Your Community.
Our Commitment.

UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
November 17, 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 **Tuesday, November 17, 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: Tuesday, November 17, 2026
Time: 6:00 p.m.
Location: Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, Florida 33543

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

Regular Meeting Agenda

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

FIRST ORDER OF BUSINESS: **ROLL CALL**

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

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

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

THIRD ORDER OF BUSINESS: **ADMINISTRATIVE MATTERS**

A. Administration of Oaths of Office for Newly Elected Supervisors **EXHIBIT 1**
- Seat 2: Vincent Pacifico (Unopposed)
- Seat 5: Gerard Bianchi, Jr. (Unopposed)

B. Consideration of Seat 1 Supervisor Candidate(s) *Under Separate Cover*

C. Review of Sunshine and Public Record Laws

References:
- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

D. Consideration and Adoption of **Resolution 2027-02, Designating Officers** **EXHIBIT 2**

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

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

B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics* **EXHIBIT 3**

1. Aquatic Reports
2. Fountain Report

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

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

1. Presentation of Scoops Poop Reports **EXHIBIT 6**

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

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

1. Adoption of **Resolution 2027-03, Amending FY 2025-2026 Budget** **EXHIBIT 7**

FIFTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 28, 2026 **EXHIBIT 8**

B. Acceptance of the Unaudited October 2026 Financial Statement **EXHIBIT 9**

C. Ratification of Approval of Blue Water Aquatics Proposals: **EXHIBIT 10**

1. #FA-2026-1207 Photocell Replacement on Fountain F-7 - $350.88
2. # FA-2026-1209 Light Cable Replacement on Fountain F-7 - $1,178.50
3. # FA-2026-1210 Photocell Replacement on Fountains F-2 & F-4 - $523.70

SIXTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

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

EIGHTH ORDER OF BUSINESS: **SHADE ITEMS: SECURITY**

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

1. Discussion on District Security Matters

B. Consideration of Action Relating to Security Matters

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

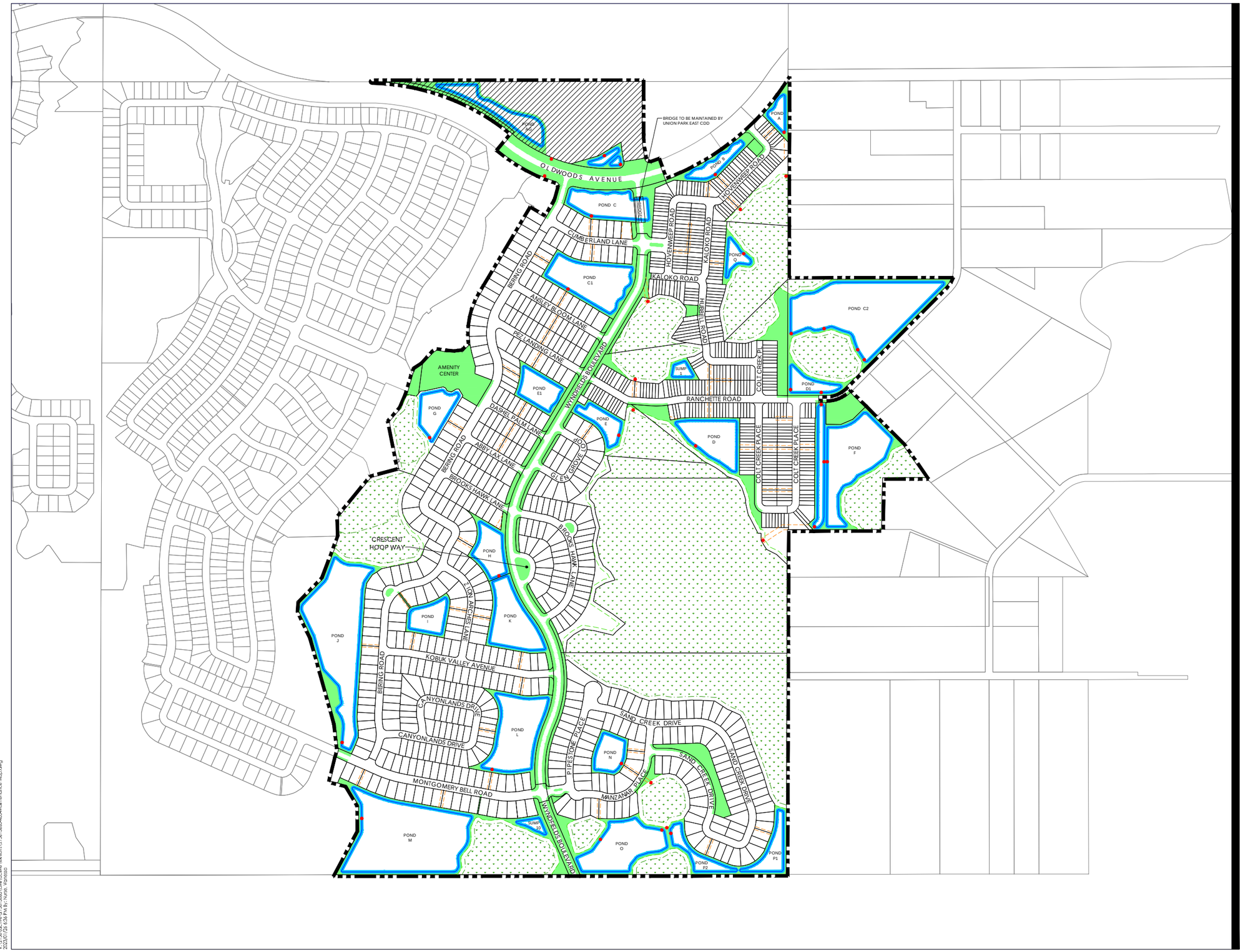
	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

Wednesday, January 27, 2027
at 6:00 p.m.
Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE
Noon – January 19, 2027

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

ELEVENTH 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

EXHIBIT 1

Union Park East Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida, having been elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of Union Park East Community Development District, located in Pasco County, Florida.

_____
Signature

_____
Date

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is

☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Union Park East Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Union Park East CDD Supervisor

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

RESOLUTION 2027-02

A RESOLUTION ELECTING THE OFFICERS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT, PASCO COUNTY, FLORIDA.

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Heath Beckett
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Samantha Zanoni
Assistant Secretary	Shirley Conley
Treasurer	Chrissy Richie
Assistant Treasurer	Scott Smith
Assistant Treasurer	Patricia Kehr

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

Chris Thompson

Blue Water Aquatics, Inc.

