c. Terminate the services effective on the date specified by Test Lab in writing.

ADDENDUM TO AGREEMENT

Agreement: Proposal dated August 14, 2026 (“**Agreement**”)
Contractor: Test Lab, Inc., a Florida corporation (“**Contractor**”)
District: Union Park East Community Development District (“**District**”)
Services: Geotechnical Services (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage while performing the Services. Contractor agrees, at Contractor’s sole cost and expense, to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
3. Insurance.
 - a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers’ Compensation Insurance in accordance with the laws of the State of Florida with \$500,000.00 Employer’s Liability Insurance Coverage.
 - ii. Commercial General Liability Insurance covering Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000.00 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operations.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$500,000.00 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - b. Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff, and representatives as additional insureds on all policies above except for Workers’ Compensation and Employer’s Liability Insurance. At no time shall Contractor be without insurance in the above amounts. No policy may be cancelled during the term of the Agreement without at least thirty (30) days’ written notice to the District. An insurance certificate evidencing

compliance with this section shall be sent to the District prior to the commencement of any performance under the Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
4. Compensation. In exchange for completing the Services, the District agrees to pay Contractor in an amount not to exceed **Three Thousand Dollars and Zero Cents (\$3,000.00)**. The compensation includes all parts, materials, permits, and labor necessary to complete the Services as described in the Agreement and this Addendum. Compensation under the Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the Florida Statutes, and the District's adopted *Rules of Procedures*.
5. Indemnification.
 - a. Indemnification by Contractor. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement, this Addendum, or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work as described in the Agreement and this Addendum, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement, this Addendum, or any work or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or this Addendum.
 - b. Limit. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to the Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.
 - c. Obligations. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as

against Contractor. The provisions of this Section 5 are independent of, and will not be limited by, any insurance required to be obtained by Contractor.

6. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
7. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason; provided, however, that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District; provided, however, that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Heath Beckett** of Vesta District Services ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, HBECKETT@VESTAPROPERTYSERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

9. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.

10. Liens and Claims. Notwithstanding any other language in the Agreement, the parties agree that lien rights are not available under Florida law because the District is a governmental entity. That said, the District represents that it has sufficient funds on hand to pay any amounts due pursuant to the terms of the Agreement and this Addendum. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens, and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien.
11. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Pasco County, Florida.
12. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into the Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
13. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
14. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(14), *Florida Statutes*.
15. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

16. Counterparts. The Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Additionally, the parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature.

[Signature page follows]



[Signature page to Addendum to Agreement with Test Lab, Inc.]

TEST LAB, INC.

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**



Vincent Pacifico (Aug 19, 2026 14:14:30 EDT)

