Your Community.
Our Commitment.

UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Wednesday
October 28, 2026
6:00 p.m.

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

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

UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Union Park East Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Wednesday, October 28, 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, October 28, 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 **Documents** when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com*

FIRST ORDER OF BUSINESS: **ROLL CALL**

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

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

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS – AGENDA ITEMS**
(Limited to 3 Minutes Per Person)

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

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

1. Presentation of Kobuk Valley Depression Report — **WALK-IN EXHIBIT A**

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

1. Aquatic Reports
2. Fountain Report

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

1. Consideration of Floralawn Proposal #23146 for Common Area Mulch - $11,676.80 — **EXHIBIT 3**
2. Consideration of Floralawn Proposal #23164 to Remove Grass at Gates - $1,210.65 — **EXHIBIT 4**

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

D. Field Manager – *Michael Bush, Vesta District Services* **EXHIBIT 5**

1. Presentation of Scoops Poop Reports **EXHIBIT 6**
2. Consideration of Timber Intentions Proposal #206 for Wyndfields Bridge Deck Repair - $3,220.00 **WALK-ON EXHIBIT B**

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

1. Reminder on Ethics Training Requirement **WALK-ON EXHIBIT C**

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

1. Adoption of Resolution 2027-01 Re-scheduling Public Hearing on Parking Policy to January 27, 2027 **EXHIBIT 7**
2. Approval of FY 2026 Report of Achieved Goals and Objectives **EXHIBIT 8**

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 23, 2026 **EXHIBIT 9**

B. Acceptance of the Unaudited September 2026 Financial Statement **EXHIBIT 10**

C. Ratification of Approval of Element Environmental Sox Repair Pricing of $6,600.00 *(previously approved $6,000)* **EXHIBIT 11**

D. Ratification of Approval of Cooper Pools Proposal #1298 for Pool Pump Repair - $7,558.30 **WALK-ON EXHIBIT D**

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

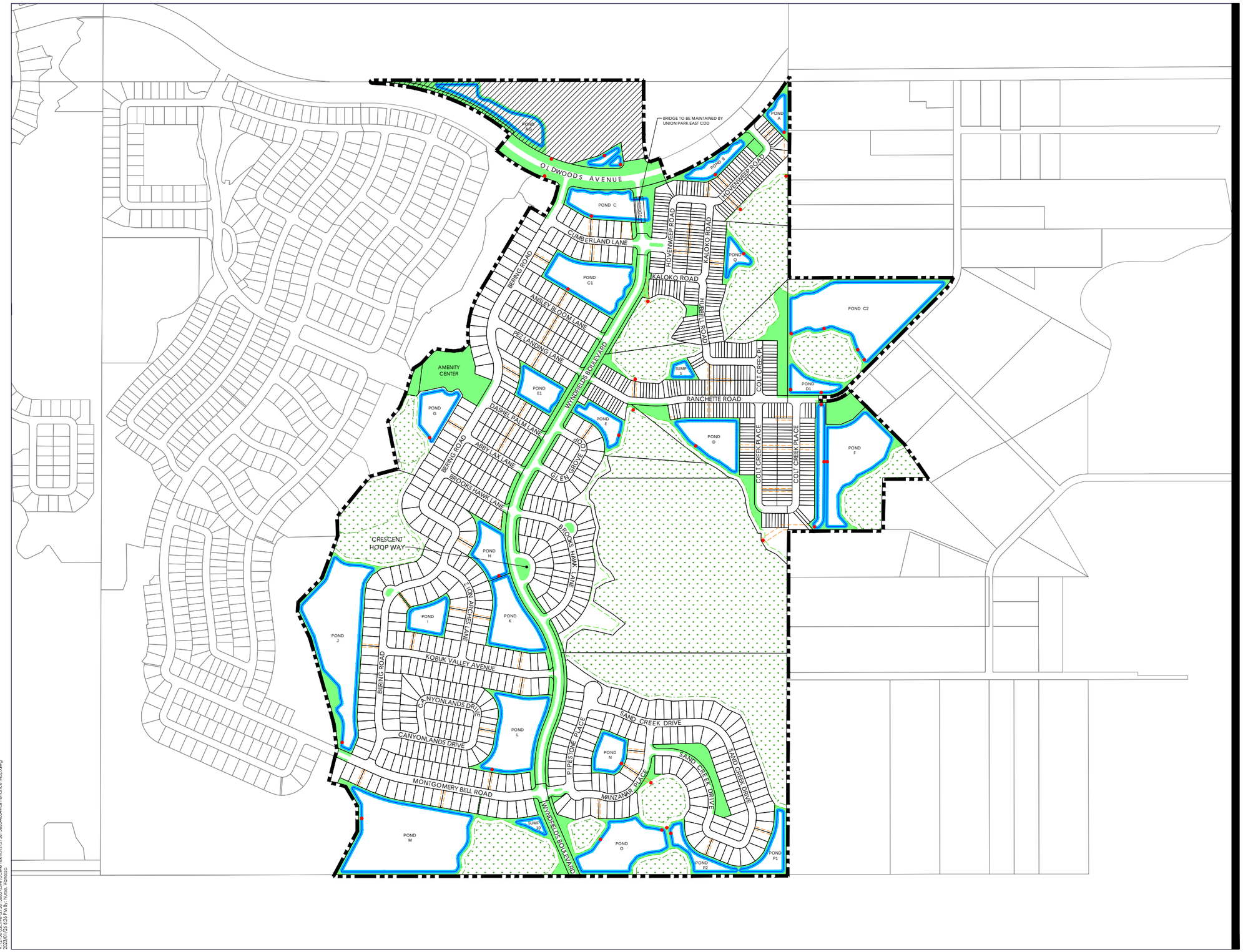
	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

Tuesday, November 17, 2026
at 6:00 p.m.
Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE
Noon - November 9, 2026

NINTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY** *(To be Included in the Meeting Minutes)*

TENTH ORDER OF BUSINESS: **ADJOURNMENT**



V:\215613663\active\215613663\civil\cadfiles\exhibits\215613663-X03-Maintenance Maps.dwg
2023.01.26 4:36 PM By: Nurse, Vanessa

Stantec

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

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Legend

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

N

0 150' 300' 600'

SCALE: 1" = 300'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

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

Client/Project

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Pasco County, Florida

Title

MAINTENANCE MAP

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

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

WALK-ON
EXHIBIT A

LIGHTHOUSE ENGINEERING, INC.

MEMORANDUM

TO: **Union Park East CDD**

FROM: **Bradley S. Foran, P.E.**

DATE: **10/27/2026**

RE: **Kobuk Valley Depression**

On October 22, 2026, Lighthouse Engineering (LHE) staff conducted a site visit to observe a depression in the soil on 32688 Kobuk Valley Avenue. Pasco County had previously inspected the area and determined that the depression was likely caused by a leak in the stormwater system, identifying the repair as the CDD's responsibility. The CDD requested that LHE conduct an independent site visit to evaluate the condition and verify the County's assessment.

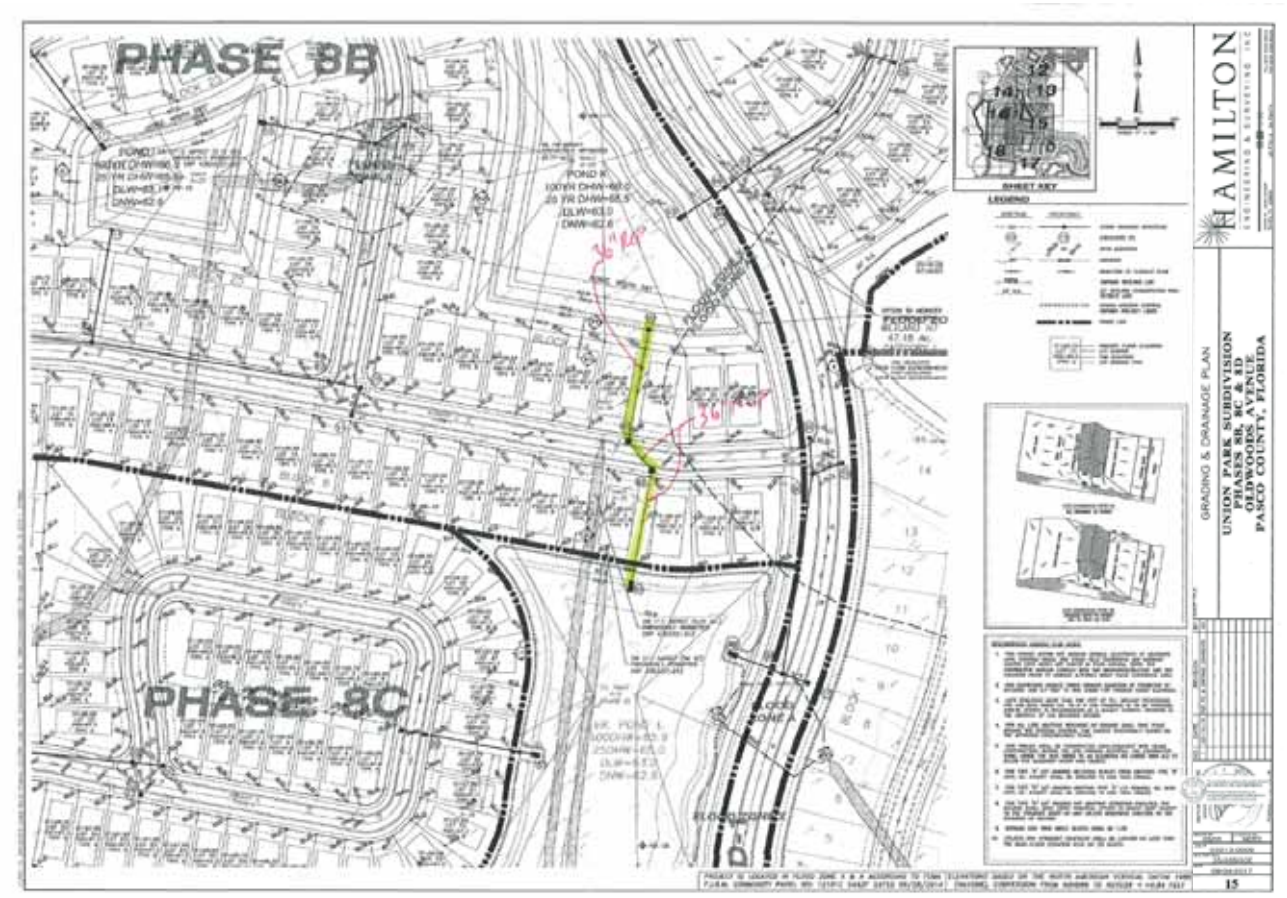
Based on our site observations and a review of the available as-built plans to identify the location of the stormwater pipe in the affected area, LHE concurs with the County's assessment. The observed soil depression appears consistent with a potential breach in the stormwater pipe near the affected location. The conclusion that the leak originated from the existing 36-inch reinforced concrete pipe (RCP) stormwater system, rather than the water line, was based on observations made during the site visit. The inspection was conducted on a dry day, following three to four consecutive days without rainfall. Upon examining the excavation previously opened by Pasco County, no wet soil or standing water was observed. If the existing water line had been leaking, it would be reasonable to expect evidence of moisture in the surrounding soil under these dry conditions. The absence of wet soil or water indicated that the water line was unlikely to be the source of the leak. The existing 36-inch RCP stormwater pipes connect the two ponds, and during rainfall events, rising water levels in the ponds increase the volume of water flowing through the pipes. Water may be escaping from a compromised connection at the manhole, resulting in the observed soil depression.

Further investigation may be necessary to confirm the exact location and extent of the pipe damage and determine the appropriate corrective action.

LIGHTHOUSE ENGINEERING, INC.

MEMORANDUM

The Below page from the As-built plans shows the location of the stormwater pipe.



LIGHTHOUSE ENGINEERING, INC.

MEMORANDUM



Street View showing pond



Outfall pipe in the pond adjacent to depression





Exposed concrete box in excavated depression area for utilities.

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

Chris Thompson

Blue Water Aquatics, Inc.

Sep 27, 2026 | 21 Photos

Union Park East CDD

Monthly Management Report



September Aquatics Report

September 2026 Pond Summary
Weather & Rainfall

September has remained warm across the Tampa Bay area, although we are beginning to see the first signs of the seasonal transition toward fall. Through September 23, Tampa recorded an average high of approximately **90°F** and an average low near **77°F**. The highest temperature recorded was **93°F**, while the lowest was **73°F**. Marine Weather

Rainfall has been somewhat uneven this month, with periods of relatively dry weather interrupted by heavier thunderstorms. Tampa had received approximately **4.58 inches of rain through September 23**, which was slightly below the normal amount for that point in the month. SWFWMD's daily rainfall system uses monitoring locations throughout the District to track daily and month-to-date rainfall, so individual communities may vary considerably from the Tampa total. SW Florida Water Management

Current Pond Conditions

Warm water temperatures continue to support active algae and aquatic plant growth. However, as daylight gradually shortens and temperatures begin to moderate heading into October, we should start seeing some reduction in the rapid growth rates experienced during the peak summer months.

Filamentous and planktonic algae remain seasonally common. Planktonic algae can cause water to appear green or cloudy throughout the water column, while filamentous algae generally develops as mats or strands near the surface and shoreline. **Some algae is normal in Florida stormwater ponds**, and our management goal is to control excessive or unsightly growth rather than completely eliminate naturally occurring algae.

Pond dye may continue to be used where appropriate. Dye reduces sunlight penetration through the water column, which can help suppress algae and certain submerged vegetation while also improving the pond's overall appearance.

Aquatic Vegetation

September remains an active month for shoreline vegetation. Routine treatments continue to target nuisance growth such as **torpedo grass, creeping water primrose, alligator weed, cattails, sedges and volunteer woody vegetation** where necessary.

Because vegetation treated with systemic herbicides does not disappear immediately, residents may notice yellowing or browning for several days or weeks following treatment. This gradual response allows the herbicide to move through the plant and provide more complete control.

