



Your Community.
Our Commitment.



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
September 23, 2026
6:00 p.m.

Location:
Union Park East CDD Clubhouse
1549 Bering Road,
Wesley Chapel, FL 33543

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





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, September 23, 2026 at 6:00 p.m.** at **Union Park East CDD Clubhouse – 1549 Bering Road, Wesley Chapel, FL 33543.**

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, September 23, 2026
 Time: 6:00 p.m.
 Location: Union Park East CDD Clubhouse
 1549 Bering Road
 Wesley Chapel, Florida 33543

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

Regular Meeting Agenda

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

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Staff/Vendors

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

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

- A. District Engineer – *Amy Palmer, Lighthouse Engineering*
- B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics* [EXHIBIT 1](#)
 - 1. Aquatic Reports
 - 2. Fountain Report
 - 3. Presentation of Blue Water Aquatics Rate Increase Reminder [EXHIBIT 2](#)
- C. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 3](#)
- D. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 4](#)
 - 1. Presentation of Scoops Poop Reports [EXHIBIT 5](#)



THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

- D. Field Manager (Continued)
 - 2. Consideration of Proposals to Paint Clubhouse Interior and Pergolas [EXHIBIT 6](#)
 - a. Presto Painting Revised Proposal #140381 - \$6,000.00
 - b. Tampa SWAP Proposals – *Previously Presented*
 - 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](#)
 - d. Discussion on Liability Requirement for Tampa SWAP Bridge Repair [EXHIBIT 8](#)
- E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 26, 2026 [EXHIBIT 9](#)
- B. Acceptance of the Unaudited August 2026 Financial Statement [EXHIBIT 10](#)
- C. Ratification of Approval of Floralawn Proposal #22024 – Irrigation Module Repair - \$1,922.98 [EXHIBIT 11](#)

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

SIXTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 Minutes Per Person)

SEVENTH ORDER OF BUSINESS:

SHADE ITEMS: SECURITY

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





EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Wednesday, October 28, 2026

at 6:00 p.m.

Union Park East CDD Clubhouse

1549 Bering Road

Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE

Noon - October 20, 2026

NINTH ORDER OF BUSINESS:

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

TENTH ORDER OF BUSINESS:

ADJOURNMENT





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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

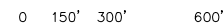
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—— CDD BOUNDARY

— 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.

Aug 21, 2026 | 28 Photos



Union Park East CDD



August 2026 Monthly Aquatics Update

Pond conditions throughout the community remain generally stable as we move through the latter part of the summer rainy season. Warm water temperatures, extended daylight, elevated nutrient availability, and periodic rainfall continue to create favorable conditions for aquatic vegetation and algae growth.

Crews continue routine shoreline treatments targeting nuisance vegetation such as Torpedo grass, Alligator weed, pennywort, sedges, and other undesirable shoreline growth. Isolated filamentous and planktonic algae may continue to develop between service visits during the summer months and are being treated as conditions warrant.

Weather & Rainfall

- **Observed August high:** approximately **94°F**
- **Observed August low:** approximately **73°F**
- **Typical daily temperatures:** upper 80s to low 90s during the afternoon and mid-to-upper 70s overnight
- **Rainfall:** Summer rainfall has increased substantially compared with the very dry conditions experienced earlier this year. Tampa International Airport has recorded approximately **6.07 inches of rainfall through August 20.**

The additional rainfall has helped improve water levels in many ponds; however, rainfall can also wash nutrients, grass clippings, fertilizer residue, organic material, and other pollutants from surrounding landscapes and stormwater systems into the ponds. These nutrient inputs, combined with warm water temperatures, can contribute to temporary increases in algae following significant rain events.

Aquatic Management

Routine shoreline vegetation management and algae treatments are continuing throughout the community. Pond dye may also be applied where appropriate to reduce sunlight penetration through the water column and help suppress excessive algae and submerged vegetation growth.

During this time of year, some algae is expected even in well-maintained stormwater ponds. Our objective is to manage excessive growth and maintain overall pond health and appearance rather than completely eliminate naturally occurring algae.

Resident Reminders

Residents can help protect pond water quality by keeping fertilizer applications at least **10 feet away from pond shorelines**, keeping grass clippings and leaves out of ponds and storm drains, picking up pet waste, and never disposing of trash or pet-waste bags in curb or stormwater drains.



Swimming-pool water and backwash should also be discharged appropriately and should not be directed into ponds or storm drains.

Pond Ratings

- 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.





Pond & Fountain Map
We are under SWFWMD phase 3 water restriction until Oct. 1st. Fountain operation hours are limited to 4 hrs a day. All fountains were operational as of 8/15 at 7:30pm.

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



Pond L
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:38 PM
Creator: Chris Thompson



Pond M
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:38 PM
Creator: Chris Thompson



Pond N
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:38 PM
Creator: Chris Thompson



Pond O
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:39 PM
Creator: Chris Thompson



Pond O and P1
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:39 PM
Creator: Chris Thompson



Pond P2
Rating: 3
Quite a bit of turbidity (murkiness due to suspended sediment).

Project: Union Park East CDD
Date: Aug 18, 2026, 12:40 PM
Creator: Chris Thompson



Ponds O, P1, and wetland
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:40 PM
Creator: Chris Thompson



Pond K
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:41 PM
Creator: Chris Thompson





Pond I
Rating: 4
Minor filamentous algae present.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:41 PM
Creator: Chris Thompson



Pond J
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:42 PM
Creator: Chris Thompson



Pond H
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:43 PM
Creator: Chris Thompson



13



Pond G
Rating: 3
Minor planktonic algae present this month.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:43 PM
Creator: Chris Thompson

14



Pond G
Rating: 4

Project: Union Park East CDD
Date: Aug 18, 2026, 12:44 PM
Creator: Chris Thompson

15



Walk bridge
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:44 PM
Creator: Chris Thompson





Pond E1
Rating: 3
Turbid from suspended clay particles.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:45 PM
Creator: Chris Thompson



Pond E
Rating: 3
Turbid from suspended clay particles.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:45 PM
Creator: Chris Thompson



Pond C1
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:46 PM
Creator: Chris Thompson

19



Pond C
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:49 PM
Creator: Chris Thompson

20



Ponds SP1 B, SP1 A
Rating: 2
Extremely shallow with significant turbidity.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:51 PM
Creator: Chris Thompson

21



Pond B
Rating: 3
Turbidity and minor filamentous algae.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:52 PM
Creator: Chris Thompson

22



Pond Q1
Rating: 3
Planktonic algae present, treating with pond dye.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:52 PM
Creator: Chris Thompson

23



Pond Q
Rating: 3
Extremely shallow with significant turbidity.

Project: Union Park East CDD
Date: Aug 18, 2026, 12:53 PM
Creator: Chris Thompson

24



Pond SP1

Project: Union Park East CDD
Date: Aug 18, 2026, 12:54 PM
Creator: Chris Thompson



25



Project: Union Park East CDD

Date: Aug 18, 2026, 12:54 PM

Creator: Chris Thompson

26



Pond D1

Rating: 4

Very tannic water. Not a concern but the brown tea color is the result of tannins leaching into the water from dead leaves.

Project: Union Park East CDD

Date: Aug 18, 2026, 12:55 PM

Creator: Chris Thompson

27



Pond C2

Rating: 4

Minor planktonic algae.

Project: Union Park East CDD

Date: Aug 18, 2026, 12:56 PM

Creator: Chris Thompson



Pond 7F
Rating: 5

Project: Union Park East CDD
Date: Aug 18, 2026, 12:56 PM
Creator: Chris Thompson



Blue Water Aquatics, Inc.

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

Page 1 of 4
Sunday, August 30, 2026
6:25:17 PM

Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/4/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	S 3mph
Temperature	84
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

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

Pictures



Aquatic Services Report



Aquatic Services Report





Aquatic Services Report





Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	8/17/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	WNW 4mph
Temperature	90
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 3 Count

1 of 3

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

Pictures



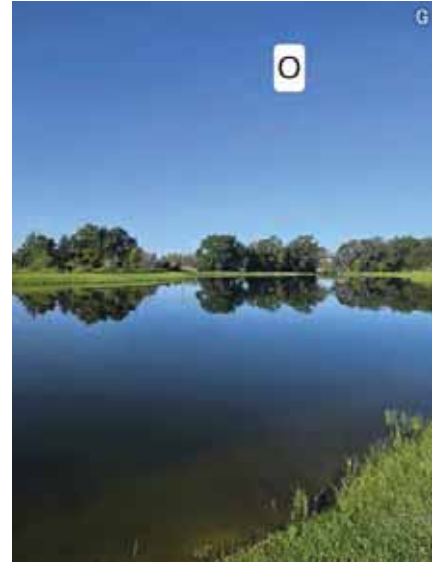
Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



2 of 3

Pond Numbers

L, O

Service Performed

Treatment

Work Performed

☒ Submersed

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

5 days

Observations/Recommendations

Treated L for Baby's Tears.Treated O for hydrilla.

3 of 3

Pond Numbers

Q

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Normal

Restrictions

None





Aquatic Services Report

Observations/Recommendations

Treated site for planktonic algae.



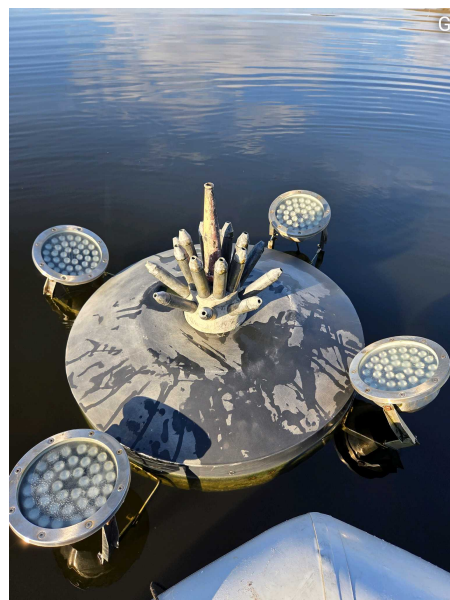


Order report

Service details	
Technician: Randy Mitchell	Client: Union Park East CDD
Service Date	9/14/2026
Request Warranted	Yes
Action Taken	Adjusted the lights.
Service Date	9/14/2026
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	N 5mph
Temperature	84
Multiple Sites Treated	No
Pond Number	Fountain N
Service Performed	Repairs
Work Performed	☒ Fountains / Aeration
Equipment Used	☒ Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Lights have been adjusted
Pictures:	



Order report





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2



Shirley M. Conley

From: office@bluewateraquaticsinc.com
Sent: Friday, September 4, 2026 3:27 PM
To: Shirley M. Conley; Heath Beckett; Michael P. Bush
Subject: Union Park East CDD - 10/01/2026 Aquatic Services Price Adjustment Reminder
Attachments: Union Park East CDD - 10-01-2026 Price Increase Email Notice.pdf

Importance: High

External Sender - From: (<office@bluewateraquaticsinc.com>)

This message came from outside your organization.

This is a reminder that Union Park East CDD's aquatic services contract is scheduled to renew automatically on **October 1, 2026**, in accordance with the auto-renewal provision in your agreement.

As noted in our April 2026 notification (attached), a 3.00% CPI-U adjustment was anticipated and suggested for the CDD's fiscal year 2027 budget. Although the applicable CPI-U reflects a 3.40% increase, we will honor the budgeted **3.00% adjustment**, with rates rounded to the nearest whole dollar.

Effective **October 1, 2026**, the new rate for pond maintenance will be **\$2,024.00 per month**.

If you have any questions or need additional information, please do not hesitate to contact us. Thank you for continuing to choose **Blue Water Aquatics, Inc.** for your waterway maintenance needs.

Brenda Jordan

Business Manager



5119 State Road 54, New Port Richey FL 34652

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

Website: www.BlueWaterAquaticsInc.com

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

From: office@bluewateraquaticsinc.com
Sent: Friday, April 3, 2026 2:13 PM
To: hbeckett@vestapropertyservices.com; 'Michael P. Bush'
Cc: 'Shirley M. Conley'
Subject: 2027 Fiscal Year Pond Maintenance Budgeting for UNION PARK EAST CDD

Importance: High

Union Park East CDD's aquatic services contract is scheduled to automatically renew on **October 1, 2026**, in accordance with the auto-renewal clause in your agreement. I know that you are in the process of budgeting now though.