26 Photos

Union Park East CDD

October 2026 – Monthly Aquatics Management Summary



October 2026 – Monthly Aquatics Management Summary

October 2026 – Monthly Aquatics Management Summary

How Stormwater Ponds Have Been Affected

• Low input volumes / pond levels dropping: Because rainfall is well below average, stormwater ponds are receiving less runoff. This means water levels are lower than usual, which can reduce their capacity to buffer sudden rain events. Some ponds may be nearing a point where inflow cannot replenish what's lost to evaporation, seepage, or intentional discharge.
• Water quality changes: Lower volumes of water mean less dilution of pollutants. Runoff that does enter ponds (especially after light rains) can bring in nutrients, sediments, and debris that concentrate more in smaller volumes. Also, lower water depths can lead to higher water temperatures, which can exacerbate algal growth and reduce dissolved oxygen.
• Sedimentation and exposure: Some pond bottoms that might normally be submerged are now exposed or more shallow, which can lead to more sediment drying, compaction, or even cracking. Shoreline plants may also experience stress (or die back) during these lower water levels, reducing shoreline stabilization and increasing vulnerability to erosion when heavy rain returns.

Animal Activity & Ecological Impacts

• As ponds get shallower and warmer, you're likely to see more activity from amphibians and reptiles such as frogs, toads, turtles, and perhaps snakes, especially near pond edges and shallow zones. These animals often take advantage of warmer, shallow water to feed and breed (if water remains).
• Fish stress: Fish in smaller, warmer, lower-oxygen ponds may show signs of stress; some species that are less tolerant of low dissolved oxygen may decline, while more tolerant species (e.g. carp, certain catfish) may dominate.
• Birds and other wildlife that depend on ponds—waterfowl, wading birds, and even some mammals—may have less reliable water availability, less food (if aquatic invertebrate populations decline due to poor water quality), or may need to travel further.
• Insects: Mosquitoes often lay eggs in standing shallow water; with more shallow margins and less flow, some ponds may become better breeding grounds unless managed or disturbed.

What Fall Will Bring, and How It Will Affect Stormwater Ponds

As fall progresses, several shifts are likely:

• Rain patterns changing: Fall in Hillsborough typically brings a decrease in daily thunderstorms and summer convection, with fewer, but sometimes heavier, rain events. There may be occasional tropical systems or remnants that bring intense rainfall. Overall, average rainfall declines.

• Temperature drops: Nights will start to get cooler, daytime highs will moderate. Water temperatures in ponds will gradually decline, which can help with dissolved oxygen levels and reduce thermal stress on aquatic species.
• Lower evaporative loss: With less intense sun and lower temperatures, evaporation from pond surfaces will slow, helping to conserve water volumes in ponds.
• Vegetation changes: Aquatic and shoreline plants may slow growth; some species may die back. Leaves from surrounding trees will begin falling, which can introduce organic matter to ponds. This leaf litter can fuel microbial activity, possibly resulting in oxygen drawdown (as microbes decompose the organic matter), or contribute to nutrient loading if decomposition is rapid.
• Wildlife behavior shifts: Many species will begin preparing for winter (or the cooler season) – migration, hibernation, reduced activity. Some amphibians may lay final egg masses; others may seek wetter microhabitats. Birds may use ponds more for foraging as insects shift.
• Stormwater pond maintenance concerns: With lower flows, clogging of inlet/outlet structures from debris (fallen leaves, sediment) becomes more likely. Sediment that has built up during the wetter months could now be more exposed or compacted. If heavy rains come after dry spells, sudden runoff can produce flash events that erode pond banks or overtop structures if capacity hasn't been maintained.

1



Storm Water Pond Map
Fountains: F5, F3 lights not operating - awaiting diagnosis. F7 was shut off due to running continuously - likely a stuck/failed contactor.

Project: Union Park East CDD
Creator: Chris Thompson

2



O
Treated:
- **Grasses**
- **Brush**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

3



P1
Treated:
- **Grasses**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

4



P2

Treated:

- **Grasses**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

5



N

Treated:

- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

6



SP10

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

7



L

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

8



M

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

9



J

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

10



I

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

11



K

Treated:

- **Grasses**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

12



H

Treated:

- **Grasses**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

13



G

Treated:

- **Grasses**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

14



Pedestrian Bridge

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

15



E1

Treated:

- **Grasses**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

16



C1
Treated:
- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

17



C, SP1B, SP1A
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

18



B
Treated:
- **Grasses**
- **Brush**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

19



Q1

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

20



Q

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

21



F7

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

22



D1

Treated:

- **Grasses**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

23



C2

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

24



D

Treated:

- **Grasses**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

25



SP1

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

26



E

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	10/9/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	SE 10mph
Temperature	83
Multiple Sites Treated	Yes

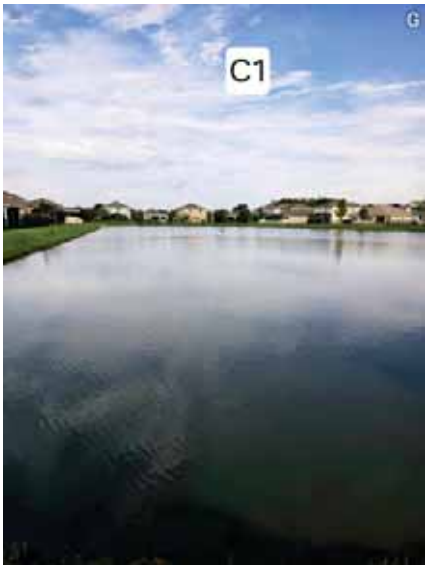
Ponds Treated Information — Repeatable - 1 Count

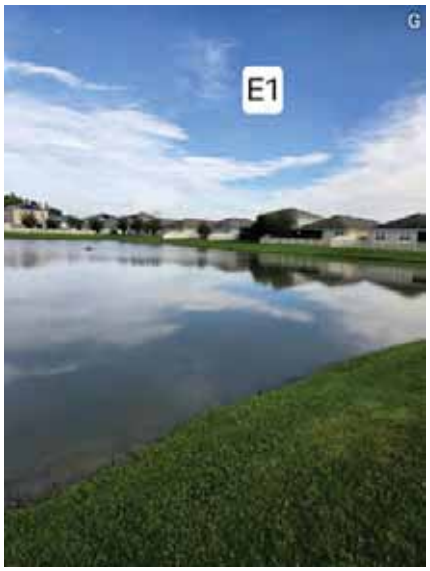
1 of 1

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

Aquatic Services Report









Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

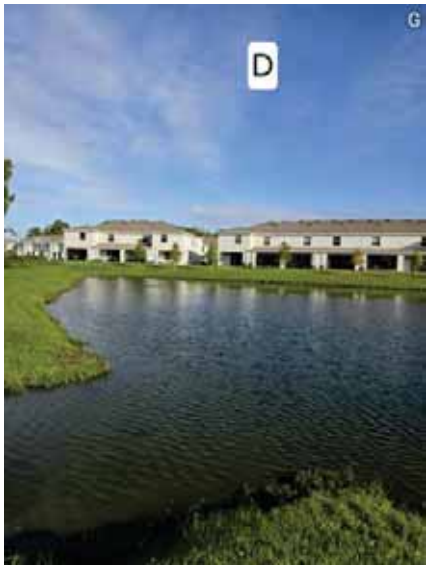
Service Date	10/19/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	NNE 11mph
Temperature	67
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