By: _____

By: Vincent Pacifico

Its: _____

Its: Chairman, Board of Supervisors

Date: _____

Date: 08/19/2026





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 13



UNION PARK EAST CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES				
GENERAL FUND REVENUES /(a)	\$ 1,168,669	\$ 1,210,561	\$ 1,210,561	\$ -
INTEREST & MISCELLANEOUS REVENUE	15,407	-	-	-
TOTAL REVENUES	1,184,076	1,210,561	1,210,561	-
EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	10,764	14,000	13,000	(1,000)
PAYROLL TAXES	588	1,071	1,200	129
PAYROLL PROCESSING	450	770	600	(170)
MANAGEMENT CONSULTING SERVICES	49,631	42,000	43,050	1,050
BANK FEES	1	300	300	-
AUDITING SERVICES	-	4,200	4,800	600
TRAVEL PER DIEM	-	100	100	-
INSURANCE	30,262	35,000	31,000	(4,000)
REGULATORY AND PERMIT FEES	200	175	175	-
LEGAL ADVERTISEMENTS	1,008	2,500	2,500	-
ENGINEERING SERVICES	50,762	25,000	25,000	-
LEGAL SERVICES (GENERAL)	63,415	50,000	50,000	-
LEGAL SERVICES (LITIGATION)	-	30,000	30,000	-
WEBSITE HOSTING	1,848	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	4,557	5,000	5,000	-
TOTAL GENERAL ADMINISTRATIVE	213,486	212,131	208,740	(3,391)
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	9,000	6,500	6,500	-
TRUSTEE FEES	23,497	19,055	19,055	-
ARBITRAGE	1,425	1,900	1,900	-
TOTAL DEBT ADMINISTRATION	33,922	27,455	27,455	-
PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD TECH SERVICES	17,856	16,000	16,400	400
STREETPOLE LIGHTING	66,530	105,000	97,000	(8,000)
ELECTRICITY (IRRIGATION & POND PUMPS)	15,009	32,000	32,000	-
LANDSCAPING MAINTENANCE	165,866	186,974	169,014	(17,960)
LANDSCAPE ENHANCEMENTS	-	40,272	40,272	-
IRRIGATION MAINTENANCE	10,045	18,000	18,000	-
POND MAINTENANCE	23,609	23,580	24,287	707
FOUNTAIN MAINTENANCE	5,342	7,000	7,210	210
PET WASTE REMOVAL	10,063	14,000	12,000	(2,000)
RUST CONTROL	14,175	19,200	19,200	-
PHYSICAL ENVIRONMENT CONTINGENCY	171,354	85,000	85,000	-
INCREASE IN OPERATING RESERVES	50,000	50,000	50,000	-
INCREASE IN ASSET RESERVES	103,500	106,605	106,605	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	653,349	703,631	676,988	(26,643)
AMENITY CENTER OPERATIONS				
POOL SERVICE CONTRACT	39,754	48,000	48,000	-
POOL MAINTENANCE & REPAIRS	9,805	5,000	10,000	5,000
POOL PERMIT	280	275	275	-
AMENITY MANAGEMENT	7,322	7,000	7,175	175
AMENITY CENTER CLEANING & MAINTENANCE	20,400	19,500	20,800	1,300
AMENITY CENTER INTERNET	4,346	4,508	4,508	-
AMENITY CENTER ELECTRICITY	46,245	19,200	19,200	-
AMENITY CENTER WATER	5,555	10,000	6,000	(4,000)
AMENITY CENTER PEST CONTROL	1,375	975	975	-
REFUSE SERVICE	2,706	3,706	3,706	-
LANDSCAPE MAINTENANCE - INFILL	-	4,000	4,000	-
SECURITY MONITORING	41,637	34,420	62,400	27,980
POOL MONITORS	15,649	45,760	45,760	-
COMMUNITY EVENTS & DECORATIONS	-	25,000	24,579	(421)
MISC AMENITY CENTER REPAIRS & CONTINGENCY	3,884	40,000	40,000	-
TOTAL AMENITY CENTER OPERATIONS	198,957	267,344	297,378	30,034

UNION PARK EAST CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
TOTAL EXPENDITURES/RESERVES	1,099,713	1,210,561	1,210,561	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	84,363	-	-	-
FUND BALANCE				
FUND BALANCE - BEGINNING	483,393	563,832	721,256	157,424
INCREASE IN FUND BALANCE FOR OPERATING RESERVE	50,000	50,000	50,000	-
INCREASE IN ASSET RESERVE	103,500	106,605	106,605	-
DECREASE IN ASSET RESERVE (MOVED TO RESERVE CARRY FORWARD)				-
FUND BALANCE - ENDING	\$ 721,256	\$ 720,437	\$ 877,861	\$ 157,424

UNION PARK EAST CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M) BUDGET NARRATIVE

	FY 2026 ADOPTED	BUDGET NARRATIVE
EXPENDITURES		
GENERAL ADMINISTRATIVE		
SUPERVISORS COMPENSATION	13,000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5Board Members per Meeting , 14 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	1,200	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	600	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	43,050	The District received Management, Accounting and Assessment services as part of a Management Agreement.
BANK FEES	300	Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	4,800	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	100	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE	31,000	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS
REGULATORY AND PERMIT FEES	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	2,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	25,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES (GENERAL)	50,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager
LEGAL SERVICES (LITIGATION)	30,000	Covers legal costs related to any lawsuits or legal disputes involving the District. This includes attorney fees, court filings, and other related expenses. The amount budgeted is based on past costs and expected legal activity.
WEBSITE HOSTING	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
ADMINISTRATIVE CONTINGENCY	5,000	Estimated for items not known and considered in the administrative allocations
TOTAL GENERAL ADMINISTRATIVE	208,740	
DEBT ADMINISTRATION:		
DISSEMINATION AGENT	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	19,055	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimated for related bond issuances as supplied by Trustee.
ARBITRAGE	1,900	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.
TOTAL DEBT ADMINISTRATION	27,455	
PHYSICAL ENVIRONMENT EXPENDITURES		
COMPREHENSIVE FIELD TECH SERVICES	16,400	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
STREETPOLE LIGHTING	97,000	The District continues to advance with street pole lighting throughout the District. Lighting poles provide security and safety for those driving on the road or those walking nearby. As they are spaced out appropriately between each other, they can also eliminate dark areas and alert people of other potential hazards like low hanging limbs, etc. Based on a historical monthly average of \$8,583 and 2% cost increase.
ELECTRICITY (IRRIGATION & POND PUMPS)	32,000	Estimated for electrical services related to the irrigation and pond pumps. Amount is estimated based on usage
LANDSCAPING MAINTENANCE	169,014	The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and rights of way. Average \$13,917.80 per month. Added an additional \$19,960 for incidentals.