Per the terms of the contract, beginning on the first anniversary of the start date—and on each subsequent anniversary—the contract price is subject to adjustment based on the percentage change in the Consumer Price Index (CPI). The applicable index is the **CPI-U (Consumer Price Index for All Urban Consumers – All Items, U.S. City Average)** as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Since it is too far off to know what the CPI-U Index will be in October, I would suggest budgeting a **3.00 % increase**, which will be applied to your current rate and rounded to the nearest whole dollar. In September when I have the actual CPI-U, I will email you the exact increase amount.

If you have any questions or need further information, please don't hesitate to reach out. Thank you for continuing to choose **Blue Water Aquatics, Inc.** for your waterway maintenance needs.

Brenda Jordan
Business Manager



5119 State Road 54, New Port Richey FL 34652
Office Phone: (727) 842-2100 x103 Cell Phone: (727) 712-7363
Website: www.BlueWaterAquaticsInc.com

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





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3 PENDING





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4



The background of the title section features a series of thin, light-colored lines that intersect to form various geometric shapes, including triangles and polygons, creating a subtle pattern.

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



Union Park East

Monday.com Task List

Union Park East		
Manage any type of project. Assign owners, set timelines and keep track of where your project stands.		
To-Do		
Name	Owner	Status
Pool Furniture Repair	Michael Bush	Done
Replace QR Codes	Michael Bush	Working on it
Handicap Chair inspected	Michael Bush	Working on it
Gym Equipment Parts	Michael Bush	Done
Pool Rules Sign	Michael Bush	Working on it
Presto Painting Update Quote	Michael Bush	Done
Radar Speed Signs	Michael Bush	Working on it
Trimming of Pool Pump Area	Carlos Rodriguez	Working on it
Contact Suncoast Rust Control	Michael Bush	Working on it
Soap Dispenser in mens bathroom	Michael Bush, Carlos Rodriguez	Working on it
Bridge Decking	Carlos Rodriguez	Stuck
Basketball Rims	Michael Bush, Carlos Rodriguez	Working on it
Give herb sign off old gate in pool pump area	Michael Bush	Working on it
Bathroom Window Tint	Carlos Rodriguez	Working on it
Amnenty Center Chandelier Lights Replace	Carlos Rodriguez	Working on it
Pegola Painting	Michael Bush	Working on it
Water Fountain Repair	Carlos Rodriguez	Working on it
Get ahold of Suncoast Rust Control to ask them about filling up and clearing	Michael Bush	Working on it



Monday.com Task List

Union Park East		Updates					
Item ID	Item Name	Content Type	Content Type	User	Created At	Update Content	
12925830073	Handicap Chair Inspected	Update		Michael Bush	16/September/2026 04:22:51 PM	contacted them to inspect the handicap chair operation. They are going to inspect next visit.	
12925830159	Gym Equipment Parts	Update		Michael Bush	16/September/2026 04:17:39 PM	Delivered and placed in GYM on 9/14	
12925831327	Trimming of Pool Pump Area	Update		Michael Bush	16/September/2026 04:16:26 PM	Carlos is going to take care of this the week of the 9/16	
12925833362	Replace QR Codes	Update		Michael Bush	16/September/2026 04:23:24 PM	In the process of being made they will be installed week of the 9/21st	
12925834033	Give fresh sign off old gate in pool pump area	Update		Michael Bush	16/September/2026 04:42:27 PM	Bringing to next meeting for talk	
12925834613	Pool Furniture Repair	Update		Michael Bush	16/September/2026 04:22:39 PM	Completed	
12925835355	Preto Painting Update Quote	Update		Michael Bush	16/September/2026 04:17:09 PM	They are sending updating quote with adding ceiling and hallway by bathroom is included.	
12925844298	Amenity Center Chandeliers Lights Replace	Update		Michael Bush	16/September/2026 04:11:39 PM	Carlos is sending me model numbers to order new light modules	
12925851367	Basketball Rims	Update		Michael Bush	16/September/2026 04:11:57 PM	Correct ones have been ordered and old ones have been sent out for refund	
12925854583	Soap Dispenser in mens bathroom	Update		Michael Bush	16/September/2026 04:24:04 PM	Have been ordered to be replaced.	
12925858371	Pool Rules Sign	Update		Michael Bush	16/September/2026 04:23:16 PM	Vinyl is being made to have added to existing pool rules signs.	
12925858439	Raster Speed Signs	Update		Michael Bush	16/September/2026 04:42:10 PM	Connecting with Amy on this	
12925858540	Bridge Docking	Update		Michael Bush	16/September/2026 04:13:15 PM	Waiting for follow up with Condo about liability and warranty	
12925858891	Pegs to Painting	Update		Michael Bush	16/September/2026 04:24:25 PM	This is added to Preto painting quote.	
12925858924	Contact Suncoast Pest Control	Update		Michael Bush	16/September/2026 04:13:48 PM	Contacted them via phone to ask for equipment inspection due to term stains all over liberty square entrance	
12925866472	Water Fountain Repair	Update		Michael Bush	16/September/2026 03:50:04 PM	Carlos coming out week of 9/16 to look at what he needs to get job done	
12925924030	Bathroom Window Test	Update		Michael Bush	16/September/2026 04:11:10 PM	Install date week of the 9/16	
13021868062	Get ahead of Suncoast Pest Control to ask them about filling up and cleaning	Update		Michael Bush	16/September/2026 03:48:31 PM	Called on 9/26. Left voicemail asking to have someone come out and inspect equipment	

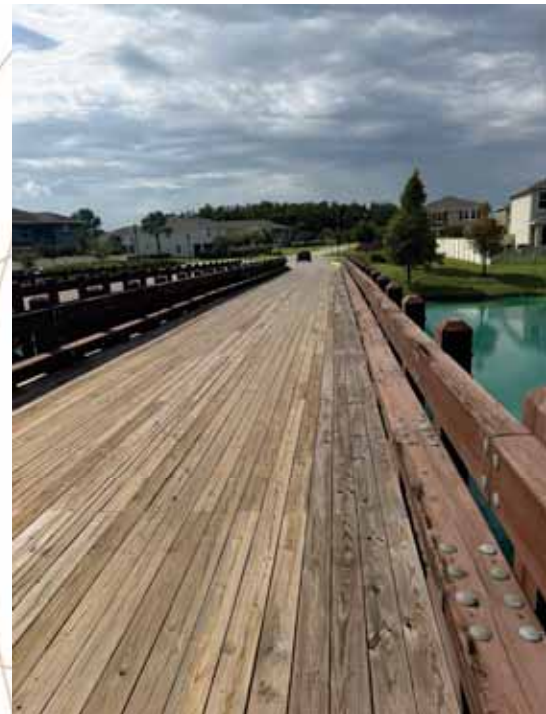
Liberty Square Iron Stains.











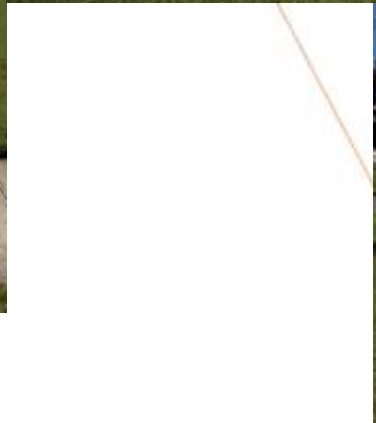














THANK YOU

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

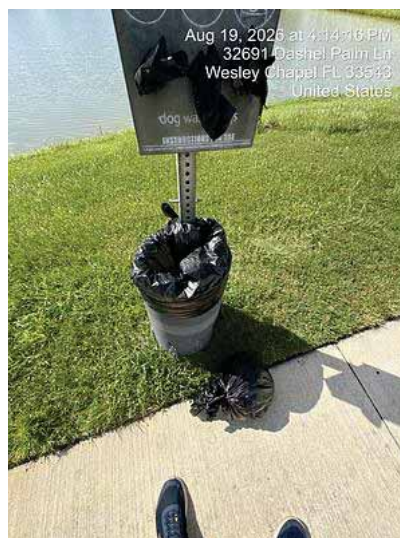
Scheduled

Aug 19, 2026

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoopspoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoospoop@Gmail.com





Skoops Poop
skoospoop@gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoospoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoospoop@Gmail.com





Skoops Poop
scoopspoop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Aug 27, 2026

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoopspoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoospoop@Gmail.com





Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Aug 30, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	1.0
Header Bags	0.0
Garbage Bags	190.0
Service Photos (1 - 10)	





Skoops Poop
skoopspoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoopspoop@Gmail.com



Aug 30, 2026 at 5:27:43 PM
1549 Bering Rd
Wesley Chapel FL 33543
United States



Aug 30, 2026 at 5:21:03 PM
1807 Bering Rd
Wesley Chapel FL 33543
United States



Skoops Poop
skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Sep 02, 2026

CAM / HOA Maintenance

Materials Used

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





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RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled Sep 06, 2026

CAM / HOA Maintenance

Materials Used

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





Skoops Poop
skoospoop@Gmail.com



Service Photos (11 - 20)





Skoops Poop
skoospoop@Gmail.com





Skoops Poop
skoopspoop@gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled

Sep 10, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags 11.0

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





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	
Ceilings	TBD	
Doors, door frames	TBD	
Pergolas	TBD	
Walls	TBD	

SCOPE

Paint ceilings, walls, doors, door frames, and baseboards in the amenity center, fitness room, and bathrooms (2).
Paint hallway outside of bathroom.
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	Ceilings	1. SW Superpaint INT	Flat	Ceilings		
3	Baseboards	3. SW ProClassic Hybrid Int	Semi-Gloss	Baseboards		
4	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	Ceilings	1. SW Superpaint INT	Flat			
3	Baseboard	1. SW Superpaint INT	Flat			
4	Doors, door frames	3. SW ProClassic Hybrid Int	Semi-Gloss			

Home - Bathrooms, hallway outside of bathrooms

	Item	Product	Sheen	Color	Primer	Notes
1	Walls	1. SW Superpaint INT	Satin			
2	Ceilings	1. SW Superpaint INT	Flat	Ceilings		
3	Baseboards	1. SW Superpaint INT	Flat			
4	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		

TERMS / DEFINITIONS

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: \$6,000.00

Estimator: Robert Fristoe Email: robert@prestopaintingservices.com Phone: Date: 9/16/26



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%	\$6,000.00	Due upon completion of the Work

The Total price of the Contract is: \$6,000.00



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

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



From: Carlos Rodriguez <tampaswap@gmail.com>
Sent: Friday, September 4, 2026 5:17 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: Reminder: Waiting for you to sign 260828 Agreement for Bridge Repair (Tampa SWAP) - UPE

Good evening Shirley. Meant to reply sooner.

Unfortunately this project was not bidded to provide all the liability that you guys have in this contract. It was bidded for emergency repair. Although we do warranty our work the price does not reflect that nor all the liability due to all the construction trucks you guys have running through those bridges. I can send a more detailed bid that would Include the warranty and specific liability to the extent we'd be responsible for. Let me know if you have any questions.

Also we are not contractors as listed on this contract. We are a handyman company and if necessary we do have a partner whom is a GC if we ever need a contractor.

Thank you

Carlos
Tampa S.W.A.P LLC
813-573-1370



AGREEMENT

TAMPA S.W.A.P. LLC

Service With A Purpose

PROPOSAL / BID

Date: August 20, 2026

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.

ADDENDUM TO AGREEMENT

Agreement: Proposal dated August 20, 2026 (“**Agreement**”)
Contractor: Tampa S.W.A.P. LLC, a Florida limited liability company (“**Contractor**”)
District: Union Park East Community Development District (“**District**”)
Services: Bridge Repair 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. Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items, if any, to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct, remove, and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.
 - d. 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 \$1,000,000.00 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 \$1,000,000.00 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 **Two Thousand One Hundred Fifty Dollars and Zero Cents (\$2,150.00)**. 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 Tampa S.W.A.P. LLC]

TAMPA S.W.AP. LLC

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: Carlos Rodriguez

Its: President

Date: _____

By: Vincent Pacifico

Its: Chairman, Board of Supervisors

Date: BoS Approved 8/25/2026





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9



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

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District was held on Wednesday, August 26, 2026 at 6:00 p.m. at Fairfield Inn & Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

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

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

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

Ms. Palmer provided an update on the pickleball court construction.

B. EXHIBIT 1: Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*

Mr. Thompson provided an update on aquatic maintenance activities. The French drain installation is scheduled for the first week of September. Debris and vegetation under the bridge at pond C and the pod's water level were discussed. Mr. Thompson will review information on the SWFWMD permit regarding connections and water flow.