Seasonal Considerations

Late summer rainfall and runoff can introduce additional nutrients and organic material into stormwater ponds. Warm water combined with these nutrients can produce short-term algae blooms even in ponds that are routinely maintained. Heavy rainfall can also temporarily increase turbidity and change water color as stormwater carries suspended material into the ponds.

As we transition into fall, cooler nights and shorter daylight periods should gradually slow both algae and shoreline vegetation growth. This provides an opportunity to concentrate on remaining summer growth and prepare ponds for the cooler months.

Resident Reminders

- Maintain at least a **10-foot fertilizer-free zone** around ponds and other water bodies.
- Do not blow **grass clippings, leaves or landscape debris** into ponds or storm drains. These materials eventually break down and release nutrients that can contribute to algae.
- Please pick up **pet waste**, which is another source of nutrients and bacteria entering stormwater systems.
- Avoid discharging **pool or spa water** directly into ponds or storm drains.
- Native shoreline and littoral vegetation is beneficial and should not automatically be considered a weed. These plants can help stabilize shorelines, absorb nutrients and provide habitat for wildlife.

Overall, **September pond conditions remain typical for late summer in the Tampa Bay area**. Warm water and continued rainfall are keeping algae and aquatic vegetation active, but seasonal growth should begin slowing as we move into October. Routine monitoring and treatment will continue as needed to maintain acceptable pond conditions.

SPECIAL NOTE - SWFWMD has extended phase 3 water restriction until March 31, 2027. Fountains will remain on a 4hr cycle. https://www.swfwmd.state.fl.us/business/epermitting/district-water-restrictions

1



Pond L - No issues this month. The shorelines are clean, no algae, good color.

Project: Union Park East CDD
Creator: Chris Thompson

2



Pond M - Water level is at normal capacity. No issues other than routine shoreline grasses and brush.

Project: Union Park East CDD
Creator: Chris Thompson

3



Pond N - Techs adjusted the lights on the fountain as requested. No issues with algae this month.

Project: Union Park East CDD
Creator: Chris Thompson

4



Pond O - At normal holding capacity. Techs treated for Torpedo grass and minor Pennywort along the shore.

Project: Union Park East CDD
Creator: Chris Thompson

5



Pond P1 - At normal holding capacity, all water control structures are clear.

Project: Union Park East CDD
Creator: Chris Thompson

6



Pond P2 - At normal holding capacity. The water it slightly turbid due to rainwater runoff. Nothing out of the norm.

Project: Union Park East CDD
Creator: Chris Thompson

7



Pond K - Has excellent water clarity. Techs treated shoreline grasses and brush and applied dye.

Project: Union Park East CDD
Creator: Chris Thompson

8



Pond J - Still has a way to go before reaching capacity. Larger ponds will take longer to reach normal holding capacity.

Project: Union Park East CDD
Creator: Chris Thompson

9



Pond H - Techs treated the usual shoreline grasses and sedges. Nothing unusual.

Project: Union Park East CDD
Creator: Chris Thompson

10



Pond G - Received some algicide to address some filamentous algae along the perimeter.

Project: Union Park East CDD
Creator: Chris Thompson

11



Pond E1 - The planktonic algae has subsided. The shorelines were treated for Torpedo grass and Alligator weed.

Project: Union Park East CDD
Creator: Chris Thompson

12



Pond E - Close to normal holding capacity. Techs treated for shoreline grasses and sedges.

Project: Union Park East CDD
Creator: Chris Thompson

13



Pond C1 - Excellent clarity. Treated for Torpedo grass and minor filamentous algae.

Project: Union Park East CDD
Creator: Chris Thompson

14



Pond SP10 - Treated the shorelines for Alligator weed, no algae.

Project: Union Park East CDD
Creator: Chris Thompson

15



Walk bridge - Techs treat a 15ft swath to the left and right of the bridge to maintain open water.

Project: Union Park East CDD
Creator: Chris Thompson

16



Pond Q1 - No issues this month. Dye was added to limit planktonic algae production.

Project: Union Park East CDD
Creator: Chris Thompson

17



Pond Q - At normal holding capacity, slightly turbid from influx of water. No algae this month.

Project: Union Park East CDD
Creator: Chris Thompson

18



Pond D - Techs treated shoreline grasses and Pennywort. Dye was added to limit planktonic algae production.

Project: Union Park East CDD
Creator: Chris Thompson

19



Pond SP1 - At normal holding capacity. Techs treated shoreline grass and brush. No issues with algae this month.

Project: Union Park East CDD
Creator: Chris Thompson

20



Pond C - French drain install. 4" drain was set in gravel base.

Project: Union Park East CDD
Creator: Chris Thompson

21



Sand went on top to level. Sod will be installed.

Project: Union Park East CDD
Creator: Chris Thompson

Shirley M. Conley

From: office@bluewateraquaticsinc.com
Sent: Friday, September 25, 2026 2:16 PM
To: customerservice@bluewateraquaticsinc.com
Subject: SWFWMD Phase II Extreme Water Shortage Extended

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

Dear Blue Water Aquatics Fountain Customers,

Just a courtesy notice to our pond fountain customers that the Southwest Florida Water Management District (District) Governing Board voted on September 22nd to extend the Modified Phase III "Extreme" Water Shortage through **March 31, 2027,** due to ongoing drought conditions throughout the region.

This continues the restrictions of pond fountains to **four** hours a day. The regular hours of operation can be selected by the owner but must be posted.

FAQ's

Q: *Why are pond fountains included in the restrictions?*
A: When a fountain sprays pond water into the air, some of that water is lost to evaporation. During a drought, limiting fountain operation helps conserve water in the pond and the broader water system it connects to. Most decorative pond fountains primarily circulate water near the surface. While they may provide some aeration, they do not serve the same purpose as a system designed to circulate water from deeper in the pond. Under the current Southwest Florida Water Management District restrictions, aesthetic fountains may operate for up to four hours per day, with their operating hours posted.

FURTHER QUESTIONS?
• Visit the District's website at **WaterMatters.org/Restrictions** for more information.
• Send an inquiry to **Water.Restrictions@WaterMatters.org** at any time.
• Call SWFWMD (813) 856-5679 during business hours from 8 a.m. to 5 p.m.

Brenda Jordan

Brenda Jordan
Business Manager
Blue Water Aquatics
Aquatic & Environmental Services
5119 State Road 54, New Port Richey FL 34652
Office Phone: (727) 842-2100 x103 Cell Phone: (727) 712-7363
Website: www.BlueWaterAquaticsInc.com

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	9/3/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	ESE 6mph
Temperature	85
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

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

Aquatic Services Report

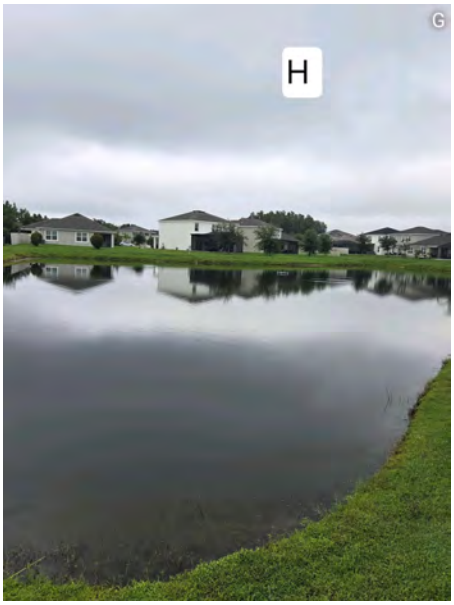


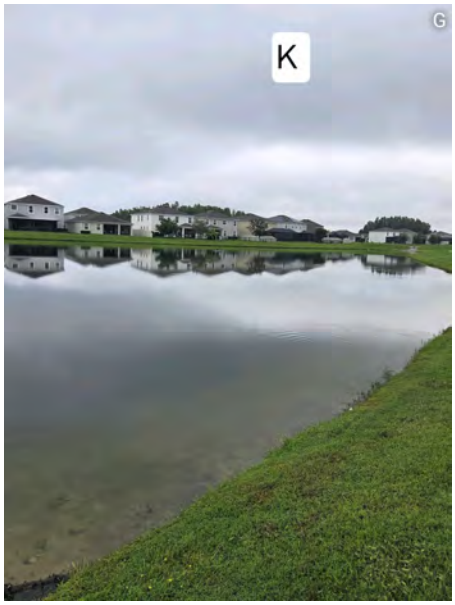






Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

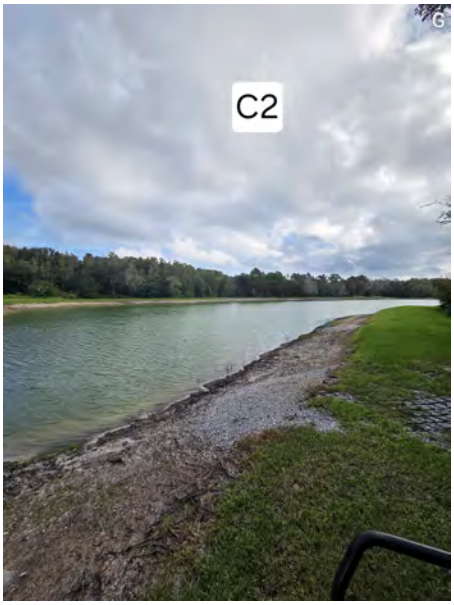
Service Date	9/16/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	ENE 11mph
Temperature	81
Multiple Sites Treated	Yes

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) as needed.
Pictures	

Aquatic Services Report









Aquatic Services Report









Aquatic Services Report





2 of 3	
Pond Numbers	L
Service Performed	Treatment
Work Performed	☑ Floating ☑ Submersed
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	5 days
Observations/Recommendations	Treated site for Baby's Tear.

3 of 3	
Pond Numbers	Q1
Service Performed	Treatment
Work Performed	☑ Algae ☑ Floating
Equipment Used	☑ ATV/UTV
Water Level	Normal

Aquatic Services Report

Restrictions	5 days
Observations/Recommendations	Treated site for filamentous algae and Azolla.

Aquatic Services Report

Technician
Pete Dennis

Job Details

Service Date	9/3/2026
Customer	Union Park East CDD
Weather Conditions	Partly Cloudy
Wind	3mph
Temperature	85°
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

1 of 1

Pond Numbers	Fountains 1-7
Service Performed	Cleaning & Inspection (Fountain/Aeration
Water Level	Normal
Observations/Recommendations	I cleaned the floats, intakes, lights, and all nozzles on the fountains.

Pictures





Aquatic Services Report









Aquatic Services Report









UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

Union Park East Report

Union Park East CDD

October Landscape Update

Account Manager: Casey Hallman
Report Date: 10/9/26

Dear Board Members and Residents,

I hope this update finds you well. Floralawn would like to provide an overview of the recent landscape maintenance activities, property conditions, and upcoming work throughout Union Park East CDD.

Lawn Maintenance

Lawn maintenance is currently being performed on a weekly service cycle as we finish out the summer growing season.

Bi weekly to start soon

Detail & Shrub Maintenance

Shrub trimming, bed detailing, and weed-control activities continue to be performed during our weekly service visits.

Bi weekly to start soon

Irrigation

The scheduled monthly irrigation inspection has been completed. Minor issues were identified during the inspection and repaired.

The irrigation system will continue to be monitored as we transition out of the summer rainy season and into the typically drier fall and winter months.

Overall Property Conditions

Overall, the property continues to present well, with the turf maintaining a healthy green appearance throughout much of the community.

There continues to be a little less amount of invasive weed activity within portions of the turf. However, the clubhouse area is currently showing little to no significant weed activity.

Pond Areas

Several areas surrounding the ponds continue to experience extremely wet and saturated ground conditions due to the amount and frequency of recent rainfall.

These conditions continue to make mowing difficult and, in certain locations, potentially unsafe for both personnel and equipment. Areas that appear stable on the surface can remain soft and saturated underneath, increasing the risk of equipment becoming stuck or sliding toward pond banks.

Our crews are servicing these areas wherever conditions safely allow. Some locations may require additional drying time before equipment can safely access them without causing unnecessary turf damage or creating a safety concern.

As of lately the ponds are squeezing out water as were walking around them. Hopefully they will dry out soon

Additional Updates

- All recently installed plant material continues to look good and is establishing well.
- The next seasonal annual flower installation will be completed soon.
- Due to continued rainfall, the crew has been instructed to begin spraying operations earlier in the day whenever conditions allow to improve application opportunities.
- The tree removal permit through Pasco County has taken longer than anticipated. All required paperwork has been submitted, and we are currently awaiting approval. Once the permit is issued, the approved tree removals can be scheduled and completed.

Floralawn will continue monitoring property conditions and adjusting operations as necessary based on rainfall, turf conditions, seasonal growth, and overall site needs.

Thank you,

Casey Hallman
Account Manager
Floralawn



New plants at the bridge are looking healthy

Casey Hallman
Oct 6, 2026, 12:20 PM
Upe



Casey Hallman
Oct 6, 2026, 12:20 PM
Upe



Plants at Toplu Sun are looking Healthy

Casey Hallman
Oct 6, 2026, 12:21 PM
Upe



Blvd is looking nice and green with a little less weeds

Casey Hallman
Oct 6, 2026, 12:21 PM
Upe



Casey Hallman

Oct 6, 2026, 12:21 PM

Upe



Casey Hallman

Oct 6, 2026, 12:21 PM

Upe



Island at Manzar are looking healthy.

Annual change out coming soon

Casey Hallman

Oct 6, 2026, 12:22 PM

Upe



Plants at the clubhouse are looking strong

Casey Hallman

Oct 6, 2026, 12:24 PM

Upe

floralawn
Premier Lawn & Pest



Casey Hallman

Oct 6, 2026, 12:24 PM

Upe

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

Proposal

Date: 10/21/2026
Work Order #23146
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

Yearly mulch 26

Floralawn Proposes The Following:

Mulch for common areas.

Default Group

Yearly Mulching

PROJECT TOTAL: $11,676.80

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: ---------- ($11,676.80), with payments to be made as follows:

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. Floralawn offers a one year warranty on live plant material outside of acts of God and damage caused from wildlife. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____	**By** _____
Casey Hallman	
Date 10/21/2026	**Date** _____
Floralawn	**Union Park East CDD**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

floralawn

Proposal

Date: 10/21/2026
Work Order #23164
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

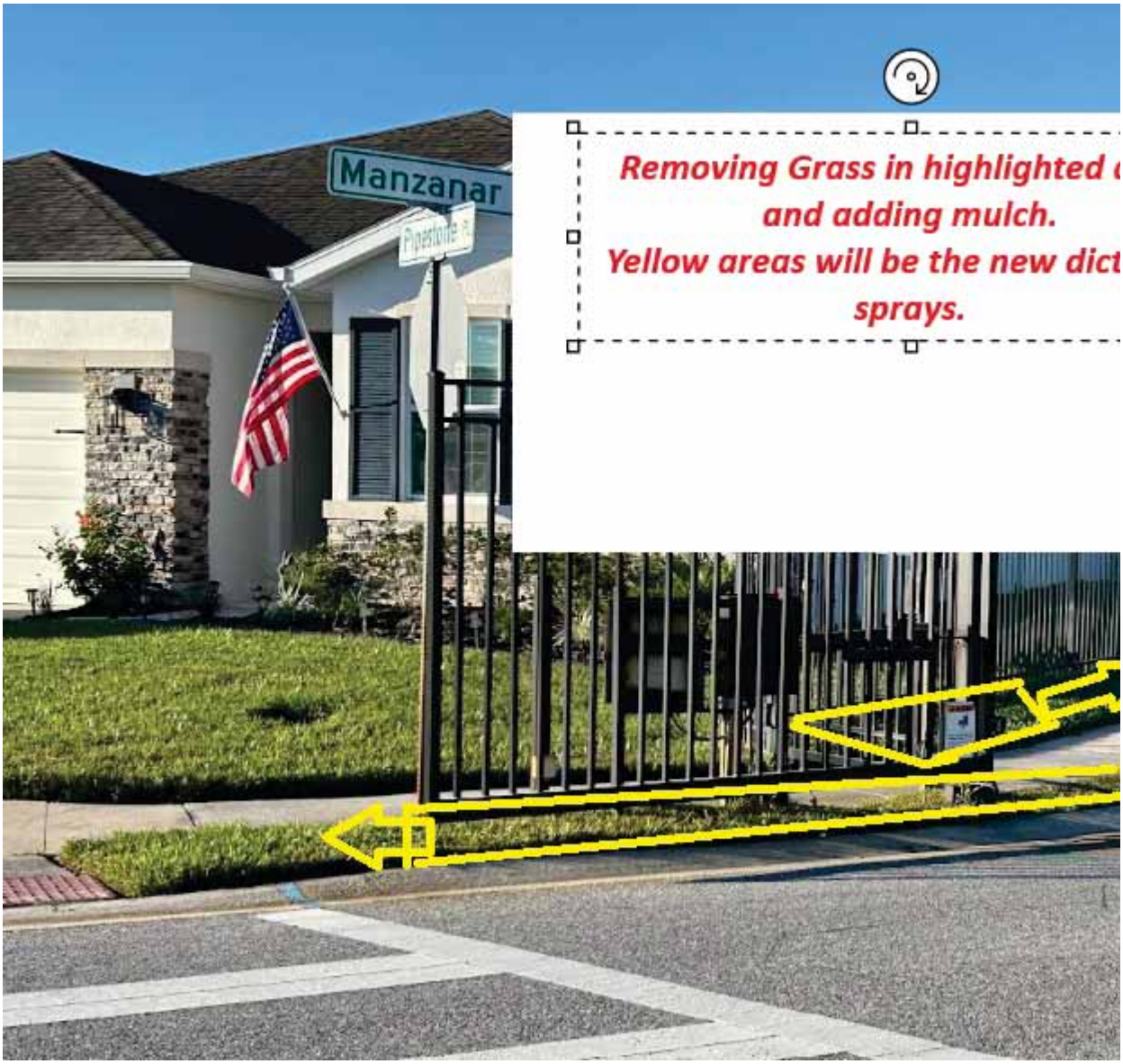
Removal of Grass At Gates

Floralawn proposes to perform the following:

Remove grass from around the gates and lay mulch.

Move spray heads to spray away from the gate equipment.

Disposal


Manzanar
Removing Grass in highlighted
and adding mulch.
Yellow areas will be the new dict
sprays.



Grass Removal

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Debris Disposal	0.25	ea
Landscape Removal	5.00	Hr
Sod removal w/ L (per 100 SQFT)	1.50	ea

Mini Pine Bark Nugget 3 cu. ft. Bag	30.00	Bag

Irrigation Repair and Modification

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

Items	Quantity	Unit
Irrigation Material	6.00	ea

PROJECT TOTAL: $1,210.65

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walkways 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: ---------- ($1,210.65), with payments to be made as follows: (Amounts under $500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

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

By _____ **By** _____

Casey Hallman

Date 10/21/2026 **Date** _____

Floralawn **Union Park East CDD**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5

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

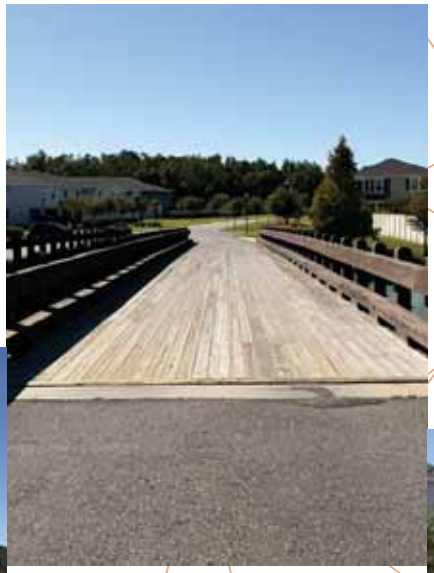
Union Park East

- Bridge Decking.
  - Mark from Timber Intentions has provide quote to repair deck boards.
  - Tampa Swap will be adding more patch to the dip on the entrance side.
- Amenity Center.
  - Gym Equipment.
    - Fitrev schedule to come onsite to repair and fix additional equipment found after last meting.
    - All supplies order have been placed in gym to be used. (Yoga Mats / medicine balls
  - Lighting.
    - LED's have been purchased; shipping has been a hold up for this.
    - Once delivered they will be installed ASAP.
  - Bathrooms.
    - Ongoing issues with toilets and sinks being misused.
    - Tint has been properly installed.
    - New soap dispensers install.
  - Water Fountains.
    - Gym
      - Working properly
    - Pool Deck.
      - Still having issues with leaks.
- Painting.
  - Working with Barry and Presto to find a week with no reservations so this job can be completed.
- Pool Handicap Chair.
  - Worked with Cooper Pools to solve this issue.
- Pool Pumps
  - Cooper pool found that the pool pumps were not in working condition and the pool was shut down for a few days.
  - As of Friday, the 23rd pool is back up and running, with minor issues with equipment.
- Basketball Court.
  - New rims installed.
  - Fencing has been tightened.
- Gym.
  - Ceiling
  - Lights
    - These are being addressed by Tampa swap to be fix/replaced.



Exit Side
Bridge
Decking





Washout
Repair



Pond O



Barrier has been moved to side of the bank.
It is a couple hundred pounds due to being filled with water.
I attempted to as the construction crew to the south, but they did not seem interested in moving it.





Pond C



- Handicap Chair.























Gym Repairs.





Pond
Sump 10

Washout
Repairs look
to be
holding up
in good
condition.



Pond K













Pond L











THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Sep 16, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	8.0
Header Bags	0.0
Garbage Bags	19.0

Service Photos (1 - 10)













Skoops Poop

skoopspoop@Gmail.com







Service Photos (11 - 20)







Skoops Poop

skoopspoop@Gmail.com















Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Sep 20, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com





Service Photos (11 - 20)





Skoops Poop

skoopspoop@Gmail.com









Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Sep 27, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com









Service Photos (11 - 20)

Skoops Poop

skoopspoop@Gmail.com











Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Oct 01, 2026

HOA Maintenance

Materials Used

Roll Bags	5.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com







Service Photos (11 - 20)







Skoops Poop

skoopspoop@Gmail.com













Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Oct 04, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com





Service Photos (11 - 20)





Skoops Poop

skoopspoop@Gmail.com









Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush

1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Oct 11, 2026

HOA Maintenance

Materials Used

Roll Bags	2.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com





Service Photos (11 - 20)







Skoops Poop

skoopspoop@Gmail.com













Service Photos (21 - 30)

Skoops Poop

skoopspoop@Gmail.com











Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Oct 18, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com





Service Photos (11 - 20)







Skoops Poop

skoopspoop@Gmail.com








Service Photos (21 - 30)

Skoops Poop

skoopspoop@Gmail.com











Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Oct 21, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com





Service Photos (11 - 20)







Skoops Poop

skoopspoop@Gmail.com













UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

WALK-ON
EXHIBIT B

12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

PROPOSAL # 206

DATE: Thursday, October 21, 2026

PROJECT: UPE

TO: Michael Bush

RE: *TIMBER BRIDGES REMOVAL & REPLACE WEAR-DECK*

- HS-20 VEHICULAR WEARDECK REPLACEMENT
- (20) #1 PRIME 2X6X16 SOUTHERN YELLOW PINE
- #10-3 STAINLESS STEEL T-25 SCREWS
- TRAFFIC CONTROL INCLUDED (MOT)
- ALL SCRAP MATERIALS WILL BE DISPOSED AT APPROPRIATE WASTE FACILITY
- ADDITIONAL BOARDS PER $161

All materials, unless otherwise specified, to be CCA treated Southern Yellow Pine (SYP).

Price includes supervision, labor, materials, and equipment necessary for installation.

All site work and access to be provided by client.

Price based on Timber Intentions standard engineered drawings.

Price based on Timber Intentions standard insurance coverages.

Payment Terms Net 15

Item	***Quantity***	***Cost ($; Per)***	***Cost ($; Total)***
Wear-Deck	*20*	*$161*	*$3,220*
Additional	*TBD*	*$161*	*TBD*
		Project Total:	***$3,220***

12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

Does not include the following:

Any backfilling, finish grading or concrete / asphalt transitions.

Surveying of Bridge locations or elevations.

Locating of any existing or future utilities.

Any design or construction cost for any other condition which may exists now or in the future including, but not limited to bouncy or lateral movement due to flooding, high water, or high winds.

Permitting or any cost, fees, taxes, or other charges as required by state or local agencies, unless otherwise specified.

Cost of any drilling or removal of unsuitable material and all related cost which may be required to stabilize piling bases due to rock or other soil conditions which may prevent efficient driving or jetting of pilings and verticals.

Cost of any concrete, labor, or other material needed to stabilize piling base due to rock or any soil condition that prevents driving piling.

APPROVAL:

Name	*Title*	*Function*	*Signature*	*Date*
Mark Winter	*President*	*Submitter*		*Oct. 22, 2026*
		Approver		

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

WALK-ON
EXHIBIT C

KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors

From: Kilinski | Van Wyk PLLC

Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to remind our clients of ethics training requirements applicable to Special District Supervisors.

What is required and when is the deadline?

Supervisors are required to complete four (4) hours of training each calendar year. For those Supervisors elected or appointed on or before March 31, the four hours of training must be completed by December 31 of that year. For new Supervisors seated after March 31, training must be completed by December 31 of the following year. The training must address, at a minimum, Article II, Section 8 of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand courses on constitutional and statutory ethics provisions on its Ethics Training web page: https://ethics.state.fl.us/Training/Training.aspx, and the Florida Attorney General has provided links to a free course on Sunshine Law and Public Records on its web page: https://www.myfloridalegal.com/open-government/training. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk offers customized training sessions for existing clients upon request. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney.

Reporting on Form 1.

Every Special District Supervisor must electronically file Form 1 annually with the Commission on Ethics by **July 1**. This form will include a box to self-report compliance with the ethics training requirements for the prior calendar year. Detailed directions on filing are available at: https://ethics.state.fl.us/FinancialDisclosure/DownloadAForm.aspx.

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT RE-SCHEDULING AND NOTICING THE PUBLIC HEARING ON PROPOSED AMENDED AND RESTATED RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors ("**Board**") adopted Resolution 2026-15 on September 23, 2026, setting a public hearing for the adoption of the District's proposed *Rules Relating to Parking and Parking Enforcement* on November 17, 2026, at 6:00 p.m. at 1549 Bering Road, Wesley Chapel, Florida 33543; and

WHEREAS, the Board now desires to ratify the District Manager's and District staff's actions in re-scheduling the date and time of the public hearing on the proposed *Rules Relating to Parking and Parking Enforcement* for January 27, 2027, at 6:00 p.m. at 1549 Bering Road, Wesley Chapel, Florida 33543, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-15 to reflect the same.

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

SECTION 1. Resolution 2026-15 is hereby amended to reflect the re-scheduled date and time of the hearing on the proposed *Rules Relating to Parking and Parking Enforcement* for the following date, time, and location:

DATE:	January 27, 2027
HOUR:	6:00 p.m.
LOCATION:	1546 Bering Road Wesley Chapel, Florida 33543

SECTION 2. The actions of the District Manager and District staff in re-scheduling and re-noticing the hearing on the proposed *Rules Relating to Parking and Parking Enforcement* are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-15 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 28TH DAY OF OCTOBER 2026.

ATTEST:	**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chair / Vice Chair, Board of Supervisors

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8

Union Park East
Community Development District
Performance Measures/Standards and Annual Reporting
10/1/2025-9/30/2026

1) **Public Meeting Compliance**
   a. Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2026
   b. Measurement: Number of regular Board meetings held as verified with meeting minutes
   c. Achieved: Yes ✓ No _____

2) **Access to Records Compliance**
   a. Goal: Ensure that meeting minutes and other public records are available and accessible to the public
   b. Measurement: District staff will review the District's website at least once every six months to verify documents or links are provided on the District's website
   c. Achieved: Yes ✓ No _____

3) **District Engineer Site Inspection**
   a. Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the District
   b. Measurement: The District Engineer will submit a complete report to the Board by September 30, 2026.
   c. Achieved: Yes ✓ No _____

4) **Annual Budget Preparation**
   a. Goal: Approve the preliminary budget for FY 2026/27 by June 15, 2026, set by Florida Statute, and Adopt the final budget for FY 2026/27 by September 30, 2026, set by Florida Statute
   b. Measurement: Preliminary budget for FY 2026/27 approved and final budget adopted by dates set by Florida Statute
   c. Achieved: Yes ✓ No _____

5) **Financial Audit**
   a. Goal: Accept the FY 2024/25 annual audit by July 15, 2026
   b. Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2026
   c. Achieved: Yes ✓ No _____

The above Performance Measures and Standards for FY 2026 were established by Union Park East Community Development District Board of Supervisors on September 24, 2025.

Vincent Pacifico
_____
Vincent Pacifico, Chairman
Board of Supervisors

Heath Beckett
_____
Heath Beckett, District Manager

Union Park East Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on _____

_____
Chairman,
Board of Supervisors

_____
District Manager

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, September 23, 2026 at 6:00 p.m. at Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order at 6;01 p.m. and conducted roll call.

Present and constituting a quorum were:

Tara Stabile (S1)	Board Supervisor, Assistant Secretary
Vincent Pacifico (S2)	Board Supervisor, Chairman
Michelle Diman (S3)	Board Supervisor, Assistant Secretary
Richard Ramirez (S4)	Board Supervisor, Assistant Secretary
Gerard Bianchi (S5)	Board Supervisor, Vice Chairman

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
Amy Palmer	District Engineer, Lighthouse Engineering *(virtually)*
Chris Thompson	Blue Water Aquatics *(virtually, joined in-progress)*
Casey Hallman	Floralawn *(virtually, joined in-progress)*

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next Order of Business followed.

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

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

Ms. Palmer reported that the Geotech testing has been completed but results are not yet back. She and Mr. Thompson discussed the erosion at pond Sump 10, three of the four previously repaired areas have sunk. A Sox repair was recommended for a more permanently repair, with Element Environmental to perform the installation. Mr. Beckett confirmed unassigned funds could be allocated to this repair. Ms. Hancock added that the District's form of agreement would be added to the formal proposal.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved a SOX repair at Pond Sump 10, with sod replacement, for an amount not to exceed $6,000.00, for Union Park East Community Development District.

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

Mr. Thompson reported that the French drain was installed on pond C and sought Board permission to install an additional smaller box further down the slope at no cost to the District.

1. Aquatic Reports

Mr. Thompson reported that the ponds that tend towards being problematic looked good during his most recent site visit.

2. Fountain Report

Mr. Thompson was asked to review the fountain lights on pond K which were reported to be very dim. The bent fountain light on pond O was realigned during the last service visit. The adjustment of start times for the fountains independent of the fountains was discussed. Timers can be adjusted with the next cleaning. Mr. Thompson will inspect the water quality in ponds D1 and I which were reported to look dark, and he stated dye could be added if it is not just sediment being displaced by water run-off.

A request was made to ask the HOA to notify residents of the fountain times due to SWFWMD restrictions extending to March 31.

3. EXHIBIT 2: Presentation of Blue Water Aquatics Rate Increase Reminder

Mr. Thompson advised the rate increase is based on CPI trends.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Blue Water Aquatics rate increase, for Union Park East Community Development District.

C. EXHIBIT 3: Landscape Maintenance – *Casey Hallman, Floralawn*

Mr. Hallman presented the Landscape Maintenance Report, noting the mowing schedule will change in October, high ground saturation levels impacting the current mowing schedule, and the scheduled annuals change out in the next few weeks. He stated that the crew have been directed to spray earlier in the day due to the afternoon rains, and a tree permit application was submitted to Pasco County for the trees, the stringent requirements and requests have been met and addressed and the permit is now awaiting Pasco County approval.

Discussion followed on adjustments that could be made to the proposal to install bougainvillea around the amenity center. This item will be reconsidered during the FY 2028 budget discussion.

Mr. Bush will connect with Mr. Hallman regarding a couple of areas that get missed by mowers and need to be weed-whacked a couple of times a year.

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

Mr. Bush reviewed items on the Field Manager Report.

Discussion moved to III.D.2.d. Discussion on Liability Requirement for Tampa SWAP Bridge Repair before proceeding to III.D.2. Consideration of Proposals to Paint Clubhouse Interior and Pergolas

1. EXHIBIT 5: Presentation of Scoops Poop Reports
2. EXHIBIT 6: Consideration of Proposals to Paint Clubhouse Interior and Pergolas
   a. Presto Painting Revised Proposal #140381 - $6,000.00

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved Presto Painting proposal #140381 for the painting of the clubhouse interior and pergolas, in the amount of $6,000.00, for Union Park East Community Development District.

   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. EXHIBIT 7: Consideration of Tampa SWAP Proposal for Clubhouse Repairs - $1,775.00
   d. EXHIBIT 8: Discussion on Liability Requirement for Tampa SWAP Bridge Repair

      Ms. Hancock discussed the vendors response to the special insurance requirements and workmanship warranty clause. Board direction was to keep the District's standard terms and solicit additional proposals for the bridge repair.

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

Ms. Hancock recommended the Board consider a parking enforcement policy to address ongoing reports of vehicles parked on District property. She presented a standard parking enforcement policy and a resolution to set a public hearing on the parking enforcement policy and discussed possible revisions. It was noted that Pasco County ordinance prohibits street parking.

Ms. Hancock read the resolution into the record.

On a MOTION by Supervisor Diman, SECONDED by Supervisor Pacifico, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-15, Setting Public Hearing on Rules for Parking and Parking Enforcement**, for Union Park East Community Development District.

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Ms. Hancock reported that a cease-and-desist letter was sent to a resident using the amenity center for commercial activities, and no updates had been received on the active litigation.

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

Mr. Beckett discuss a resident's email requesting a crosswalk be installed at Wyndfields and Pez Landing. Discussion followed on the direct conveyance of the rights-of-way from Golden Ranch LLC to Pasco County and maintenance responsibilities for the rights-of-way. The Board declined to fund the installation of a crosswalk on the Pasco County right-of-way.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 26, 2026

B. EXHIBIT 10: Acceptance of the Unaudited August 2026 Financial Statement

C. EXHIBIT 11: Ratification of Approval of Floralawn Proposal #22024 – Irrigation Module Repair - $1,922.98

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

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

In response to a Supervisor question, Ms. Hancock confirmed that quorum required at least three Supervisors to be physically present at the meeting location.

Mr. Beckett advised that resumes for Seat 1 which will become vacant in November can be sent to the District Manager at any time prior to the November meeting. Mr. Beckett was asked to request the HOA send a notice to the Union Park East residents advising them of the upcoming vacancy and the process if they are interested in being considered for appointment to the Seat. Supervisors considered discussing candidates at the November meeting and appointing a Supervisor at the January meeting.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

Comments were made thanking the Board and District Counsel for considering the parking issue, requesting the clean up of the cement area across from the Colt Creek mailboxes be assigned to the owner of the vehicle being parked at that location. It was noted that establishing a direct link to the vehicle deposits was problematic, but a cease-and-desist letter could be sent regarding car maintenance activities being performed at the location.

Another comment was made regarding the scheduling of the repair for the Wyndfield bridge. Supervisor Pacifico summarized an earlier conversation on this item and advised that other vendors will be contacted for proposals; in addition it was explained that Pasco

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County has the maintenance responsibility for the roads and staff had notified the County of the repair request for Wyndfield.

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

There being none, discussion moved to the next Order of Business.

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

1. Discussion on District Security Matters

B. Consideration of Action Relating to Security Matters

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Union Park East Community Development District meeting is scheduled for 6:00 p.m. on October 28, 2026 at Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, FL 33543.

Quorum was confirmed for the next meeting.

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Request HOA notify residents:
  - Fountain run times (4 hours/ay through March 31)
  - Request for candidate resumes for open seat

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Diman, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:33 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 October 28, 2026.

_____ _____

Heath Beckett, Secretary Vincent Pacifico, Chair

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UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10

Union Park East
Community Development District

Financial Statements - Unaudited

September 30, 2026

Union Park East CDD
Balance Sheet
September 30, 2026

		General Fund	Debt Service 2017A-1	Debt Service 2019A-1	Debt Service 2019A-2	Debt Service 2021	Construction Fund	Total
1	**ASSETS**							
2	Cash - Operating Accounts	$ 96,894	$ -	$ -	$ -	$ -	$ -	$ 96,894
3	Cash - Restricted							-
4	Money Markey - Operating	760,847	-	-	-	-	-	760,847
5	Money Markey - Restricted	141,478	-	-	-	-	-	141,478
6	Investments:							
7	Revenue Trust Fund	-	451,539	347,867	45,301	88,920	-	933,627
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	Accquistion & Construction	-	-	-	-	-	47,660	47,660
12	Accounts Receivable	-	-	-	-	-	-	-
13	Assessments Receivable - On Roll	-	-	-	-	-	-	-
14	Assessments Receivable - Off Roll	-	-	-	-	-	-	-
15	Due from Other Funds	-	-	-	-	-	-	-
16	Undeposited Funds	-	-	-	-	-	-	-
17	Deposits	3,360	-	-	-	-	-	3,360
18	Prepaid Items	14,243	-	-	-	-	-	14,243
19	**TOTAL ASSETS**	**$ 1,016,823**	**$ 863,811**	**$ 691,235**	**$ 99,113**	**$ 132,514**	**$ 47,660**	**$ 2,851,157**
20	**LIABILITIES**							
21	Accounts Payable	22,318	-	-	-	-	-	22,318
22	Due to Other Funds	-	-	-	-	-	-	-
23	Rental Deposit	300	-	-	-	-	-	300
24	Accrued Expenses	2,733	-	-	-	-	-	2,733
25	Deferred Revenue - On Roll	(0)	-	-	-	-	-	(0)
26	**TOTAL LIABILITIES**	**25,351**	**-**	**-**	**-**	**-**	**-**	**25,351**
27	**FUND BALANCE**							-
28	Nonspendable	17,603						17,603
29	Assigned - Asset Reserves							-
30	Assigned - Operating Reserves							-
31	Restricted		863,811	691,235	99,113	132,514	47,660	1,834,334
32	Unassigned	973,868						973,868
33	**TOTAL FUND BALANCE**	**991,471**	**863,811**	**691,235**	**99,113**	**132,514**	**47,660**	**2,825,805**
34	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,016,823**	**$ 863,811**	**$ 691,235**	**$ 99,113**	**$ 132,514**	**$ 47,660**	**$ 2,851,157**

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

		FY2026 Adopted Budget	FY2026 Actual September	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	-	2,441	38,954	38,954	
4	Miscellaneous	-	443	2,250	2,250	
5	**TOTAL REVENUES**	**$ 1,210,561**	**$ 2,885**	**$ 1,262,039**	**$ 51,478**	**104.25%**
6	**EXPENDITURES**					
7	**GENERAL ADMINISTRATIVE**					
8	Supervisor Compensation	14,000	739	7,388	(6,612)	52.77%
9	Payroll Taxes	1,071	122	1,224	153	114.29%
10	Payroll Processing	770	50	550	(220)	71.43%
11	Management Consulting Services	42,000	3,500	42,000	-	100.00%
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	340	12,793	(12,207)	51.17%
19	Legal Services (General)	50,000	5,880	73,972	23,972	147.94%
20	Legal Services (Litigation)	30,000	-	10,905	(19,095)	36.35%
21	Website Hosting	2,015	-	1,515	(500)	75.19%
22	Administrative Contingency	5,000	350	2,563	(2,437)	51.27%
23	**TOTAL GENERAL ADMINSTRATIVE**	**212,131**	**10,981**	**192,759**	**(19,372)**	**90.87%**
24	**DEBT ADMINSTRATION**					
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 ADMINSTRATION**	**27,455**	**-**	**23,470**	**(3,985)**	**85.49%**
29	**PHYSICAL ENVIRONMENT**					
30	Comprehensive Field Tech Service	16,000	1,333	16,000	(0)	100.00%
31	Streetpole Lighting	105,000	7,724	86,709	(18,291)	82.58%
32	Electricity (Irrigation & Pond Pumps)	32,000	684	24,230	(7,770)	75.72%
33	Landscape Maintenance	186,974	13,918	175,030	(11,944)	93.61%
34	Landscape Enhancements	40,272	-	25,679	(14,593)	63.76%
35	Irrigation Maintenance	18,000	-	9,608	(8,392)	53.38%
36	Pond Maintenance	23,580	1,965	21,615	(1,965)	91.67%
37	Fountain Maintenance	7,000	1,750	22,968	15,968	328.12%
38	Pet Waste Removal	14,000	952	10,260	(3,740)	73.29%
39	Rust Control	19,200	1,622	19,276	76	100.40%
40	Physical Environment Contingency	85,000	400	83,257	(1,743)	97.95%
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**	**30,349**	**494,633**	**(208,998)**	**70.30%**
44	**AMENITY CENTER OPERATIONS**					
45	Pool Service Contract	48,000	-	42,915	(5,085)	89.41%
46	Pool Maintenance & Repair	5,000	5,378	10,888	5,888	217.75%
47	Pool Permit	275	-	280	5	101.95%
48	Amenity Management	7,000	583	7,000	0	100.00%
49	Amenity Center Cleaning & Maintenance	19,500	2,675	33,564	14,064	172.12%

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

		FY2026 Adopted Budget	FY2026 Actual September	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
50	Amenity Center Internet	4,508	372	4,407	(102)	97.74%
51	Amenity Center Electricity	19,200	1,222	16,778	(2,422)	87.39%
52	Amenity Center Water	10,000	274	4,615	(5,385)	46.15%
53	Amenity Center Pest Control	975	85	1,330	355	136.41%
54	Refuse Service	3,706	344	4,129	423	111.42%
55	Landscape Maintenance - Infill	4,000	-	8,960	4,960	224.00%
56	Security Monitoring	34,420	-	66,695	32,275	193.77%
57	Pool Monitors	45,760	-	33,048	(12,712)	72.22%
58	Community Events & Decorations	25,000	-	22,500	(2,500)	90.00%
59	Misc Amenity Center Repairs & Contingency	40,000	2,905	31,603	(8,397)	79.01%
60	**TOTAL AMENITY CENTER OPERATIONS**	**267,344**	**13,840**	**288,712**	**21,367**	**107.99%**
61	**TOTAL EXPENDITURES**	**$ 1,210,561**	**$ 55,170**	**$ 999,573**	**$ (210,988)**	**82.57%**
62	**EXCESS OF REVENUE OVER(UNDER) EXPENDITURES**	**-**	**(52,285)**	**262,466**	**262,466**	
63	**NET CHANGE IN FUND BALANCE**	**-**	**(52,285)**	**262,466**	**262,466**	
64	Fund Balance Beginning	563,832		729,005		
65	Increase in Fund Balance for Operating Reserves	50,000				
66	Increase in Fund Balance for Asset Reserves	106,605				
67	**FUND BALANCE - ENDING**	**$ 720,437**	**$ (52,285)**	**$ 991,471**	**$ 262,466**	

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 September 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 411,525	$ 415,006	$ 3,481	100.85%
3	Interest	-	25,193	25,193	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 411,525**	**$ 440,199**	**$ 28,674**	**106.97%**
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	35,524		826.13%
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	35,524	-	
20	Fund Balance - Beginning	-	828,288	-	
21	**FUND BALANCE - ENDING**	**$ 4,300**	**$ 863,811**	**$ -**	

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 September 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 343,663	$ 346,583	$ -	100.85%
3	Interest	-	19,636	19,636	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 343,663**	**$ 366,219**	**$ 19,636**	**106.56%**
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	25,487	17,780	532.37%
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	25,487	17,780	
20	Fund Balance - Beginning	-	665,748	-	
21	**FUND BALANCE - ENDING**	$ 4,788	$ 691,235	$ 17,780	

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 September 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 76,581	$ 77,228	$ -	100.84%
3	Interest	-	2,860	2,860	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 76,581**	**$ 80,088**	**$ 2,860**	**104.58%**
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	7,063	3,245	184.97%
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	7,063	3,245	
20	Fund Balance - Beginning	-	92,050	-	
21	**FUND BALANCE - ENDING**	$ 3,819	$ 99,113	$ 3,245	

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 September 30, 2026

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments	$ 89,086	$ 87,966	(1,120)	98.74%
3	Interest	-	4,052	4,052	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUES**	**$ 89,086**	**$ 92,018**	**$ 2,932**	**103.29%**
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**	**6,641**		**612.05%**
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**	**6,641**	**-**	
21	Fund Balance - Beginning		125,874		
22	**FUND BALANCE, ENDING**	**$ 1,085**	**$ 132,514**	**$ -**	

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

		FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUE**				
2	Developer Contributions	$ -	$ -	$ -	
3	Interest	-	1,588	1,588	
4	Miscellaneous	-	-	-	
5	**TOTAL REVENUE**	**$ -**	**$ 1,588**	**$ 1,588**	
6	**EXPENDITURES**				
7	CIP	-	-	-	
8	**TOTAL EXPENDITURES**	**-**	**-**	**-**	
9	**REVENUES OVER (UNDER) EXPENDITURES**	-	1,588		
10	**OTHER FINANCING SOURCES/(USES)**				
11	Transfers In	-	-	-	
12	Transfers Out	-	-	-	
13	**TOTAL OTHER FINANCING SOURCES/(USES)**	-	-	-	
14	**NET CHANGES IN FUND BALANCE**	-	1,588	-	
15	Fund Balance - Beginning		46,072		
16	**FUND BALANCE - ENDING**	$ -	$ 47,660	$ -	

Union Park East CDD
Check Register

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

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

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

03/05/2026	200146	Tampa Bay Poo Patrol	Invoice: 5424 (Reference: pet waste station maintenance Mar26.)		916.67	171,869.75
03/05/2026	200147	Vesta Property Services, Inc.	Invoice: 431305 (Reference: Pool Monitor Feb26.)		2,810.50	169,059.25
03/06/2026	200148	Business Observer, Inc.	Invoice: 26-00471P (Reference: Legal Advertising - Board Meeting.)		74.38	168,984.87
03/06/2026	030626BOS1	Engage PEO	BOS Meeting 2/25/26		141.80	168,843.07
03/06/2026	030626BOS2	Michelle Diman	BOS Meeting 2/25/26		184.70	168,658.37
03/06/2026	030626BOS3	Richard Ramirez	BOS Meeting 2/25/26		184.70	168,473.67
03/06/2026	030626BOS4	Vincent S Pacifico	BOS Meeting 2/25/26		184.70	168,288.97
03/09/2026	01ACH030926	TECO	1611 RANCHETTE RD 01.10.26- 02.09.26		702.26	167,586.71
03/10/2026	5020	Pasco County Property Appraiser	Annual Renewal Fee		150.00	167,436.71
03/10/2026	200149	Catherinne ProCleaners LLC	Invoice: 1307 (Reference: Feb26 Cleaning.)		1,430.00	166,006.71
03/10/2026	01ACH031026	Spectrum Business	1549 Bering Rd 02.21.26- 03.20.26		371.99	165,634.72
03/11/2026	01ACH031126	PASCO County Utilities	1549 BERING ROAD 01.07.26- 02.05.26		358.78	165,275.94
03/11/2026	200150	Vesta District Services	Invoice: 431358 (Reference: Billable Expenses - Feb 2026.)		1,981.82	163,294.12
03/12/2026	200151	Sun Coast Rust Control, Inc.	Invoice: 08701 (Reference: : Monthly water treatment (iron/rust) and service fee for previous mo...		3,197.00	160,097.12
03/12/2026			Deposit	5,651.28		165,748.40
03/13/2026	01ACH031326	TECO	32755 CUMBERLAND LN 01.15.26- 02.13.26		384.36	165,364.04
03/13/2026	02ACH031326	TECO	1241 WYNDFIELDS BLVD PH 7B 01.15.26- 02.13.26		673.94	164,690.10
03/13/2026	03ACH031326	TECO	OLDWOODS AVE PH 8C 01.15.26- 02.13.26		570.25	164,119.85
03/13/2026	04ACH031326	TECO	1568 WYNDFIELDS BLVD, WELL 01.15.26- 02.13.26		24.68	164,095.17
03/13/2026	05ACH031326	TECO	1169 MANZANAR PL, FOUNTAIN 01.15.26- 02.13.26		369.76	163,725.41
03/13/2026	06ACH031326	TECO	1756 WYNFIELDS BL 01.15.26- 02.13.26		79.55	163,645.86
03/13/2026	07ACH031326	TECO	1241 WYNDFIELDS BLVD PH 8B 01.15.26- 02.13.26		985.00	162,660.86
03/13/2026	08ACH031326	TECO	1549 BERING RD 01.15.26- 02.13.26		1,157.44	161,503.42
03/13/2026	09ACH031326	TECO	1548 WYNDFIELDS BLVD 01.15.26- 02.13.26		4,840.65	156,662.77
03/13/2026	10ACH031326	TECO	1393 WYNDFIELDS BLVD 01.15.26- 02.13.26		268.32	156,394.45
03/13/2026	11ACH031326	TECO	1329 WYNDFIELDS BLVD 01.15.26- 02.13.26		390.04	156,004.41
03/13/2026	12ACH031326	TECO	1195 WYNDFIELDS BLVD 01.15.26- 02.13.26		363.91	155,640.50
03/13/2026	13ACH031326	TECO	32803 CUMBERLAND LN, WELL 01.15.26- 02.13.26		31.02	155,609.48
03/16/2026	01ACH031626	TECO	1758 BERING RD 01.16.26- 02.16.26		392.71	155,216.77
03/17/2026	200152	Blue Water Aquatics, Inc.	Invoice: 35130 (Reference: Pond Bank / Erosion Control 50% DEPOSIT Per Signed Pond C -.)		1,750.00	153,466.77
03/18/2026	01ACH031826	Waste Management of FL	4 Yard Dumpster 2 week 03.01.26- 03.31.26		344.04	153,122.73
03/18/2026	02ACH031826	TECO	1147 MONTGOMERY BELL RD, WELL 01.15.26- 02.13.26		47.57	153,075.16
03/19/2026	200153	Romaner Graphics	Invoice: 23027 (Reference: Straighten & secure Street Name signs.) Invoice: 23030 (Reference:...		1,370.00	151,705.16
03/23/2026	200154	Greenlee Law, PLLC	Invoice: 2164 (Reference: Legal Services Feb 26.)		693.00	151,012.16
03/23/2026	200155	Innersync Studio, LTD	Invoice: INV-SN-938 (Reference: PDF & ADA Compliance Service & Website.)		1,515.00	149,497.16
03/23/2026	200156	Kilinski Van Wyk PLLC	Invoice: 14542 (Reference: legal services Feb26.) Invoice: 14543 (Reference: legal services F...		3,847.15	145,650.01
03/23/2026	200157	Floralawn	Invoice: 37775 (Reference: Landscape Maintenance March 2026.)		13,917.80	131,732.21
03/26/2026	200158	Florida Training & Investigations	Invoice: 25202130 (Reference: Security Services 2/23/26- 03/24/26.)		5,200.00	126,532.21
3/31/2026		**End of Month**		**5,651.28**	**71,504.04**	**126,532.21**
04/03/2026	040326BOS1	Engage PEO	BOS Meeting 3/25/26		172.40	126,359.81
04/03/2026	040326BOS2	Gerard Bianchi	BOS Meeting 3/25/26		184.70	126,175.11
04/03/2026	040326BOS3	Michelle Diman	BOS Meeting 3/25/26		184.70	125,990.41
04/03/2026	040326BOS4	Richard Ramirez	BOS Meeting 3/25/26		184.70	125,805.71
04/03/2026	040326BOS5	Vincent S Pacifico	BOS Meeting 3/25/26		184.70	125,621.01
04/06/2026			Funds Transfer	950,000.00		1,075,621.01
04/06/2026	5021	U.S. Bank	Transfer of Tax Assessments for FY26		920,671.38	154,949.63
04/06/2026	200159	Blue Water Aquatics, Inc.	Invoice: 35249 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 35248 (Reference: Po...		6,984.65	147,964.98
04/06/2026	200160	NaturZone Environmental Service	Invoice: 861238 (Reference: Monthly Pest Control Service.)		75.00	147,889.98
04/06/2026	200161	Floralawn	Invoice: 38459 (Reference: Irrigation Repair from Inspection (March, 2026).) Invoice: 38478 (...		4,641.75	143,248.23
04/06/2026	200162	Sun Coast Rust Control, Inc.	Invoice: 09261 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for p...		1,622.00	141,626.23
04/06/2026	200163	Cooper Pools	Invoice: 2026-1282 (Reference: Scum Gutter Grate and Monthly commercial maintenance APR26.)		3,915.00	137,711.23
04/06/2026	200164	Vesta Property Services, Inc.	Invoice: 431805 (Reference: Pool monitor March.)		2,429.24	135,281.99
04/06/2026	200165	Vesta District Services	Invoice: 431802 (Reference: Apr26 Management fees.)		5,416.67	129,865.32
04/06/2026	200166	American Power Washing LLC	Invoice: 636 (Reference: Cleaning sidewalks around the clubhouse to remove mold, mildew, and alg...		3,673.00	126,192.32
04/07/2026	01ACH040726	TECO	1611 RANCHETTE RD 02.10.26- 03.10.26		702.26	125,490.06
04/09/2026			Deposit	44.01		125,534.07
04/09/2026			Deposit	8,538.39		134,072.46
04/09/2026			Deposit	5,946.40		140,018.86
04/10/2026	01ACH041026	Spectrum Business	1549 Bering Rd 03.21.26- 04.20.26		371.99	139,646.87
04/10/2026	200167	Catherinne ProCleaners LLC	Invoice: 1318 (Reference: MARCH 2026 Cleaning.)		1,430.00	138,216.87
04/10/2026	200168	Floralawn	Invoice: 38589 (Reference: Pump VFD is not working correctly 20015.)		310.00	137,906.87
04/10/2026	200169	ECS Integrations LLC	Invoice: 103816 (Reference: Amenity Access Management.) Invoice: 103817 (Reference: Amenity a...		851.25	137,055.62
04/13/2026	01ACH041326	TECO	1756 WYNFIELDS BL 02.14.26- 03.16.26		64.97	136,990.65
04/13/2026	03ACH041326	TECO	1329 WYNDFIELDS BLVD 02.14.26- 03.16.26		400.63	136,590.02
04/13/2026	04ACH041326	TECO	1195 WYNDFIELDS BLVD 02.14.26- 03.16.26		374.33	136,215.69
04/13/2026	05ACH041326	TECO	1549 BERING RD 02.14.26- 03.16.26		1,237.84	134,977.85
04/13/2026	06ACH041326	TECO	32803 CUMBERLAND LN, WELL 02.14.26- 03.16.26		27.63	134,950.22
04/13/2026	07ACH041326	TECO	1548 WYNDFIELDS BLVD 02.14.26- 03.16.26		4,840.65	130,109.57
04/13/2026	08ACH041326	TECO	1241 WYNDFIELDS BLVD PH 7B 02.14.26- 03.16.26		673.94	129,435.63
04/13/2026	09ACH041326	TECO	1147 MONTGOMERY BELL RD, WELL 02.14.26- 03.16.26		35.11	129,400.52
04/13/2026	10ACH041326	TECO	1568 WYNDFIELDS BLVD, WELL 02.14.26- 03.16.26		26.02	129,374.50
04/13/2026	11ACH041326	TECO	1241 WYNDFIELDS BLVD PH 8B 02.14.26- 03.16.26		985.00	128,389.50
04/13/2026	12ACH041326	PASCO County Utilities	1549 BERING ROAD 02.05.26- 03.09.26		368.16	128,021.34
04/13/2026	13ACH041326	TECO	32755 CUMBERLAND LN 02.14.26- 03.16.26		396.24	127,625.10
04/13/2026	14ACH041326	TECO	1169 MANZANAR PL, FOUNTAIN 02.14.26- 03.16.26		378.71	127,246.39
04/13/2026	15ACH041326	TECO	OLDWOODS AVE PH 8C 02.14.26- 03.16.26		570.25	126,676.14
04/14/2026	01ACH041426	TECO	1758 BERING RD 02.17.26- 03.17.26		333.54	126,342.60
04/15/2026	01ACH041526	Waste Management of FL	4 Yard Dumpster 2 week 04.01.26- 04.30.26		344.04	125,998.56
04/16/2026	200170	Vesta District Services	Invoice: 431937 (Reference: Billable Expenses - Mar 2026.)		2,767.97	123,230.59
04/16/2026	200171	Blue Water Aquatics, Inc.	Invoice: 35300 (Reference: Pond Bank / Erosion Control Remaining 50% BALANCE DUE Per Signed Pond...		1,750.00	121,480.59
04/16/2026	200172	ECS Integrations LLC	Invoice: 103940 (Reference: Video security monitoring.)		220.00	121,260.59
04/16/2026	200173	Kilinski Van Wyk PLLC	Invoice: 14812 (Reference: legal services.) Invoice: 14787 (Reference: legal services.)		4,463.78	116,796.81
04/16/2026	200174	Romaner Graphics	Invoice: 22948 (Reference: new Rules and Regulations sign, 48" x 36".)		225.00	116,571.81
04/17/2026	01ACH041726	TECO	1393 WYNDFIELDS BLVD 02.14.26- 03.16.26		20.98	116,550.83

04/22/2026			Deposit	75.00		116,625.83
04/29/2026	200176	Floralawn	Invoice: 38397 (Reference: Landscape Maintenance Apr26.)		14,196.16	102,429.67
04/30/2026			Deposit	300.00		102,729.67
04/30/2026	200177	Floralawn	Invoice: 39033 (Reference: Irrigation Repair from Inspection (April, 2026).)		331.43	102,398.24
4/30/2026		**End of Month**		**964,903.80**	**989,037.77**	**102,398.24**
05/05/2026	200178	Cooper Pools	Invoice: 2026-1366 (Reference: monthly Commercial Maintenance May 2026.)		3,915.00	98,483.24
05/05/2026	200179	Vesta Property Services, Inc.	Invoice: 432295 (Reference: Pool monitor April.)		3,293.18	95,190.06
05/05/2026	200180	Florida Training & Investigations	Invoice: 25202133 (Reference: Security monitoring.)		5,200.00	89,990.06
05/05/2026	200181	Skoops Poop LLC	Invoice: 415 (Reference: CAM | Pet Waste Station Maintenance.)		952.00	89,038.06
05/05/2026	200182	Blue Water Aquatics, Inc.	Invoice: 35406 (Reference: Fountain Repair Services FOUNTAIN #2 Replaced Four 36W Underwater Lig...		5,230.77	83,807.29
05/05/2026	200183	NaturZone Environmental Service	Invoice: 870722 (Reference: Monthly Pest Control Service.)		75.00	83,732.29
05/05/2026	200184	Greenlee Law, PLLC	Invoice: 2183 (Reference: legal services.)		645.50	83,086.79
05/07/2026	01ACH050726	TECO	1611 RANCHETTE RD 03.11.26- 04.09.26		702.26	82,384.53
05/11/2026	01ACH051126	Spectrum Business	1549 Bering Rd 04.21.26- 05.20.26		371.94	82,012.59
05/11/2026	02ACH051126	PASCO County Utilities	1549 BERING ROAD 03.09.26- 04.08.26		471.34	81,541.25
05/12/2026	200185	Business Observer, Inc.	Invoice: 26-01012P (Reference: Notice of Public Workshop- legal Advertisement.)		70.00	81,471.25
05/12/2026	200186	Catherinne ProCleaners LLC	Invoice: 1320 (Reference: Sanitizing wet gym wipe 4000 units total.)		300.00	81,171.25
05/12/2026	200187	Floralawn	Invoice: 39112 (Reference: Clubhouse Landscape Deposit invoice.) Invoice: 39136 (Reference: 1...		14,022.27	67,148.98
05/12/2026	200188	Sun Coast Rust Control, Inc.	Invoice: 09364 (Reference: Monthly water treatment May26.)		1,622.00	65,526.98
05/12/2026			Deposit	4,197.57		69,724.55
05/12/2026			Deposit	351.48		70,076.03
05/13/2026	01ACH051326	TECO	32803 CUMBERLAND LN, WELL 03.17.26- 04.15.26		111.20	69,964.83
05/13/2026	02ACH051326	TECO	32755 CUMBERLAND LN 03.17.26- 04.15.26		383.71	69,581.12
05/13/2026	03ACH051326	TECO	1241 WYNDFIELDS BLVD PH 8B 03.17.26- 04.15.26		985.00	68,596.12
05/13/2026	04ACH051326	TECO	1549 BERING RD 03.17.26- 04.15.26		1,151.61	67,444.51
05/13/2026	05ACH051326	TECO	1169 MANZANAR PL, FOUNTAIN 03.17.26- 04.15.26		368.29	67,076.22
05/13/2026	06ACH051326	TECO	1568 WYNDFIELDS BLVD, WELL 03.17.26- 04.15.26		119.47	66,956.75
05/13/2026	07ACH051326	TECO	1241 WYNDFIELDS BLVD PH 7B 03.17.26- 04.15.26		673.94	66,282.81
05/13/2026	08ACH051326	TECO	OLDWOODS AVE PH 8C 03.17.26- 04.15.26		570.25	65,712.56
05/13/2026	09ACH051326	TECO	1329 WYNDFIELDS BLVD 03.17.26- 04.15.26		385.01	65,327.55
05/13/2026	10ACH051326	TECO	1195 WYNDFIELDS BLVD 03.17.26- 04.15.26		363.26	64,964.29
05/13/2026	11ACH051326	TECO	1756 WYNFIELDS BL 03.17.26- 04.15.26		89.46	64,874.83
05/13/2026	12ACH051326	TECO	1548 WYNDFIELDS BLVD 03.17.26- 04.15.26		4,840.65	60,034.18
05/13/2026	13ACH051326	TECO	1147 MONTGOMERY BELL RD, WELL 03.17.26- 04.15.26		64.78	59,969.40
05/13/2026	200189	Vesta District Services	Invoice: 432486 (Reference: Management fee services May26.)		5,416.67	54,552.73
05/13/2026	200190	Floralawn	Invoice: 39140 (Reference: 20292 Bridge at Wyndfields Median Bed.) Invoice: 39189 (Reference:...		14,645.16	39,907.57
05/14/2026	01ACH051426	TECO	1758 BERING RD 03.18.26- 04.16.26		335.67	39,571.90
05/15/2026	01ACH051526	TECO	1393 WYNDFIELDS BLVD 03.17.26- 04.15.26		207.60	39,364.30
05/15/2026	02ACH051526	Waste Management of FL	4 Yard Dumpster 2 week 05.01.26- 05.31.26		344.04	39,020.26
05/15/2026	051526BOS1	Engage PEO	BOS Meeting 4/22/26		172.40	38,847.86
05/15/2026	051526BOS2	Gerard Bianchi	BOS Meeting 4/22/26		184.70	38,663.16
05/15/2026	051526BOS3	Michelle Diman	BOS Meeting 4/22/26		184.70	38,478.46
05/15/2026	051526BOS4	Richard Ramirez	BOS Meeting 4/22/26		184.70	38,293.76
05/15/2026	051526BOS5	Vincent S Pacifico	BOS Meeting 4/22/26		184.70	38,109.06
05/19/2026	200191	Vesta District Services	Invoice: 432436 (Reference: Billable Expenses - Apr 2026.)		1,836.51	36,272.55
05/19/2026	200192	Kilinski Van Wyk PLLC	Invoice: 15010 (Reference: legal services.) Invoice: 15009 (Reference: legal services.)		4,305.65	31,966.90
05/20/2026			Funds Transfer	220,000.00		251,966.90
05/21/2026	200194	Catherinne ProCleaners LLC	Invoice: 1328 (Reference: Apr26 Cleaning.)		1,430.00	250,536.90
05/21/2026	200195	Floralawn	Invoice: 39316 (Reference: Irrigation Repair from Inspection (May, 2026).)		130.20	250,406.70
05/26/2026	200196	Florida Training & Investigations	Invoice: 25202136 (Reference: Security Monitoring 04/24/25 - 5/23/26.)		5,200.00	245,206.70
05/26/2026	200197	Business Observer, Inc.	Invoice: 26-01175P (Reference: Legal Advertising.)		48.13	245,158.57
05/26/2026	200198	ECS Integrations LLC	Invoice: 104100 (Reference: Card Replacement.)		84.00	245,074.57
05/26/2026	200199	Arbitrage Rebate Counselors, LLC	Invoice: 052126- (Reference: Preparation of Annual Arbitrage Report for Series 2019.)		475.00	244,599.57
05/26/2026	200200	Cooper Pools	Invoice: 1676 (Reference: 16' Straight Pole.)		149.99	244,449.58
05/28/2026			Deposit	75.00		244,524.58
05/29/2026	200201	Floralawn	Invoice: 39008 (Reference: Landscape Maintenance Per Agreement May 2026.)		14,196.16	230,328.42
5/31/2026		**End of Month**		**224,624.05**	**96,693.87**	**230,328.42**
06/03/2026	200202	Floralawn	Invoice: 39637 (Reference: Landscape Installation.)		8,959.81	221,368.61
06/03/2026	200203	Sun Coast Rust Control, Inc.	Invoice: 09501 (Reference: Water Treatment June 26.)		1,622.00	219,746.61
06/03/2026	200204	Blue Water Aquatics, Inc.	Invoice: 35521 (Reference: Pond Aquatic Services.)		1,965.00	217,781.61
06/03/2026	200205	NaturZone Environmental Service	Invoice: 880190 (Reference: Pest Control.)		75.00	217,706.61
06/03/2026	200206	Cooper Pools	Invoice: 2026-1459 (Reference: Pool Maintenance June 26.)		3,915.00	213,791.61
06/03/2026	200207	Vesta Property Services, Inc.	Invoice: 432748 (Reference: Pool Monitor May 26.)		3,327.94	210,463.67
06/03/2026	200208	Lighthouse Engineering Inc.	Invoice: 7 (Reference: Engineering Services Feb 26 - May 26.)		1,037.50	209,426.17
06/03/2026	200209	Skoops Poop LLC	Invoice: 518 (Reference: Pet waste station maintenance.)		952.00	208,474.17
06/03/2026	060326ACH1	Florida Dept of Health	2026 Pool Permit 51-60-1869522		280.35	208,193.82
06/05/2026	060526ACH1	TECO	1611 RANCHETTE RD 04.10.26- 05.08.26		702.26	207,491.56
06/05/2026	060526BOS1	Engage PEO	BOS Meeting 5/27/26		141.80	207,349.76
06/05/2026	060526BOS2	Gerard Bianchi	BOS Meeting 5/27/26		184.70	207,165.06
06/05/2026	060526BOS3	Michelle Diman	BOS Meeting 5/27/26		184.70	206,980.36
06/05/2026	060526BOS4	Vincent S Pacifico	BOS Meeting 5/27/26		184.70	206,795.66
06/08/2026			Deposit	1,440.28		208,235.94
06/09/2026	200210	Catherinne ProCleaners LLC	Invoice: 1335 (Reference: Cleaning Services May 26.)		1,950.00	206,285.94
06/10/2026	061026ACH1	PASCO County Utilities	1549 BERING ROAD 04.08.26- 05.08.26		461.96	205,823.98
06/10/2026	01ACH061026	Spectrum Business	1549 Bering Rd 5/21/26 - 6/20/26		371.94	205,452.04
06/11/2026	5022	Desiree Baloa	Return Rental Deposit		300.00	205,152.04
06/11/2026	200211	ECS Integrations LLC	Invoice: 103702 (Reference: Pool area Videofied system.)		1,620.00	203,532.04
06/11/2026	200212	Vesta District Services	Invoice: 432902 (Reference: Billable Expenses - May 2026.) Invoice: 433062 (Reference: Manage...		5,474.39	198,057.65
06/11/2026	200213	U.S. Bank	Invoice: 8195705 (Reference: Trustee Fees.)		7,219.25	190,838.40
06/11/2026	01ACH061126	TECO	32803 CUMBERLAND LN, WELL 04.16.26- 05.14.26		102.73	190,735.67
06/11/2026	02ACH061126	TECO	32755 CUMBERLAND LN 04.16.26- 05.14.26		186.31	190,549.36
06/11/2026	03ACH061126	TECO	1329 WYNDFIELDS BLVD 04.16.26- 05.14.26		181.12	190,368.24
06/11/2026	04ACH061126	TECO	1195 WYNDFIELDS BLVD 04.16.26- 05.14.26		174.47	190,193.77
06/11/2026	05ACH061126	TECO	1169 MANZANAR PL, FOUNTAIN 04.16.26- 05.14.26		176.57	190,017.20

06/11/2026	06ACH061126	TECO	1548 WYNDFIELDS BLVD04.16.26- 05.14.26		4,840.65	185,176.55
06/11/2026	07ACH061126	TECO	1568 WYNDFIELDS BLVD, WELL 04.16.26- 05.14.26		79.36	185,097.19
06/11/2026	08ACH061126	TECO	1756 WYNFIELDS BL 04.16.26- 05.14.26		120.58	184,976.61
06/11/2026	09ACH061126	TECO	1241 WYNDFIELDS BLVD PH 7B 04.16.26- 05.14.26		673.94	184,302.67
06/11/2026	10ACH061126	TECO	1549 BERING RD 04.16.26- 05.14.26		1,155.02	183,147.65
06/11/2026	11ACH061126	TECO	OLDWOODS AVE PH 8C 04.16.26- 05.14.26		570.25	182,577.40
06/11/2026	12ACH061126	TECO	1241 WYNDFIELDS BLVD PH 8B 04.16.26- 05.14.26		985.00	181,592.40
06/11/2026	13ACH061126	TECO	1147 MONTGOMERY BELL RD, WELL 04.16.26- 05.14.26		52.58	181,539.82
06/11/2026	14ACH061126	TECO	1393 WYNDFIELDS BLVD 04.16.26- 05.14.26		170.25	181,369.57
06/12/2026	01ACH061226	TECO	1758 BERING RD 04.17.26- 05.15.26		153.36	181,216.21
06/15/2026			Deposit	5,848.20		187,064.41
06/16/2026	01ACH061626	Waste Management of FL	4 Yard Dumpster 2 week 6/01/26 - 6/30/26		469.04	186,595.37
06/22/2026	200214	Kilinski Van Wyk PLLC	Invoice: 15254 (Reference: legal services May26.) Invoice: 15253 (Reference: legal services M...		4,969.15	181,626.22
06/24/2026	5023	Welch Tennis Courts	Downpayment- Pickle ball court		45,557.50	136,068.72
06/26/2026	200215	Floralawn	Invoice: 39619 (Reference: Landscape Maintenance Per Agreement June 2026.)		13,917.80	122,150.92
06/26/2026			Deposit	300.00		122,450.92
6/30/2026		**End of Month**		**7,588.48**	**115,465.98**	**122,450.92**
07/02/2026	200216	Blue Water Aquatics, Inc.	Invoice: 35774 (Reference: Fountain Inspection & PM Cleaning.) Invoice: 35773 (Reference: Pon...		3,715.00	118,735.92
07/02/2026	200217	ECS Integrations LLC	Invoice: 104279 (Reference: Amenity Access Management.) Invoice: 104304 (Reference: Videofied...		851.25	117,884.67
07/02/2026	200218	NaturZone Environmental Service	Invoice: 889816 (Reference: Jul26 Pest Control service.) Invoice: 889817 (Reference: Annual S...		485.00	117,399.67
07/02/2026	200219	Floralawn	Invoice: 40272 (Reference: Irrigation Repair from Inspection (June, 2026).)		238.91	117,160.76
07/02/2026	200220	Vesta District Services	Invoice: 433168 (Reference: Management fee services July26.)		5,416.67	111,744.09
07/06/2026	5024	Desiree Baloa	Check Returned Due to not being entered into PP on time		300.00	111,444.09
07/06/2026	200221	Sun Coast Rust Control, Inc.	Invoice: 09561 (Reference: Monthly water treatment (iron/rust).)		1,622.00	109,822.09
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	102,922.09
07/06/2026	200223	Cooper Pools	Invoice: 2026-1630 (Reference: Monthly Commercial Maintenance July 2026.)		3,900.00	99,022.09
07/07/2026	200224	Vesta District Services	Invoice: 433376 (Reference: Pool monitor June.)		4,244.02	94,778.07
07/07/2026	200225	Lighthouse Engineering Inc.	Invoice: 8 (Reference: Engineering services.)		1,449.00	93,329.07
07/07/2026	200226	Skoops Poop LLC	Invoice: 578 (Reference: Pet Waste Station Maintenance.)		952.00	92,377.07
07/07/2026	200227	Blue Water Aquatics, Inc.	Invoice: 35786 (Reference: Fountain Repair.)		433.57	91,943.50
07/07/2026	200228	Catherinne ProCleaners LLC	Invoice: 1343 (Reference: Jun26 Cleaning service.)		1,950.00	89,993.50
07/07/2026	200229	Tampa SWAP	Invoice: INV-0016 (Reference: Completed restroom repair package.) Invoice: INV-0017 (Referenc...		875.00	89,118.50
07/07/2026	200230	Florida Training & Investigations	Invoice: 25202139 (Reference: Security monitoring.)		5,200.00	83,918.50
07/07/2026	01ACH070726	TECO	1611 RANCHETTE RD 05.09.26- 07.09.26		702.26	83,216.24
07/10/2026	071026BOS1	Engage PEO	BOS Meeting 6/24/26		141.80	83,074.44
07/10/2026	071026BOS2	Michelle Diman	BOS Meeting 6/24/26		184.70	82,889.74
07/10/2026	071026BOS3	Richard Ramirez	BOS Meeting 6/24/26		184.70	82,705.04
07/10/2026	071026BOS4	Vincent S Pacifico	BOS Meeting 6/24/26		184.70	82,520.34
07/10/2026	01ACH071026	Spectrum Business	1549 Bering Rd 06.21.26- 07.20.26		371.94	82,148.40
07/10/2026	200231	Tampa SWAP	Invoice: INV-0020 (Reference: Trip Charge to set up caution tape & secure area.)		100.00	82,048.40
07/13/2026	01ACH071326	PASCO County Utilities	1549 BERING ROAD 05.08.26- 06.08.26		415.06	81,633.34
07/13/2026	02ACH071326	TECO	1147 MONTGOMERY BELL RD, WELL 05.15.26- 06.15.26		56.55	81,576.79
07/13/2026	03ACH071326	TECO	1756 WYNFIELDS BL 05.15.26- 06.15.26		139.98	81,436.81
07/13/2026	04ACH071326	TECO	1549 BERING RD 05.15.26- 06.15.26		1,240.72	80,196.09
07/13/2026	05ACH071326	TECO	OLDWOODS AVE PH 8C 05.15.26- 06.15.26		570.25	79,625.84
07/13/2026	06ACH071326	TECO	1241 WYNDFIELDS BLVD PH 7B 05.15.26- 06.15.26		673.94	78,951.90
07/13/2026	07ACH071326	TECO	1548 WYNDFIELDS BLVD 05.15.26- 06.15.26		4,840.65	74,111.25
07/13/2026	08ACH071326	TECO	1241 WYNDFIELDS BLVD PH 8B 05.15.26- 06.15.26		985.00	73,126.25
07/13/2026	09ACH071326	TECO	1195 WYNDFIELDS BLVD 05.15.26- 06.15.26		113.52	73,012.73
07/13/2026	10ACH071326	TECO	1329 WYNDFIELDS BLVD 05.15.26- 06.16.26		122.65	72,890.08
07/13/2026	11ACH071326	TECO	32755 CUMBERLAND LN 05.15.26- 06.15.26		98.27	72,791.81
07/13/2026	12ACH071326	TECO	1568 WYNDFIELDS BLVD, WELL 05.15.26- 06.16.26		94.25	72,697.56
07/13/2026	13ACH071326	TECO	1169 MANZANAR PL, FOUNTAIN 05.15.26- 06.15.26		114.99	72,582.57
07/13/2026	14ACH071326	TECO	32803 CUMBERLAND LN, WELL 05.15.26- 06.15.26		115.32	72,467.25
07/13/2026	15ACH071326	TECO	1393 WYNDFIELDS BLVD 05.15.26- 06.15.26		109.96	72,357.29
07/13/2026	200232	Cooper Pools	Invoice: 1969 (Reference: Seal & Motor Replacement for Pool.)		3,829.34	68,527.95
07/14/2026	200233	Romaner Graphics	Invoice: 22931 (Reference: Sign Installation.)		1,705.00	66,822.95
07/14/2026	01ACH071426	TECO	1758 BERING RD 05.16.26- 07.16.26		107.04	66,715.91
07/21/2026	01ACH072126	Waste Management of FL	4 Yard Dumpster 2 week 7/01/26 - 7/31/26		344.04	66,371.87
07/22/2026	200234	Vesta District Services	Invoice: 433456 (Reference: Billable Expenses - June 2026.)		510.78	65,861.09
07/22/2026	200235	Catherinne ProCleaners LLC	Invoice: 1349 (Reference: Sanitizing wet gym wipes.)		300.00	65,561.09
07/22/2026	200236	Tampa SWAP	Invoice: INV-0024 (Reference: Sign Repair.)		100.00	65,461.09
07/22/2026	200237	Kilinski Van Wyk PLLC	Invoice: 15485 (Reference: Legal Services June 26.) Invoice: 15484 (Reference: Legal Services...		3,053.90	62,407.19
07/22/2026	200238	Arbitrage Rebate Counselors, LLC	Invoice: 071026- (Reference: Arbitrage Reports 2017 Series Bonds.)		475.00	61,932.19
07/24/2026			Funds Transfer	200,000.00		261,932.19
07/24/2026	200239	Florida Training & Investigations	Invoice: 25202142 (Reference: Security Services.)		4,500.00	257,432.19
07/24/2026	200240	Floralawn	Invoice: 40001 (Reference: Landscape Maintenance July 2026.)		13,917.80	243,514.39
07/28/2026	200241	Blue Water Aquatics, Inc.	Invoice: 35842 (Reference: Pond / Waterway Treatment.)		1,965.00	241,549.39
07/29/2026	200242	ECS Integrations LLC	Invoice: 104466 (Reference: Union Park Amenity Card 1856 Tonka Terrace (x2) First Set.)		84.00	241,465.39
07/30/2026	200243	ECS Integrations LLC	Invoice: 104474 (Reference: button's battery was no longer working..)		220.00	241,245.39
07/31/2026	073126BOS1	Engage PEO	BOS Meeting 7/22/26		141.80	241,103.59
07/31/2026	073126BOS2	Gerard Bianchi	BOS Meeting 7/22/26		184.70	240,918.89
07/31/2026	073126BOS3	Richard Ramirez	BOS Meeting 7/22/26		184.70	240,734.19
07/31/2026	073126BOS4	Vincent S Pacifico	BOS Meeting 7/22/26		184.70	240,549.49
07/31/2026				**200,000.00**	**81,901.43**	**240,549.49**
08/03/2026	200244	Vesta District Services	Invoice: 433797 (Reference: Management fee services Aug26.)		5,416.67	235,132.82
08/03/2026	200245	Business Observer, Inc.	Invoice: 26-01869P (Reference: Legal Advertising - Board Supervisor Meeting.)		157.50	234,975.32
08/03/2026	200246	NaturZone Environmental Service	Invoice: 899481 (Reference: Monthly Pest Control Service Aug26.)		85.00	234,890.32
08/04/2026	200247	Skoops Poop LLC	Invoice: 590 (Reference: Pet Waste Station Maintenance.)		952.00	233,938.32
08/04/2026	200248	Cooper Pools	Invoice: 2125 (Reference: Monthly Commercial Pool Maintenance.)		3,900.00	230,038.32
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	228,416.32
08/05/2026	200250	U.S. Bank	Invoice: 8269814 (Reference: Trustee Fees 7/1/26 - 6/30/274256.13.)		4,256.13	224,160.19
08/07/2026	200251	Vesta Property Services, Inc.	Invoice: 434009 (Reference: Pool monitor July.)		2,886.62	221,273.57
08/07/2026	200252	Lighthouse Engineering Inc.	Invoice: 9 (Reference: GENERAL ENGINEERING CONTRACT SERVICES.)		935.00	220,338.57

08/07/2026	01ACH080726	TECO	1611 RANCHETTE RD 06.10.26- 07.09.26		702.26	219,636.31
08/10/2026	200253	Floralawn	Invoice: 40912 (Reference: Current Floralawn Pump Repair 21795.) Invoice: 40927 (Reference: I...		2,488.58	217,147.73
08/10/2026	200254	Catherinne ProCleaners LLC	Invoice: 1362 (Reference: CLEANING SERVICE JUL26.)		1,950.00	215,197.73
08/10/2026	01ACH081026	Spectrum Business	1549 Bering Rd 07.21.26- 08.20.26		372.10	214,825.63
08/11/2026	200255	Greenlee Law, PLLC	Invoice: 2229 (Reference: legal services -Basketball court construction defect.)		3,893.61	210,932.02
08/11/2026	200256	Vesta District Services	Invoice: 434148 (Reference: Billable Expenses - July 2026.)		4,574.42	206,357.60
08/12/2026	01ACH081226	TECO	1549 BERING RD 06.16.26- 07.15.26		1,152.10	205,205.50
08/12/2026	02ACH081226	TECO	1758 BERING RD 06.17.26- 07.16.26		100.16	205,105.34
08/12/2026	03ACH081226	TECO	32803 CUMBERLAND LN, WELL 06.16.26- 07.15.26		51.31	205,054.03
08/12/2026	04ACH081226	TECO	1241 WYNDFIELDS BLVD PH 8B 06.16.26- 07.15.26		985.00	204,069.03
08/12/2026	05ACH081226	TECO	1393 WYNDFIELDS BLVD 06.16.26- 07.15.26		102.93	203,966.10
08/12/2026	06ACH081226	TECO	1329 WYNDFIELDS BLVD 06.17.26- 07.15.26		108.25	203,857.85
08/12/2026	07ACH081226	TECO	1195 WYNDFIELDS BLVD 06.16.26- 07.15.26		106.49	203,751.36
08/12/2026	08ACH081226	TECO	32755 CUMBERLAND LN 06.16.26- 07.15.26		110.06	203,641.30
08/12/2026	09ACH081226	TECO	1548 WYNDFIELDS BLVD 06.16.26- 07.15.26		4,840.65	198,800.65
08/12/2026	10ACH081226	TECO	1241 WYNDFIELDS BLVD PH 7B 06.16.26- 07.15.26		673.94	198,126.71
08/12/2026	11ACH081226	TECO	OLDWOODS AVE PH 8C 06.16.26- 07.15.26		570.25	197,556.46
08/12/2026	12ACH081226	TECO	1169 MANZANAR PL, FOUNTAIN 06.16.26- 07.15.26		107.96	197,448.50
08/12/2026	13ACH081226	TECO	1568 WYNDFIELDS BLVD, WELL 06.17.26- 07.15.26		78.39	197,370.11
08/12/2026	14ACH081226	TECO	1147 MONTGOMERY BELL RD, WELL 06.16.26- 07.15.26		60.25	197,309.86
08/12/2026	18CH081226	PASCO County Utilities	1549 BERING ROAD 06.08.26- 07.08.26		461.96	196,847.90
08/13/2026	01ACH081326	TECO	1756 WYNFIELDS BL 06.16.26- 07.15.26		100.16	196,747.74
08/14/2026			Deposit	0.02		196,747.76
08/19/2026	01ACH081926	Waste Management of FL	4 Yard Dumpster 2 week 8/1/26- 8/31/26		344.04	196,403.72
08/20/2026	200257	Kilinski Van Wyk PLLC	Invoice: 15759 (Reference: legal services - Amenity Center Construction Defect.) Invoice: 157...		4,320.34	192,083.38
08/24/2026	200258	FitRev	Invoice: 39538 (Reference: MEDICINE BALL SET AND MAT.) Invoice: 39869 (Reference: Precor trea...		2,195.09	189,888.29
08/27/2026	5025	U.S. Bank	Transfer of Tax Assessments for FY26		11,378.11	178,510.18
08/27/2026	200259	American Power Washing LLC	Invoice: 150 (Reference: DEPOSIT: Year 3 of 3- Premium Holiday Lighting.)		7,500.00	171,010.18
08/27/2026	200260	Floralawn	Invoice: 40732 (Reference: Landscape Maintenance Aug26.)		13,917.80	157,092.38
08/31/2026				**0.02**	**83,457.13**	**157,092.38**
09/02/2026	200261	Blue Water Aquatics, Inc.	Invoice: 36093 (Reference: Pond / Waterway Treatment Aug26.)		1,965.00	155,127.38
09/02/2026	200262	Florida Training & Investigations	Invoice: 25202145 (Reference: Security Services 07/23/2026 -08/21/2026.)		5,250.00	149,877.38
09/02/2026	200263	Tampa SWAP	Invoice: 082726 (Reference: Amenity Center - Door Knob Modification.)		400.00	149,477.38
09/03/2026	200264	NaturZone Environmental Service	Invoice: 909137 (Reference: Monthly Pest Control Service Sep26.)		85.00	149,392.38
09/03/2026	200265	Cooper Pools	Invoice: 2465 (Reference: Monthly Commercial Pool Service- Weekly Service.)		3,900.00	145,492.38
09/03/2026	200266	Vesta Property Services, Inc.	Invoice: 434551 (Reference: Pool monitor August.)		2,875.18	142,617.20
09/03/2026	200267	Skoops Poop LLC	Invoice: 690 (Reference: Pet Waste Station Maintenance Sep 26.)		952.00	141,665.20
09/04/2026	090426BOS1	Engage PEO	BOS Meeting 8/26/26		172.40	141,492.80
09/04/2026	090426BOS2	Gerard Bianchi	BOS Meeting 8/26/26		184.70	141,308.10
09/04/2026	090426BOS3	Michelle Diman	BOS Meeting 8/26/26		184.70	141,123.40
09/04/2026	090426BOS4	Richard Ramirez	BOS Meeting 8/26/26		184.70	140,938.70
09/04/2026	090426BOS5	Vincent S Pacifico	BOS Meeting 8/26/26		184.70	140,754.00
09/04/2026	01ACH090426	TECO	1611 RANCHETTE RD 7.10.26- 8.7.26		697.83	140,056.17
09/08/2026	200268	Lighthouse Engineering Inc.	Invoice: 10 (Reference: GENERAL ENGINEERING CONTRACT.)		170.00	139,886.17
09/08/2026	200269	Cooper Pools	Invoice: 2529 (Reference: #4 Non Skid 4" Depth Marker and Installation / Labor.)		190.40	139,695.77
09/10/2026			Deposit	45.00		139,740.77
09/10/2026	01ACH091026	Spectrum Business	1549 Bering Rd 08.21.26- 09.20.26		372.10	139,368.67
09/10/2026	02ACH091026	TECO	1241 WYNDFIELDS BLVD PH 7B 7.16.26- 8.13.26		669.51	138,699.16
09/10/2026	03ACH091026	TECO	OLDWOODS AVE PH 8C 7.16.26- 8.13.26		566.51	138,132.65
09/10/2026	04ACH091026	TECO	1549 BERING RD 7.16.26- 8.13.26		1,072.10	137,060.55
09/10/2026	05ACH091026	TECO	1147 MONTGOMERY BELL RD, WELL 7.16.26- 8.13.26		49.14	137,011.41
09/10/2026	06ACH091026	TECO	1169 MANZANAR PL, FOUNTAIN 7.16.26- 8.13.26		92.98	136,918.43
09/10/2026	07ACH091026	TECO	1756 WYNFIELDS BL 07.16.26- 08.13.26		38.04	136,880.39
09/10/2026	08ACH091026	TECO	1548 WYNDFIELDS BLVD 07.16.26- 08.13.26		4,811.91	132,068.48
09/10/2026	11ACH091026	TECO	1241 WYNDFIELDS BLVD PH 8B 07.16.26- 08.13.26		978.52	131,089.96
09/10/2026	12ACH091026	TECO	1568 WYNDFIELDS BLVD, WELL 7.16.26- 8.13.26		69.67	131,020.29
09/10/2026	13ACH091026	TECO	32803 CUMBERLAND LN, WELL 7.16.26- 8.13.26		22.58	130,997.71
09/10/2026	14ACH091026	TECO	32755 CUMBERLAND LN 7.16.26- 8.13.26		95.26	130,902.45
09/10/2026	16ACH091026	TECO	1393 WYNDFIELDS BLVD 7.16.26- 8.13.26		88.50	130,813.95
09/10/2026	15ACH091026	TECO	1329 WYNDFIELDS BLVD 7.16.26- 8.13.26		96.79	130,717.16
09/10/2026	17ACH091026	TECO	1195 WYNDFIELDS BLVD 07.16.26- 08.13.26		91.73	130,625.43
09/10/2026	200270	Tampa SWAP	Invoice: UPE-090426-01 (Reference: Basketball court fence repair.)		500.00	130,125.43
09/10/2026	200271	Vesta District Services	Invoice: 434692 (Reference: Billable Expenses - Aug 2026.)		522.29	129,603.14
09/11/2026	200272	ECS Integrations LLC	Invoice: 104637 (Reference: Union Park Amenity Card Alexandra Taboada - 32871 Pez Landing Lane.)		42.00	129,561.14
09/11/2026	01ACH091126	TECO	1758 BERING RD 07.17.26- 08.14.26		86.67	129,474.47
09/14/2026	01ACH091426	PASCO County Utilities	1549 BERING ROAD 07.08.26- 08.11.26		377.54	129,096.93
09/17/2026	01ACH091726	Waste Management of FL	4 Yard Dumpster 2 week 9/1/26- 9/30/26		344.04	128,752.89
09/18/2026	200273	Vesta District Services	Invoice: 434848 (Reference: Management fee services Sep26.)		5,416.67	123,336.22
09/18/2026	200274	Romaner Graphics	Invoice: 23040 (Reference: at Windfields and Cumberland.) Invoice: 23109 (Reference: at Windf...		2,805.00	120,531.22
09/18/2026	200275	Kilinski Van Wyk PLLC	Invoice: 16001 (Reference: Legal Services Aug 26.) Invoice: 16000 (Reference: Legal Services ...		3,317.29	117,213.93
09/18/2026	200276	Innersync Studio, LTD	Invoice: INV-SN-1737 (Reference: ADA-Compliant website.)		1,605.45	115,608.48
09/18/2026	200277	Catherinne ProCleaners LLC	Invoice: 1365 (Reference: Cleaning Services Aug 26.)		1,950.00	113,658.48
09/21/2026			Deposit	75.00		113,733.48
09/22/2026			Deposit	323.54		114,057.02
09/24/2026	5026	ECS Integrations LLC			366.00	113,691.02
09/24/2026			Deposit	300.00		113,991.02
09/25/2026	200278	Cooper Pools	Invoice: 2592 (Reference: IIFT OPERATOR BATTERY CHARGER ADA Chair Replacement.)		812.88	113,178.14
09/25/2026	200279	FitRev	Invoice: 39340 (Reference: Preventative Maintenance adjusted, tightened, tested, lubricated an...		185.00	112,993.14
09/28/2026	200280	ECS Integrations LLC	Invoice: 104698 (Reference: Union Park Amenity Card Ivan Miranda-1586 Bering Road.)		84.00	112,909.14
09/28/2026	200281	Sun Coast Rust Control, Inc.	Invoice: 09848 (Reference: Monthly water treatment (iron/rust) Sep26.)		1,622.00	111,287.14
09/30/2026	200282	Floralawn	Invoice: 41333 (Reference: Landscape Maintenance Sep26.)		13,917.80	97,369.34
09/30/2026	200283	Tampa SWAP	Invoice: 092626 (Reference: Amenity Center Drinking Fountain Leak Repair.)		475.00	96,894.34
09/30/2026				**743.54**	**60,941.58**	**96,894.34**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11

Shirley M. Conley

From: Heath Beckett
Sent: Friday, September 25, 2026 9:13 AM
To: Chris Thompson; Amy Palmer
Cc: Shirley M. Conley
Subject: RE: Union Park East SOX

Good morning, Chris

That is fine, please go ahead with the project and we will ratify the $600 difference.

Thanks,

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

Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

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



Careers | Request Proposal

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

From: Chris Thompson <chris@bluewateraquaticsinc.com>
Sent: Friday, September 25, 2026 9:03 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Amy Palmer <apalmer@lighthouseenginc.com>
Subject: Union Park East SOX

External Sender - From: (Chris Thompson <chris@bluewateraquaticsinc.com>)
This message came from outside your organization.

Good morning Heath and Amy,

I apologize; I was $600 off on the price I quoted at the UPE meeting regarding the SOX installation cost. The total is $6,600, not $6,000. I'll take a public flogging at the next meeting if necessary, LOL. Can you tell me if this will still work for the board?

Chris Thompson
Blue Water Aquatics, Inc.

727-842-2100 www.bluewateraquaticsinc.com
chris@bluewateraquaticsinc.com Cage:94VF9
NAICS:541620
5119 SR-54 New Port Richey, FL 34652

EXHIBIT A
Proposal for Erosion Repair Work

ELEMENT ENVIRONMENTAL
GRADE · CLEAR · EXCAVATE

PROPOSAL

Shoreline Restoration - 12' ShoreSox

Submitted To	Submitted By
Union Park East Community Development District c/o Vesta District Services 250 International Pkwy, Suite 208 Lake Mary, Florida 32746	Element Environmental, LLC 1236 Stratton Ct W Lakeland, FL 33813
Project Location	**Proposal Date**
Behind 1001 Montgomery Bell Road Wesley Chapel, Florida 33543	September 24, 2026 Valid for thirty (30) days

Proposal Amount

Description	Lump Sum Amount
Approximately 60 LF of 12' ShoreSox shoreline repair	**$6,600.00**
Total Proposal	**$6,600.00**

Scope of Work

Element Environmental, LLC proposes to furnish labor, materials, equipment and supervision to stabilize approximately sixty (60) linear feet of eroded pond shoreline at the location shown in the attached site photographs.

- Prepare and shape the affected shoreline for the ShoreSox installation.
- Furnish and install approximately 60 linear feet of 12' ShoreSox using suitable on-site material and form transitions into the existing bank.
- Grade disturbed upland areas, install sod where disturbed by this work, and leave the work area reasonably clean.

Basis & Exclusions

- Price assumes normal equipment access and suitable on-site material for the ShoreSox. Imported fill or significant excess material haul-off requires an approved change order.
- Permitting, engineering, irrigation repairs, and work beyond the stated shoreline length are excluded.
- Watering and care are the owner's responsibility upon sod installation. Sod survival is warranted for seven (7) days after installation; no sod warranty applies after that period.

Terms

Additional work will be priced and approved before proceeding. Payment due Net 30 upon completion and invoice.

Accepted By - Union Park East CDD	Submitted By - Element Environmental, LLC
Signature / Date	James Piney, Managing Partner

ELEMENT ENVIRONMENTAL

EXISTING SHORELINE CONDITIONS

Union Park East CDD - shoreline behind 1001 Montgomery Bell Road, Wesley Chapel, Florida. Photographs supplied for reference to the proposed repair area.



Site view



Site view 2

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

WALK-ON
EXHIBIT C

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
https://cooperpoolsinc.com/

QUOTE

Quote Number
1298

Quote Total
$7,558.30

Bill To:

Union Park East
250 International Pkwy Suite 208
Lake Mary, FL 32746

Quote Date
October 15, 2026

Expiration Date
November 15, 2026

LOCATION: 1549 Bering Rd, Wesley Chapel

Item	Description	Qty	Rate	Amount
7.5HP 230V 213JMZ ODP EQ Series Motor	7.5HP 230V 213JMZ ODP EQ Series Motor	2	3,362.24	6,724.48
071725S C/ EQ SERIES SHAFT SEAL	071725S C/ EQ SERIES SHAFT SEAL	2	116.91	233.82
Installation / Labor	Installation / Labor	3	200.00	600.00

1 Year Warranty, Electrical must be completed before new motors can be installed.

Subtotal	$7,558.30
Tax	$0.00
Quote Total	$7,558.30
Deposit	$3,779.15

Required

Pay after quote is approved.

Name & Signature

Date

Cooper Pools, Inc.
844-766-5256
4740B Allen Rd
Zephyrhills, FL 33541