UNION PARK EAST CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M) BUDGET NARRATIVE

	FY 2026 ADOPTED	BUDGET NARRATIVE
LANDSCAPE ENHANCEMENTS	40,272	
IRRIGATION MAINTENANCE	18,000	Covers routine inspections, repairs, and upkeep of the District's irrigation system
POND MAINTENANCE	24,287	The District contracts with Blue Water Aquatics, Inc. for bi-monthly pond maintenance services covering 28 stormwater ponds at a rate of \$1,965 per month, totaling \$23,580 annually. Services include inspection and treatment of algae, aquatic weeds, and vegetation to maintain healthy water quality and appearance.
FOUNTAIN MAINTENANCE	7,210	Fountain Cleaning at \$1,225 per quarter for 7 fountains plus an additional \$2,100 for any repairs
PET WASTE REMOVAL	12,000	Pet Waste Services for the clean up and maintenance of pet waste stations thru out the District for \$763 monthly. Included an additional funds for supplies.
RUST CONTROL	19,200	Provides rust inhibitor and will perform the cleaning of rust from areas such as common grounds and entrances for a monthly rate of \$1,575. An additional \$300 has been added for COI.
PHYSICAL ENVIRONMENT CONTINGENCY	85,000	
INCREASE IN OPERATING RESERVES	50,000	For the replacement of any operating reserves utilized for any budget overages
INCREASE IN ASSET RESERVES	106,605	The District's reserve study identifies key common-area assets—such as HVAC systems, amenities, and exercise equipment—and evaluates their condition, remaining useful life, and estimated future costs for repair or replacement. For FY 2025, a reserve contribution of \$103,500 has been budgeted in alignment with the study's recommendation to ensure adequate long-term funding. In accordance with the study's guidance, the District has also budgeted a 3% annual inflationary increase for FY 2026 to account for anticipated cost escalations.
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	676,988	
AMENITY CENTER OPERATIONS		
POOL SERVICE CONTRACT	48,000	Cooper pools will provide all work, labor, and equipment to perform pool maintenance services 5 days per week at a monthly rate of \$3,900. The budget contemplates an additional \$1,200 for cost increases.
POOL MAINTENANCE & REPAIRS	10,000	Miscellaneous repairs and maintenance as needed (estimate)
POOL PERMIT	275	Statutory Requirement, annual
AMENITY MANAGEMENT	7,175	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	20,800	Community clubhouse & restrooms - 7 day week cleaning May - Nov at \$9,450 annually and 5 days week for the time period Dec - April at \$4,950 annually. Additional amounts for any special event cleanup and supplies for dispensers
AMENITY CENTER INTERNET	4,508	Internet for amenity center entry system. \$362 mo. Increased current rate by 3.5% to account for cost increases.
AMENITY CENTER ELECTRICITY	19,200	Covers electricity expenses for five utility meters serving the District's amenity center. Based on current usage trends, the average monthly cost is approximately \$1,370. A buffer has been included to account for potential increases in rates or usage, bringing the total budgeted amount to \$19,200.
AMENITY CENTER WATER	6,000	Provides for the cost of water service at District facilities. Based on current usage, the average monthly expense is approximately \$717, with a projected annual cost of \$8,607. To account for potential increases in consumption or rate adjustments, the District has budgeted \$10,000 for this expense.
AMENITY CENTER PEST CONTROL	975	Amount is estimated for pest control of the amenity sites at \$75 per month. An extra visit budgeted based on any needs
REFUSE SERVICE	3,706	Estimated from Waste Management for a dumpster - 4 yard in capacity - and 2x per week pickup at a rate of \$288 per month. Additional \$250 for any extra pickups necessary
LANDSCAPE MAINTENANCE - INFILL	4,000	4K estimated for infill planting
SECURITY MONITORING	62,400	The District contracts with JCS Investigations and Security, LLC to provide 49 hours of weekly patrol and amenity coverage at a rate of \$1,078 per week, totaling approximately \$33,418 through September 30, 2025. To account for potential cost adjustments, the District has budgeted a 3% increase, bringing the total to \$34,420. The agreement may renew annually for up to three additional years with District approval.
POOL MONITORS	45,760	The District has added pool monitors to monitor the amenity center during summer time hours
COMMUNITY EVENTS & DECORATIONS	24,579	Appropriations for community events and decoration
MISC AMENITY CENTER REPAIRS & CONTINGENCY	40,000	Established for amounts not appropriated in any other line item and considers various capital projects for the District.
TOTAL AMENITY CENTER OPERATIONS	297,378	