1. Consideration of Blue Water Aquatics Proposals

C. EXHIBIT 2: Landscape Maintenance – *Casey Hallman, Floralawn*

Mr. Hallman advised that pond mowing at Liberty Square has been impacted by ground saturation. Dead annuals have been removed and the next rotation will be installed in September. He provided an update on the irrigation repairs. Tree trimming has been delayed due to the rain, but is scheduled for September.

1. EXHIBIT 3: Consideration of Floralawn Proposal #21906 for Plant Replacement at Pool Perimeter - \$28,200.02

Consideration of this proposal was tabled. Mr. Hallman was asked to present other plant options.

D. EXHIBIT 4: Field Manager – *Michael Bush, Vesta District Services*

1. EXHIBIT 5: Presentation of Scoops Poop Reports
2. WALK-ON EXHIBIT A: Consideration of Tampa S.W.A.P. Proposal to Repair Decking on One Side of Wyndfields Bridge - \$2,150.00

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Tampa S.W.A.P. proposal to repair decking on one side of Wyndfields Bridge, in the amount of \$2,150.00, for Union Park East Community Development District.

3. EXHIBIT 6: Consideration of Proposals to Paint Clubhouse Interior and Pergolas

- 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)

Consideration of the proposals were deferred to the next meeting, pending Mr. Bush's confirmation of scope inclusions.

- c. EXHIBIT 7: Consideration of Tampa SWAP Proposal for Clubhouse Repairs - \$1,775.00

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

Ms. Hancock advised that the basketball court construction complaint against the Rodgers group for the basketball courts

1. Discussion on HOA Meetings

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

1. EXHIBIT 8: Adoption of **Resolution 2026-12, Setting FY 2027 Meeting Schedule**

69 The Board moved the November meeting to November 17 and canceled
70 the December meeting.

71 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
72 Board approved adoption of **Resolution 2026-12, Setting FY 2027 Meeting Schedule** as
73 amended, for Union Park East Community Development District.

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

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

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

85 **FIFTH ORDER OF BUSINESS: FY 2026-2027 BUDGET**

- 86 A. **Public Hearing on Proposed FY 2026-2027 Budget and Assessments**
- 87 1. Open Public Hearing

88 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the
89 Board approved opening the Public Hearing on Proposed FY 2026-2027 Budget and Assessments,
90 for Union Park East Community Development District.

- 91 2. EXHIBIT 13: Presentation of FY 2026-2027 Budget and Assessment
92 Allocations
- 93 3. Public Comments
94 Comments were made on the budget.
- 95 4. Close Public Hearing

96 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the
97 Board approved closing the Public Hearing on Proposed FY 2026-2027 Budget and Assessments,
98 for Union Park East Community Development District.

- 99 B. EXHIBIT 14: Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**

100 On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the
101 Board adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget** as presented, for Union
102 Park East Community Development District.

C. EXHIBIT 15: Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**, for Union Park East Community Development District.

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

Supervisors discussed rust staining noted within the community.

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

There being none, the next item followed.

EIGHTH 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 Ramirez, 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

Supervisors discussed security at the pool and speeding concerns.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, 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

Mr. Beckett was asked to request a speed trailer from FTI.

NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Union Park East Community Development District meeting is scheduled for 6:00 p.m. on September 23, 2026 at Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, FL 33543.

Quorum was confirmed for the next meeting.

TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Determine who owns the pond across old woods(GoldenRanch LLC)
Check with Floralawn regarding monthly maintenance
- Request Cooper Pools inspect the functioning of the ADA pool chair
- Report divot in street on Wyndfields, north of Abby Lax, to Pasco Public Works

District Engineer

- Inspect erosion on pond sump 10

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:10 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 September 23, 2026.

Heath Beckett, Secretary

Vincent Pacifico, Chair





UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10



*Union Park East
Community Development District*

Financial Statements - Unaudited

August 31, 2026



Union Park East CDD
Balance Sheet
August 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	\$ 156,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,726
3 Cash - Restricted							-
4 Money Markey - Operating	758,789	-	-	-	-	-	758,789
5 Money Markey - Restricted	141,095	-	-	-	-	-	141,095
6 Investments:							
7 Revenue Trust Fund	-	444,057	341,702	44,080	87,475	-	917,313
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	-	-	-	-	-	47,527	47,527
12 Accounts Receivable	-	-	-	-	-	-	-
13 Assessments Receivable - On Roll	-	-	-	-	-	-	-
14 Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15 Due from Other Funds	-	-	-	-	-	-	-
16 Undeposited Funds	-	5,095	4,255	948	1,080	-	11,378
17 Deposits	3,360	-	-	-	-	-	3,360
18 Prepaid Items	12,638	-	-	-	-	-	12,638
19 TOTAL ASSETS	\$ 1,072,608	\$ 861,424	\$ 689,325	\$ 98,840	\$ 132,149	\$ 47,527	\$ 2,901,873
20 LIABILITIES							
21 Accounts Payable	28,322	-	-	-	-	-	28,322
22 Due to Other Funds	-	-	-	-	-	-	-
23 Rental Deposit	-	-	-	-	-	-	-
24 Accrued Expenses	-	-	-	-	-	-	-
25 Deferred Revenue - On Roll	(0)	-	-	-	-	-	(0)
26 TOTAL LIABILITIES	28,322	-	-	-	-	-	28,322
27 FUND BALANCE							-
28 Nonspendable	15,998						15,998
29 Assigned - Asset Reserves							-
30 Assigned - Operating Reserves							-
31 Restricted		861,424	689,325	98,840	132,149	47,527	1,829,265
32 Unassigned	1,028,288						1,028,288
33 TOTAL FUND BALANCE	1,044,285	861,424	689,325	98,840	132,149	47,527	2,873,551
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,072,608	\$ 861,424	\$ 689,325	\$ 98,840	\$ 132,149	\$ 47,527	\$ 2,901,873



Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through August 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	-	2,454	36,513	36,513	
4 Miscellaneous	-	-	1,806	1,806	
5 TOTAL REVENUES	\$ 1,210,561	\$ 2,454	\$ 1,259,154	\$ 48,593	104.01%
6 EXPENDITURES					
7 GENERAL ADMINISTRATIVE					
8 Supervisor Compensation	14,000	-	6,649	(7,351)	47.49%
9 Payroll Taxes	1,071	-	1,102	31	102.86%
10 Payroll Processing	770	-	500	(270)	64.94%
11 Management Consulting Services	42,000	3,500	38,500	(3,500)	91.67%
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	-	1,273	(1,227)	50.93%
18 Engineering Services	25,000	935	12,453	(12,547)	49.81%
19 Legal Services (General)	50,000	4,080	68,092	18,092	136.18%
20 Legal Services (Litigation)	30,000	4,134	10,905	(19,095)	36.35%
21 Website Hosting	2,015	-	1,515	(500)	75.19%
22 Administrative Contingency	5,000	19	2,213	(2,787)	44.27%
23 TOTAL GENERAL ADMINSTRATIVE	212,131	12,667	181,777	(30,354)	85.69%
24 DEBT ADMINISTRATION					
25 Dissemination Agent	6,500	-	5,000	(1,500)	76.92%
26 Trustee Fees	19,055	-	16,570	(2,485)	86.96%
27 Arbitrage	1,900	-	1,900	-	100.00%
28 TOTAL DEBT ADMINISTRATION	27,455	-	23,470	(3,985)	85.49%
29 PHYSICAL ENVIRONMENT					
30 Comprehensive Field Tech Service	16,000	1,333	14,667	(1,333)	91.67%
31 Streetpole Lighting	105,000	7,724	78,985	(26,015)	75.22%
32 Electricity (Irrigation & Pond Pumps)	32,000	635	23,546	(8,454)	73.58%
33 Landscape Maintenance	186,974	13,918	161,112	(25,861)	86.17%
34 Landscape Enhancements	40,272	-	25,679	(14,593)	63.76%
35 Irrigation Maintenance	18,000	2,489	9,608	(8,392)	53.38%
36 Pond Maintenance	23,580	1,965	19,650	(3,930)	83.33%
37 Fountain Maintenance	7,000	-	21,218	14,218	303.12%
38 Pet Waste Removal	14,000	952	9,308	(4,692)	66.49%
39 Rust Control	19,200	1,622	17,654	(1,546)	91.95%
40 Physical Environment Contingency	85,000	-	82,857	(2,143)	97.48%
41 Increase in Operating Reserves	50,000	-	-	(50,000)	0.00%
42 Increase in Asset Reserves	106,605	-	-	(106,605)	0.00%
43 TOTAL PHYSICAL ENVIRONMENT	703,631	30,638	464,284	(239,347)	65.98%
44 AMENITY CENTER OPERATIONS					
45 Pool Service Contract	48,000	3,900	42,915	(5,085)	89.41%
46 Pool Maintenance & Repair	5,000	-	5,509	509	110.19%
47 Pool Permit	275	-	280	5	101.95%
48 Amenity Management	7,000	583	6,417	(583)	91.67%
49 Amenity Center Cleaning & Maintenance	19,500	2,350	30,704	11,204	157.46%



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

	FY2026 Adopted Budget	FY2026 Actual June	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50 Amenity Center Internet	4,508	372	4,034	(474)	89.49%
51 Amenity Center Electricity	19,200	1,169	15,556	(3,644)	81.02%
52 Amenity Center Water	10,000	378	4,341	(5,659)	43.41%
53 Amenity Center Pest Control	975	85	1,245	270	127.69%
54 Refuse Service	3,706	-	3,441	(265)	92.86%
55 Landscape Maintenance - Infill	4,000	-	8,960	4,960	224.00%
56 Security Monitoring	34,420	5,250	66,695	32,275	193.77%
57 Pool Monitors	45,760	2,875	33,048	(12,712)	72.22%
58 Community Events & Decorations	25,000	7,500	22,500	(2,500)	90.00%
59 Misc Amenity Center Repairs & Contingency	40,000	1,978	28,698	(11,302)	71.74%
60 TOTAL AMENITY CENTER OPERATIONS	267,344	26,440	274,343	6,998	102.62%
61 TOTAL EXPENDITURES	\$ 1,210,561	\$ 69,745	\$ 943,874	\$ (266,687)	77.97%
62 EXCESS OF REVENUE OVER(UNDER) EXPENDITURES	-	(67,291)	315,280	315,280	
63 NET CHANGE IN FUND BALANCE	-	(67,291)	315,280	315,280	
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	\$ (67,291)	\$ 1,044,285	\$ 315,280	

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 August 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	-	22,805	22,805	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 411,525	\$ 437,811	\$ 26,286	106.39%
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	33,136		770.60%
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	33,136	-	
20 Fund Balance - Beginning	-	828,288	-	
21 FUND BALANCE - ENDING	\$ 4,300	\$ 861,424	\$ -	

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 August 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	-	17,726	17,726	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 343,663	\$ 364,308	\$ 17,726	106.01%
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	23,577	15,870	492.47%
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	23,577	15,870	
20 Fund Balance - Beginning	-	665,748	-	
21 FUND BALANCE - ENDING	\$ 4,788	\$ 689,325	\$ 15,870	

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 August 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	-	2,587	2,587	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 76,581	\$ 79,815	\$ 2,587	104.22%
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	6,790	2,972	177.82%
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	6,790	2,972	
20 Fund Balance - Beginning	-	92,050	-	
21 FUND BALANCE - ENDING	\$ 3,819	\$ 98,840	\$ 2,972	

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 August 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	-	3,686	3,686	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUES	\$ 89,086	\$ 91,653	\$ 2,567	102.88%
6 EXPENDITURES				
7 County Assessment Collection Fees	1,856	-		0.00%
8 Interest Expense				
*November 1, 2025		25,189	25,189	
9 May 1, 2026	25,783	25,189	(594)	97.70%
10 November 1, 2026	25,363	-	(25,363)	0.00%
11 Principal Retirement				
12 May 1, 2026	35,000	35,000	-	100.00%
13 November 1, 2026	-	-	-	
14 TOTAL EXPENDITURES	88,001	85,378	(768)	
15 REVENUES OVER (UNDER) EXPENDITURES	1,085	6,275		578.37%
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	6,275	-	
21 Fund Balance - Beginning		125,874		
22 FUND BALANCE, ENDING	\$ 1,085	\$ 132,149	\$ -	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUE				
2 Developer Contributions	\$ -	\$ -	\$ -	
3 Interest	-	1,455	1,455	
4 Miscellaneous	-	-	-	
5 TOTAL REVENUE	\$ -	\$ 1,455	\$ 1,455	
6 EXPENDITURES				
7 CIP	-	-	-	
8 TOTAL EXPENDITURES	-	-	-	
9 REVENUES OVER (UNDER) EXPENDITURES	-	1,455		
10 OTHER FINANCING SOURCES/(USES)				
11 Transfers In	-	-	-	
12 Transfers Out	-	-	-	
13 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
14 NET CHANGES IN FUND BALANCE	-	1,455	-	
15 Fund Balance - Beginning		46,072		
16 FUND BALANCE - ENDING	\$ -	\$ 47,527	\$ -	