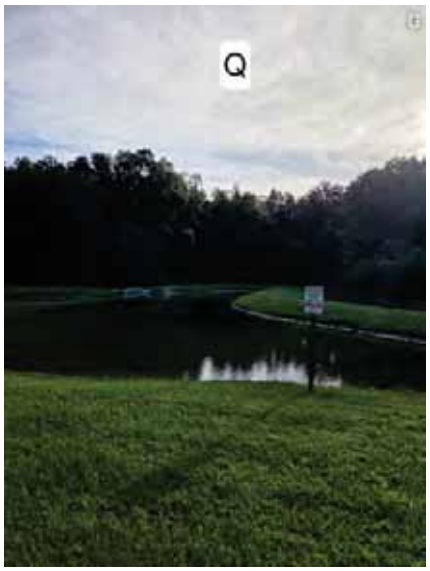
1 of 1

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

Aquatic Services Report

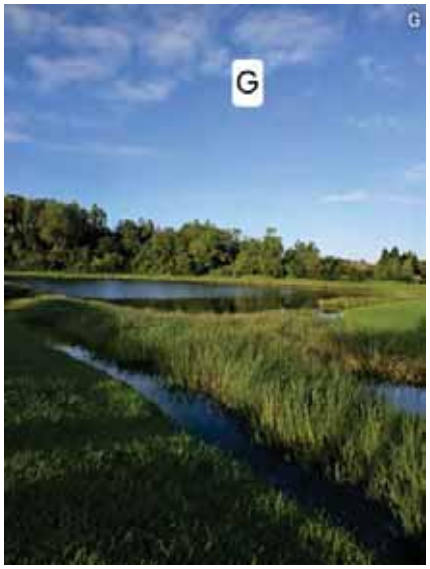






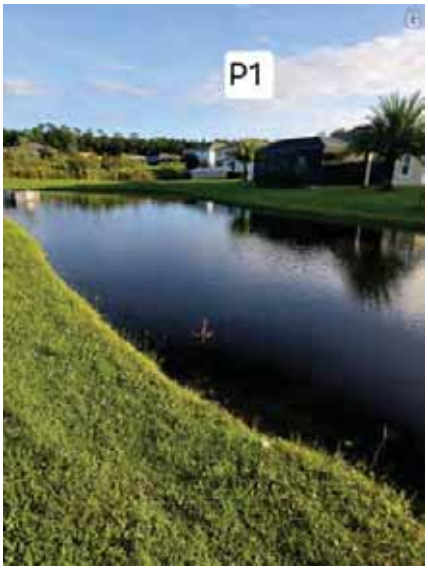


Aquatic Services Report

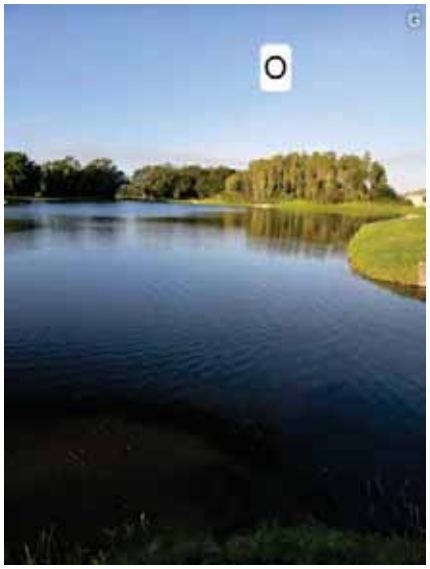








Aquatic Services Report





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

Order report

Service details

Technician:	**Client:**
Pete Dennis	**Union Park East CDD**

Service Date	11/3/2026
Request Warranted	Yes
Action Taken	I tested the lights on fountain 2, and 4. The lights are functioning properly and drawing correct Amperage when the photo cell is bypassed. I tested the photo cells, and determined, both photo cells have failed.
Service Date	11/3/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	9mph
Temperature	78°
Multiple Sites Treated	No
Pond Number	Fountains 2 & 4
Service Performed	Troubleshooting
Work Performed	☑ Fountains / Aeration
Equipment Used	☑ Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	I tested the lights on fountains 2 and 4, and determined the lights function properly and are using the correct amount of Amperage when hooking directly to power. I tested the photo cells on both fountains, and found them to be faulty.

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

Order report

Service details

Technician:	**Client:**
Randy Mitchell	**Union Park East CDD**

Service Date	11/3/2026
Request Warranted	Yes
Action Taken	When we arrived onsite we found that one of the run capacitors was unplugged not allowing fountain to run. We hooked the capacitor back up and fountain runs good. We did some further testing on lights and found that the cable is bad for lights. We walked the cable hand over hand from shoreline to fountain with boat and found some bad spots in cable. Usually caused by lightning or power surge. We will need to replace cable.
Service Date	11/3/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	ESE 11mph
Temperature	79
Multiple Sites Treated	No
Pond Number	Fountain 7
Service Performed	Troubleshooting
Work Performed	☑ Fountains / Aeration
Equipment Used	☑ Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Need to replace cable along with photocell.

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

Clubhouse Moisture and Plantings

- Clubhouse remains very wet
- All new plantings are healthy













Clubhouse grass wear

- Newly installed grass shows wear from foot traffic
- Additional treatments planned to help stimulate growth before winter



Annuals at Manozar

- Annuals have been installed
- They look great

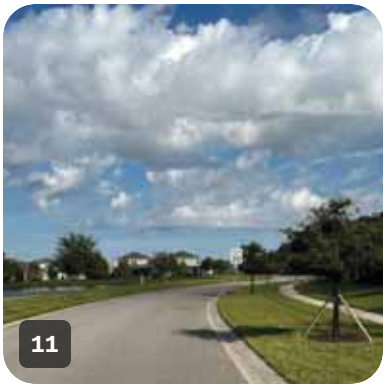




Boulevard Weeds Near Manizar

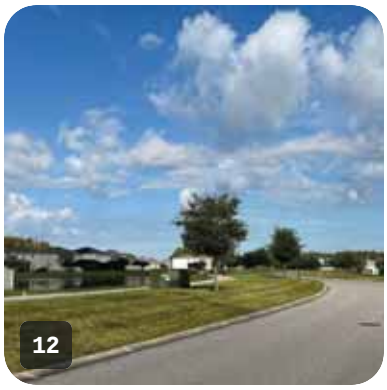
- Weeds along the boulevard are more visible after recent weather conditions
- Left side leaving Manizar needs attention
- Right side looks better





Weed Growth Near the Bridge

- Weed growth increases on both sides of the boulevard toward the bridge
- Condition is expected due to persistent saturation in the area





Trimmed Grasses Starting to Bloom

- All grasses have been trimmed
- Grass is starting to bloom



Healthy New Plantings at Tupelo Sun and the Bridge

- Annuals and plantings at Tupelo Sun are healthy
- New bridge plantings are healthy and beautiful













Union Park East CDD September

Landscape Update

Account Manager: Casey Hallman

Report Date: 11/10/26

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 bi-weekly service cycle for the winter schedule.