**UNION PARK EAST CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET

NET O&M BUDGET	\$1,210,560.86
COUNTY COLLECTION COSTS	\$25,756.61
EARLY PAYMENT DISCOUNT	\$51,513.23
GROSS O&M ASSESSMENT	\$1,287,830.70

UNIT TYPE	UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2017 DEBT SERVICE ⁽¹⁾	SERIES 2019A1 DEBT SERVICE ⁽¹⁾	SERIES 2019A2 DEBT SERVICE ⁽¹⁾	SERIES 2021 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M ASSMT. PER UNIT
<u>ASSESSMENT AREA ONE</u>										
TOWNHOME	178	178				0.47	83.66	11.27%	145100.3563	\$815.17
SINGLE FAMILY 40'	71	71				0.80	56.80	7.65%	98514.22707	\$1,387.52
SINGLE FAMILY 50'	186	185				1.00	186.00	25.05%	322599.4055	\$1,734.41
SINGLE FAMILY 60'	47	47				1.20	56.40	7.60%	97820.4649	\$2,081.29
<u>ASSESSMENT AREA TWO</u>										
SINGLE FAMILY 40'	14		14			0.80	11.20	1.51%	19425.34055	\$1,387.52
SINGLE FAMILY 50'	17		16			1.00	17.00	2.29%	29484.8919	\$1,734.41
SINGLE FAMILY 50' (DS SWAP)	17		17			1.00	17.00	2.29%	29484.8919	\$1,734.41
SINGLE FAMILY 60' (DS SWAP)	4		4			1.20	4.80	0.65%	8325.145949	\$2,081.29
<u>ASSESSMENT AREA THREE</u>										
TOWNHOME	72		72	72		0.47	33.84	4.56%	58692.27894	\$815.17
SINGLE FAMILY 40'	89		89	89		0.80	71.20	9.59%	123489.6649	\$1,387.52
SINGLE FAMILY 50'	87		87	87		1.00	87.00	11.72%	150893.2703	\$1,734.41
SINGLE FAMILY 60'	33		33	33		1.20	39.60	5.33%	68682.45408	\$2,081.29
<u>ASSESSMENT AREA FOUR</u>										
TOWNHOME	166				166	0.47	78.02	10.51%	135318.3098	\$815.17
	981	481	332	281	166		742.52	100.00%	\$1,287,830.70	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾					FY 2027 TOTAL PER UNIT ⁽³⁾	FY 2026 PER UNIT		
	O&M ASSMT. PER UNIT	SERIES 2017 DEBT SERVICE ⁽²⁾	SERIES 2019A1 DEBT SERVICE ⁽²⁾	SERIES 2019A2 DEBT SERVICE ⁽²⁾	SERIES 2021 DEBT SERVICE ⁽²⁾		FY 2026 PER UNIT	VARIANCE PER UNIT	PERCENT CHANGE
<u>ASSESSMENT AREA ONE</u>									
TOWNHOME	\$815.17	\$541.29				\$1,356.46	\$1,356.46	\$0.00	0.00%
SINGLE FAMILY 40'	\$1,387.52	\$921.34				\$2,308.87	\$2,308.87	\$0.00	0.00%
SINGLE FAMILY 50'	\$1,734.41	\$1,151.68				\$2,886.08	\$2,886.08	\$0.00	0.00%
SINGLE FAMILY 60'	\$2,081.29	\$1,382.01				\$3,463.30	\$3,463.30	\$0.00	0.00%
<u>ASSESSMENT AREA TWO</u>									
SINGLE FAMILY 40'	\$1,387.52		\$1,080.18			\$2,467.70	\$2,467.70	\$0.00	0.00%
SINGLE FAMILY 50'	\$1,734.41		\$1,350.22			\$3,084.63	\$3,084.63	\$0.00	0.00%
SINGLE FAMILY 50' (DS SWAP)	\$1,734.41		\$1,072.29			\$2,806.70	\$2,806.70	\$0.00	0.00%
SINGLE FAMILY 60' (DS SWAP)	\$2,081.29		\$1,327.18			\$3,408.47	\$3,408.47	\$0.00	0.00%
<u>ASSESSMENT AREA THREE</u>									
TOWNHOME	\$815.17		\$597.21	\$12.77		\$1,425.15	\$1,425.15	\$0.00	0.00%
SINGLE FAMILY 40'	\$1,387.52		\$1,080.18	\$575.53		\$3,043.24	\$3,043.24	\$0.00	0.00%
SINGLE FAMILY 50'	\$1,734.41		\$1,350.22	\$304.26		\$3,388.88	\$3,388.88	\$0.00	0.00%
SINGLE FAMILY 60'	\$2,081.29		\$1,620.27	\$34.04		\$3,735.60	\$3,735.60	\$0.00	0.00%
<u>ASSESSMENT AREA FOUR</u>									
TOWNHOME	\$815.17				\$611.70	\$1,426.87	\$1,426.87	\$0.00	0.00%