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

11/21/2025	5015	FLORIDA DEPT OF ECONOMIC OPPORTUI	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	342,194.21
11/21/2025	5016	U.S. Bank	Series 2021 Trustee Fees 10/1/25 - 9/30/26		5,256.13	336,938.08
11/25/2025	200073	Kilinski Van Wyk PLLC	Invoice: 13622 (Reference: legal services.) Invoice: 13623 (Reference: legal services.)		4,166.80	332,771.28
11/25/2025	200074	Floralawn	Invoice: 35905 (Reference: irrigation Repair from Inspection (November, 2025).)		214.12	332,557.16
11/25/2025	200075	Sun Coast Rust Control, Inc.	Invoice: 08175 (Reference: Rust Control service.) Invoice: 08432 (Reference: Rust Control ser...		7,875.00	324,682.16
11/25/2025	200076	Vesta District Services	Invoice: 429450 (Reference: billable Expenses Oct25.)		4,275.42	320,406.74
11/25/2025	200077	Catherine ProCleaners LLC	Invoice: 1251 (Reference: Sanitizing wet gym wipe 4000 units total.)		300.00	320,106.74
11/26/2025	5017	American Power Washing LLC	Christmas installation Decorations		15,000.00	305,106.74
11/26/2025			Deposit	25,326.32		330,433.06
11/28/2025	112825BOS1	Engage PEO	BOS Meeting 11/19/25		172.40	330,260.66
11/28/2025	112825BOS2	Gerard Bianchi	BOS Meeting 11/19/25		184.70	330,075.96
11/28/2025	112825BOS3	Michelle Diman	BOS Meeting 11/19/25		184.70	329,891.26
11/28/2025	112825BOS4	Richard Ramirez	BOS Meeting 11/19/25		184.70	329,706.56
11/28/2025	112825BOS5	Vincent S Pacifico	BOS Meeting 11/19/25		184.70	329,521.86
11/30/2025		End of Month		194,859.12	80,481.33	329,521.86
12/02/2025	200078	Floralawn	Invoice: 35708 (Reference: Landscape Maintenance NOV.)		13,917.80	315,604.06
12/02/2025	200079	Cooper Pools	Invoice: 2025-1410 (Reference: Monthly Commercial Maintenance November 2025.)		3,900.00	311,704.06
12/02/2025	200080	Romaner Graphics	Invoice: 22877 (Reference: traffic signs.)		8,445.00	303,259.06
12/02/2025	200081	Blue Water Aquatics, Inc.	Invoice: 34575 (Reference: Fountain Troubleshooting Services.) Invoice: 34572 (Reference: Pon...		2,237.00	301,022.06
12/02/2025	200082	NaturZone Environmental Service	Invoice: 825362 (Reference: Pest Control Service.)		75.00	300,947.06
12/02/2025	200083	Sun Coast Rust Control, Inc.	Invoice: 08732 (Reference: Rust Control service.)		1,575.00	299,372.06
12/03/2025	200084	Cooper Pools	Invoice: 2025-1531 (Reference: Monthly Commercial Maintenance December 2025.)		3,900.00	295,472.06
12/03/2025	200085	Tampa Bay Poo Patrol	Invoice: 4764 (Reference: pet waste station maintenance.)		916.67	294,555.39
12/03/2025	200086	Vesta Property Services, Inc.	Invoice: 429749 (Reference: Pool monitor November.)		2,604.58	291,950.81
12/03/2025	200087	Lighthouse Engineering Inc.	Invoice: 4 (Reference: GENERAL ENGINEERING CONTRACT.)		1,430.00	290,520.81
12/03/2025	200088	Greenlee Law, PLLC	Invoice: 2125 (Reference: Basketball court construction defect.)		5,000.00	285,520.81
12/05/2025	1ACH121025	TECO	1611 RANCHETTE RD 10.08.25- 11.07.25		452.71	285,068.10
12/05/2025			Deposit	1,784,622.01		2,069,690.11
12/10/2025	200089	Floralawn	Invoice: 36348 (Reference: Irrigation Repairs.)		273.59	2,069,416.52
12/10/2025	200090	Business Observer, Inc.	Invoice: 25-02565P (Reference: Legal Advertising.)		74.38	2,069,342.14
12/10/2025	15ACH121025	TECO	1548 WYNDFIELDS BLVD 10.14.25- 11.12.25		4,838.24	2,064,503.90
12/10/2025	14ACH121025	TECO	1241 WYNDFIELDS BLVD PH 7B 10.14.25- 11.12.25		673.57	2,063,830.33
12/10/2025	13ACH121025	TECO	OLDWOODS AVE PH 8C 10.14.25- 11.12.25		569.95	2,063,260.38
12/10/2025	12ACH121025	TECO	32755 CUMBERLAND LN10.14.25- 11.12.25		302.63	2,062,957.75
12/10/2025	11ACH121025	TECO	1147 MONTGOMERY BELL RD, WELL 10.14.25- 11.12.25		69.11	2,062,888.64
12/10/2025	10ACH121025	TECO	1169 MANZANAR PL, FOUNTAIN 10.14.25- 11.12.25		342.06	2,062,546.58
12/10/2025	9ACH121025	TECO	32803 CUMBERLAND LN, WELL 10.14.25- 11.12.25		142.44	2,062,404.14
12/10/2025	8ACH121025	TECO	1549 BERING RD 10.14.25- 11.12.25		1,175.71	2,061,228.43
12/10/2025	7ACH121025	TECO	1756 WYNFIELDS BL 10.14.25- 11.12.25		115.24	2,061,113.19
12/10/2025	5ACH121025	TECO	1241 WYNDFIELDS BLVD PH 8B 10.14.25- 11.12.25		984.45	2,060,128.74
12/10/2025	3ACH121025	TECO	1329 WYNDFIELDS BLVD 10.14.25- 11.12.25		223.69	2,059,905.05
12/10/2025	2ACH121025	TECO	1195 WYNDFIELDS BLVD 10.14.25- 11.12.25		348.92	2,059,556.13
12/10/2025	4ACH121025	TECO	1393 WYNDFIELDS BLVD 10.14.25- 11.12.25		335.09	2,059,221.04
12/10/2025	16ACH121025	Spectrum Business	1549 Bering Rd 11.21.25- 12.20.25		357.62	2,058,863.42
12/10/2025	17ACH121025	PASCO County Utilities	1549 BERING ROAD 10.07.25 - 11.6.25		377.54	2,058,485.88
12/10/2025	6ACH121025	TECO	1568 WYNDFIELDS BLVD, WELL 10.14.25- 11.12.25		33.37	2,058,452.51
12/11/2025	1ACH121125	TECO	1758 BERING RD 10.15.25- 11.13.25		323.43	2,058,129.08
12/11/2025			Deposit	99,370.38		2,157,499.46
12/11/2025			Deposit	702.01		2,158,201.47
12/15/2025	200091	Vesta District Services	Invoice: 430004 (Reference: Management Fees Dec 25.)		5,416.67	2,152,784.80
12/18/2025	1ACH121625	Waste Management of FL	4 Yard Dumpster 2 week 12.01.25- 12.31.25		282.00	2,152,502.80
12/17/2025	200092	Spinelli Property Group	Invoice: 000013 - Dec 15, 202 (Reference: Replace Low voltage control box.) Invoice: 000014 -...		1,525.00	2,150,977.80
12/18/2025	200093	Blue Water Aquatics, Inc.	Invoice: 34651 (Reference: Aquatic Services.) Invoice: 34652 (Reference: Quarterly Fountain m...		7,907.15	2,143,070.65
12/18/2025			Deposit	1,033.11		2,144,103.76
12/18/2025			Deposit	5,456.17		2,149,559.93
12/19/2025	200094	Kilinski Van Wyk PLLC	Invoice: 13851 (Reference: Legal Services Nov 25.)		7,597.30	2,141,962.63
12/19/2025	200095	Floralawn	Invoice: 36487 (Reference: Landscape Maintenance Dec 25.) Invoice: 36500 (Reference: Tree Wor...		17,834.33	2,124,128.30
12/23/2025	200096	Kilinski Van Wyk PLLC	Invoice: 13881 (Reference: Nov25 Legal Services.)		1,074.00	2,123,054.30
12/23/2025	200097	Romaner Graphics	Invoice: 22936 (Reference: Pool Signs, Rule Regulations and MPH Sign.)		1,270.00	2,121,784.30
12/23/2025	200098	Catherine ProCleaners LLC	Invoice: 1262 (Reference: Nov25 Cleaning.)		1,950.00	2,119,834.30
12/26/2025	122625BOS1	Engage PEO	BOS Meeting 12/16/25		172.40	2,119,661.90
12/26/2025	122625BOS2	Gerard Bianchi	BOS Meeting 12/16/25		184.70	2,119,477.20
12/26/2025	122625BOS3	Michelle Diman	BOS Meeting 12/16/25		184.70	2,119,292.50
12/26/2025	122625BOS4	Richard Ramirez	BOS Meeting 12/16/25		184.70	2,119,107.80
12/26/2025	122625BOS5	Vincent S Pacifico	BOS Meeting 12/16/25		184.70	2,118,923.10
12/29/2025	200099	Florida Training & Investigations	Invoice: 25202119 (Reference: Patrol Services 1/26/25 - 11/24/25.) Invoice: 25202121 (Referen...		10,700.00	2,108,223.10
12/31/2025		End of Month		1,891,183.68	112,482.44	2,108,223.10
01/05/2026			Funds Transfer		1,800,000.00	308,223.10
01/06/2026	200100	Vesta Property Services, Inc.	Invoice: 430248 (Reference: Pool monitor December.)		2,908.62	305,314.48
01/06/2026	200101	Blue Water Aquatics, Inc.	Invoice: 34795 (Reference: Erosion Control Installation on Pond K.) Invoice: 34794 (Reference...		12,289.58	293,024.90
01/06/2026	200102	ECS Integrations LLC	Invoice: 103434 (Reference: JAN Amenity Access Management.) Invoice: 103464 (Reference: Video...		551.25	292,473.65
01/06/2026	200103	NaturZone Environmental Service	Invoice: 834721 (Reference: JAN monthly pest control.)		75.00	292,398.65
01/06/2026	200104	Cooper Pools	Invoice: 2026-1069 (Reference: Monthly Commercial Maintenance January 2026.)		3,900.00	288,498.65
01/06/2026	200105	Tampa Bay Poo Patrol	Invoice: 4974 (Reference: JAN pet waste station maintenance.)		916.67	287,581.98
01/06/2026	01ACH010626	TECO	1611 RANCHETTE RD 11.13.25- 12.12.25		701.89	286,880.09
01/07/2026	01ACH010726	PASCO County Utilities	1549 BERING ROAD 11.06.25 - 12.8.25		358.78	286,521.31
01/09/2026	200106	Catherine ProCleaners LLC	Invoice: 1279 (Reference: Dec25 Cleaning.)		1,430.00	285,091.31
01/09/2026	01ACH010926	TECO	1548 WYNDFIELDS BLVD11.13.25- 12.12.25		4,748.90	280,342.41
01/09/2026	200107	Sun Coast Rust Control, Inc.	Invoice: 08872 (Reference: DEC25 Monthly water treatment (iron/rust) and service fee.)		1,575.00	278,767.41
01/09/2026	200108	ECS Integrations LLC	Invoice: 103435 (Reference: Security monitoring.)		300.00	278,467.41
01/09/2026	200109	Vesta District Services	Invoice: 430337 (Reference: JAN26 District Management services.)		5,416.67	273,050.74
01/09/2026	200110	Lighthouse Engineering Inc.	Invoice: 5 (Reference: GENERAL ENGINEERING CONTRACT.)		2,437.50	270,613.24
01/09/2026	02ACH010926	TECO	32803 CUMBERLAND LN, WELL 11.13.25- 12.12.25		161.96	270,451.28
01/09/2026	03ACH010926	TECO	32755 CUMBERLAND LN 11.13.25- 12.12.25		357.42	270,093.86

01/09/2026	04ACH10926	TECO	1241 WYNDFIELDS BLVD PH 8B 11.13.25- 12.12.25	984.45	269,109.41
01/09/2026	05ACH010926	TECO	1147 MONTGOMERY BELL RD, WELL 11.13.25- 12.12.25	67.17	269,042.24
01/09/2026	06ACH010926	TECO	1756 WYNFIELDS BL 11.13.25- 12.12.25	114.83	268,927.41
01/09/2026	07ACH010926	TECO	1169 MANZANAR PL, FOUNTAIN 11.13.25- 12.12.25	331.31	268,596.10
01/09/2026	08ACH010926	TECO	1549 BERING RD 11.13.25- 12.12.25	1,052.78	267,543.32
01/09/2026	09ACH010926	TECO	1241 WYNDFIELDS BLVD PH 7B 11.13.25- 12.12.25	673.57	266,869.75
01/09/2026	10ACH010926	TECO	OLDWOODS AVE PH 8C 11.13.25- 12.12.25	569.95	266,299.80
01/09/2026	11ACH010926	TECO	1393 WYNDFIELDS BLVD 11.13.25- 12.12.25	332.29	265,967.51
01/09/2026	12ACH010926	TECO	1195 WYNDFIELDS BLVD 11.13.25- 12.12.25	333.81	265,633.70
01/09/2026	13ACH010926	TECO	1568 WYNDFIELDS BLVD, WELL 11.13.25- 12.12.25	28.40	265,605.30
01/09/2026	14ACH010926	TECO	1329 WYNDFIELDS BLVD 11.13.25- 12.12.25	56.98	265,548.32
01/09/2026		Deposit		16,332.63	281,880.95
01/09/2026		Deposit		4,363.87	286,244.82
01/09/2026		Deposit		1,547.46	287,792.28
01/12/2026	01ACH011226	Spectrum Business	1549 Bering Rd 12.21.25- 01.20.26	357.62	287,434.66
01/12/2026	02ACH011226	TECO	1758 BERING RD 11.14.25- 12.15.25	355.65	287,079.01
01/15/2026	200111	Business Observer, Inc.	Invoice: 26-00032P (Reference: Legal Advertising - Board Meeting.)	74.38	287,004.63
01/20/2026	200112	Vesta District Services	Invoice: 430420 (Reference: Billable Expenses - Dec 2025.)	1,175.00	285,829.63
01/20/2026	200113	Kilinski Van Wyk PLLC	Invoice: 14066 (Reference: Dec legal services.) Invoice: 14065 (Reference: Dec legal services...	3,167.30	282,662.33
01/20/2026	200114	Floralawn	Invoice: 36874 (Reference: Irrigation Repair from Inspection (December, 2025).)	358.99	282,303.34
01/20/2026	01ACH012026	Waste Management of FL	4 Yard Dumpster 2 week 1.01.26- 01.31.26	344.04	281,959.30
01/28/2026	200115	Cooper Pools	Invoice: 1129 (Reference: 150# Struts Safety & Locking.)	328.42	281,630.88
01/28/2026	200116	FitRev	Invoice: 37246 (Reference: Preventative Maintenance - adjusted, tightened, tested, lubricated a...	185.00	281,445.88
01/28/2026	200117	Blue Water Aquatics, Inc.	Invoice: 34860 (Reference: Jan26 Pond Waterway Treatment.)	1,965.00	279,480.88
01/28/2026	200118	Florida Training & Investigations	Invoice: 25202124 (Reference: Patrol Service 12/25/25- 01/23/26.)	5,500.00	273,980.88
01/28/2026	200119	Thompson Safety LLC	Invoice: TPAINU00030771 (Reference: Fire Extinguisher Annual Maint parts and service charge.)	110.00	273,870.88
01/29/2026	200120	Cooper Pools	Invoice: 1140 (Reference: Installation of new 6" Gasket.)	304.04	273,566.84
01/29/2026	200121	Vesta District Services	Invoice: 429892 (Reference: Billable Expenses - Nov 2025.)	2,194.38	271,372.46
01/30/2026		Deposit		300.00	271,672.46
01/30/2026	200122	Floralawn	Invoice: 36754 (Reference: JAN26 Landscape Maintenance.)	13,917.80	257,754.66
1/31/2026	End of Month			22,543.96	1,873,012.40
					257,754.66
02/02/2026	5018	Heather Keefe	Return Rental Deposit	300.00	257,454.66
02/04/2026	200123	Cooper Pools	Invoice: 2026-1163 (Reference: Monthly Commercial Maintenance February 2026.)	3,900.00	253,554.66
02/04/2026	200124	Vesta Property Services, Inc.	Invoice: 430813 (Reference: Pool monitor January.)	3,049.86	250,504.80
02/04/2026	200125	Vesta District Services	Invoice: 430678 (Reference: FEB26 District Management services.)	5,416.67	245,088.13
02/04/2026	200126	Catherine ProCleaners LLC	Invoice: 1291 (Reference: Jan26 Cleaning.)	1,430.00	243,658.13
02/04/2026	200127	NaturZone Environmental Service	Invoice: 843336 (Reference: Feb26 Pest Control service.)	75.00	243,583.13
02/05/2026	200128	Lighthouse Engineering Inc.	Invoice: 6 (Reference: GENERAL ENGINEERING CONTRACT.)	765.00	242,818.13
02/05/2026	200129	Tampa Bay Poo Patrol	Invoice: 5228 (Reference: Feb26 Pet Waste Station Maintenance.)	916.67	241,901.46
02/05/2026	200130	Sun Coast Rust Control, Inc.	Invoice: 08957 (Reference: Monthly water treatment (iron/rust) and service fee for previous mont...	1,622.00	240,279.46
02/06/2026	01ACH020626	TECO	1611 RANCHETTE RD 12.10.25- 01.09.26	702.26	239,577.20
02/10/2026	200131	Cooper Pools	Invoice: 1227 (Reference: Pool Maintenance and Repairs.)	122.50	239,454.70
02/10/2026	200132	Business Observer, Inc.	Invoice: 26-00261P (Reference: Request for Proposals.)	115.94	239,338.76
02/10/2026	01ACH021026	Spectrum Business	1549 Bering Rd 01.21.26- 02.20.26	357.62	238,981.14
02/11/2026	01ACH021126	PASCO County Utilities	1549 BERING ROAD 12.08.25- 01.07.26	321.26	238,659.88
02/11/2026	200133	Floralawn	Invoice: 37491 (Reference: Irrigation Repair from Inspection (February, 2026).)	217.73	238,442.15
02/11/2026		Deposit		18,650.82	257,092.97
02/11/2026		Deposit		352.75	257,445.72
02/12/2026	01ACH021226	TECO	1241 WYNDFIELDS BLVD PH 8B 12.13.25- 01.14.26	985.00	256,460.72
02/12/2026	02ACH021226	TECO	32755 CUMBERLAND LN 12.13.25- 01.14.26	423.08	256,037.64
02/12/2026	03ACH021226	TECO	1756 WYNFIELDS BL 12.13.25- 01.14.26	138.72	255,898.92
02/12/2026	04ACH021226	TECO	1549 BERING RD 12.13.25- 01.14.26	1,144.70	254,754.22
02/12/2026	05ACH021226	TECO	1195 WYNDFIELDS BLVD 12.13.25- 01.14.26	399.86	254,354.36
02/12/2026	06ACH021226	TECO	1147 MONTGOMERY BELL RD, WELL 12.13.25- 01.14.26	76.87	254,277.49
02/12/2026	07ACH021226	TECO	32803 CUMBERLAND LN, WELL 12.13.25- 01.14.26	184.48	254,093.01
02/12/2026	08ACH021226	TECO	1241 WYNDFIELDS BLVD PH 7B 12.13.25- 01.14.26	673.94	253,419.07
02/12/2026	09ACH021226	TECO	1169 MANZANAR PL, FOUNTAIN 12.13.25- 01.14.26	405.55	253,013.52
02/12/2026	10ACH021226	TECO	1568 WYNDFIELDS BLVD, WELL 12.13.25- 01.14.26	34.99	252,978.53
02/12/2026	11ACH021226	TECO	1548 WYNDFIELDS BLVD 12.13.25- 01.14.26	4,840.65	248,137.88
02/12/2026	12ACH021226	TECO	1393 WYNDFIELDS BLVD 12.13.25- 01.14.26	424.37	247,713.51
02/12/2026	13ACH021226	TECO	OLDWOODS AVE PH 8C 12.13.25- 01.14.26	570.25	247,143.26
02/13/2026	01ACH021326	TECO	1758 BERING RD 12.16.25- 01.15.26	380.33	246,762.93
02/13/2026	02ACH021326	TECO	1329 WYNDFIELDS BLVD 12.13.25- 01.14.26	429.24	246,333.69
02/13/2026		Deposit		300.00	246,633.69
02/13/2026	200134	Kilinski Van Wyk PLLC	Invoice: 14288 (Reference: legal services.) Invoice: 12261 (Reference: Legal Services April 2...	27,799.35	218,834.34
02/13/2026	021326BOS1	Engage PEO	BOS Meeting 1/28/26	172.40	218,661.94
02/13/2026	021326BOS2	Gerard Bianchi	BOS Meeting 1/28/26	184.70	218,477.24
02/13/2026	021326BOS3	Michelle Diman	BOS Meeting 1/28/26	184.70	218,292.54
02/13/2026	021326BOS4	Richard Ramirez	BOS Meeting 1/28/26	184.70	218,107.84
02/13/2026	021326BOS5	Vincent S Pacifico	BOS Meeting 1/28/26	184.70	217,923.14
02/17/2026	200135	Floralawn	Invoice: 37559 (Reference: Install and Furnish Mulch for UPE CDD- Pine Bark Mulch.)	8,340.00	209,583.14
02/17/2026	200136	Vesta District Services	Invoice: 430890 (Reference: Billable Expenses - Jan 2026.)	329.33	209,253.81
02/17/2026	01ACH021726	Waste Management of FL	4 Yard Dumpster 2 week 02.01.26- 02.28.26	344.04	208,909.77
02/19/2026	5019	Mohamed El Shimy	Return Deposit for clubhouse rental	300.00	208,609.77
02/19/2026	200137	ECS Integrations LLC	Invoice: 103676 (Reference: Union Park Amenity Card.)	42.00	208,567.77
02/23/2026	200138	Blue Water Aquatics, Inc.	Invoice: 35009 (Reference: Pond / Waterway Treatment.)	1,965.00	206,602.77
02/24/2026	200139	Catherine ProCleaners LLC	Invoice: 1300 (Reference: Sanitizing wet gym wipe 4000 units total.)	300.00	206,302.77
02/27/2026	200140	Floralawn	Invoice: 37412 (Reference: Landscape Maintenance Feb 26.)	13,917.80	192,384.97
2/28/2026	End of Month			19,303.57	84,673.26
					192,384.97
03/02/2026	200141	NaturZone Environmental Service	Invoice: 852157 (Reference: Monthly Pest Control Service -Mar26.)	75.00	192,309.97
03/02/2026	200142	Vesta District Services	Invoice: 431120 (Reference: Management fee services - Mar26.)	5,416.67	186,893.30
03/03/2026	200143	Blue Water Aquatics, Inc.	Invoice: 35114 (Reference: Erosion Control Installation.) Invoice: 35115 (Reference: Fountain...	4,976.88	181,916.42
03/03/2026	200144	Cooper Pools	Invoice: 2026-1172 (Reference: Scum Gutter Grate-STENNER MCCP205 #5 TUBE ASSEMBLY 5 PACK.)	3,930.00	177,986.42
03/04/2026	200145	Florida Training & Investigations	Invoice: 25202127 (Reference: 180 Hrs. security service, Rover and Fuel Expense.)	5,200.00	172,786.42