Detail & Shrub Maintenance

Shrub trimming, bed detailing, and weed control is being performed on a bi-weekly service cycle for the winter schedule.

Irrigation

The scheduled monthly irrigation inspection has been completed. Inspection indicated there was a clock that we just replaced. The module has burnt out the new module. It's been determined that the clock needs to be replaced now. The clock is malfunctioning and throwing codes. Minor issues attached to other clocks were fixed and repaired. The irrigation system will continue to be monitored in 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 is now more weed growth along the blvd given the recent weather conditions. However, the clubhouse area is currently showing little weed activity.

Additional Updates:

All recently installed plant material continues to look good and is establishing well.
The seasonal annual flower installation has been completed

.
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

EXHIBIT 5

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

- Timber Intentions.
  - Bridge Decking has ben replaced.
  - Inspected for additional damaged boards.
    - Monitoring monthly.
- Depression in Road.
  - Picture and documentation has been sent to Amy to provide quotes.
- Amenity Center Painting.
  - I have reached out to Presto to communicate available weeks to have this job completed.
    - Waiting for response.
- Gym Equipment.
  - Fitrev has been onsite to repair any inoperative equipment.
    - They are waiting for additional parts to be delivered to finish repairs.
- Suncoast Rust Control.
  - Contacted them to come onsite to address rust stains in the liberty square entrance.
- Handicap Chair Cover.
  - In hand, will be installed the week of the the 16th.

- Amenity Center. (Repairs)
  - Monitoring furniture for future broken parts.
  - Water fountain.
  - Men's bathroom
    - Urinal.
    - Divider.
    - Men's bathroom door latch.
  - Chandelier.
  - QR Codes Replacement.
- Pet Waste Stations.
  - No issues present.
- Ponds H/K
  - Lighting problems have been communicated to Christ to have them addressed.
    - Contactors.
- Amenity Center A/C units.
  - Vendor has been contacted to inspect these units for proper cooling.
    - Bathroom unit is the main concern.












Union Park East











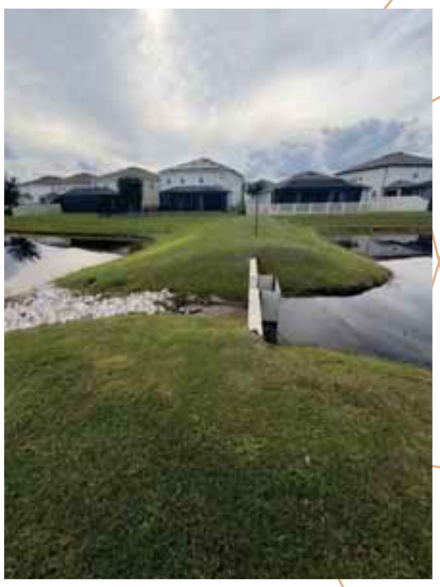




















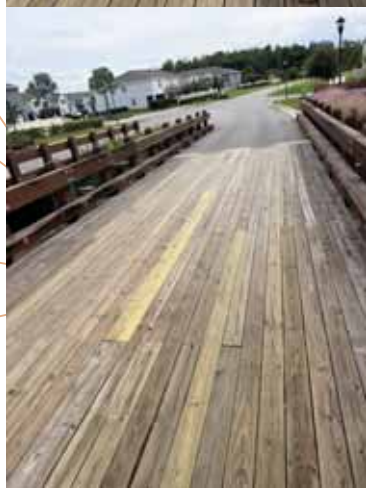


















THANK YOU

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	Oct 25, 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

EXHIBIT 7

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as **Exhibit A** and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Union Park East Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND (SERIES 2017A-1)	$_____
DEBT SERVICE FUND (SERIES 2019A-1)	$_____
DEBT SERVICE FUND (SERIES 2019A-2)	$_____
DEBT SERVICE FUND (SERIES 2021)	$_____
CAPITAL RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026

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

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

	Union Park East CDD General Fund	FY2026 Adopted Budget	FY2026 Actual Year-to-Date
1	**REVENUES**		
2	General Fund Revenue	$ 1,210,561	$ 1,220,835
3	Interest	-	38,954
4	Miscellaneous	-	2,250
5	**TOTAL REVENUES**	**$ 1,210,561**	**$ 1,262,039**
6	**EXPENDITURES**		
7	**GENERAL ADMINISTRATIVE**		
8	Supervisor Compensation	14,000	7,388
9	Payroll Taxes	1,071	1,224
10	Payroll Processing	770	550
11	Management Consulting Services	42,000	42,000
12	Bank Fees	300	-
13	Auditing Services	4,200	6,900
14	Travel Per Diem	100	-
15	Insurance	35,000	31,500
16	Regulatory & Permit Fees	175	175
17	Legal Advertisements	2,500	1,273
18	Engineering Services	25,000	12,793
19	Legal Services (General)	50,000	73,972
20	Legal Services (Litigation)	30,000	10,905
21	Website Hosting	2,015	1,515
22	Administrative Contingency	5,000	2,563
23	**TOTAL GENERAL ADMINSTRATIVE**	**212,131**	**192,759**
24	**DEBT ADMINSTRATION**		
25	Dissemination Agent	6,500	5,000
26	Trustee Fees	19,055	16,570
27	Arbitrage	1,900	1,900
28	**TOTAL DEBT ADMINSTRATION**	**27,455**	**23,470**
29	**PHYSICAL ENVIRONMENT**		
30	Comprehensive Field Tech Service	16,000	16,000
31	Streetpole Lighting	105,000	86,709
32	Electricity (Irrigation & Pond Pumps)	32,000	24,230
33	Landscape Maintenance	186,974	175,030
34	Landscape Enhancements	40,272	25,679
35	Irrigation Maintenance	18,000	9,608
36	Pond Maintenance	23,580	21,615
37	Fountain Maintenance	7,000	22,968
38	Pet Waste Removal	14,000	10,260
39	Rust Control	19,200	19,276
40	Physical Environment Contingency	85,000	83,257
41	Increase in Operating Reserves	50,000	-
42	Increase in Asset Reserves	106,605	-
43	**TOTAL PHYSICAL ENVIRONMENT**	**703,631**	**494,633**
44	**AMENITY CENTER OPERATIONS**		
45	Pool Service Contract	48,000	42,915
46	Pool Maintenance & Repair	5,000	10,888
47	Pool Permit	275	280
48	Amenity Management	7,000	7,000
49	Amenity Center Cleaning & Maintenance	19,500	33,564
50	Amenity Center Internet	4,508	4,407
51	Amenity Center Electricity	19,200	16,778
52	Amenity Center Water	10,000	4,615