⁽¹⁾ Reflects the total number of units with Series 2017, 2019A1, 2019A2 and 2021 debt outstanding.

⁽²⁾ Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

UNION PARK EAST CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE OBLIGATION

	SERIES 2017A-1	SERIES 2019A-1	SERIES 2019A-2	SERIES 2021	TOTAL DEBT SERVICE
REVENUES					
SPECIAL ASSESSMENTS - MADS	\$ 411,200	\$ 343,119	\$ 76,394	\$ 86,986	\$ 917,699
TOTAL REVENUES	411,200	343,119	76,394	86,986	917,699
EXPENDITURES					
INTEREST EXPENSE					
05/01/27	137,713	114,322	25,988	24,769	302,791
11/01/27	137,713	114,322	25,463	24,253	301,749
PRINCIPAL RETIREMENT					
05/01/27	-	-	20,000	35,000	55,000
11/01/27	135,000	110,000	-	-	245,000
TOTAL EXPENDITURES	410,425	338,644	71,450	84,021	904,540
EXCESS OF REVENUE OVER (UNDER) EXPEND.	\$ 775	\$ 4,475	\$ 4,944	\$ 2,965	\$ 13,159



**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017A-1 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2025						5,265,000
11/1/2025	120,000	5.00%	143,838	263,838	263,838	5,145,000
5/1/2026		5.00%	140,838	140,838		5,145,000
11/1/2026	125,000	5.00%	140,838	265,838	406,675	5,020,000
5/1/2027		5.00%	137,713	137,713		5,020,000
11/1/2027	135,000	5.00%	137,713	272,713	410,425	4,885,000
5/1/2028		5.50%	134,338	134,338		4,885,000
11/1/2028	140,000	5.50%	134,338	274,338	408,675	4,745,000
5/1/2029		5.50%	130,488	130,488		4,745,000
11/1/2029	145,000	5.50%	130,488	275,488	405,975	4,600,000
5/1/2030		5.50%	126,500	126,500		4,600,000
11/1/2030	155,000	5.50%	126,500	281,500	408,000	4,445,000
5/1/2031		5.50%	122,238	122,238		4,445,000
11/1/2031	165,000	5.50%	122,238	287,238	409,475	4,280,000
5/1/2032		5.50%	117,700	117,700		4,280,000
11/1/2032	175,000	5.50%	117,700	292,700	410,400	4,105,000
5/1/2033		5.50%	112,888	112,888		4,105,000
11/1/2033	185,000	5.50%	112,888	297,888	410,775	3,920,000
5/1/2034		5.50%	107,800	107,800		3,920,000
11/1/2034	195,000	5.50%	107,800	302,800	410,600	3,725,000
5/1/2035		5.50%	102,438	102,438		3,725,000
11/1/2035	205,000	5.50%	102,438	307,438	409,875	3,520,000
5/1/2036		5.50%	96,800	96,800		3,520,000
11/1/2036	215,000	5.50%	96,800	311,800	408,600	3,305,000
5/1/2037		5.50%	90,888	90,888		3,305,000
11/1/2037	225,000	5.50%	90,888	315,888	406,775	3,080,000
5/1/2038		5.50%	84,700	84,700		3,080,000
11/1/2038	240,000	5.50%	84,700	324,700	409,400	2,840,000
5/1/2039		5.50%	78,100	78,100		2,840,000
11/1/2039	255,000	5.50%	78,100	333,100	411,200	2,585,000
5/1/2040		5.50%	71,088	71,088		2,585,000
11/1/2040	265,000	5.50%	71,088	336,088	407,175	2,320,000
5/1/2041		5.50%	63,800	63,800		2,320,000
11/1/2041	280,000	5.50%	63,800	343,800	407,600	2,040,000
5/1/2042		5.50%	56,100	56,100		2,040,000
11/1/2042	295,000	5.50%	56,100	351,100	407,200	1,745,000
5/1/2043		5.50%	47,988	47,988		1,745,000
11/1/2043	315,000	5.50%	47,988	362,988	410,975	1,430,000
5/1/2044		5.50%	39,325	39,325		1,430,000
11/1/2044	330,000	5.50%	39,325	369,325	408,650	1,100,000
5/1/2045		5.50%	30,250	30,250		1,100,000
11/1/2045	350,000	5.50%	30,250	380,250	410,500	750,000
5/1/2046		5.50%	20,625	20,625		750,000
11/1/2046	365,000	5.50%	20,625	385,625	406,250	385,000
5/1/2047		5.50%	10,588	10,588		385,000
11/1/2047	385,000	5.50%	10,588	395,588	406,175	-
Total	\$ 5,265,000		\$ 3,990,213	\$ 9,255,213	\$ 9,255,213	