03/05/2026	200146	Tampa Bay Poo Patrol	Invoice: 5424 (Reference: pet waste station maintenance Mar26.)	916.67	171,869.75
03/05/2026	200147	Vesta Property Services, Inc.	Invoice: 431305 (Reference: Pool Monitor Feb26.)	2,810.50	169,059.25
03/06/2026	200148	Business Observer, Inc.	Invoice: 26-00471P (Reference: Legal Advertising - Board Meeting.)	74.38	168,984.87
03/06/2026	030626BOS1	Engage PEO	BOS Meeting 2/25/26	141.80	168,843.07
03/06/2026	030626BOS2	Michelle Diman	BOS Meeting 2/25/26	184.70	168,658.37
03/06/2026	030626BOS3	Richard Ramirez	BOS Meeting 2/25/26	184.70	168,473.67
03/06/2026	030626BOS4	Vincent S Pacifico	BOS Meeting 2/25/26	184.70	168,288.97
03/09/2026	01ACH030926	TECO	1611 RANCHETTE RD 01.10.26- 02.09.26	702.26	167,586.71
03/10/2026	5020	Pasco County Property Appraiser	Annual Renewal Fee	150.00	167,436.71
03/10/2026	200149	Catherine ProCleaners LLC	Invoice: 1307 (Reference: Feb26 Cleaning.)	1,430.00	166,006.71
03/10/2026	01ACH031026	Spectrum Business	1549 Bering Rd 02.21.26- 03.20.26	371.99	165,634.72
03/11/2026	01ACH031126	PASCO County Utilities	1549 BERING ROAD 01.07.26- 02.05.26	358.78	165,275.94
03/11/2026	200150	Vesta District Services	Invoice: 431358 (Reference: Billable Expenses - Feb 2026.)	1,981.82	163,294.12
03/12/2026	200151	Sun Coast Rust Control, Inc.	Invoice: 08701 (Reference: Monthly water treatment (iron/rust) and service fee for previous mo...	3,197.00	160,097.12
03/12/2026			Deposit	5,651.28	165,748.40
03/13/2026	01ACH031326	TECO	32755 CUMBERLAND LN 01.15.26- 02.13.26	384.36	165,364.04
03/13/2026	02ACH031326	TECO	1241 WYNDFIELDS BLVD PH 7B 01.15.26- 02.13.26	673.94	164,690.10
03/13/2026	03ACH031326	TECO	OLDWOODS AVE PH 8C 01.15.26- 02.13.26	570.25	164,119.85
03/13/2026	04ACH031326	TECO	1568 WYNDFIELDS BLVD, WELL 01.15.26- 02.13.26	24.68	164,095.17
03/13/2026	05ACH031326	TECO	1169 MANZANAR PL, FOUNTAIN 01.15.26- 02.13.26	369.76	163,725.41
03/13/2026	06ACH031326	TECO	1756 WYNFIELDS BL 01.15.26- 02.13.26	79.55	163,645.86
03/13/2026	07ACH031326	TECO	1241 WYNDFIELDS BLVD PH 8B 01.15.26- 02.13.26	985.00	162,660.86
03/13/2026	08ACH031326	TECO	1549 BERING RD 01.15.26- 02.13.26	1,157.44	161,503.42
03/13/2026	09ACH031326	TECO	1548 WYNDFIELDS BLVD 01.15.26- 02.13.26	4,840.65	156,662.77
03/13/2026	10ACH031326	TECO	1393 WYNDFIELDS BLVD 01.15.26- 02.13.26	268.32	156,394.45
03/13/2026	11ACH031326	TECO	1329 WYNDFIELDS BLVD 01.15.26- 02.13.26	390.04	156,004.41
03/13/2026	12ACH031326	TECO	1195 WYNDFIELDS BLVD 01.15.26- 02.13.26	363.91	155,640.50
03/13/2026	13ACH031326	TECO	32803 CUMBERLAND LN, WELL 01.15.26- 02.13.26	31.02	155,609.48
03/16/2026	01ACH031626	TECO	1758 BERING RD 01.16.26- 02.16.26	392.71	155,216.77
03/17/2026	200152	Blue Water Aquatics, Inc.	Invoice: 35130 (Reference: Pond Bank / Erosion Control 50% DEPOSIT Per Signed Pond C -.)	1,750.00	153,466.77
03/18/2026	01ACH031826	Waste Management of FL	4 Yard Dumpster 2 week 03.01.26- 03.31.26	344.04	153,122.73
03/18/2026	02ACH031826	TECO	1147 MONTGOMERY BELL RD, WELL 01.15.26- 02.13.26	47.57	153,075.16
03/19/2026	200153	Romaner Graphics	Invoice: 23027 (Reference: Straighten & secure Street Name signs.) Invoice: 23030 (Reference:...	1,370.00	151,705.16
03/23/2026	200154	Greenlee Law, PLLC	Invoice: 2164 (Reference: Legal Services Feb 26.)	693.00	151,012.16
03/23/2026	200155	Innersync Studio, LTD	Invoice: INV-SN-938 (Reference: PDF & ADA Compliance Service & Website.)	1,515.00	149,497.16
03/23/2026	200156	Kilinski Van Wyk PLLC	Invoice: 14542 (Reference: legal services Feb26.) Invoice: 14543 (Reference: legal services F...	3,847.15	145,650.01
03/23/2026	200157	Floralawn	Invoice: 37775 (Reference: Landscape Maintenance March 2026.)	13,917.80	131,732.21
03/26/2026	200158	Florida Training & Investigations	Invoice: 25202130 (Reference: Security Services 2/23/26- 03/24/26.)	5,200.00	126,532.21
3/31/2026	End of Month			5,651.28	71,504.04
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		154,949.63
04/06/2026	200159	Blue Water Aquatics, Inc.	Invoice: 35249 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 35248 (Reference: Po...	6,984.65	147,964.98
04/06/2026	200160	NaturZone Environmental Service	Invoice: 861238 (Reference: Monthly Pest Control Service.)	75.00	147,889.98
04/06/2026	200161	Floralawn	Invoice: 38459 (Reference: Irrigation Repair from Inspection (March, 2026).) Invoice: 38478 (...)	4,641.75	143,248.23
04/06/2026	200162	Sun Coast Rust Control, Inc.	Invoice: 09261 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...	1,622.00	141,626.23
04/06/2026	200163	Cooper Pools	Invoice: 2026-1282 (Reference: Scum Gutter Grate and Monthly commercial maintenance APR26.)	3,915.00	137,711.23
04/06/2026	200164	Vesta Property Services, Inc.	Invoice: 431805 (Reference: Pool monitor March.)	2,429.24	135,281.99
04/06/2026	200165	Vesta District Services	Invoice: 431802 (Reference: Apr26 Management fees.)	5,416.67	129,865.32
04/06/2026	200166	American Power Washing LLC	Invoice: 636 (Reference: Cleaning sidewalks around the clubhouse to remove mold, mildew, and alg...	3,673.00	126,192.32
04/07/2026	01ACH040726	TECO	1611 RANCHETTE RD 02.10.26- 03.10.26	702.26	125,490.06
04/09/2026			Deposit	44.01	125,534.07
04/09/2026			Deposit	8,538.39	134,072.46
04/09/2026			Deposit	5,946.40	140,018.86
04/10/2026	01ACH041026	Spectrum Business	1549 Bering Rd 03.21.26- 04.20.26	371.99	139,646.87
04/10/2026	200167	Catherine ProCleaners LLC	Invoice: 1318 (Reference: MARCH 2026 Cleaning.)	1,430.00	138,216.87
04/10/2026	200168	Floralawn	Invoice: 38589 (Reference: Pump VFD is not working correctly 20015.)	310.00	137,906.87
04/10/2026	200169	ECS Integrations LLC	Invoice: 103816 (Reference: Amenity Access Management.) Invoice: 103817 (Reference: Amenity a...	851.25	137,055.62
04/13/2026	01ACH041326	TECO	1756 WYNFIELDS BL 02.14.26- 03.16.26	64.97	136,990.65
04/13/2026	03ACH041326	TECO	1329 WYNDFIELDS BLVD 02.14.26- 03.16.26	400.63	136,590.02
04/13/2026	04ACH041326	TECO	1195 WYNDFIELDS BLVD 02.14.26- 03.16.26	374.33	136,215.69
04/13/2026	05ACH041326	TECO	1549 BERING RD 02.14.26- 03.16.26	1,237.84	134,977.85
04/13/2026	06ACH041326	TECO	32803 CUMBERLAND LN, WELL 02.14.26- 03.16.26	27.63	134,950.22
04/13/2026	07ACH041326	TECO	1548 WYNDFIELDS BLVD 02.14.26- 03.16.26	4,840.65	130,109.57
04/13/2026	08ACH041326	TECO	1241 WYNDFIELDS BLVD PH 7B 02.14.26- 03.16.26	673.94	129,435.63
04/13/2026	09ACH041326	TECO	1147 MONTGOMERY BELL RD, WELL 02.14.26- 03.16.26	35.11	129,400.52
04/13/2026	10ACH041326	TECO	1568 WYNDFIELDS BLVD, WELL 02.14.26- 03.16.26	26.02	129,374.50
04/13/2026	11ACH041326	TECO	1241 WYNDFIELDS BLVD PH 8B 02.14.26- 03.16.26	985.00	128,389.50
04/13/2026	12ACH041326	PASCO County Utilities	1549 BERING ROAD 02.05.26- 03.09.26	368.16	128,021.34
04/13/2026	13ACH041326	TECO	32755 CUMBERLAND LN 02.14.26- 03.16.26	396.24	127,625.10
04/13/2026	14ACH041326	TECO	1169 MANZANAR PL, FOUNTAIN 02.14.26- 03.16.26	378.71	127,246.39
04/13/2026	15ACH041326	TECO	OLDWOODS AVE PH 8C 02.14.26- 03.16.26	570.25	126,676.14
04/14/2026	01ACH041426	TECO	1758 BERING RD 02.17.26- 03.17.26	333.54	126,342.60
04/15/2026	01ACH041526	Waste Management of FL	4 Yard Dumpster 2 week 04.01.26- 04.30.26	344.04	125,998.56
04/16/2026	200170	Vesta District Services	Invoice: 431937 (Reference: Billable Expenses - Mar 2026.)	2,767.97	123,230.59
04/16/2026	200171	Blue Water Aquatics, Inc.	Invoice: 35300 (Reference: Pond Bank / Erosion Control Remaining 50% BALANCE DUE Per Signed Pond...	1,750.00	121,480.59
04/16/2026	200172	ECS Integrations LLC	Invoice: 103940 (Reference: Video security monitoring.)	220.00	121,260.59
04/16/2026	200173	Kilinski Van Wyk PLLC	Invoice: 14812 (Reference: legal services.) Invoice: 14787 (Reference: legal services.)	4,463.78	116,796.81
04/16/2026	200174	Romaner Graphics	Invoice: 22948 (Reference: new Rules and Regulations sign, 48" x 36".)	225.00	116,571.81
04/17/2026	01ACH041726	TECO	1393 WYNDFIELDS BLVD 02.14.26- 03.16.26	20.98	116,550.83

04/22/2026			Deposit	75.00		116,625.83
04/27/2026	200175	ECS Integrations LLC	Invoice: 103990 (Reference: ion ParkAmenity Card Replacement.)		84.00	116,541.83
04/29/2026	200176	Floralawn	Invoice: 38397 (Reference: Landscape Maintenance Apr26.)		14,196.16	102,345.67
04/30/2026			Deposit	300.00		102,645.67
04/30/2026	200177	Floralawn	Invoice: 39033 (Reference: Irrigation Repair from Inspection (April, 2026).)		331.43	102,314.24
4/30/2026	End of Month			964,903.80	989,121.77	102,314.24
05/05/2026	200178	Cooper Pools	Invoice: 2026-1366 (Reference: monthly Commercial Maintenance May 2026.)		3,915.00	98,399.24
05/05/2026	200179	Vesta Property Services, Inc.	Invoice: 432295 (Reference: Pool monitor April.)		3,293.18	95,106.06
05/05/2026	200180	Florida Training & Investigations	Invoice: 25202133 (Reference: Security monitoring.)		5,200.00	89,906.06
05/05/2026	200181	Skoops Poop LLC	Invoice: 415 (Reference: CAM Pet Waste Station Maintenance.)		952.00	88,954.06
05/05/2026	200182	Blue Water Aquatics, Inc.	Invoice: 35406 (Reference: Fountain Repair Services FOUNTAIN #2 Replaced Four 36W Underwater Lig...		5,230.77	83,723.29
05/05/2026	200183	NaturZone Environmental Service	Invoice: 870722 (Reference: Monthly Pest Control Service.)		75.00	83,648.29
05/05/2026	200184	Greenlee Law, PLLC	Invoice: 2183 (Reference: legal services.)		645.50	83,002.79
05/07/2026	01ACH050726	TECO	1611 RANCHETTE RD 03.11.26- 04.09.26		702.26	82,300.53
05/11/2026	01ACH051126	Spectrum Business	1549 Bering Rd 04.21.26- 05.20.26		371.94	81,928.59
05/11/2026	02ACH051126	PASCO County Utilities	1549 BERING ROAD 03.09.26- 04.08.26		471.34	81,457.25
05/12/2026	200185	Business Observer, Inc.	Invoice: 26-01012P (Reference: Notice of Public Workshop- legal Advertisement.)		70.00	81,387.25
05/12/2026	200186	Catherine ProCleaners LLC	Invoice: 1320 (Reference: Sanitizing wet gym wipe 4000 units total.)		300.00	81,087.25
05/12/2026	200187	Floralawn	Invoice: 39112 (Reference: Clubhouse Landscape Deposit invoice.) Invoice: 39136 (Reference: 1...		14,022.27	67,064.98
05/12/2026	200188	Sun Coast Rust Control, Inc.	Invoice: 09364 (Reference: Monthly water treatment May26.)		1,622.00	65,442.98
05/12/2026			Deposit	4,197.57		69,640.55
05/12/2026			Deposit	351.48		69,992.03
05/13/2026	01ACH051326	TECO	32803 CUMBERLAND LN, WELL 03.17.26- 04.15.26		111.20	69,880.83
05/13/2026	02ACH051326	TECO	32755 CUMBERLAND LN 03.17.26- 04.15.26		383.71	69,497.12
05/13/2026	03ACH051326	TECO	1241 WYNDFIELDS BLVD PH 8B 03.17.26- 04.15.26		985.00	68,512.12
05/13/2026	04ACH051326	TECO	1549 BERING RD 03.17.26- 04.15.26		1,151.61	67,360.51
05/13/2026	05ACH051326	TECO	1169 MANZANAR PL, FOUNTAIN 03.17.26- 04.15.26		368.29	66,992.22
05/13/2026	06ACH051326	TECO	1568 WYNDFIELDS BLVD, WELL 03.17.26- 04.15.26		119.47	66,872.75
05/13/2026	07ACH051326	TECO	1241 WYNDFIELDS BLVD PH 7B 03.17.26- 04.15.26		673.94	66,198.81
05/13/2026	08ACH051326	TECO	OLDWOODS AVE PH 8C 03.17.26- 04.15.26		570.25	65,628.56
05/13/2026	09ACH051326	TECO	1329 WYNDFIELDS BLVD 03.17.26- 04.15.26		385.01	65,243.55
05/13/2026	10ACH051326	TECO	1195 WYNDFIELDS BLVD 03.17.26- 04.15.26		363.26	64,880.29
05/13/2026	11ACH051326	TECO	1756 WYNFIELDS BL 03.17.26- 04.15.26		89.46	64,790.83
05/13/2026	12ACH051326	TECO	1548 WYNDFIELDS BLVD 03.17.26- 04.15.26		4,840.65	59,950.18
05/13/2026	13ACH051326	TECO	1147 MONTGOMERY BELL RD, WELL 03.17.26- 04.15.26		64.78	59,885.40
05/13/2026	200189	Vesta District Services	Invoice: 432486 (Reference: Management fee services May26.)		5,416.67	54,468.73
05/13/2026	200190	Floralawn	Invoice: 39140 (Reference: 20292 Bridge at Wyndfields Median Bed.) Invoice: 39189 (Reference:...		14,645.16	39,823.57
05/14/2026	01ACH051426	TECO	1758 BERING RD 03.18.26- 04.16.26		335.67	39,487.90
05/15/2026	01ACH051526	TECO	1393 WYNDFIELDS BLVD 03.17.26- 04.15.26		207.60	39,280.30
05/15/2026	02ACH051526	Waste Management of FL	4 Yard Dumpster 2 week 05.01.26- 05.31.26		344.04	38,936.26
05/15/2026	051526BOS1	Engage PEO	BOS Meeting 4/22/26		172.40	38,763.86
05/15/2026	051526BOS2	Gerard Bianchi	BOS Meeting 4/22/26		184.70	38,579.16
05/15/2026	051526BOS3	Michelle Diman	BOS Meeting 4/22/26		184.70	38,394.46
05/15/2026	051526BOS4	Richard Ramirez	BOS Meeting 4/22/26		184.70	38,209.76
05/15/2026	051526BOS5	Vincent S Pacifico	BOS Meeting 4/22/26		184.70	38,025.06
05/19/2026	200191	Vesta District Services	Invoice: 432436 (Reference: Billable Expenses - Apr 2026.)		1,836.51	36,188.55
05/19/2026	200192	Kilinski Van Wyk PLLC	Invoice: 15010 (Reference: legal services.) Invoice: 15009 (Reference: legal services.)		4,305.65	31,882.90
05/20/2026			Funds Transfer	220,000.00		251,882.90
05/20/2026	200193	ECS Integrations LLC	Invoice: 104090 (Reference: tech checked the CDVI, took it off the schedule, tested the doors.)		282.00	251,600.90
05/21/2026	200194	Catherine ProCleaners LLC	Invoice: 1328 (Reference: Apr26 Cleaning.)		1,430.00	250,170.90
05/21/2026	200195	Floralawn	Invoice: 39316 (Reference: Irrigation Repair from Inspection (May, 2026).)		130.20	250,040.70
05/26/2026	200196	Florida Training & Investigations	Invoice: 25202136 (Reference: Security Monitoring 04/24/25 - 5/23/26.)		5,200.00	244,840.70
05/26/2026	200197	Business Observer, Inc.	Invoice: 26-01175P (Reference: Legal Advertising.)		48.13	244,792.57
05/26/2026	200198	ECS Integrations LLC	Invoice: 104100 (Reference: Card Replacement.)		84.00	244,708.57
05/26/2026	200199	Arbitrage Rebate Counselors, LLC	Invoice: 052126- (Reference: Preparation of Annual Arbitrage Report for Series 2019.)		475.00	244,233.57
05/26/2026	200200	Cooper Pools	Invoice: 1676 (Reference: 16' Straight Pole.)		149.99	244,083.58
05/28/2026			Deposit	75.00		244,158.58
05/29/2026	200201	Floralawn	Invoice: 39008 (Reference: Landscape Maintenance Per Agreement May 2026.)		14,196.16	229,962.42
5/31/2026	End of Month			224,624.05	96,975.87	229,962.42
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 Videofied system.)		1,620.00	203,166.04
06/11/2026	200212	Vesta District Services	Invoice: 432902 (Reference: Billable Expenses - May 2026.) Invoice: 433062 (Reference: Manage...		5,474.39	197,691.65
06/11/2026	200213	U.S. Bank	Invoice: 8195705 (Reference: Trustee Fees.)		7,219.25	190,472.40
06/11/2026	01ACH061126	TECO	32803 CUMBERLAND LN, WELL 04.16.26- 05.14.26		102.73	190,369.67
06/11/2026	02ACH061126	TECO	32755 CUMBERLAND LN 04.16.26- 05.14.26		186.31	190,183.36
06/11/2026	03ACH061126	TECO	1329 WYNDFIELDS BLVD 04.16.26- 05.14.26		181.12	190,002.24

06/11/2026	04ACH061126	TECO	1195 WYNDFIELDS BLVD 04.16.26- 05.14.26	174.47	189,827.77
06/11/2026	05ACH061126	TECO	1169 MANZANAR PL, FOUNTAIN 04.16.26- 05.14.26	176.57	189,651.20
06/11/2026	06ACH061126	TECO	1548 WYNDFIELDS BLVD04.16.26- 05.14.26	4,840.65	184,810.55
06/11/2026	07ACH061126	TECO	1568 WYNDFIELDS BLVD, WELL 04.16.26- 05.14.26	79.36	184,731.19
06/11/2026	08ACH061126	TECO	1756 WYNFIELDS BL 04.16.26- 05.14.26	120.58	184,610.61
06/11/2026	09ACH061126	TECO	1241 WYNDFIELDS BLVD PH 7B 04.16.26- 05.14.26	673.94	183,936.67
06/11/2026	10ACH061126	TECO	1549 BERING RD 04.16.26- 05.14.26	1,155.02	182,781.65
06/11/2026	11ACH061126	TECO	OLDWOODS AVE PH 8C 04.16.26- 05.14.26	570.25	182,211.40
06/11/2026	12ACH061126	TECO	1241 WYNDFIELDS BLVD PH 8B 04.16.26- 05.14.26	985.00	181,226.40
06/11/2026	13ACH061126	TECO	1147 MONTGOMERY BELL RD, WELL 04.16.26- 05.14.26	52.58	181,173.82
06/11/2026	14ACH061126	TECO	1393 WYNDFIELDS BLVD 04.16.26- 05.14.26	170.25	181,003.57
06/12/2026	01ACH061226	TECO	1758 BERING RD 04.17.26- 05.15.26	153.36	180,850.21
06/15/2026			Deposit	5,848.20	186,698.41
06/16/2026	01ACH061626	Waste Management of FL	4 Yard Dumpster 2 week 6/01/26 - 6/30/26	469.04	186,229.37
06/22/2026	200214	Kilinski Van Wyk PLLC	Invoice: 15254 (Reference: legal services May26.) Invoice: 15253 (Reference: legal services M...	4,969.15	181,260.22
06/24/2026	5023	Welch Tennis Courts	Downpayment- Pickle ball court	45,557.50	135,702.72
06/26/2026	200215	Floralawn	Invoice: 39619 (Reference: Landscape Maintenance Per Agreement June 2026.)	13,917.80	121,784.92
06/26/2026			Deposit	300.00	122,084.92
6/30/2026	End of Month			7,588.48	115,465.98
07/02/2026	200216	Blue Water Aquatics, Inc.	Invoice: 35774 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 35773 (Reference: Pon...	3,715.00	118,369.92
07/02/2026	200217	ECS Integrations LLC	Invoice: 104279 (Reference: Amenity Access Management.) Invoice: 104304 (Reference: Videofied...	851.25	117,518.67
07/02/2026	200218	NaturZone Environmental Service	Invoice: 889816 (Reference: Jul26 Pest Control service.) Invoice: 889817 (Reference: Annual S...	485.00	117,033.67
07/02/2026	200219	Floralawn	Invoice: 40272 (Reference: Irrigation Repair from Inspection (June, 2026).)	238.91	116,794.76
07/02/2026	200220	Vesta District Services	Invoice: 433168 (Reference: Management fee services July26.)	5,416.67	111,378.09
07/06/2026	5024	Desiree Baba	Check Returned Due to not being entered into PP on time	300.00	111,078.09
07/06/2026	200221	Sun Coast Rust Control, Inc.	Invoice: 09561 (Reference: Monthly water treatment (iron/rust).)	1,622.00	109,456.09
07/06/2026	200222	Dibartolomeo, McBee, Hartley & Barnes PA	Invoice: 90113654 (Reference: Audit FYE 09/30/2024.) Invoice: 90119563 (Reference: Audit FYE ...	6,900.00	102,556.09
07/06/2026	200223	Cooper Pools	Invoice: 2026-1630 (Reference: Monthly Commercial Maintenance July 2026.)	3,900.00	98,656.09
07/07/2026	200224	Vesta District Services	Invoice: 433376 (Reference: Pool monitor June.)	4,244.02	94,412.07
07/07/2026	200225	Lighthouse Engineering Inc.	Invoice: 8 (Reference: Engineering services.)	1,449.00	92,963.07
07/07/2026	200226	Skoops Poop LLC	Invoice: 578 (Reference: Pet Waste Station Maintenance.)	952.00	92,011.07
07/07/2026	200227	Blue Water Aquatics, Inc.	Invoice: 35786 (Reference: Fountain Repair.)	433.57	91,577.50
07/07/2026	200228	Catherine ProCleaners LLC	Invoice: 1343 (Reference: Jun26 Cleaning service.)	1,950.00	89,627.50
07/07/2026	200229	Tampa SWAP	Invoice: INV-0016 (Reference: Completed restroom repair package.) Invoice: INV-0017 (Referenc...	875.00	88,752.50
07/07/2026	200230	Florida Training & Investigations	Invoice: 25202139 (Reference: Security monitoring.)	5,200.00	83,552.50
07/07/2026	01ACH070726	TECO	1611 RANCHETTE RD 05.09.26- 07.09.26	702.26	82,850.24
07/10/2026	071026BOS1	Engage PEO	BOS Meeting 6/24/26	141.80	82,708.44
07/10/2026	071026BOS2	Michelle Diman	BOS Meeting 6/24/26	184.70	82,523.74
07/10/2026	071026BOS3	Richard Ramirez	BOS Meeting 6/24/26	184.70	82,339.04
07/10/2026	071026BOS4	Vincent S Pacifico	BOS Meeting 6/24/26	184.70	82,154.34
07/10/2026	01ACH071026	Spectrum Business	1549 Bering Rd 06.21.26- 07.20.26	371.94	81,782.40
07/10/2026	200231	Tampa SWAP	Invoice: INV-0020 (Reference: Trip Charge to set up caution tape & secure area.)	100.00	81,682.40
07/13/2026	01ACH071326	PASCO County Utilities	1549 BERING ROAD 05.08.26- 06.08.26	415.06	81,267.34
07/13/2026	02ACH071326	TECO	1147 MONTGOMERY BELL RD, WELL 05.15.26- 06.15.26	56.55	81,210.79
07/13/2026	03ACH071326	TECO	1756 WYNFIELDS BL 05.15.26- 06.15.26	139.98	81,070.81
07/13/2026	04ACH071326	TECO	1549 BERING RD 05.15.26- 06.15.26	1,240.72	79,830.09
07/13/2026	05ACH071326	TECO	OLDWOODS AVE PH 8C 05.15.26- 06.15.26	570.25	79,259.84
07/13/2026	06ACH071326	TECO	1241 WYNDFIELDS BLVD PH 7B 05.15.26- 06.15.26	673.94	78,585.90
07/13/2026	07ACH071326	TECO	1548 WYNDFIELDS BLVD 05.15.26- 06.15.26	4,840.65	73,745.25
07/13/2026	08ACH071326	TECO	1241 WYNDFIELDS BLVD PH 8B 05.15.26- 06.15.26	985.00	72,760.25
07/13/2026	09ACH071326	TECO	1195 WYNDFIELDS BLVD 05.15.26- 06.15.26	113.52	72,646.73
07/13/2026	10ACH071326	TECO	1329 WYNDFIELDS BLVD 05.15.26- 06.16.26	122.65	72,524.08
07/13/2026	11ACH071326	TECO	32755 CUMBERLAND LN 05.15.26- 06.15.26	98.27	72,425.81
07/13/2026	12ACH071326	TECO	1568 WYNDFIELDS BLVD, WELL 05.15.26- 06.16.26	94.25	72,331.56
07/13/2026	13ACH071326	TECO	1169 MANZANAR PL, FOUNTAIN 05.15.26- 06.15.26	114.99	72,216.57
07/13/2026	14ACH071326	TECO	32803 CUMBERLAND LN, WELL 05.15.26- 06.15.26	115.32	72,101.25
07/13/2026	15ACH071326	TECO	1393 WYNDFIELDS BLVD 05.15.26- 06.15.26	109.96	71,991.29
07/13/2026	200232	Cooper Pools	Invoice: 1969 (Reference: Seal & Motor Replacement for Pool.)	3,829.34	68,161.95
07/14/2026	200233	Romaner Graphics	Invoice: 22931 (Reference: Sign Installation.)	1,705.00	66,456.95
07/14/2026	01ACH071426	TECO	1758 BERING RD 05.16.26- 07.16.26	107.04	66,349.91
07/21/2026	01ACH072126	Waste Management of FL	4 Yard Dumpster 2 week 7/01/26 - 7/31/26	344.04	66,005.87
07/22/2026	200234	Vesta District Services	Invoice: 433456 (Reference: Billable Expenses - June 2026.)	510.78	65,495.09
07/22/2026	200235	Catherine ProCleaners LLC	Invoice: 1349 (Reference: Sanitizing wet gym wipes.)	300.00	65,195.09
07/22/2026	200236	Tampa SWAP	Invoice: INV-0024 (Reference: Sign Repair.)	100.00	65,095.09
07/22/2026	200237	Kilinski Van Wyk PLLC	Invoice: 15485 (Reference: Legal Services June 26.) Invoice: 15484 (Reference: Legal Services...	3,053.90	62,041.19
07/22/2026	200238	Arbitrage Rebate Counselors, LLC	Invoice: 071026- (Reference: Arbitrage Reports 2017 Series Bonds.)	475.00	61,566.19
07/24/2026			Funds Transfer	200,000.00	261,566.19
07/24/2026	200239	Florida Training & Investigations	Invoice: 25202142 (Reference: Security Services.)	4,500.00	257,066.19
07/24/2026	200240	Floralawn	Invoice: 40001 (Reference: Landscape Maintenance July 2026.)	13,917.80	243,148.39
07/28/2026	200241	Blue Water Aquatics, Inc.	Invoice: 35842 (Reference: Pond / Waterway Treatment.)	1,965.00	241,183.39
07/29/2026	200242	ECS Integrations LLC	Invoice: 104466 (Reference: Union Park Amenity Card 1856 Tonka Terrace (x2) First Set.)	84.00	241,099.39
07/30/2026	200243	ECS Integrations LLC	Invoice: 104474 (Reference: button's battery was no longer working..)	220.00	240,879.39
07/31/2026	073126BOS1	Engage PEO	BOS Meeting 7/22/26	141.80	240,737.59
07/31/2026	073126BOS2	Gerard Bianchi	BOS Meeting 7/22/26	184.70	240,552.89
07/31/2026	073126BOS3	Richard Ramirez	BOS Meeting 7/22/26	184.70	240,368.19
07/31/2026	073126BOS4	Vincent S Pacifico	BOS Meeting 7/22/26	184.70	240,183.49
07/31/2026				200,000.00	81,901.43
08/03/2026	200244	Vesta District Services	Invoice: 433797 (Reference: Management fee services Aug26.)	5,416.67	234,766.82
08/03/2026	200245	Business Observer, Inc.	Invoice: 26-01869P (Reference: Legal Advertising - Board Supervisor Meeting.)	157.50	234,609.32
08/03/2026	200246	NaturZone Environmental Service	Invoice: 899481 (Reference: Monthly Pest Control Service Aug26.)	85.00	234,524.32
08/04/2026	200247	Skoops Poop LLC	Invoice: 590 (Reference: Pet Waste Station Maintenance.)	952.00	233,572.32
08/04/2026	200248	Cooper Pools	Invoice: 2125 (Reference: Monthly Commercial Pool Maintenance.)	3,900.00	229,672.32
08/05/2026	200249	Sun Coast Rust Control, Inc.	Invoice: 09704 (Reference: Monthly water treatment (iron/rust) and service fee for previous mont...	1,622.00	228,050.32
08/05/2026	200250	U.S. Bank	Invoice: 8269814 (Reference: Trustee Fees 7/1/26 - 6/30/274256.13.)	4,256.13	223,794.19

08/07/2026	200251	Vesta Property Services, Inc.	Invoice: 434009 (Reference: Pool monitor July.)	2,886.62	220,907.57
08/07/2026	200252	Lighthouse Engineering Inc.	Invoice: 9 (Reference: GENERAL ENGINEERING CONTRACT SERVICES.)	935.00	219,972.57
08/07/2026	01ACH080726	TECO	1611 RANCHETTE RD 06.10.26- 07.09.26	702.26	219,270.31
08/10/2026	200253	Floralawn	Invoice: 40912 (Reference: Current Floralawn Pump Repair 21795.) Invoice: 40927 (Reference: I...	2,488.58	216,781.73
08/10/2026	200254	Catherine ProCleaners LLC	Invoice: 1362 (Reference: CLEANING SERVICE JUL26.)	1,950.00	214,831.73
08/10/2026	01ACH081026	Spectrum Business	1549 Bering Rd 07.21.26- 08.20.26	372.10	214,459.63
08/11/2026	200255	Greenlee Law, PLLC	Invoice: 2229 (Reference: legal services -Basketball court construction defect.)	3,893.61	210,566.02
08/11/2026	200256	Vesta District Services	Invoice: 434148 (Reference: Billable Expenses - July 2026.)	4,574.42	205,991.60
08/12/2026	01ACH081226	TECO	1549 BERING RD 06.16.26- 07.15.26	1,152.10	204,839.50
08/12/2026	02ACH081226	TECO	1758 BERING RD 06.17.26- 07.16.26	100.16	204,739.34
08/12/2026	03ACH081226	TECO	32803 CUMBERLAND LN, WELL 06.16.26- 07.15.26	51.31	204,688.03
08/12/2026	04ACH081226	TECO	1241 WYNDFIELDS BLVD PH 8B 06.16.26- 07.15.26	985.00	203,703.03
08/12/2026	05ACH081226	TECO	1393 WYNDFIELDS BLVD 06.16.26- 07.15.26	102.93	203,600.10
08/12/2026	06ACH081226	TECO	1329 WYNDFIELDS BLVD 06.17.26- 07.15.26	108.25	203,491.85
08/12/2026	07ACH081226	TECO	1195 WYNDFIELDS BLVD 06.16.26- 07.15.26	106.49	203,385.36
08/12/2026	08ACH081226	TECO	32755 CUMBERLAND LN 06.16.26- 07.15.26	110.06	203,275.30
08/12/2026	09ACH081226	TECO	1548 WYNDFIELDS BLVD 06.16.26- 07.15.26	4,840.65	198,434.65
08/12/2026	10ACH081226	TECO	1241 WYNDFIELDS BLVD PH 7B 06.16.26- 07.15.26	673.94	197,760.71
08/12/2026	11ACH081226	TECO	OLDWOODS AVE PH 8C 06.16.26- 07.15.26	570.25	197,190.46
08/12/2026	12ACH081226	TECO	1169 MANZANAR PL, FOUNTAIN 06.16.26- 07.15.26	107.96	197,082.50
08/12/2026	13ACH081226	TECO	1568 WYNDFIELDS BLVD, WELL 06.17.26- 07.15.26	78.39	197,004.11
08/12/2026	14ACH081226	TECO	1147 MONTGOMERY BELL RD, WELL 06.16.26- 07.15.26	60.25	196,943.86
08/12/2026	18CH081226	PASCO County Utilities	1549 BERING ROAD 06.08.26- 07.08.26	461.96	196,481.90
08/13/2026	01ACH081326	TECO	1756 WYNFIELDS BL 06.16.26- 07.15.26	100.16	196,381.74
08/14/2026			Deposit	0.02	196,381.76
08/19/2026	01ACH081926	Waste Management of FL	4 Yard Dumpster 2 week 8/1/26- 8/31/26	344.04	196,037.72
08/20/2026	200257	Kilinski Van Wyk PLLC	Invoice: 15759 (Reference: legal services - Amenity Center Construction Defect.) Invoice: 157...	4,320.34	191,717.38
08/24/2026	200258	FitRev	Invoice: 39538 (Reference: MEDICINE BALL SET AND MAT.) Invoice: 39869 (Reference: Precor trea...	2,195.09	189,522.29
08/27/2026	5025	U.S. Bank	Transfer of Tax Assessments for FY26	11,378.11	178,144.18
08/27/2026	200259	American Power Washing LLC	Invoice: 150 (Reference: DEPOSIT: Year 3 of 3- Premium Holiday Lighting.)	7,500.00	170,644.18
08/27/2026	200260	Floralawn	Invoice: 40732 (Reference: Landscape Maintenance Aug26.)	13,917.80	156,726.38
08/31/2026				0.02	83,457.13
					156,726.38



UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11





Proposal

Date: 7/23/2026

Work Order #22024

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

Bad module

FLORALAWN PROPOSES TO PERFORM THE FOLLOWING: This proposal is to replace the hunter ADM-99 decoder output module for acc got damage by lighting strike at the timer by the entrance now when we replace this part for the timer we may have more damage like wire issues or bad decoder. And on the picture where the red dot its where we have the issue at the timer.



Irrigation Repair

Irrigation Repair

Items	Quantity	Unit
Irrigation Material	1.00	ea
Hunter ADM-99 Decoder Output Module for ACC Wall Mount Controller	1.00	ea

PROJECT TOTAL: \$1,922.98

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: ----- (\$1,922.98), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% Deposit with the Remaining Balance Due Upon Completion with a signed proposal.

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.

By _____

Jose Lopez Vega

Date 7/23/2026

Floralawn

By Heath Beckett

Date 7/24/26

Union Park East CDD