Union Park East CDD General Fund			
		FY2026 Adopted Budget	FY2026 Actual Year-to-Date
53	Amenity Center Pest Control	975	1,330
54	Refuse Service	3,706	4,129
55	Landscape Maintenance - Infill	4,000	8,960
56	Security Monitoring	34,420	66,695
57	Pool Monitors	45,760	33,048
58	Community Events & Decorations	25,000	22,500
59	Misc Amenity Center Repairs & Contingency	40,000	31,603
60	**TOTAL AMENITY CENTER OPERATIONS**	**267,344**	**288,712**
61	**TOTAL EXPENDITURES**	**$ 1,210,561**	**$ 999,573**
62	**EXCESS OF REVENUE OVER(UNDER) EXPENDITURES**	**-**	**262,466**
63	**NET CHANGE IN FUND BALANCE**	**-**	**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**	**$ 991,471**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8

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, October 28, 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 and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

Michelle Diman (S3)	Board Supervisor, Assistant Secretary *(Joined in-progress)*
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)*

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

There being none, the next item followed.

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

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

Ms. Palmer provided an update on the pickleball court construction project. She advised that the Geotech report indicates an additional 6" of base is required which will be an additional cost. The permit process is proceeding.

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

Ms. Palmer reviewed the report. Board consensus was to obtain a proposal to scope the stormwater pipe.

Supervisor Diman joined the meeting at 6:05 p.m.

Discussion followed on another run-off location at the bridge.

DRAFT

Ms. Palmer was asked to review a road divot on Wyndfields between Brooks Hawk/Pez Landing.

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

A representative of Blue Water Aquatics was not present.

It was noted that the dim lights on the pond K fountain still needed to be addressed.

1. Aquatic Reports

2. Fountain Report

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

A representative of Floralawn was not present.

1. EXHIBIT 3: Consideration of Floralawn Proposal #23146 for Common Area Mulch - $11,676.80

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Floralawn proposal #23146 for common area mulch, in the amount of $11,676.80, for Union Park East Community Development District.

2. EXHIBIT 4: Consideration of Floralawn Proposal #23164 to Remove Grass at Gates - $1,210.65

The gates were identified as being located at the entrance of Liberty Square. Discussion followed the irrigation impact on the gate access equipment and alternate infill options. A proposal to add pavers instead of mulch was requested.

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

Mr. Bush presented the Field Manager Report and responded to Supervisor questions.

1. EXHIBIT 6: Presentation of Scoops Poop Reports

2. WALK-ON EXHIBIT B: Consideration of Timber Intentions Proposal #206 for Wyndfields Bridge Deck Repair - $3,220.00

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved Timber Intentions proposal #206 for the Wyndfields bridge deck repair in the amount of $3,220.00, for Union Park East Community Development District.

Discussion followed on long-term bridge maintenance.

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

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

DRAFT

Ms. Hancock reviewed various deadlines for the remainder of the year, including the ethics training requirement, the Seat 1 vacancy on November 17, 2026, the budget amendment deadline, and the posting of the District's FY 2026 goals and objectives report.

Ms. Hancock provided an update on the construction defect litigation. The response deadline was the prior week and the defendant's attorney had requested an extension.

Staff advised there was no updates on the Gibson property conveyance request.

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

Mr. Beckett announced a request for Supervisor candidates for seat 1 which will become vacant next month.

1. EXHIBIT 7: Adoption of **Resolution 2027-01 Re-scheduling Public Hearing on Parking Policy to January 27, 2027**

Mr. Beckett advised the rescheduling was due to not meeting the advertising deadlines to comply with the notification requirements.

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adopted **Resolution 2027-01 Re-scheduling Public Hearing on Parking Policy to January 27, 2027**, for Union Park East Community Development District.

2. EXHIBIT 8: Approval of FY 2026 Report of Achieved Goals and Objectives

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, for Union Park East Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

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

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

The District's financial standing for the end of Fiscal Year 2026 was briefly reviewed.

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

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

Mr. Beckett explained the scope of the pool pump repair.

DRAFT

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

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A request was made for staff to evaluate a pillar on the bridge.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

Comments were made regarding an update on the removal of rust stains outside the gates, the possibility of changing the bridge construction, and security at the pool.

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

There being no security matters to discuss, the next Order of Business followed.

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 November 17, 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

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:52 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 November 17, 2026.

_____ _____

Heath Beckett, Secretary Vincent Pacifico, Chair

DRAFT

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9

Union Park East
Community Development District

Financial Statements - Unaudited

October 31, 2026

Union Park East CDD
Balance Sheet
October 31, 2026

		General Fund	Debt Service 2017A-1	Debt Service 2019A-1	Debt Service 2019A-2	Debt Service 2021	Construction Fund	Total
1	**ASSETS**							
2	Cash - Operating Accounts	$ 5,752.36	$ -	$ -	$ -	$ -	$ -	5,752
3	Money Market - Operating	763,084	-	-	-	-	-	763,084
4	Money Market - Restricted	141,894	-	-	-	-	-	141,894
5	Investments:							
6	Revenue Trust Fund	-	453,932	349,781	45,575	89,286	-	938,575
7	Interest Fund	-	-	-	-	2	-	2
8	Reserve Fund	-	411,200	343,119	52,500	43,493	-	850,312
9	Prepayment Fund	-	1,072	250	1,313	100	-	2,735
10	Accounts Receivable	-	-	-	-	-	-	-
11	Acquisition and Construction	-	-	-	-	-	47,792	47,792
12	Assessments Receivable - On Roll	-	-	-	-	-	-	-
13	Due from Other Funds	-	-	-	-	-	-	-
14	Deposits	3,360	-	-	-	-	-	3,360
15	Prepaid Items	-	-	-	-	-	-	-
16	**TOTAL ASSETS**	**$ 914,090**	**$ 866,204**	**$ 693,150**	**$ 99,388**	**$ 132,881**	**$ 47,792**	**$ 2,753,506**
17	**LIABILITIES**							
18	Accounts Payable	26,742	-	-	-	-	-	26,742
19	Due to Other Funds	-						-
20	Rental Deposit	300						300
21	Accrued Expenses	-						-
22	Deferred Revenue - On Roll	(0)						(0)
23	**TOTAL LIABILITIES**	27,042	-	-	-	-	-	27,042
24	**FUND BALANCE**							-
25	Nonspendable							-
26	Prepaid & Deposits	3,360						
27	Restricted	-	866,204	693,150	99,388	132,881	47,792	
28	Committed	-						
29	Assigned							
30	Asset Reserves	-						-
31	Operating Reserves	-						-
32	Unassigned	883,688						883,688
33	**TOTAL FUND BALANCE**	**887,048**	**866,204**	**693,150**	**99,388**	**132,881**	**47,792**	**937,773**
34	**TOTAL LIABILITIES & FUND BALANCE**	**$ 914,090**	**$ 866,204**	**$ 693,150**	**$ 99,388**	**$ 132,881**	**$ 47,792**	**$ 964,815**

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

		FY2027 Adopted Budget	FY2027 Actual October	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**					
2	General Fund Revenue	$ 1,210,561	$ -	$ -	$ (1,210,561)	0.00%
3	Interest & Miscelaneous Revenue	-	2,653	2,653	2,653	#DIV/0!
4	**TOTAL REVENUES**	**$ 1,210,561**	**$ 2,653**	**$ 2,653**	**$ (1,207,908)**	**0.22%**
5	**EXPENDITURES**					
6	**GENERAL ADMINISTRATIVE**					
7	Supervisor Compensation	13,000	-	-	(13,000)	0.00%
8	Payroll Taxes	1,200	-	-	1,200	0.00%
9	Payroll Processing	600	-	-	600	0.00%
10	Management Consulting Services	43,050	3,588	3,588	50,225	8.33%
11	Bank Fees	300	-	-	300	0.00%
12	Auditing Services	4,800	-	-	4,800	0.00%
13	Travel Per Diem	100	-	-	100	0.00%
14	Insurance	31,000	27,618	27,618	86,236	89.09%
15	Regulatory & Permit Fees	175	-	-	175	0.00%
16	Legal Advertisements	2,500	101	101	2,701	4.03%
17	Engineering Services	25,000	-	-	25,000	0.00%
18	Legal Services (General)	50,000	-	-	50,000	0.00%
19	Legal Services (Litigation)	30,000	-	-	30,000	0.00%
20	Website Hosting	2,015	1,605	1,605	5,226	79.67%
21	Administrative Contingency	5,000	-	-	5,000	0.00%
22	**TOTAL GENERAL ADMINSTRATIVE**	208,740	32,912	32,912	248,563	15.77%
23	**DEBT ADMINSTRATION**					
24	Dissemination Agent	6,500	6,500	6,500	19,500	100.00%
25	Trustee Fees	19,055	3,192	3,192	25,439	16.75%
26	Arbitrage	1,900	-	-	1,900	0.00%
27	**TOTAL DEBT ADMINSTRATION**	27,455	9,692	9,692	46,839	35.30%
28	**PHYSICAL ENVIRONMENT**					
29	Comprehensive Field Tech Service	16,400	1,367	1,367	19,133	8.33%
30	Streetpole Lighting	97,000	7,724	7,724	112,449	7.96%
31	Electricity (Irrigation & Pond Pumps)	32,000	565	565	33,130	1.76%
32	Landscape Maintenance	169,014	13,918	13,918	196,849	8.23%
33	Landscape Enhancements	40,272	-	-	40,272	0.00%
34	Irrigation Maintenance	18,000	352	352	18,703	1.95%
35	Pond Maintenance	24,287	2,024	2,024	28,335	8.33%
36	Fountain Maintenance	7,210	-	-	7,210	0.00%
37	Pet Waste Removal	12,000	952	952	13,904	7.93%
38	Rust Control	19,200	1,622	1,622	22,444	8.45%
39	Physical Environment Contingency	85,000	-	-	85,000	0.00%
40	Increase in Operating Reserves	50,000	-	-	50,000	0.00%
41	Increase in Asset Reserves	106,605	-	-	106,605	0.00%
42	**TOTAL PHYSICAL ENVIRONMENT**	676,988	28,523	28,523	734,034	4.21%
43	**AMENITY CENTER OPERATIONS**					
44	Pool Service Contract	48,000	3,915	3,915	55,830	8.16%
45	Pool Maintenance & Repair	10,000	9,990	9,990	29,980	99.90%
46	Pool Permit	275	-	-	275	0.00%
47	Amenity Management	7,175	598	598	8,371	8.33%
48	Amenity Center Cleaning & Maintenance	20,800	-	-	20,800	0.00%
49	Amenity Center Internet	4,508	372	372	5,253	8.26%
50	Amenity Center Electricity	19,200	1,212	1,212	21,624	6.31%

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

		FY2027 Adopted Budget	FY2027 Actual October	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
51	Amenity Center Water	6,000	307	307	6,614	5.12%
52	Amenity Center Pest Control	975	85	85	1,145	8.72%
53	Refuse Service	3,706	-	-	3,706	0.00%
54	Landscape Maintenance - Infill	4,000	-	-	4,000	0.00%
55	Security Monitoring	62,400	701	701	63,803	1.12%
56	Pool Monitors	45,760	-	-	45,760	0.00%
57	Community Events & Decorations	24,579	-	-	24,579	0.00%
58	Misc Amenity Center Repairs & Contingency	40,000	6,942	6,942	53,884	17.36%
59	**TOTAL AMENITY CENTER OPERATIONS**	297,378	24,123	24,123	345,624	8.11%
60	**TOTAL EXPENDITURES**	**$ 1,210,561**	**$ 95,249**	**$ 95,249**	**$ 1,375,060**	**7.87%**
61	**EXCESS OF REVENUE OVER(UNDER) EXPENDITURES**	**-**	**(92,596)**	**(92,596)**	**(2,582,967)**	
62	**NET CHANGE IN FUND BALANCE**	**-**	**(92,596)**	**(92,596)**	**(2,582,967)**	
63	Fund Balance Beginning	721,256		979,644		
64	Increase in Fund Balance for Operating Reserves	50,000				
65	Increase in Fund Balance for Asset Reserves	106,605				
66	**FUND BALANCE - ENDING**	**$ 877,861**	**$ (92,596)**	**$ 887,048**	**$ (2,582,967)**	

Union Park East CDD
Debt Service Series 2017 A1
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2026 through October 31, 2026

		FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 411,200	$ -	$ (411,200)	0.00%
3	Interest	-	2,393	2,393	0.00%
4	Miscellaneous	-	-	-	0.00%
5	**TOTAL REVENUES**	**$ 411,200**	**$ 2,393**	**$ (408,807)**	**0.58%**
6	**EXPENDITURES**				
7	Interest Expense				
8	May 1, 2027	137,713	-	(137,713)	0.00%
9	November 1, 2027	137,713	-	(137,713)	0.00%
10	Principal Retirement				
11	November 1, 2027	135,000	-	(135,000)	0.00%
12	**TOTAL EXPENDITURES**	410,425	-	(410,425)	-
13	**REVENUES OVER(UNDER) EXPENDITURES**	775	2,393		308.77%
14	**OTHER FINANCING SOURCES & USES**				
15	Transfers In	-	-	-	0.00%
16	Transfers Out	-	-	-	0.00%
17	**TOTAL OTHER FINANCING SOURCES/(USES)**	-	-	-	0.00%
18	**NET CHANGE IN FUND BALANCE**	775	2,393	-	
19	Fund Balance - Beginning	-	863,811	-	
20	**FUND BALANCE - ENDING**	**$ 775**	**$ 866,204**	**$ -**	

Union Park East CDD
Debt Service Series 2019 A1
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2026 through October 31, 2026

		FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 343,119	$ -	$ -	0.00%
3	Interest	-	1,915	1,915	0.00%
4	Miscellaneous	-	-	-	0.00%
5	**TOTAL REVENUES**	**$ 343,119**	**$ 1,915**	**$ 1,915**	**0.56%**
6	**EXPENDITURES**				
7	Interest Expense				
8	May 1, 2027	114,322	-	(114,322)	0.00%
9	November 1, 2027	114,322	-	(114,322)	0.00%
10	Principal Retirement				
11	November 1, 2027	110,000	-	(110,000)	0.00%
12	**TOTAL EXPENDITURES**	**338,644**	**-**	**(338,644)**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	4,475	1,915	340,559	42.79%
14	**OTHER FINANCING SOURCES & USES**				
15	Transfers In	-	-	-	0.00%
16	Transfers Out	-	-	-	0.00%
17	**TOTAL OTHER FINANCING SOURCES & USES**	-	-	-	0.00%
18	**NET CHANGES IN FUND BALANCE**	4,475	1,915		
19	Fund Balance - Beginning	-	691,235		
20	**FUND BALANCE - ENDING**	$ 4,475	$ 693,150		

Union Park East CDD
Debt Service Series 2019 A2
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2026 through October 31, 2026

		FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments - Net	$ 76,394	$ -	$ -	0.00%
3	Interest	-	274	274	0.00%
4	Miscellaneous	-	-	-	0.00%
5	**TOTAL REVENUES**	**$ 76,394**	**$ 274**	**$ 274**	**0.36%**
6	**EXPENDITURES**				
7	Interest Expense				
8	May 1, 2027	25,988	-	(25,988)	0.00%
9	November 1, 2027	25,463	-	(25,463)	0.00%
10	Principal Retirement				
11	May 1, 2027	20,000	-	(20,000)	0.00%
12	**TOTAL EXPNDITURES**	**71,450**	**-**	**(71,450)**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	4,944	274	(4,669)	5.55%
14	**OTHER FINANCING SOURCES/(USES)**				
15	Transfers In	-	-	-	0.00%
16	Transfers Out	-	-	-	0.00%
17	**TOTAL OTHER FINANCING SOURCES/(USES)**	-	-	-	0.00%
18	**NET CHANGES IN FUND BALANCE**	4,944	274		
19	Fund Balance - Beginning	-	99,113		
20	**FUND BALANCE - ENDING**	$ 4,944	$ 99,388		

Union Park East CDD
Debt Service Series 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through October 31, 2026

		FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUES**				
2	Special Assessments	$ 86,986	$ -	(86,986)	0.00%
3	Interest	-	367	367	0.00%
4	Miscellaneous	-	-		0.00%
5	**TOTAL REVENUES**	**$ 86,986**	**$ 367**	**$ (86,619)**	**0.42%**
6	**EXPENDITURES**				
7	Interest Expense				
8	May 1, 2027	24,769		(24,769)	0.00%
9	November 1, 2027	24,253		(24,253)	0.00%
10	Principal Retirement				
11	May 1, 2027	35,000		(35,000)	0.00%
12	**TOTAL EXPENDITURES**	**84,021**	**-**	**(84,021)**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**2,965**	**367**	**(2,598)**	**12.37%**
14	**OTHER FINANCING SOURCES & USES**				
15	Transfers In		-		0.00%
16	Transfers Out		-		0.00%
17	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**0.00%**
18	**NET CHNAGES IN FUND BALANCE**	**2,965**	**367**		
19	Fund Balance - Beginning		132,514		
20	**FUND BALANCE, ENDING**	**$ 2,965**	**$ 132,881**		

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

		FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1	**REVENUE**				
2	Developer Contributions	$ -	$ -	$ -	0.00%
3	Interest	-	132	132	0.00%
4	Miscellaneous	-	-	-	0.00%
5	**TOTAL REVENUE**	**$ -**	**$ 132**	**$ 132**	**0.00%**
6	**EXPENDITURES**				
7	CIP	-	-	-	0.00%
8	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**0.00%**
9	**REVENUES OVER (UNDER) EXPENDITURES**	-	132		0.00%
10	**OTHER FINANCING SOURCES/(USES)**				
11	Transfers In	-	-	-	0.00%
12	Transfers Out	-	-	-	0.00%
13	**TOTAL OTHER FINANCING SOURCES/(USES)**	-	-	-	0.00%
14	**NET CHANGES IN FUND BALANCE**	-	132	132	
15	Fund Balance - Beginning		47,670	47,660	
16	**FUND BALANCE - ENDING**	$ -	$ 47,802	$ 47,792	

Union Park East CDD
Check Register FY27

9/30/2026		**End of Year**				**97,674.34**
10/01/2026	200284	Floralawn	Invoice: 41835 (Reference: Landscape Maintenance Oct26.)		13,917.80	83,756.54
10/01/2026	5027	Egis Insurance Advisors	Insurance FY Policy# 100126324 10/01/26- 10/01/27		27,618.00	56,138.54
10/02/2026	100226BOS1	Engage PEO	BOS Meeting 9/23/26		172.40	55,966.14
10/02/2026	100226BOS2	Gerard Bianchi	BOS Meeting 9/23/26		184.70	55,781.44
10/02/2026	100226BOS3	Michelle Diman	BOS Meeting 9/23/26		184.70	55,596.74
10/02/2026	100226BOS4	Richard Ramirez	BOS Meeting 9/23/26		184.70	55,412.04
10/02/2026	100226BOS5	Vincent S Pacifico	BOS Meeting 9/23/26		184.70	55,227.34
10/05/2026	200285	Cooper Pools	Invoice: 2519 (Reference: Rectangular Gutter Drain Grate with Screws White and monthly service.)		3,915.00	51,312.34
10/05/2026	200286	Business Observer, Inc.	Invoice: 26-02542P (Reference: Legal Advertising - Board Meeting.)		100.63	51,211.71
10/05/2026	200287	Skoops Poop LLC	Invoice: 744 (Reference: Pet Waste Station Maintenance Oct26.)		952.00	50,259.71
10/06/2026	01ACH100626	TECO	1611 RANCHETTE RD 8.8.26- 9.8.26		697.83	49,561.88
10/07/2026	200288	Lighthouse Engineering Inc.	Invoice: 11 (Reference: GENERAL ENGINEERING CONTRACT.)		170.00	49,391.88
10/07/2026	200289	Catherinne ProCleaners LLC	Invoice: 1377 (Reference: Sanitizing wet gym wipe 4000 units total.)		300.00	49,091.88
10/07/2026	200290	Tampa SWAP	Invoice: SWAP-093026-01 (Reference: Men's & Women's Bathroom Perforated Window Tint Replacement....		1,125.00	47,966.88
10/07/2026	200291	Blue Water Aquatics, Inc.	Invoice: 36138 (Reference: Pond / Waterway Treatment.) Invoice: 36137 (Reference: Fountain In...		3,715.00	44,251.88
10/07/2026	200292	ECS Integrations LLC	Invoice: 104780 (Reference: Videofied management for pool area..) Invoice: 104794 (Reference...		893.25	43,358.63
10/07/2026	200293	NaturZone Environmental Service	Invoice: 918782 (Reference: Monthly Pest Control Service Oct26.)		85.00	43,273.63
10/13/2026	01ACH101326	TECO	1568 WYNDFIELDS BLVD, WELL 8.14.26- 9.14.26		66.92	43,206.71
10/13/2026	02ACH101326	TECO	32755 CUMBERLAND LN 8.14.26- 9.14.26		105.44	43,101.27
10/13/2026	03ACH101326	TECO	OLDWOODS AVE PH 8C 8.14.26- 9.14.26		566.51	42,534.76
10/13/2026	03ACH101326	TECO	32803 CUMBERLAND LN, WELL 8.14.26- 9.14.26		25.31	42,509.45
10/13/2026	04ACH101326	TECO	1147 MONTGOMERY BELL RD, WELL 8.14.26- 9.14.26		51.32	42,458.13
10/13/2026	05ACH101326	TECO	1549 BERING RD 8.14.26- 9.14.26		1,115.33	41,342.80
10/13/2026	06ACH101326	TECO	1241 WYNDFIELDS BLVD PH 7B 8.14.26- 9.14.26		669.51	40,673.29
10/13/2026	07ACH101326	TECO	1169 MANZANAR PL, FOUNTAIN 8.14.26- 9.14.26		102.48	40,570.81
10/13/2026	08ACH101326	TECO	1393 WYNDFIELDS BLVD 8.14.26- 9.14.26		97.69	40,473.12
10/13/2026	09ACH101326	TECO	1329 WYNDFIELDS BLVD 8.14.26- 9.14.26		107.12	40,366.00
10/13/2026	10ACH101326	TECO	1195 WYNDFIELDS BLVD 8.14.26- 9.14.26		100.93	40,265.07
10/13/2026	11ACH101326	TECO	1241 WYNDFIELDS BLVD PH 8B 8.14.26- 9.14.26		978.52	39,286.55
10/13/2026	12ACH101326	TECO	1548 WYNDFIELDS BLVD 08.14.26- 09.14.26		4,811.91	34,474.64
10/13/2026	13ACH101326	TECO	1756 WYNFIELDS BL 08.14.26- 09.14.26		38.67	34,435.97
10/13/2026	14ACH101326	TECO	1758 BERING RD 08.15.26- 09.15.26		95.72	34,340.25
10/13/2026	15ACH101326	Spectrum Business	1549 Bering Rd 09.21.26- 10.20.26		372.10	33,968.15
10/13/2026	200294	Catherinne ProCleaners LLC	Invoice: 1387 (Reference: CLEANING SERVICE SEPT 2026.)		1,950.00	32,018.15
10/13/2026	200295	Kilinski Van Wyk PLLC	Invoice: 16240 (Reference: legal services sep26.)		2,562.84	29,455.31
10/15/2026	01ACH101526	PASCO County Utilities	1549 BERING ROAD 08.11.26- 09.04.26		274.36	29,180.95
10/16/2026	01ACH101626	Waste Management of FL	4 Yard Dumpster 2 week		344.04	28,836.91
10/20/2026	200296	Floralawn	Invoice: 42162 (Reference: Irrigation Repair from Inspection (Sept. 2026).)		351.64	28,485.27
10/20/2026	200297	Tampa SWAP	Invoice: TSW-2026-1013-01 (Reference: Basketball rim replacement.) Invoice: TSW-2026-1013-02 ...		900.00	27,585.27
10/20/2026	200298	Vesta District Services	Invoice: 435674 (Reference: Management fee services OCT26.) Invoice: 435279 (Reference: Billa...		8,181.35	19,403.92
10/23/2026			Deposit	300.00		19,703.92

10/27/2026	200299	Cooper Pools	Invoice: 2929 (Reference: Deposit: EQ Series Motor and labor.) Invoice: 2937 (Reference: Pool...		4,229.56	15,474.36
10/27/2026	200300	Presto Painting Services	Invoice: 139697-F2 (Reference: Property Management Exterior.)		5,850.00	9,624.36
10/27/2026	200301	Sun Coast Rust Control, Inc.	Invoice: 09933 (Reference: Oct26 Monthly water treatment (iron/rust).)		1,622.00	8,002.36
10/28/2026	200302	Cooper Pools	Invoice: 2969 (Reference: Electrical.)		2,250.00	5,752.36
10/31/2026		**End of Month**		**300.00**	**92,221.98**	**97,674.34**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE	FA-2026-1207
DATE	10/14/2026
EXPIRATION DATE	12/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	Fountain Repair Services REPLACE PHOTOCELL ON FOUNTAIN 7 (Estimate includes all parts, taxes, shipping and labor)	1	350.88	350.88

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the estimate has been approved and any necessary deposits have been received.
Work order will be dispatched once all required items are in hand.

THIS ESTIMATE DOES NOT INCLUDE ANY TROUBLESHOOTING SERVICES CALL FEES THAT WERE ALREADY INCURRED.

SUBTOTAL	350.88
TAX	0.00
TOTAL	**$350.88**

Accepted By Heath Beckett

Accepted Date 11/02/2026

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE	FA-2026-1209
DATE	11/05/2026
EXPIRATION DATE	12/31/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	Fountain Repair Services FOUNTAIN #F-7 200' OF 12/3 LIGHT CABLE REPLACED (Estimate includes all parts, materials, shipping, taxes, and labor)	1	1,178.50	1,178.50

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the estimate has been approved and any necessary deposits have been received.
Work order will be dispatched once all required items are in hand.

SUBTOTAL	1,178.50
TAX	0.00
TOTAL	**$1,178.50**

Accepted By Heath Beckett

Accepted Date 11/02/2026

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE	FA-2026-1210
DATE	11/05/2026
EXPIRATION DATE	12/31/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	Fountain Repair Services FOUNTAINS F-2 & F4 REPLACE PHOTOCELLS (Estimate includes all parts, materials, shipping, taxes and labor)	1	523.70	523.70

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the estimate has been approved and any necessary deposits have been received.
Work order will be dispatched once all required items are in hand.

SUBTOTAL	523.70
TAX	0.00
TOTAL	**$523.70**

Accepted By Heath Beckett

Accepted Date 11/02/2026