Footnote:

Max annual ds: 411,200

(a) Data herein for the CDD's budgetary process purposes only.



**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-1 ASSESSMENT AREA TWO AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2025						4,765,000
11/1/2025	105,000	4.50%	119,047	224,047	224,047	4,660,000
5/1/2026		4.50%	116,684	116,684		4,660,000
11/1/2026	105,000	4.50%	116,684	221,684	338,369	4,555,000
5/1/2027		4.50%	114,322	114,322		4,555,000
11/1/2027	110,000	4.50%	114,322	224,322	338,644	4,445,000
5/1/2028		4.50%	111,847	111,847		4,445,000
11/1/2028	115,000	4.50%	111,847	226,847	338,694	4,330,000
5/1/2029		4.50%	109,259	109,259		4,330,000
11/1/2029	120,000	4.50%	109,259	229,259	338,519	4,210,000
5/1/2030		4.50%	106,559	106,559		4,210,000
11/1/2030	130,000	4.50%	106,559	236,559	343,119	4,080,000
5/1/2031		5.00%	103,634	103,634		4,080,000
11/1/2031	135,000	5.00%	103,634	238,634	342,269	3,945,000
5/1/2032		5.00%	100,259	100,259		3,945,000
11/1/2032	140,000	5.00%	100,259	240,259	340,519	3,805,000
5/1/2033		5.00%	96,759	96,759		3,805,000
11/1/2033	145,000	5.00%	96,759	241,759	338,519	3,660,000
5/1/2034		5.00%	93,134	93,134		3,660,000
11/1/2034	155,000	5.00%	93,134	248,134	341,269	3,505,000
5/1/2035		5.00%	89,259	89,259		3,505,000
11/1/2035	160,000	5.00%	89,259	249,259	338,519	3,345,000
5/1/2036		5.00%	85,259	85,259		3,345,000
11/1/2036	170,000	5.00%	85,259	255,259	340,519	3,175,000
5/1/2037		5.00%	81,009	81,009		3,175,000
11/1/2037	180,000	5.00%	81,009	261,009	342,019	2,995,000
5/1/2038		5.00%	76,509	76,509		2,995,000
11/1/2038	185,000	5.00%	76,509	261,509	338,019	2,810,000
5/1/2039		5.00%	71,884	71,884		2,810,000
11/1/2039	195,000	5.00%	71,884	266,884	338,769	2,615,000
5/1/2040		5.125%	67,009	67,009		2,615,000
11/1/2040	205,000	5.125%	67,009	272,009	339,019	2,410,000
5/1/2041		5.125%	61,756	61,756		2,410,000
11/1/2041	215,000	5.125%	61,756	276,756	338,513	2,195,000
5/1/2042		5.125%	56,247	56,247		2,195,000
11/1/2042	230,000	5.125%	56,247	286,247	342,494	1,965,000
5/1/2043		5.125%	50,353	50,353		1,965,000
11/1/2043	240,000	5.125%	50,353	290,353	340,706	1,725,000
5/1/2044		5.125%	44,203	44,203		1,725,000
11/1/2044	250,000	5.125%	44,203	294,203	338,406	1,475,000
5/1/2045		5.125%	37,797	37,797		1,475,000
11/1/2045	265,000	5.125%	37,797	302,797	340,594	1,210,000
5/1/2046		5.125%	31,006	31,006		1,210,000
11/1/2046	280,000	5.125%	31,006	311,006	342,013	930,000
5/1/2047		5.125%	23,831	23,831		930,000
11/1/2047	295,000	5.125%	23,831	318,831	342,663	635,000
5/1/2048		5.125%	16,272	16,272		635,000
11/1/2048	310,000	5.125%	16,272	326,272	342,544	325,000
5/1/2049		5.125%	8,328	8,328		325,000
11/1/2049	325,000	5.125%	8,328	333,328	341,656	-
Total	\$ 4,765,000		\$ 3,625,416	\$ 8,390,416	\$ 8,390,416	

Footnote:

Max annual ds: 343,119

(a) Data herein for the CDD's budgetary process purposes only.

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019A-2 ASSESSMENT AREA TWO AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2025						1,010,000
11/1/2025		5.25%	26,513	26,513	26,513	1,010,000
5/1/2026	20,000	5.25%	26,513	46,513		990,000
11/1/2026		5.25%	25,988	25,988	72,500	990,000
5/1/2027	20,000	5.25%	25,988	45,988		970,000
11/1/2027		5.25%	25,463	25,463	71,450	970,000
5/1/2028	25,000	5.25%	25,463	50,463		945,000
11/1/2028		5.25%	24,806	24,806	75,269	945,000
5/1/2029	25,000	5.25%	24,806	49,806		920,000
11/1/2029		5.25%	24,150	24,150	73,956	920,000
5/1/2030	25,000	5.25%	24,150	49,150		895,000
11/1/2030		5.25%	23,494	23,494	72,644	895,000
5/1/2031	30,000	5.25%	23,494	53,494		865,000
11/1/2031		5.25%	22,706	22,706	76,200	865,000
5/1/2032	30,000	5.25%	22,706	52,706		835,000
11/1/2032		5.25%	21,919	21,919	74,625	835,000
5/1/2033	30,000	5.25%	21,919	51,919		805,000
11/1/2033		5.25%	21,131	21,131	73,050	805,000
5/1/2034	35,000	5.25%	21,131	56,131		770,000
11/1/2034		5.25%	20,213	20,213	76,344	770,000
5/1/2035	35,000	5.25%	20,213	55,213		735,000
11/1/2035		5.25%	19,294	19,294	74,506	735,000
5/1/2036	35,000	5.25%	19,294	54,294		700,000
11/1/2036		5.25%	18,375	18,375	72,669	700,000
5/1/2037	40,000	5.25%	18,375	58,375		660,000
11/1/2037		5.25%	17,325	17,325	75,700	660,000
5/1/2038	40,000	5.25%	17,325	57,325		620,000
11/1/2038		5.25%	16,275	16,275	73,600	620,000
5/1/2039	45,000	5.25%	16,275	61,275		575,000
11/1/2039		5.25%	15,094	15,094	76,369	575,000
5/1/2040	45,000	5.25%	15,094	60,094		530,000
11/1/2040		5.25%	13,913	13,913	74,006	530,000
5/1/2041	45,000	5.25%	13,913	58,913		485,000
11/1/2041		5.25%	12,731	12,731	71,644	485,000
5/1/2042	50,000	5.25%	12,731	62,731		435,000
11/1/2042		5.25%	11,419	11,419	74,150	435,000
5/1/2043	55,000	5.25%	11,419	66,419		380,000
11/1/2043		5.25%	9,975	9,975	76,394	380,000
5/1/2044	55,000	5.25%	9,975	64,975		325,000
11/1/2044		5.25%	8,531	8,531	73,506	325,000
5/1/2045	60,000	5.25%	8,531	68,531		265,000
11/1/2045		5.25%	6,956	6,956	75,488	265,000
5/1/2046	60,000	5.25%	6,956	66,956		205,000
11/1/2046		5.25%	5,381	5,381	72,338	205,000
5/1/2047	65,000	5.25%	5,381	70,381		140,000
11/1/2047		5.25%	3,675	3,675	74,056	140,000
5/1/2048	70,000	5.25%	3,675	73,675		70,000
11/1/2048		5.25%	1,838	1,838	75,513	70,000
5/1/2049	70,000	5.25%	1,838	71,838	71,838	-
Total	\$ 1,010,000		\$ 794,325	\$ 1,804,325	\$ 1,804,325	

Footnote:

Max annual ds: 76,394

(a) Data herein for the CDD's budgetary process purposes only.



**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 ASSESSMENT AREA THREE MORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2025						1,400,000
11/1/2025		2.40%	25,189	25,189	25,189	1,400,000
5/1/2026	35,000	2.40%	25,189	60,189		1,365,000
11/1/2026		2.95%	24,769	24,769	84,958	1,365,000
5/1/2027	35,000	2.95%	24,769	59,769		1,330,000
11/1/2027		2.95%	24,253	24,253	84,021	1,330,000
5/1/2028	35,000	2.95%	24,253	59,253		1,295,000
11/1/2028		2.95%	23,736	23,736	82,989	1,295,000
5/1/2029	35,000	2.95%	23,736	58,736		1,260,000
11/1/2029		2.95%	23,220	23,220	81,956	1,260,000
5/1/2030	40,000	2.95%	23,220	63,220		1,220,000
11/1/2030		2.95%	22,630	22,630	85,850	1,220,000
5/1/2031	40,000	2.95%	22,630	62,630		1,180,000
11/1/2031		3.35%	22,040	22,040	84,670	1,180,000
5/1/2032	40,000	3.35%	22,040	62,040		1,140,000
11/1/2032		3.35%	21,370	21,370	83,410	1,140,000
5/1/2033	45,000	3.35%	21,370	66,370		1,095,000
11/1/2033		3.35%	20,616	20,616	86,986	1,095,000
5/1/2034	45,000	3.35%	20,616	65,616		1,050,000
11/1/2034		3.35%	19,863	19,863	85,479	1,050,000
5/1/2035	45,000	3.35%	19,863	64,863		1,005,000
11/1/2035		3.35%	19,109	19,109	83,971	1,005,000
5/1/2036	45,000	3.35%	19,109	64,109		960,000
11/1/2036		3.35%	18,355	18,355	82,464	960,000
5/1/2037	50,000	3.35%	18,355	68,355		910,000
11/1/2037		3.35%	17,518	17,518	85,873	910,000
5/1/2038	50,000	3.35%	17,518	67,518		860,000
11/1/2038		3.35%	16,680	16,680	84,198	860,000
5/1/2039	50,000	3.35%	16,680	66,680		810,000
11/1/2039		3.35%	15,843	15,843	82,523	810,000
5/1/2040	55,000	3.35%	15,843	70,843		755,000
11/1/2040		3.35%	14,921	14,921	85,764	755,000
5/1/2041	55,000	3.35%	14,921	69,921		700,000
11/1/2041		4.00%	14,000	14,000	83,921	700,000
5/1/2042	60,000	4.00%	14,000	74,000		640,000
11/1/2042		4.00%	12,800	12,800	86,800	640,000
5/1/2043	60,000	4.00%	12,800	72,800		580,000
11/1/2043		4.00%	11,600	11,600	84,400	580,000
5/1/2044	60,000	4.00%	11,600	71,600		520,000
11/1/2044		4.00%	10,400	10,400	82,000	520,000
5/1/2045	65,000	4.00%	10,400	75,400		455,000
11/1/2045		4.00%	9,100	9,100	84,500	455,000
5/1/2046	70,000	4.00%	9,100	79,100		385,000
11/1/2046		4.00%	7,700	7,700	86,800	385,000
5/1/2047	70,000	4.00%	7,700	77,700		315,000
11/1/2047		4.00%	6,300	6,300	84,000	315,000
5/1/2048	75,000	4.00%	6,300	81,300		240,000
11/1/2048		4.00%	4,800	4,800	86,100	240,000
5/1/2049	75,000	4.00%	4,800	79,800		165,000
11/1/2049		4.00%	3,300	3,300	83,100	165,000
5/1/2050	80,000	4.00%	3,300	83,300		85,000
11/1/2050		4.00%	1,700	1,700	85,000	85,000
5/1/2051	85,000	4.00%	1,700	86,700		-
Total	\$ 1,400,000		\$ 823,620	\$ 2,223,620	\$ 2,136,920	

Footnote:

Max annual ds:

86,986

(a) Data herein for the CDD's budgetary process purposes only.



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 14



RESOLUTION 2026-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, submitted to the Board of Supervisors (“**Board**”) of the Union Park East Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Union Park East Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$2,128,260.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,210,561.00
DEBT SERVICE FUND (SERIES 2017A-1)	\$411,200.00
DEBT SERVICE FUND (SERIES 2019A-1)	\$343,119.00
DEBT SERVICE FUND (SERIES 2019A-2)	\$76,394.00
DEBT SERVICE FUND (SERIES 2021)	<u>\$86,986.00</u>
TOTAL ALL FUNDS	\$2,128,260.00

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2026.

ATTEST:

**UNION PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 15



RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Union Park East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Union Park East Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2026.

ATTEST:

**UNION PARK EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll