

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, August 4, 2025

Time: 6:15 p.m.

Location: Hilton Garden Inn,
26640 Silver Maple Parkway,
Wesley Chapel, FL

Dial-in Number: 1-904-348-0776

Conference ID: **684 257 747#**

Meeting Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items only)*

III. Field Operations and Amenity Matters

A. Steadfast Environmental July Waterway Inspection Report

[Exhibit 1](#)

- Consideration of Steadfast Environmental Updated Maintenance Contract Proposal

[Exhibit 2](#)

B. LMP Inspection Report

IV. Consent Agenda

A. Approval of the July 7, 2025 Meeting Minutes

[Exhibit 3](#)

B. Acceptance of the June 2025 Unaudited Financial Report

[Exhibit 4](#)

V. FY 2025-2026 Budget & Assessment Public Hearing

A. Fiscal Year 2025-2026 Budget Public Hearing

- Open the Public Hearing
- Presentation of FY 2025-2026 Budget & Assessment Roll
- Public Comments
- Close the Public Hearing

[Exhibit 5](#)

B. Consideration & Adoption of **Resolution 2025-07**, Adopting Final Budget for FY 2025-2026

[Exhibit 6](#)

C. Fiscal Year 2025-2026 Assessments Public Hearing

- Open the Public Hearing
- Public Comments
- Close the Public Hearing

- D. Consideration & Adoption of **Resolution 2025-08**, Levying
O&M Assessments for FY 2025-2026

[Exhibit 7](#)

VI. Business Matters

- A. Consideration & Adoption of **Resolution 2025-09**, Adopting FY
2025-2026 Meeting Schedule
- B. Consideration & Approval of Steadfast Pond Plantings Proposal –
\$6,960.00 total (*proposals tabled from previous meeting*)
- Pond 9 – 960 Plants - \$1,536.00
 - Pond 21 – 780 Plants - \$1,248.00
 - Pond 23 – 1060 Plants - \$1,696.00
 - Pond 29 & 30 – 1550 Plants - \$2,480.00

[Exhibit 8](#)

[Exhibit 9](#)

- C. Consideration of ACPLM Striping Proposal - \$16,308.00 (*tabled
from previous meeting*)

[Exhibit 10](#)

VI. Staff Reports

- A. Field Services Manager

*To be
Distributed*

- B. Spinelli Electric Monthly Maintenance Report

*To be
Distributed*

- C. District Manager

- Presentation and Discussion of Mach Form Grievances
(*updated as of July 28*)
- Next Meeting Quorum Check: September 1, 2025, 6:15
PM at the Hilton Garden Inn

[Exhibit 11](#)

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Mendelsohn		
Page		
Epps-Gardner		

- D. District Counsel

- E. District Engineer

**VII. Audience Comments – New Business – (*limited to 3 minutes per
individual*)**

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1



Epperson Ranch South CDD Aquatics

Inspection Date:

7/25/2025 11:51 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1/2

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Pond 1 has small patches of filamentous algae, mostly gathering on one side of the pond. This typically means it is not actively growing and just being pushed by the wind. A technician will treat for this during the next maintenance event. Pond 2's buffer zone is free of nuisance growth. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 3/4

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

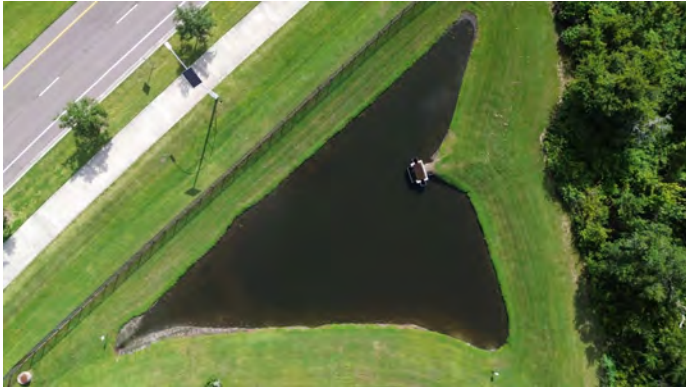
Both ponds are almost completely free of nuisance growth aside from a small ring of submerged filamentous algae in pond 3. This will be addressed during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 5/6

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Remnants of decaying filamentous algae are present on both ponds. A technician will inspect next visit to ensure decay is progressing and growth is clearing. No nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7/8

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass growth observed on either pond. Routine monitoring and treatments as needed will continue. Recent erosion repairs on pond 8 look great.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 9/10

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Offshore nuisance grasses on pond 9 are mostly decayed. Technicians will continue to treat until growth has cleared.
Planktonic algae and cyanobacteria are both present on pond 10. A technician will address this next visit to prevent further growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 11/12

Condition: ✓Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Pond 11 is free of nuisance growth. Routine monitoring and treatments as needed will continue.
Planktonic algae and cyanobacteria are both present on pond 12. Other nearby ponds are set for algaecide treatments, so this one will be included as well.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 13/14

Condition: ✓Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

The planktonic algae on pond 13 has decreased, but cyanobacteria is starting to form along one side. This pond will be included in next week's algaecide treatments.
Pond 14 is free of nuisance growth. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
	<input checked="" type="checkbox"/> Planktonic		<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

SITE: 15/16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

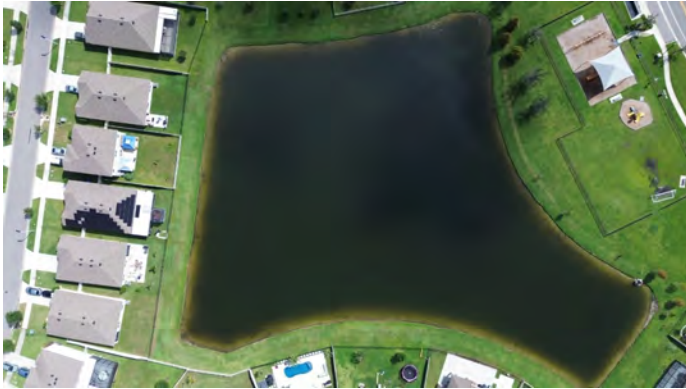
Pond 15 is free of nuisance growth. Routine monitoring and treatments as needed will continue.
Pond 16 has a small patch of cyanobacteria. This will be quickly cleared during the next scheduled treatment.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
	<input checked="" type="checkbox"/> Planktonic		<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 17/18

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass growth observed on either pond. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 19/20

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass growth observed on either pond. Routine monitoring and treatments as needed will continue. Mild turbidity present in pond 19.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 21/22

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minimal submerged filamentous algae present in pond 21. This will only require a quick algaecide treatment to begin clearing.
No algae or nuisance grass growth observed on pond 22. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

SITE: 23/24

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

No algae or nuisance grass growth observed on pond 23. Routine monitoring and treatments as needed will continue.
Patches of shoreline grasses present on pond 24. These are likely seasonal grasses (primrose or sesbania) and will clear quickly with regular treatment.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

Inspection Report

SITE: 25/26

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

No algae or nuisance grass growth observed on pond 25. Routine monitoring and treatments as needed will continue.
Pond 26 has a tendency to grow lyngbya, a rarer and stubborn type of algae. Technicians have access to a product to effectively treat it on-hand and will be applying it during upcoming maintenance events.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 27/28

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass growth observed on either pond. Routine monitoring and treatments as needed will continue. Turbidity has continued to reduce on pond 28.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 29/30

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



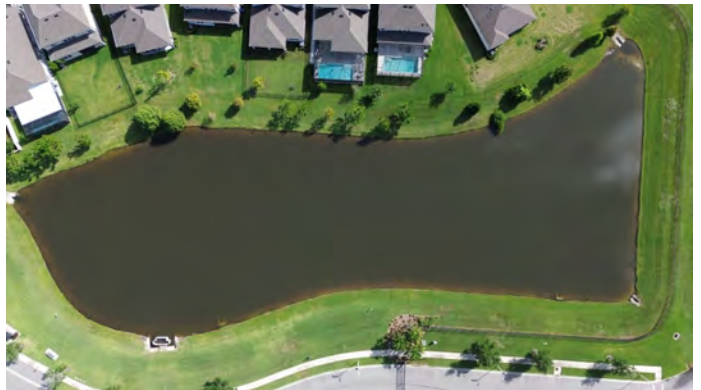
Comments:

Small patches of cyanobacteria area growing in corners of both ponds. They will both be included in upcoming scheduled algaecide treatments.
No nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 31/32

Condition: ✓ Excellent Great Good Poor Mixed Condition Improving



Comments:

One small section of decaying filamentous algae present on pond 31. A technician will inspect next visit and re-treat if needed.
No algae or nuisance grass growth observed on pond 32. Routine monitoring and treatments as needed will continue. recent erosion repairs look great.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



With the passing of the summer solstice, we are currently in the longest, hottest days of the year, the height of Summer. As such, algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is likely in the coming weeks. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

During today's visit, most ponds were in good or better condition aside from patches of cyanobacteria. A blend of algaecides meant to target this will be employed during upcoming visits to control growth and prevent any more. Shoreline gasses are at a minimum and will continue to be monitored and treated.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



EPPERSON RANCH SOUTH CDD

Wesley Chapel, FL



EXHIBIT 2

2025

STEADFAST

ENVIRONMENTAL



VESTA

Proposal for Pond Maintenance:

Epperson Ranch South CDD

Epperson Blvd, Wesley Chapel, FL 33545



7/25/2025

Vesta

1020 E Brandon Blvd STE 207, Brandon, FL 33511

Attn: heath Beckett

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Epperosn
Ranch South CDD.

Program to consist of areas #1-32 as indicated on attached map.

Area to be serviced measures 40,853 LF & 54.44 AC.

Occurrence: **4** events/month

Annual Cost: **\$32,136.00**

(\$**2678.00** per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Service Area



EPPERSON RANCH SOUTH CDD

Wesley Chapel, FL



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2025.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

EXHIBIT 3

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board approved for property management to update the County Appraiser for the correct current address information, for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Approval of the June 2, 2025 Meeting Minutes

B. Exhibit 3: Acceptance of the May 2025 Unaudited Financial Report

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved all items of the consent agenda, for the Epperson Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. Exhibit 4: Consideration & Approval of LMP Playground Irrigation Decoder Replacement - \$363.10

On a MOTION by Mr. Mendelsohn, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved the LMP Playground Irrigation Decoder Replacement proposal, in the amount of \$363.10, for the Epperson Ranch Community Development District.

B. Exhibit 5: Consideration & Approval of Steadfast Pond Plantings Proposal - \$6,960.00 total
(proposals tabled from previous meeting)

➤ Pond 9 – 960 Plants - \$1,536.00

➤ Pond 21 – 780 Plants - \$1,248.00

➤ Pond 23 – 1060 Plants - \$1,696.00

➤ Pond 29 & 30 – 1550 Plants - \$2,480.00

This item was tabled to the next meeting.

C. Exhibit 6: Consideration of Playground Mulch Proposals

➤ Mulch A Haulics – 67 yds - \$4,350.00

➤ American Mulch & Soil, LLC – 71 - \$3,692.00

On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the Board approved the American Mulch & Soil, LLC playground mulch proposal, in the amount of \$3,692.00, for the Epperson Ranch Community Development District.

D. Exhibit 7: Consideration & Approval of Unleashed Fencing Proposal for Repairing & Replacing Roma Dune Drive Fencing - \$1,050.00

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board approved the American Mulch & Soil, LLC playground mulch proposal, in the amount of \$3,692.00, for the Epperson Ranch Community Development District.

E. Exhibit 8: Consideration of ACPLM Striping Proposal - \$16,308.00

This item was tabled, pending a competing quote and clarification from ACPLM.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 9: Field Services Manager

B. Exhibit 10: Spinelli Electric Monthly Maintenance Report

Comments were heard from the Board noting that the Olive Brook exit gate had one side stuck open and another side stuck closed. Some concerns were raised regarding vehicles that may try to rush the gates and cause damage to the structure.

C. District Manager

Mr. Beckett noted that security had been hired throughout June and July, and the Board discussed continuing patrol shifts for August and September, as well as the level of success in filling shifts. The Board discussed camera monitoring solutions, including for adding additional cameras in certain areas of the community, as well as ensuring that cameras were online and footage could be pulled from storage as requested. Additional discussion ensued regarding the gate code database maintenance.

- Exhibit 11: Presentation and Discussion of Mach Form Grievances (*updated as of July 3*)
- Next Meeting Quorum Check: August 4, 2025, 6:15 PM at the Hilton Garden Inn (Budget Public Hearing)

All Board members present stated that they could attend the next meeting in person, which would constitute a quorum.

D. District Counsel

Ms. Sousa noted that she had not heard anything back from the Pasco County attorney regarding street lights on Overpass Road.

The Board discussed Ms. Sousa's upcoming leave, and Ms. Sousa noted that she would send an email copying her temporary replacement to assist with the District Engineer on a matter relating to potential erosion from homes that were improperly draining their pools.

E. District Engineer

Mr. Woodcock stated that an exhibit had been submitted to the County for review and pre-approval for speed humps and/or rumble strips at the main entrance gate. Mr. Woodcock additionally noted that the County had recommended against installing a bollard at the crossing path for preventing U-turns, as this was a multi-use path, and that they had recommended a "no U-turn" sign instead.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (*limited to 3 minutes per individual*)

Mr. Spinelli asked whether the Board was interested in replacing the gate modules, which the Board confirmed. Discussion ensued regarding exporting gate credentials to import into any potential replacement system. The Board noted that they wished to prioritize updating the call boxes prior to looking into readers and camera replacement.

EIGHTH ORDER OF BUSINESS – Supervisor Requests

Ms. Curran-Tubb requested for the Mach Comments form to be updated at the end of each meeting and posted to the CDD website, to show that the various reported issues were being actively addressed. Ms. Curran-Tubb also asked whether a written storm response plan was in place. Mr. Beckett stated that there currently was not, but suggested that Board members could submit their suggestions which could be compiled into an action plan involving assigned tasks, for discussion at a future meeting.

NINTH ORDER OF BUSINESS – Adjournment

Mr. Beckett asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Epps-Gardner made a motion to adjourn the meeting.

On a MOTION by Ms. Epps-Gardner, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:17 p.m. for the Epperson Ranch 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 _____.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 4

Epperson Ranch Community Development District

*Financial Statements
(Unaudited)*

June 30, 2025



Epperson Ranch CDD
Balance Sheet
June 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1 <u>ASSETS</u>					
2 OPERATING ACCOUNT	\$ 219,508	\$ -	\$ -	\$ -	\$ 219,508
3 MM ACCOUNT	1,571,814	-	-	-	1,571,814
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	442,054	649,278	1,091,332
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	32	548	580
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	454,567	13,561	19,841	487,969
13 UNDEPOSITED FUNDS	-	-	-	-	-
14 PREPAID ITEMS	595	-	-	-	595
15 UTILITY DEPOSITS	10,919	-	-	-	10,919
16 SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
17 <u>TOTAL ASSETS</u>	\$ 1,839,936	\$ 454,567	\$ 883,261	\$ 1,294,348	\$ 4,472,112
18 <u>LIABILITIES</u>					
19 ACCOUNTS PAYABLE	\$ 2,133	\$ -	\$ -	\$ -	\$ 2,133
20 DEFERRED ASSESSMENTS ON-ROLL	-	-	-	-	-
21 DUE TO OTHER FUNDS	487,969	-	-	-	487,969
22 <u>TOTAL LIABILITIES</u>	490,102	-	-	-	490,102
23 <u>FUND BALANCE</u>					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	48,614	-	-	-	48,614
26 CAPITAL RESERVES	-	-	-	-	-
27 RESERVED - OPERATING CAPITAL	276,751	-	-	-	276,751
28 UNASSIGNED	1,024,469	454,567	883,261	1,294,348	3,656,645
29 <u>TOTAL FUND BALANCE</u>	1,349,834	454,567	883,260.75	1,294,348	3,982,010
29 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 1,839,936	\$ 454,567	\$ 883,261	\$ 1,294,348	\$ 4,472,112

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Amended Budget	FY 2025 Month of June	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,660,506	\$ 16,008	\$ 1,667,208	\$ 6,702	100%
3 Interest Revenue	-	4,830	27,198	27,198	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	788	788	
5 TOTAL REVENUES	1,660,506	20,837	1,695,195	34,689	102%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	1,400	5,600	(6,400)	47%
9 Payroll Taxes	918	107	428	(490)	47%
10 Payroll Service Fees	673	50	350	(323)	52%
11 Management Consulting Services	45,000	3,750	33,750	(11,250)	75%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	5,200	-	2,862	(2,338)	55%
14 Bank Fees	200	-	2	(198)	1%
15 Auditing Services	4,200	-	3,850	(350)	92%
16 Regulatory and Permit Fees	175	-	175	-	100%
17 Legal Advertisements	1,500	92	267	(1,233)	18%
18 Engineering Services	40,500	1,195	16,372	(24,128)	40%
19 Legal Services	46,000	2,145	19,391	(26,609)	42%
20 Assessment Collection Fee	150	-	150	-	100%
21 Website Development & Hosting	2,015	42	1,890	(125)	94%
22 Miscellaneous	4,000	1,398	4,127	127	103%
23 TOTAL ADMINISTRATIVE	162,631	10,178	89,214	(73,417)	55%
24 INSURANCE					
25 Insurance	47,500	-	63,566	16,066	134%
26 TOTAL INSURANCE	47,500	-	63,566	16,066	134%
27 DEBT SERVICE ADMINISTRATION					
28 Bond Dissemination	5,000	-	5,000	-	100%
29 Trustee Fees	9,105	-	7,138	(1,967)	78%
30 Arbitrage Reporting	1,300	-	1,300	-	100%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405	-	13,438	(1,967)	87%
32 FIELD OPERATIONS					
33 District Field Tech	27,000	2,000	19,500	(7,500)	72%
34 Utility - Electricity	64,800	5,626	41,624	(23,176)	64%
35 Utility - Streetlights	277,398	19,055	167,610	(109,788)	60%
36 Utility - Water	24,600	720	5,809	(18,791)	24%
37 Pet Waste Removal	7,060	1,112	8,845	1,786	125%
38 Lake/Pond Maintenance	100,000	2,575	23,255	(76,745)	23%
39 Midge Fly Abatement	50,000	4,040	32,320	(17,680)	65%
40 Landscape Maintenance - Phase 1, 2 & 3	385,000	-	193,563	(191,437)	50%
41 Playground Mulch - Ada Compliant	4,500	-	13,650	9,150	303%
42 Butterfly Garden Improvements	5,000	-	3,470	(1,530)	69%
43 Holiday Lighting	35,000	-	34,999	(1)	100%
44 Water Feature Cleaning & Maintenance	50,000	-	-	(50,000)	0%
45 Gate Maintenance & Repairs	29,900	600	23,697	(6,203)	79%
46 Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
47 Playground	70,000	-	61,082	(8,918)	87%
48 Infrastructure Maintenance & Repairs	121,900	610	135,971	14,071	112%
49 Tunnel Maintenance	10,000	-	-	(10,000)	0%
50 Drainage Structure Inspection & Repairs	20,000	-	-	(20,000)	0%

	FY 2025 Amended Budget	FY 2025 Month of June	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51 Security Patrols	4,500	-	-	(4,500)	0%
52 Speed Tables	15,000		-		
53 Contingency	64,000	-	15,531	(48,469)	24%
54 TOTAL FIELD OPERATIONS	1,420,658	36,338	780,926	(639,732)	55%
55 AMENITY OPERATIONS					
56 Refuse Service	1,512	-	-	(1,512)	0%
57 Miscellaneous Amenity Repairs & Main.	5,000	-	1,340	(3,660)	27%
58 Gate Cell Service	3,200	239	6,809	3,609	213%
59 Gate Security Cameras	3,100	-	457	(2,643)	15%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	80	926	(575)	62%
61 TOTAL AMENITY OPERATIONS	14,312	319	9,531	(4,781)	67%
62 TOTAL EXPENDITURES	1,660,506	46,836	956,675	(703,831)	58%
63 REVENUES OVER (UNDER) EXPENDITURES	-	(25,998)	738,520	738,520	
64 OTHER FINANCING SOURCES & USES					
65 Transfers In	-	-	-	-	
66 Transfers Out	-	-	-	-	
67 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
68 NET CHANGE IN FUND BALANCE	-	(25,998)	738,520	738,520	
69 Fund Balance - Beginning	207,231		611,315	404,083	
70 FUND BALANCE - ENDING - PROJECTED	207,231		1,349,834	1,142,603	
71 ANALYSIS OF FUND BALANCE					
72 NON SPENDABLE DEPOSITS					
73 PREPAID & DEPOSITS	-		48,614		
74 CAPITAL RESERVES	-		-		
75 3-MONTH OPERATING CAPITAL	-		276,751		
76 UNASSIGNED	207,231		1,024,469		
77 TOTAL FUND BALANCE	\$ 207,231		\$ 1,349,834		

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 27,000	\$ 27,109	\$ 109
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	27,000	27,109	109
5 EXPENDITURES			
6 Capital Improvement Plan (Cip)	-	-	-
7 Contingency	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 REVENUES OVER (UNDER) EXPENDITURES	27,000	27,109	109
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	27,000	27,109	109
15 Fund Balance - Beginning	427,144	427,458	314
16 FUND BALANCE - ENDING - PROJECTED	\$ 454,144	\$ 454,567	\$ 423

Epperson Ranch CDD
Debt Service Fund- Series 2015 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 426,980	\$ 428,703	\$ 1,723
3 Interest Revenue	-	22,638	22,638
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	451,342	24,362
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	160,178	265,020	104,843
9 May 1, 2025	156,713	156,713	-
10 November 1, 2025	156,713	-	(156,713)
11 Principal Retirement			
12 May 1, 2025	110,000		(110,000)
13 TOTAL EXPENDITURES	423,425	421,733	(1,693)
14 REVENUES OVER (UNDER) EXPENDITURES	3,555	29,609	26,054
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	3,555	29,609	26,054
20 Fund Balance - Beginning	761,311	853,620	92,309
21 FUND BALANCE - ENDING - PROJECTED	\$ 764,866	\$ 883,228.88	\$ 118,363
<i>* financed by prior year revenues</i>			

Epperson Ranch CDD
Debt Service Fund- Series 2017 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 624,681	\$ 627,203	\$ 2,521
3 Interest Revenue	-	33,017	33,017
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,681	660,220	35,539
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	225,716	395,716	170,000
9 May 1, 2025	221,466	221,466	0
10 November 1, 2025	221,466	-	(221,466)
11 Principal Retirement			
12 May 1, 2025	180,000	-	(180,000)
13 TOTAL EXPENDITURES	622,931	617,181	(5,750)
14 REVENUES OVER (UNDER) EXPENDITURES	1,750	43,039	41,289
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	1,750	43,039	41,289
20 Fund Balance - Beginning	1,127,063	1,250,761	123,698
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,128,813	\$ 1,293,800	\$ 164,987
<i>* financed by prior year revenues</i>			

**Epperson Ranch CDD
Check Register - FY2025**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				128,165.56
10/02/2024	ACH100224	DOORKING, INC.	Gate Access 09/02/24 - 10/01/24		165.80	127,999.76
10/09/2024	01ACH100924	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 08.09.24-09.10.24		121.68	127,878.08
10/09/2024	02ACH100924	PASCO COUNTY UTILITIES SERVICES BRANCH	31849 Epperson Ranch PH 7 08.09.24-09.10.24		527.28	127,350.80
10/15/2024	ACH101524	PASCO COUNTY UTILITIES SERVICES BRANCH	O A Overpass Amenity Ctr Road 08.12.24 - 09.11.24		21.24	127,329.56
10/18/2024	01ACH101824	Withlacoochee River Electric	8519 Salt Crest Way 09.03.24 - 10.02.24		50.30	127,279.26
10/22/2024			Funds Transfer	100,000.00		227,279.26
10/22/2024	3683	Egis Insurance & Risk Advisors	Insurance FY Policy # 100124245 10/01/24-10/01/25		63,566.00	163,713.26
10/23/2024	100386	Steadfast Environmental, LLC	Invoice: SE-24928 (Reference: Routine Aquatic Maintenance 9.24.)		2,575.00	161,138.26
10/23/2024	100387	POOP 911	Invoice: 981136 (Reference: Monthly Poop Stations - Sep. 2024.)		821.99	160,316.27
10/23/2024	100388	Vesta District Services	Invoice: 422535 (Reference: Monthly DM Fees - Oct 2024.)		5,791.67	154,524.60
10/23/2024	100389	Landscape Maintenance Professionals	Invoice: 186289 (Reference: Monthly Landscape - 9.24.) Invoice: 187134 (Reference: OTC Inject...		45,197.25	109,327.35
10/23/2024	100390	DC Integrations LLC	Invoice: 24957 (Reference: Camera Management For Main-Yale-Olive.) Invoice: 24968 (Reference:...		2,980.00	106,347.35
10/23/2024	100391	Gig Fiber, LLC	Invoice: 3329 (Reference: Solar Equipment - Oct. 2024.) Invoice: 3328 (Reference: Solar Equip...		18,500.00	87,847.35
10/23/2024	100392	SchoolNow	Invoice: INV-SN-261 (Reference: Website Hosting.)		1,515.00	86,332.35
10/25/2024	01ACH102524	Withlacoochee River Electric	7851 Curley Rd 09.04.24-10.03.24		4,085.98	82,246.37
10/25/2024	02ACH102524	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 09.04.24-10.03.24		148.32	82,098.05
10/25/2024	03ACH102524	Withlacoochee River Electric	7315 Yale Harbor Dr 09.04.24-10.03.24		53.55	82,044.50
10/25/2024	04ACH102524	Withlacoochee River Electric	31077 Epperson Blvd 09.04.24-10.03.24		41.61	82,002.89
10/25/2024	05ACH102524	Withlacoochee River Electric	32317 Overpass Rd 09.04.24-10.03.24		40.35	81,962.54
10/25/2024	06ACH102524	Withlacoochee River Electric	32318 Overpass Blvd 09.04.24-10.03.24		40.16	81,922.38
10/25/2024	07ACH102524	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 09.04.24-10.03.24		49.39	81,872.99
10/25/2024	08ACH102524	Withlacoochee River Electric	31425 Epperson Blvd 09.04.24-10.03.24		40.16	81,832.83
10/25/2024	09ACH102524	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 09.04.24-10.03.24		67.56	81,765.27
10/25/2024	10ACH102524	Withlacoochee River Electric	31263 Palm Song PI (Pond) 09.04.24-10.03.24		72.08	81,693.19
10/29/2024	100393	DC Integrations LLC	Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor.) Invoice: 25066 (Ref...		6,000.00	75,693.19
10/29/2024	100394	Mr Electric of Land O Lakes	Invoice: 2403093 (Reference: OPS Chemical Controller.)		716.95	74,976.24
10/29/2024	100395	Contact One	Invoice: 241001164101 (Reference: Monthly Service - Nov 2024.)		1.00	74,975.24
10/30/2024			Deposit	11,551.00		86,526.24
10/31/2024		End of Month		111,551.00	153,190.32	86,526.24
11/02/2024	01ACH110224	DOORKING, INC.	Gate Access 10/02/24 - 11/01/24		165.80	86,360.44
11/06/2024			Deposit	114.50		86,474.94
11/06/2024			Deposit	13,285.39		99,760.33
11/08/2024			Funds Transfer	100,000.00		199,760.33
11/08/2024	100396	POOP 911	Invoice: 9221685 (Reference: Monthly Pet Waste Stations 10.24.)		821.99	198,938.34
11/08/2024	100397	Vesta District Services	Invoice: 423016 (Reference: Monthly DM Fees - Nov 2024.)		5,791.67	193,146.67
11/08/2024	100398	Decorative Holiday Lighting	Invoice: Epperson Ranch 2024 (Reference: Christmas Tree Rental.)		1,090.00	192,056.67
11/08/2024	100399	Landscape Maintenance Professionals	Invoice: 186896 (Reference: Monthly Ground Maint - 10.24.)		29,538.00	162,518.67
11/08/2024	100400	Straley Robin Vericker	Invoice: 25459 (Reference: Legal Service 9.24.)		244.00	162,274.67
11/08/2024	100401	Steadfast Environmental, LLC	Invoice: SE-25089 (Reference: Aquatic Maintenance Oct. 2024.)		2,575.00	159,699.67
11/12/2024	01ACH111224	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 09.10.24 - 10.09.24		45.36	159,654.31
11/12/2024	02ACH111224	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 09.10.24 - 10.09.24		70.47	159,583.84
11/12/2024	03ACH111224	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 09.10.24 - 10.09.24		41.31	159,542.53
11/14/2024	01ACH111424	PASCO COUNTY UTILITIES SERVICES BRANCH	O A Overpass Amenity Ctr Road 9.11.24 - 10.09.24		0.32	159,542.21
11/14/2024			Deposit	79,232.62		238,774.83
11/21/2024			Deposit	74,864.06		313,638.89
11/22/2024	01ACH112224	Withlacoochee River Electric	8519 Salt Crest Way 10.03.24 - 11.04.24		51.28	313,587.61
11/22/2024	02ACH112224	Withlacoochee River Electric	7851 Curley Rd 10.03.24 - 11.04.24		4,085.80	309,501.81
11/22/2024	03ACH112224	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 10.03.24 - 11.04.24		156.73	309,345.08
11/22/2024	04ACH112224	Withlacoochee River Electric	7315 Yale Harbor Dr 10.03.24 - 11.04.24		50.83	309,294.25
11/22/2024	05ACH112224	Withlacoochee River Electric	31077 Epperson Blvd 10.03.24 - 11.04.24		41.70	309,252.55
11/22/2024	06ACH112224	Withlacoochee River Electric	32317 Overpass Rd 10.03.24 - 11.04.24		40.35	309,212.20
11/22/2024	07ACH112224	Withlacoochee River Electric	32318 Overpass Blvd 10.03.24 - 11.04.24		40.16	309,172.04
11/22/2024	08ACH112224	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 10.03.24 - 11.04.24		48.40	309,123.64
11/22/2024	09CH112224	Withlacoochee River Electric	31425 Epperson Blvd 10.03.24 - 11.04.24		40.16	309,083.48

Date	Number	Name	Memo	Deposits	Payments	Balance
11/22/2024	10ACH112224	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 10.03.24 - 11.04.24		57.98	309,025.50
11/22/2024	11ACH112224	Withlacoochee River Electric	31263 Palm Song PI (Pond) 10.03.24 - 11.04.24		75.53	308,949.97
11/25/2024	3684	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	308,774.97
11/25/2024	100402	Stantec Consulting Services, Inc	Invoice: 2308901 (Reference: Change Order 2024-1 (Oct 24).)		7,416.02	301,358.95
11/25/2024	100403	Vesta District Services	Invoice: 423158 (Reference: Dissemination Agent 10.24.) Invoice: 422383 (Reference: Billable ...		5,016.99	296,341.96
11/25/2024	100404	Landscape Maintenance Professionals	Invoice: 188297 (Reference: Irrigation Repairs 11.08.24.) Invoice: 188295 (Reference: Irrigat...		533.60	295,808.36
11/25/2024	100405	Contact One	Invoice: 241101164101 (Reference: Monthly Service - Nov 2024.)		55.00	295,753.36
11/25/2024	100406	Steadfast Environmental, LLC	Invoice: SE-25343 (Reference: November Treatment.)		4,040.00	291,713.36
11/27/2024			Deposit	65,199.25		356,912.61
11/30/2024		End of Month		332,695.82	62,309.45	356,912.61
12/04/2024	100407	Landscape Maintenance Professionals	Invoice: 187623 (Reference: Ground Maintenance Nov. 2024.)		29,538.00	327,374.61
12/04/2024	100408	Straley Robin Vericker	Invoice: 25618 (Reference: For Professional Services Rendered Through October 31, 2024.)		697.50	326,677.11
12/04/2024	100409	BUSINESS OBSERVER	Invoice: 24-02132P (Reference: Legal Advertising 11.22.24.)		109.38	326,567.73
12/04/2024	100410	Steadfast Environmental, LLC	Invoice: SE-25281 (Reference: Aquatic Maintenance Nov. 2024.)		2,575.00	323,992.73
12/05/2024	01ACH120524	DOORKING, INC.	Gate Access 11.02.24 - 12.01.24		145.80	323,846.93
12/09/2024	01ACH120924	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10.09.24 - 11.09.24		145.80	323,701.13
12/09/2024	02ACH120924	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10.09.24 - 11.09.24		119.07	323,582.06
12/09/2024	03ACH120924	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 10.09.24 - 11.09.24		392.85	323,189.21
12/09/2024			Deposit	2,326,916.24		2,650,105.45
12/11/2024	3685	US Bank CM-9690			7,138.44	2,642,967.01
12/11/2024	3686	Finn Outdoor LLC			30,700.00	2,612,267.01
12/12/2024	01ACH121224	PASCO COUNTY UTILITIES SERVICES BRANCH	O A Overpass Amenity Ctr Road 10.09.24 - 11.10.24		21.56	2,612,245.45
12/12/2024	100411	Gig Fiber, LLC	Invoice: 3595 (Reference: Solar Equipment - Dec. 2024.)		350.00	2,611,895.45
12/12/2024	100412	Steadfast Environmental, LLC	Invoice: SE-25447 (Reference: Aquatic Maintenance Dec. 2024.)		2,615.00	2,609,280.45
12/12/2024	100413	Stantec Consulting Services, Inc	Invoice: 2322767 (Reference: General Consulting Nov 2024.)		4,843.62	2,604,436.83
12/12/2024	100414	Landscape Maintenance Professionals	Invoice: 188846 (Reference: Irrigation Repairs 11.22.24.)		335.63	2,604,101.20
12/12/2024	100415	DC Integrations LLC	Invoice: 25158 (Reference: Solar Batteries.)		1,340.00	2,602,761.20
12/12/2024	100416	Gig Fiber, LLC	Invoice: 3594 (Reference: Solar Equipment 1,2,3 - Dec. 2024.) Invoice: 3596 (Reference: Solar...		18,150.00	2,584,611.20
12/12/2024	100417	Vesta District Services	Invoice: 423467 (Reference: Management Fees Dec 24.) Invoice: 423562 (Reference: Billable Exp...		6,157.67	2,578,453.53
12/12/2024	100418	Lane's Outdoor Services LLC	Invoice: 121124- (Reference: Christmas light installation.)		20,450.00	2,558,003.53
12/13/2024	100419	Landscape Maintenance Professionals	Invoice: 188996 (Reference: Replace irrigation controller.)		4,988.00	2,553,015.53
12/13/2024	100420	Gig Fiber, LLC	Invoice: 3458 (Reference: Solar Equipment Lease Nov.) Invoice: 3457 (Reference: Solar Equipme...		18,500.00	2,534,515.53
12/13/2024	121324ACH1	Chad Mendelsohn	BOS MTG 11/18/24		184.70	2,534,330.83
12/13/2024	121324ACH2	Christy M Bartels	BOS MTG 11/18/24		184.70	2,534,146.13
12/13/2024	121324ACH3	Dawn Curran Tubb	BOS MTG 11/18/24		184.70	2,533,961.43
12/13/2024	121324ACH4	Engage PEO	BOS MTG 11/18/24		141.80	2,533,819.63
12/16/2024			Deposit	29,624.50		2,563,444.13
12/16/2024			Deposit	2,997.27		2,566,441.40
12/18/2024	100421	Landscape Maintenance Professionals	Invoice: 189029 (Reference: Remove 3 Fallen Pine Trees - Hurricane Milton.) Invoice: 189028 (...		2,250.00	2,564,191.40
12/20/2024	100422	Vesta District Services	Invoice: 423467-R (Reference: Field Operation Additional Cost.)		500.00	2,563,691.40
12/20/2024	100423	Steadfast Environmental, LLC	Invoice: SE-25226 (Reference: December 2024 Treatment.)		4,040.00	2,559,651.40
12/20/2024	100424	Holiday Outdoor Decor	Invoice: INV18452 (Reference: Holiday Lights.)		13,459.00	2,546,192.40
12/20/2024	01ACH122024	Withlacoochee River Electric	8519 Salt Crest Way 11.01.24 - 12.02.24		50.56	2,546,141.84
12/20/2024	02ACH122024	Withlacoochee River Electric	31263 Palm Song PI (Pond) 11.04.24 - 12.03.24		71.00	2,546,070.84
12/20/2024	03ACH122024	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 11.04.24 - 12.03.24		53.46	2,546,017.38
12/20/2024	04ACH122024	Withlacoochee River Electric	31425 Epperson Blvd 11.04.24 - 12.03.24		40.35	2,545,977.03
12/20/2024	05ACH122024	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11.04.24 - 12.03.24		47.85	2,545,929.18
12/20/2024	06ACH122024	Withlacoochee River Electric	32318 Overpass Blvd 11.04.24 - 12.03.24		40.43	2,545,888.75
12/20/2024	07ACH122024	Withlacoochee River Electric	32317 Overpass Rd 11.04.24 - 12.03.24		40.43	2,545,848.32
12/20/2024	08ACH122024	Withlacoochee River Electric	31077 Epperson Blvd 11.04.24 - 12.03.24		41.70	2,545,806.62
12/20/2024	09ACH122024	Withlacoochee River Electric	7315 Yale Harbor Dr 11.04.24 - 12.03.24		49.48	2,545,757.14
12/20/2024	10ACH122024	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11.04.24 - 12.03.24		143.61	2,545,613.53
12/20/2024	11ACH122024	Withlacoochee River Electric	7851 Curley Rd 11.04.24 - 12.03.24		4,087.25	2,541,526.28
12/23/2024	100425	Contact One	Invoice: 241201164101 (Reference: Monthly Service - Dec. 2024.)		55.00	2,541,471.28
12/23/2024	100426	Landscape Maintenance Professionals	Invoice: 189136 (Reference: Irrigation Repairs 12.18.24.)		469.83	2,541,001.45
12/27/2024	122724ACH1	Chad Mendelsohn	BOS MTG 12/16/24		184.70	2,540,816.75
12/27/2024	122724ACH2	Christy M Bartels	BOS MTG 12/16/24		184.70	2,540,632.05
12/27/2024	122724ACH3	Dawn Curran Tubb	BOS MTG 12/16/24		184.70	2,540,447.35

Date	Number	Name	Memo	Deposits	Payments	Balance
12/27/2024	122724ACH4	Engage PEO	BOS MTG 12/16/24		141.80	2,540,305.55
12/30/2024	100427	DC Integrations LLC	Invoice: 25184 (Reference: Limit Switch, Blown Fuse.)		425.00	2,539,880.55
12/31/2024		End of Month		2,359,538.01	176,570.07	2,539,880.55
01/02/2025	01ACH010225	DOORKING, INC.	Gate Access 12.02.24 - 01.01.25		145.80	2,539,734.75
01/03/2025	100428	DC Integrations LLC	Invoice: 25206 (Reference: Camera Management For Main-Yale-Olive Jan.25.) Invoice: 25236 (Ref...		1,320.00	2,538,414.75
01/03/2025	100429	Landscape Maintenance Professionals	Invoice: 188552 (Reference: Monthly Ground Maint - 12.24.)		29,538.00	2,508,876.75
01/06/2025			Deposit	788.46		2,509,665.21
01/06/2025	01EFT010625	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.09.24 - 12.11.24		1,021.41	2,508,643.80
01/06/2025	02EFT010625	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.09.24 - 12.11.24		1.85	2,508,641.95
01/07/2025	100430	DC Integrations LLC	Invoice: 25217 (Reference: Gate Management - Quarterly.)		1,440.00	2,507,201.95
01/08/2025	100431	POOP 911	Invoice: 9376301 (Reference: Monthly Poop Stations - November 2024.) Invoice: 9522745 (Refere...		1,643.98	2,505,557.97
01/08/2025	100432	Vesta District Services	Invoice: 424080 (Reference: Monthly DM Fees - Jan 2025.)		6,291.67	2,499,266.30
01/08/2025	100433	DC Integrations LLC	Invoice: 25270 (Reference: Reset Door King Panel so Remotes & Codes Work.)		220.00	2,499,046.30
01/08/2025	01ACH010825	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11.09.24 - 12.11.24		10.53	2,499,035.77
01/08/2025	02ACH010825	PASCO COUNTY UTILITIES SERVICES BRANCH	31849 Epperson Ranch PH 7 11.09.24 - 12.11.24		286.77	2,498,749.00
01/08/2025			Deposit	3,926.19		2,502,675.19
01/08/2025			Deposit	2,602.17		2,505,277.36
01/08/2025			Deposit	43,782.57		2,549,059.93
01/14/2025	100434	Gig Fiber, LLC	Invoice: 3733 (Reference: Solar Equipment - Entrance Bridge Jan 2025.) Invoice: 3731 (Referen...		18,500.00	2,530,559.93
01/14/2025	100435	Steadfast Environmental, LLC	Invoice: SE-26121 (Reference: January 2025 Treatment.)		4,040.00	2,526,519.93
01/14/2025	100436	Stantec Consulting Services, Inc	Invoice: 2335703 (Reference: 2025 FY General Consulting - Dec 2024.)		1,809.08	2,524,710.85
01/15/2025	100437	Vesta District Services	Invoice: 424063 (Reference: Billable Expenses - Dec 2024.)		913.39	2,523,797.46
01/16/2025			Deposit	251.11		2,524,048.57
01/16/2025			Deposit	251.20		2,524,299.77
01/16/2025	100438	Straley Robin Vericker	Invoice: 25854 (Reference: For Professional Services Rendered Through November 30, 2024.)		2,380.00	2,521,919.77
01/21/2025	100439	DC Integrations LLC	Invoice: 25281 (Reference: Installation of Gate Motor Kit.)		4,660.00	2,517,259.77
01/24/2025	01ACH012425	Withlacoochee River Electric	31425 Epperson Blvd 12.03.24 - 01.06.25		41.36	2,517,218.41
01/24/2025	02ACH012425	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 12.03.24 - 01.06.25		56.16	2,517,162.25
01/24/2025	03ACH012425	Withlacoochee River Electric	31263 Palm Song PI (Pond) 12.03.24 - 01.06.25		76.14	2,517,086.11
01/24/2025	04ACH012425	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 12.03.24 - 01.06.25		53.29	2,517,032.82
01/24/2025	05ACH012425	Withlacoochee River Electric	8519 Salt Crest Way 12.02.24 - 01.07.25		59.94	2,516,972.88
01/24/2025	06ACH012425	Withlacoochee River Electric	31077 Epperson Blvd 12.03.24 - 01.06.25		42.38	2,516,930.50
01/24/2025	07ACH012425	Withlacoochee River Electric	7315 Yale Harbor Dr 12.03.24 - 01.06.25		55.52	2,516,874.98
01/24/2025	08ACH012425	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12.03.24 - 01.06.25		204.87	2,516,670.11
01/24/2025	09ACH012425	Withlacoochee River Electric	7851 Curley Rd 12.03.24 - 01.06.25		4,104.21	2,512,565.90
01/28/2025	100440	Landscape Maintenance Professionals	Invoice: 308118 (Reference: Playground controller irrigation inspection repairs.)		171.68	2,512,394.22
01/28/2025	100441	Contact One	Invoice: 250101164101 (Reference: 12/20/2024 - 01/19/2025.)		48.00	2,512,346.22
01/28/2025	100442	DC Integrations LLC	Invoice: 25312 (Reference: Install new motor for side gate entrance.) Invoice: 25316 (Referen...		1,780.00	2,510,566.22
01/30/2025	100443	Landscape Maintenance Professionals	Invoice: 307877 (Reference: Winter flowers installation.)		2,320.00	2,508,246.22
01/31/2025		End of Month		51,601.70	83,236.03	2,508,246.22
02/04/2025	100444	Steadfast Environmental, LLC	Invoice: SE-26101 (Reference: Aquatic Maintenance Jan. 2025.)		2,575.00	2,505,671.22
02/05/2025	01ACH020525	DOORKING, INC.	Gate Access 12.02.24 - 01.01.25		155.80	2,505,515.42
02/10/2025	100445	Vesta District Services	Invoice: 424709 (Reference: Monthly DM Fees - Feb 2025.)		6,291.67	2,499,223.75
02/10/2025	100446	Spinelli Electric, Inc.	Invoice: 124278 (Reference: Bollards Installation Deposit.) Invoice: 124277 (Reference: Flagp...		2,159.31	2,497,064.44
02/10/2025	100447	Big Dog Fence Inc.	Invoice: 241210B (Reference: Aluminum-Vinyl Fence Repairs Deposit.)		12,775.00	2,484,289.44
02/11/2025	100448	Stantec Consulting Services, Inc	Invoice: 2350303 (Reference: 2025 FY General Consulting - Dec 2025.)		524.43	2,483,765.01
02/11/2025	100449	Straley Robin Vericker	Invoice: 26028 (Reference: For Professional Services Rendered Through December 31, 2024.)		1,830.00	2,481,935.01
02/12/2025	100450	Spinelli Electric, Inc.	Invoice: 124280 (Reference: 3 Adatiles at Palm Song & 1 Adatiles at Parrot Reef Deposit.) Inv...		2,134.30	2,479,800.71
02/12/2025	100451	DC Integrations LLC	Invoice: 25373 (Reference: Replace Limit Switches.)		430.00	2,479,370.71
02/12/2025			Deposit	20,679.08		2,500,049.79
02/13/2025	01ACH021325	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 12.11.24 - 01.09.25		106.25	2,499,943.54
02/14/2025	100452	Landscape Maintenance Professionals	Invoice: 315109 (Reference: Service Repair.) Invoice: 315110 (Reference: Controller A & B Mon...		1,684.89	2,498,258.65
02/14/2025	100453	Spinelli Electric, Inc.	Invoice: 124284 (Reference: Maintenance & Water Lids.) Invoice: 124289 (Reference: Padlock Re...		401.73	2,497,856.92
02/19/2025	100454	Spinelli Electric, Inc.	Invoice: 124294 (Reference: Water Covers Reimbursement.)		53.82	2,497,803.10
02/19/2025	100455	Vesta District Services	Invoice: 424846 (Reference: Billable Expenses - Jan 2025.)		1,871.06	2,495,932.04
02/21/2025	01ACH022125	Withlacoochee River Electric	7851 Curley Rd 01.06.25 - 02.04.25		4,096.90	2,491,835.14
02/21/2025	02ACH022125	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.25 - 02.04.25		157.34	2,491,677.80
02/21/2025	03ACH022125	Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.25 - 02.04.25		49.32	2,491,628.48

Date	Number	Name	Memo	Deposits	Payments	Balance
02/21/2025	04ACH022125	Withlacoochee River Electric	31077 Epperson Blvd 01.06.25 - 02.04.25		41.64	2,491,586.84
02/21/2025	05ACH022125	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 01.06.25 - 02.04.25		48.95	2,491,537.89
02/21/2025	06ACH022125	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 01.06.25 - 02.04.25		70.13	2,491,467.76
02/21/2025	07ACH022125	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 01.06.25 - 02.04.25		53.86	2,491,413.90
02/21/2025	08ACH022125	Withlacoochee River Electric	31425 Epperson Blvd 01.06.25 - 02.04.25		40.16	2,491,373.74
02/25/2025	100456	Contact One	Invoice: 250201164101 (Reference: 03/01/2025 - 03/31/2025.)		46.50	2,491,327.24
02/25/2025	100457	POOP 911	Invoice: 013125-7791 (Reference: Monthly Pet Waste Stations Jan 2025.)		821.99	2,490,505.25
02/25/2025	100458	Landscape Maintenance Professionals	Invoice: 316695 (Reference: Controller A Service Repair.)		140.00	2,490,365.25
02/25/2025	100459	Tampa Bay Poo Patrol, LLC	Invoice: 2691 (Reference: Pet Waste Stations - Feb 2025.)		1,111.50	2,489,253.75
02/25/2025	100460	Gig Fiber, LLC	Invoice: 3885 (Reference: Solar Equipment - Feb. 2025.) Invoice: 3887 (Reference: Solar Equip...		18,500.00	2,470,753.75
02/26/2025	100461	Landscape Maintenance Professionals	Invoice: 316994 (Reference: Irrigation Repairs.)		2,892.30	2,467,861.45
02/27/2025	100462	DC Integrations LLC	Invoice: 25412 (Reference: Door King Remotes.)		180.00	2,467,681.45
02/27/2025	100463	Spinelli Electric, Inc.	Invoice: 124283-R (Reference: Installation of Butterfly Garden Archway.) Invoice: 124282-R (R...		3,750.50	2,463,930.95
02/28/2025		End of Month		20,679.08	64,994.35	2,463,930.95
03/03/2025	100464	Spinelli Electric, Inc.	Invoice: 124309 (Reference: Maintenance Labor 8 Hours.)		600.00	2,463,330.95
03/03/2025	100465	Vesta District Services	Invoice: 424940 (Reference: Management Fees Mar 25.)		6,291.67	2,457,039.28
03/03/2025	100466	Landscape Maintenance Professionals	Invoice: 315439 (Reference: Landscape Maintenance Feb 2025.)		29,538.00	2,427,501.28
03/03/2025	100467	Steadfast Environmental, LLC	Invoice: SE-26157 (Reference: Routine Aquatic Maintenance Feb 2025.)		2,575.00	2,424,926.28
03/03/2025	100468	DC Integrations LLC	Invoice: 25413 (Reference: Yale Gate Limits Reset & Gate Arm Painted.) Invoice: 25415 (Refere...		680.00	2,424,246.28
03/03/2025	100469	Straley Robin Vericker	Invoice: 26082 (Reference: For Professional Services Rendered Through January 31, 2025.)		1,497.10	2,422,749.18
03/05/2025	01ACH030525	DOORKING, INC.	Gate Access 02.02.25- 03.01.25		177.80	2,422,571.38
03/07/2025	100470	Spinelli Electric, Inc.	Invoice: 124316 (Reference: Garbage can relocation.) Invoice: 124317-R (Reference: service ca...		1,858.20	2,420,713.18
03/07/2025	100471	Gig Fiber, LLC	Invoice: 4025 (Reference: Solar Equipment Lease March 25.) Invoice: 4024 (Reference: Solar Eq...		18,500.00	2,402,213.18
03/07/2025	100472	Steadfast Contractors Alliance, LLC	Invoice: SA-10118 (Reference: Monthly treatment march25.)		4,040.00	2,398,173.18
03/07/2025	100473	Tampa Bay Poo Patrol, LLC	Invoice: 2819 (Reference: Pet waste station maintenance March25.)		1,111.50	2,397,061.68
03/07/2025	WIRE030725	Spinelli Electric, Inc.	Fountain Restoration & Replacement Deposit		65,780.75	2,331,280.93
03/10/2025	01ACH031025	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 01.09.25 - 02.09.25		400.51	2,330,880.42
03/11/2025	100474	Spinelli Electric, Inc.	Invoice: 124281-R (Reference: Flag pole light repair - Balance.)		2,515.16	2,328,365.26
03/11/2025	100475	DC Integrations LLC	Invoice: 25446 (Reference: 7580 Tuscan Bay Cir (x2).)		90.00	2,328,275.26
03/11/2025	100476	Stantec Consulting Services, Inc	Invoice: 2364250 (Reference: General Consulting 2025FY.)		1,502.25	2,326,773.01
03/11/2025			Deposit	2,227.41		2,329,000.42
03/11/2025			Deposit	16,587.80		2,345,588.22
03/12/2025	02ACH031225	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 01.09.25 - 02.09.25		67.23	2,345,520.99
03/13/2025	100477	Spinelli Electric, Inc.	Invoice: 124325 (Reference: Gate Parts for Epperson Ranch South North Gate.) Invoice: 124324 ...		2,208.35	2,343,312.64
03/13/2025	100478	Vesta District Services	Invoice: 425349 (Reference: Billable Expenses - Feb 2025.)		1,548.35	2,341,764.29
03/13/2025	100479	Landscape Maintenance Professionals	Invoice: 321299 (Reference: Irrigation Enhancement- Service Calls & Proposals.)		343.15	2,341,421.14
03/19/2025	31925Wire1	Spinelli Electric, Inc.	Invoice: 124319 ()		61,082.13	2,280,339.01
03/19/2025	100480	Spinelli Electric, Inc.	Invoice: 124330 (Reference: Installation of 4 Adatiles at Parrot Reef Court Near Golf Cart Path ...		2,803.00	2,277,536.01
03/19/2025	100481	Straley Robin Vericker	Invoice: 26253 (Reference: legal services Feb25.)		2,928.00	2,274,608.01
03/20/2025	1ACH032025	Withlacoochee River Electric	7851 Curley Rd 02.04.25- 03.05.25		4,096.99	2,270,511.02
03/20/2025	02ACH032025	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 02.04.25- 03.05.25		163.08	2,270,347.94
03/20/2025	03ACH032025	Withlacoochee River Electric	7315 Yale Harbor Dr 02.04.25- 03.05.25		49.60	2,270,298.34
03/20/2025	04ACH032025	Withlacoochee River Electric	31077 Epperson Blvd 02.04.25- 03.05.25		41.73	2,270,256.61
03/20/2025	05ACH032025	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 02.04.25- 03.05.25		48.68	2,270,207.93
03/20/2025	06ACH032025	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 02.04.25- 03.05.25		70.22	2,270,137.71
03/20/2025	08ACH032025	Withlacoochee River Electric	31425 Epperson Blvd 02.04.25- 03.05.25		40.16	2,270,097.55
03/20/2025	09ACH032025	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 02.04.25- 03.05.25		50.61	2,270,046.94
03/21/2025	032125BOS1	Chad Mendelsohn	BOS MTG 3/3/25		184.70	2,269,862.24
03/21/2025	032125BOS2	Christy M Bartels	BOS MTG 3/3/25		184.70	2,269,677.54
03/21/2025	032125BOS3	Dawn Curran Tubb	BOS MTG 3/3/25		184.70	2,269,492.84
03/21/2025	032125BOS4	Engage PEO	BOS MTG 3/3/25		141.80	2,269,351.04
03/24/2025	100482	Contact One	Invoice: 250301164101 (Reference: Monthly service Mar25.)		52.00	2,269,299.04
03/24/2025	100483	Spinelli Electric, Inc.	Invoice: 124332 (Reference: Lighted A-Z Call Button Assembly.) Invoice: 124333 (Reference: Re...		1,718.65	2,267,580.39
03/25/2025	3687	US Bank Tax distribution			1,027,432.11	1,240,148.28
03/26/2025	100484	LLS Tax Solutions Inc.	Invoice: 003677 (Reference: Arbitrage services.) Invoice: 003676 (Reference: Arbitrage servic...		1,300.00	1,238,848.28
03/26/2025	100485	Spinelli Electric, Inc.	Invoice: 124334 (Reference: Maintenance Labor 3/19.)		375.00	1,238,473.28
03/26/2025	100486	Unleashed Fencing	Invoice: 1653 (Reference: Replace broken posts reinstall panels.)		1,080.00	1,237,393.28
03/31/2025		End of Month		18,815.21	1,245,352.88	1,237,393.28

Date	Number	Name	Memo	Deposits	Payments	Balance
04/01/2025	100487	Steadfast Contractors Alliance, LLC	Invoice: SA-10564 (Reference: Routine Aquatic Maintenance.)		2,615.00	1,234,778.28
04/01/2025	100488	Vesta District Services	Invoice: 425393 (Reference: REVISED: Monthly contracted management fees.)		5,791.67	1,228,986.61
04/01/2025	100489	Landscape Maintenance Professionals	Invoice: 320547 (Reference: Landscape maintenance march25.)		29,538.00	1,199,448.61
04/01/2025	100490	DC Integrations LLC	Invoice: 25511 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 25520 (Reference:...		2,070.00	1,197,378.61
04/03/2025	3688	PASCO COUNTY PROPERTY APPRAISER	Annual renewal fee		150.00	1,197,228.61
04/04/2025	100491	Steadfast Contractors Alliance, LLC	Invoice: SA-11112 (Reference: 2025 Treatment.)		4,040.00	1,193,188.61
04/04/2025	100492	Tampa Bay Poo Patrol, LLC	Invoice: 3036 (Reference: Pet waste station maintenance Apr25.)		1,111.50	1,192,077.11
04/04/2025	100493	DOORKING, INC.	Invoice: 2472221 (Reference: Gate cell service Apr25.)		185.80	1,191,891.31
04/07/2025	100494	Stantec Consulting Services, Inc	Invoice: 2377731 (Reference: Engineering service.)		2,093.80	1,189,797.51
04/07/2025	100495	DC Integrations LLC	Invoice: 25542 (Reference: Gate cell service Apr25.)		330.00	1,189,467.51
04/07/2025	Overpayment	DOORKING, INC.	Overpayment in April		177.80	1,189,289.71
04/08/2025	100496	Gig Fiber, LLC	Invoice: 4173 (Reference: Solar Equipment Lease April25.) Invoice: 4174 (Reference: Solar Equ...		18,500.00	1,170,789.71
04/08/2025	100497	Spinelli Electric, Inc.	Invoice: 124344 (Reference: Maintenance Labor.)		150.00	1,170,639.71
04/09/2025	01ACH040925	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 02.09.25- 03.12.25		326.43	1,170,313.28
04/09/2025	100498	Spinelli Electric, Inc.	Invoice: 124348 (Reference: Deposit - Gate repair.)		575.00	1,169,738.28
04/09/2025			Deposit	25,308.00		1,195,046.28
04/09/2025			Deposit	7,911.35		1,202,957.63
04/11/2025	100499	Romaner Graphics	Invoice: 22494 (Reference: Installed 4 "Park hours sign" on gates.)		700.00	1,202,257.63
04/14/2025	100500	Vesta District Services	Invoice: 425905 (Reference: Billable Expenses - Mar 2025.)		525.39	1,201,732.24
04/16/2025	01ACH041625	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 02.09.25- 03.12.25		461.93	1,201,270.31
04/16/2025	100501	Spinelli Electric, Inc.	Invoice: 124358 (Reference: Maintenance Labor.)		900.00	1,200,370.31
04/18/2025	041825BOS1	Chad Mendelsohn	BOS MTG 2/3/25		184.70	1,200,185.61
04/18/2025	041825BOS2	Christy M Bartels	BOS MTG 2/3/25		184.70	1,200,000.91
04/18/2025	041825BOS3	Dawn Curran Tubb	BOS MTG 2/3/25		184.70	1,199,816.21
04/18/2025	041825BOS4	Engage PEO	BOS MTG 2/3/25		141.80	1,199,674.41
04/18/2025	041825BOS5	Chad Mendelsohn	BOS MTG 4/7/25		184.70	1,199,489.71
04/18/2025	041825BOS6	Christy M Bartels	BOS MTG 4/7/25		184.70	1,199,305.01
04/18/2025	041825BOS7	Dawn Curran Tubb	BOS MTG 4/7/25		184.70	1,199,120.31
04/18/2025	041825BOS8	Engage PEO	BOS MTG 4/7/25		141.80	1,198,978.51
04/22/2025	100502	Contact One	Invoice: 250401164101 (Reference: gate cell service for Memorial Day.)		72.50	1,198,906.01
04/22/2025	100503	Spinelli Electric, Inc.	Invoice: 124348-1 (Reference: final payment : Gate Repair - Spindle repair, painting & Welding.)		575.00	1,198,331.01
04/23/2025			Funds Transfer - Excess Funds to MMA		849,031.01	349,300.00
04/23/2025	100504	Spinelli Electric, Inc.	Invoice: 124365 (Reference: maintenance and repair services.)		300.00	349,000.00
04/23/2025	100505	BUSINESS OBSERVER	Invoice: 25-00746P (Reference: Public board meeting.)		65.63	348,934.37
04/25/2025	01ACH042525	Withlacoochee River Electric	7851 Curley Rd 03.05.25- 04.03.25		4,096.62	344,837.75
04/25/2025	02ACH042525	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 03.05.25- 04.03.25		426.73	344,411.02
04/25/2025	03ACH042525	Withlacoochee River Electric	31077 Epperson Blvd 03.05.25- 04.03.25		41.83	344,369.19
04/25/2025	04ACH042525	Withlacoochee River Electric	7315 Yale Harbor Dr 03.05.25- 04.03.25		50.43	344,318.76
04/25/2025	05ACH042525	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 03.05.25- 04.03.25		48.86	344,269.90
04/25/2025	06ACH042525	Withlacoochee River Electric	31263 Palm Song PI (Pond) 03.05.25- 04.03.25		69.66	344,200.24
04/25/2025	07ACH042525	Withlacoochee River Electric	31425 Epperson Blvd 03.05.25- 04.03.25		40.16	344,160.08
04/25/2025	08ACH042525	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 03.05.25- 04.03.25		40.16	344,119.92
04/30/2025		End of Month		33,219.35	926,492.71	344,119.92
05/01/2025	100506	Vesta District Services	Invoice: 425984 (Reference: Management Fees May 25.)		5,291.67	338,828.25
05/05/2025	100507	Steadfast Contractors Alliance, LLC	Invoice: SA-11138 (Reference: Routine Aquatic Maintenance.)		2,575.00	336,253.25
05/05/2025	100508	Spinelli Electric, Inc.	Invoice: 124361 (Reference: materials & Misc. Supplies.)		213.06	336,040.19
05/05/2025	100509	Big Dog Fence Inc.	Invoice: 250404 (Reference: Aluminum- Vinyl Fence Repairs.)		13,125.00	322,915.19
05/05/2025	100510	Straley Robin Vericker	Invoice: 26419 (Reference: Professional legal services rendered.)		4,312.00	318,603.19
05/06/2025	100511	Spinelli Electric, Inc.	Invoice: 124372 (Reference: Supply and installation of Bollard Cover.) Invoice: 124373 (Refer...		550.00	318,053.19
05/06/2025	100512	ECS Integrations LLC	Invoice: 102523 (Reference: Warranty camera came in and replaced temporary with it..)		157.00	317,896.19
05/06/2025	100513	Landscape Maintenance Professionals	Invoice: 308119 (Reference: Controller C- Irrigation inspection repairs.)		81.04	317,815.15
05/06/2025	100514	Tampa Bay Poo Patrol, LLC	Invoice: 3254 (Reference: Pet waste station maintenance May25.)		1,111.50	316,703.65
05/08/2025	100515	Gig Fiber, LLC	Invoice: 4408 (Reference: Epperson Ranch May25.) Invoice: 4407 (Reference: - Amendment #1 - E...		19,055.00	297,648.65
05/08/2025	100516	Steadfast Contractors Alliance, LLC	Invoice: SA-11913 (Reference: 2025 Treatment.)		4,040.00	293,608.65
05/08/2025	100517	Landscape Maintenance Professionals	Invoice: 310318 (Reference: Landscape maintenance Jan25.)		29,538.00	264,070.65
05/12/2025	01ACH051225	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 03.12.25- 04.10.25		232.47	263,838.18
05/13/2025	100518	Spinelli Electric, Inc.	Invoice: 124379 (Reference: vehicle collision involving a compromised electrical pole located at...		927.00	262,911.18
05/13/2025			Deposit	8,442.88		271,354.06

Date	Number	Name	Memo	Deposits	Payments	Balance
05/13/2025			Deposit	115.66		271,469.72
05/15/2025	100519	Steadfast Contractors Alliance, LLC	Invoice: SE-26232 (Reference: 2025 Treatment.)		4,040.00	267,429.72
05/15/2025	100520	Vesta District Services	Invoice: 426660 (Reference: Billable Expenses - Apr 2025.)		496.24	266,933.48
05/16/2025	051625BOS1	Chad Mendelsohn	BOS MTG 5/5/25		184.70	266,748.78
05/16/2025	22	Cherdonna Epps-Gardner	BOS MTG 5/5/25		454.10	266,294.68
05/16/2025	051625BOS2	Christy M Bartels	BOS MTG 5/5/25		184.70	266,109.98
05/16/2025	051625BOS3	Dawn Curran Tubb	BOS MTG 5/5/25		184.70	265,925.28
05/16/2025	051625BOS4	Engage PEO	BOS MTG 5/5/25		333.60	265,591.68
05/19/2025	100521	Straley Robin Vericker	Invoice: 26556 (Reference: Professional Services April 25.)		3,601.00	261,990.68
05/19/2025	100522	Spinelli Electric, Inc.	Invoice: 124386 (Reference: Service Call.) Invoice: 124387 (Reference: Signage.) Invoice: ...		1,915.60	260,075.08
05/19/2025	100523	DIBARTOLOMEO, McBEE, HARTLEY & BARNES, PA	Invoice: 90109993 (Reference: Audit Services thru September 2024.)		3,850.00	256,225.08
05/22/2025	100524	Stantec Consulting Services, Inc	Invoice: 2397469 (Reference: 2025 FY General Consulting.)		1,871.60	254,353.48
05/22/2025	100525	Contact One	Invoice: 250501164101 (Reference: Monthly service.)		53.50	254,299.98
05/23/2025	01ACH052325	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 03.12.25- 04.10.25		439.25	253,860.73
05/23/2025	02ACH052325	Withlacoochee River Electric	7851 Curley Rd 04.03.25- 05.05.25		4,449.90	249,410.83
05/23/2025	03ACH052325	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 04.03.25- 05.05.25		930.46	248,480.37
05/23/2025	04ACH052325	Withlacoochee River Electric	31263 Palm Song PI (Pond) 04.03.25- 05.05.25		77.50	248,402.87
05/23/2025	05ACH052325	Withlacoochee River Electric	7315 Yale Harbor Dr 04.03.25- 05.05.25		53.83	248,349.04
05/23/2025	06ACH052325	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 04.03.25- 05.05.25		51.68	248,297.36
05/23/2025	07ACH052325	Withlacoochee River Electric	31077 Epperson Blvd 04.03.25- 05.05.25		41.67	248,255.69
05/23/2025	09ACH052325	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 04.03.25- 05.05.25		40.16	248,215.53
05/23/2025	10ACH052325	Withlacoochee River Electric	31425 Epperson Blvd 04.03.25- 05.05.25		40.16	248,175.37
05/28/2025	100526	Spinelli Electric, Inc.	Invoice: 124393 (Reference: Gate System Relocation and Motherboard Replacement ? Main Entry Gate...		1,250.00	246,925.37
05/31/2025		End of Month		8,558.54	105,753.09	246,925.37
06/04/2025	100527	Steadfast Contractors Alliance, LLC	Invoice: SA-11936 (Reference: Routine Aquatic Maintenance.) Invoice: SA-12433 (Reference: 202...		6,615.00	240,310.37
06/04/2025	100528	Vesta District Services	Invoice: 426743 (Reference: Monthly management June25.)		5,791.67	234,518.70
06/04/2025	100529	Spinelli Electric, Inc.	Invoice: SPN-EPP-MAINT0525 (Reference: Bench mounting, glass removal, bench slat installation. ...		1,815.00	232,703.70
06/04/2025	100530	Gig Fiber, LLC	Invoice: 4523 (Reference: full system reinstall - Pole, arm, panel and LED.)		5,675.00	227,028.70
06/05/2025	001006	Epperson North CDD		2,457.80		229,486.50
06/05/2025	01ACH060525	DOORKING, INC.	Reference: Gate cell service May25.		177.80	229,308.70
06/06/2025	100531	Gig Fiber, LLC	Invoice: 4576 (Reference: 1,2,3_June 2025.) Invoice: 4575 (Reference: Amendment #1 - Entrance...		19,055.00	210,253.70
06/10/2025	100532	Stantec Consulting Services, Inc	Invoice: 2405999 (Reference: 2025 FY General Consulting.)		1,194.51	209,059.19
06/10/2025	100533	Vesta District Services	Invoice: 427136 (Reference: Billable Expenses - MAY 25.)		374.00	208,685.19
06/10/2025	100534	Romaner Graphics	Invoice: 22713 (Reference: Printed 52 mailbox stickers 1.75" x 4.75".)		110.00	208,575.19
06/11/2025	01ACH061125	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 04.10.25- 05.09.25		144.99	208,430.20
06/11/2025	02ACH061125	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 04.10.25- 05.09.25		272.97	208,157.23
06/11/2025			Deposit	4,150.99		212,308.22
06/13/2025	061325ACH1	Chad Mendelsohn	BOS MTG 6/2/25		184.70	212,123.52
06/13/2025	061325ACH2	Cherdonna Epps-Gardner	BOS MTG 6/2/25		84.70	212,038.82
06/13/2025	061325ACH3	Dawn Curran Tubb	BOS MTG 6/2/25		184.70	211,854.12
06/13/2025	061325ACH4	Engage PEO	BOS MTG 6/2/25		364.20	211,489.92
06/13/2025	23	Harl D. Page	BOS MTG 6/2/25		738.80	210,751.12
06/16/2025			Deposit	22,254.97		233,006.09
06/17/2025	3689	MIKE FASANO PASCO COUNTY TAX COLLECTOR	Postage Assessment for 2024		423.00	232,583.09
06/20/2025	1ACH062025	Withlacoochee River Electric	7851 Curley Rd 05.05.25- 06.04.25		4,450.02	228,133.07
06/20/2025	02ACH062025	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 05.05.25- 06.04.25		872.80	227,260.27
06/20/2025	03ACH062025	Withlacoochee River Electric	7315 Yale Harbor Dr 05.05.25- 06.04.25		54.15	227,206.12
06/20/2025	04ACH062025	Withlacoochee River Electric	31077 Epperson Blvd 05.05.25- 06.04.25		41.67	227,164.45
06/20/2025	05ACH062025	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 05.05.25- 06.04.25		52.00	227,112.45
06/20/2025	06ACH062025	Withlacoochee River Electric	31263 Palm Song PI (Pond) 05.05.25- 06.04.25		75.46	227,036.99
06/20/2025	07ACH062025	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 05.05.25- 06.04.25		40.16	226,996.83
06/20/2025	08ACH062025	Withlacoochee River Electric	31425 Epperson Blvd 05.05.25- 06.04.25		40.16	226,956.67
06/24/2025	100535	Straley Robin Vericker	Invoice: 26726 (Reference: Professional legal services rendered.)		2,145.00	224,811.67
06/24/2025	100536	Contact One	Invoice: 250601164101 (Reference: Monthly service and 4th of July.)		62.00	224,749.67
06/24/2025	100537	Spinelli Electric, Inc.	Invoice: SE-240613-ESCDD (Reference: Misc. Repairs.)		1,475.00	223,274.67
06/24/2025	100538	ECS Integrations LLC	Invoice: 102646 (Reference: Doorking Gate Remote 1st Homeowner (30889 Parrot Reef Ct).)		80.00	223,194.67
06/30/2025	100539	Steadfast Contractors Alliance, LLC	Invoice: SA-12527 (Reference: Routine Aquatic Maintenance.)		2,575.00	220,619.67
06/30/2025	100540	Tampa Bay Poo Patrol, LLC	Invoice: 3488 (Reference: Pet waste station maintenance.)		1,111.50	219,508.17

Date	Number	Name	Memo	Deposits	Payments	Balance
06/30/2025		End of Month		28,863.76	56,280.96	219,508.17

EXHIBIT 5

EPPEPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
1 REVENUE					
2 GENERAL FUND REVENUE	\$ 1,396,275	\$ 1,398,368	\$ 1,660,506	\$ 1,738,247	\$ 77,741
3 INTEREST	6,565	39,019			-
4 TOTAL REVENUE	1,402,840	1,437,387	1,660,506	1,738,247	77,741
5 EXPENDITURES					
6 ADMINISTRATIVE					
7 SUPERVISORS COMPENSATION	7,000	8,200	12,000	12,000	-
8 PAYROLL TAXES	536	627	918	918	-
9 PAYROLL SERVICE FEES	450	550	673	673	-
10 MANAGEMENT CONSULTING SERVICES	45,000	45,000	45,000	46,575	1,575
11 TRAVEL PER DIEM			100	100	-
12 MEETING ROOM RENTAL	3,063	4,773	5,200	2,400	(2,800)
13 BANK FEES			200	200	-
14 AUDITING SERVICES	7,100	3,800	4,200	4,500	300
15 REGULATORY AND PERMIT FEES	175	175	175	175	-
16 LEGAL ADVERTISEMENTS	455	698	1,500	1,500	-
17 ENGINEERING SERVICES	38,153	45,450	40,500	40,500	-
18 LEGAL SERVICES	45,154	27,969	46,000	35,000	(11,000)
19 ASSESSMENT COLLECTION FEE	150	150	150	150	-
20 WEBISTE DEVELOPMENT & HOSTING	2,015	1,932	2,015	2,015	-
21 MISCELLANEOUS	3,413	1,441	4,000	2,500	(1,500)
22 TOTAL ADMINISTRATIVE	152,663	140,765	162,631	149,206	(13,425)
23 INSURANCE					
24 INSURANCE (PO, Liability, Property & Casualty)	22,975	42,053	47,500	69,936	22,436
25 TOTAL INSURANCE	22,975	42,053	47,500	69,936	22,436
26 DEBT SERVICE ADMINISTRATION					
27 BOND DISSIMINATION FEES	5,000	5,000	5,000	5,000	-
28 TRUSTEE FEES	7,138	6,544	9,105	9,105	-
29 ARBITRAGE REPORTING	1,300	1,300	1,300	1,300	-
30 TOTAL DEBT SERVICE ADMINISTRATION	13,438	12,844	15,405	15,405	-
31 FIELD OPERATIONS					
32 DISTRICT FIELD TECH (PART-TIME)	16,599	24,000	27,000	25,000	(2,000)
33 HANDYMAN SERVICES				18,000	18,000
34 UTILITY - ELECTRICITY	54,251	60,932	64,800	16,800	(48,000)
35 UTILITY - STREETLIGHTS	222,000	222,000	277,398	270,600	(6,798)
36 UTILITY - WATER	20,800	7,915	24,600	20,000	(4,600)
37 PET WASTE REMOVAL	5,586	7,734	7,060	13,338	6,278
38 LAKE/POND MAINTENANCE	97,936	32,260	100,000	50,000	(50,000)
39 MIDGE FLY ABATEMENT	16,650	24,240	50,000	50,000	-
40 LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	294,253	314,968	385,000	366,862	(18,138)
41 LANDSCAPE REPLACEMENT				47,500	47,500
42 IRRIGATION & REPAIR				30,000	30,000
43 PLAYGROUND MULCH - ADA COMPLIANT	-	3,380	4,500	7,500	3,000
44 BUTTERFLY GARDEN IMPROVEMENTS	4,400	1,675	5,000	-	(5,000)
45 HOLIDAY LIGHTING	25,936	34,968	35,000	35,000	-
46 WATER FEATURE CLEANING & MAINTENANCE	99,652	21,741	50,000	15,000	(35,000)
47 GATE MAINTENANCE & REPAIRS	10,693	13,497	29,900	30,000	100
48 SIDEWALK MAINTENANCE & PRESSURE WASHING	55,216		55,000	55,000	-
49 PLAYGROUND	14,312	10,845	70,000	70,000	-
50 INFRASTRUCTURE MAINTENANCE & REPAIRS	-	16,900	121,900	121,900	-
51 TUNNEL MAINTENANCE	1,230		10,000	10,000	-

EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
52 DRAINAGE STRUCTURE INSPECTION & REPAIRS	250	14,500	20,000	40,000	20,000
53 SECURITY PATROLS	600	4,560	4,500	5,000	500
54 SPEED TABLES	15,175		15,000	-	(15,000)
56 CONTINGENCY	124,274	2,907	64,000	78,600	14,600
57 TOTAL FIELD OPERATIONS	1,079,811	819,021	1,420,658	1,376,100	(44,558)
58 AMENITY OPERATIONS					
59 AMENITY MANAGER	6,366		-	-	-
60 AMENITY CLEANING & MAINTENANCE	570		-	-	-
61 REFUSE SERVICE	-	-	1,512	-	(1,512)
62 MISCELLANEOUS AMENITY REPAIRS & MAIN.	6,728	2,308	5,000	5,000	-
63 GATE CELL SERVICE	3,423	7,894	3,200	8,000	4,800
64 GATE SECURITY CAMERAS	-	7,765	3,100	3,100	-
65 SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,413	655	1,500	1,500	-
66 TOTAL AMENITY CENTER OPERATIONS	18,500	18,622	14,312	17,600	3,288
67 CAPITAL RESERVES					
68 RESERVE CONTRIBUTION	-	-	-	110,000	110,000
69 TOTAL EXPENDITURES	1,287,388	1,033,304	1,660,506	1,738,247	77,741
70					
71 EXCESS OF REVENUE OVER (UNDER) EXPEND.	115,452	404,083	-	-	-
72 FUND BALANCE					
73 FUND BALANCE - BEGINNING	464,862	207,231	611,314	611,314	-
74 NET CHANGE IN FUND BALANCE	115,452	404,083	-	-	-
75 TRANSFER OUT OF GF TO RESERVE	(373,083)		-		
76 TRANSFER IN FROM RESERVE TO GF				427,458	427,458
77 FUND BALANCE - ENDING - PROJECTED	\$ 207,231	\$ 611,314	\$ 611,314	\$ 1,038,772	\$ 427,458

**EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:		
SUPERVISORS COMPENSATION	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES	673	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	46,575	The District receives Management & Accounting services as part of the agreement \$45,000 for FY 25 - COL increase for FY 26
TRAVEL PER DIEM	100	Reimbursement to board supervisors for travel to board meetings.
MEETING ROOM RENTAL	2,400	Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	200	Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	4,500	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	40,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	35,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager \$27,969 spent FY 24 - On pace to spend \$19,153 for FY 25
ASSESSMENT COLLECTION FEE	150	Fee to county appraiser and tax collector.
WEBSITE DEVELOPMENT & HOSTING	2,015	ADA Compliance for District website supplied by Campus Suite for \$1,515. An additional \$500 (\$41.67 per month) for DPFG to maintain content and the upload of documents
MISCELLANEOUS	2,500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items \$1,441 spent FY 24 - \$190.60 spent so far FY 25
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	69,936	Annual, for general liability, property and officer and director insurance.
DEBT SERVICE ADMINISTRATION:		
BOND DISSIMINATION FEES	5,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	9,105	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	1,300	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017
FIELD OPERATIONS:		
DISTRICT FIELD TECH	25,000	Schedule vendors as needed and inspect their work. Spend 20 hours a month working in or for the community. COL increase
HANDYMAN HOURS	18,000	Maximum of \$1,500 per month
UTILITY-ELECTRICITY	16,800	Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.
UTILITY-STREETLIGHTS	270,600	Solar lights 371 Street lights at \$50 per light per month
UTILITY-WATER	20,000	Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Leave as is with anticipation of fountain working in FY26
PET WASTE REMOVAL	13,338	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District.

**EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
LAKE/POND MAINTENANCE & INSPECTION	50,000	Waterway inspection and maintenance for thirty-two waterways, 48,580 linear foot perimeter).
MIDGE FLY ABATEMENT	50,000	
LANDSCAPE MAINTENANCE -	366,862	Base Management Service including irrigation and pond mowing. New contract with LMP - 1st year through March 2025 is \$354,456, but subject to increase w/renewal, accommodating 3.5% for last 6 months of FY25.
LANDSCAPE REPLACEMENT	47,500	Annuals and Bed mulch (\$23,000) plus any other replinshment/replacement that may come up in FY 26
IRRIGATION & REPAIR	30,000	\$29,653 spent FY 24 - \$11,005 spent so far FY 25
PLAYGROUND MULCH - ADA COMPLIANT	7,500	
BUTTERFLY GARDEN IMPROVEMENTS	-	
HOLIDAY LIGHTING	35,000	Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	15,000	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
GATE MAINTENANCE, FENCE & REPAIRS	30,000	
SIDEWALK MAINTENANCE & PRESSURE WASHING	55,000	Sidewalk maintenance added - repair and replacement of sidewalk slabs
PLAYGROUND	70,000	shade structure, picnic tables, equipment
INFRASTRUCTURE MAINTENANCE & REPAIRS	121,900	
TUNNEL MAINTENANCE	10,000	Leak maintenance and lighting
DRAINAGE STRUCTURE INSPECTION & REPAIRS	40,000	inspection and repair of deteriorating drainage structures
SECURITY PATROLS	5,000	
SPEED TABLES		
CONTINGENCY	78,600	Miscellaneous (Pond treatments, Sidewalk repairs, Security patrols, wildlife removal, etc.) as needed;
AMENITY OPERATIONS		
REFUSE SERVICE	-	6 yard FEL 2x per week
MISCELLANEOUS AMENITY REPAIRS & MAIN.	5,000	Maintain all hardscape items including towers, walls, etc.
GATE CELL SERVICE	8,000	Cell System
GATE SECURITY CAMERAS	3,100	
AMENITY - SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,500	Gate clickers for replacements for Overpass Entrance and Curley Road Gate
INCREASE IN RESERVE FUND BALANCE	110,000	

EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY24 - FY25
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,000	\$ -	\$ (27,000)
3 TOTAL REVENUES	27,000	-	(27,000)
4 EXPENDITURES			
5 RESERVE CONTRIBUTION	27,000	-	-
6 TOTAL EXPENDITURES	27,000	-	-
7			
8 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(27,000)
9 OTHER FINANCING SOURCES & USES			
10 TRANSFER IN FROM GENERAL FUND			-
11 TRANSFER OUT TO GENERAL FUND		(427,458)	(427,458)
12 TOTAL OTHER FINANCING SOURCES & USES	-	(427,458)	(427,458)
13			
14 NET CHANGE IN FUND BALANCE	-	(427,458)	(454,458)
15 FUND BALANCE			
16 FUND BALANCE - BEGINNING	427,458	427,458	-
17 NET CHANGE IN FUND BALANCE	-	(427,458)	(427,458)
18 FUND BALANCE - ENDING	\$ 427,458	\$ -	\$ (427,458)

**EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,738,247.00
COUNTY COLLECTION COSTS	\$36,983.98
EARLY PAYMENT DISCOUNT	\$73,967.96
GROSS O&M ASSESSMENT	\$1,849,198.94

NET CAPITAL RESERVE FUND (CRF)	\$0.00
COUNTY COLLECTION COSTS	\$0.00
EARLY PAYMENT DISCOUNT	\$0.00
GROSS CRF ASSESSMENT	\$0.00

UNIT SIZE & PHASE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CRF ASSESSMENT				
	O&M	SERIES 2015A-1 DEBT SERVICE ⁽¹⁾	SERIES 2017A-1 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
Phase 1													
SINGLE FAMILY 45'	85	85		0.82	69.70	7.12%	\$131,699.64	\$1,549.41	0.82	69.70	7.12%	\$0.00	\$0.00
SINGLE FAMILY 50'	86	86		1.00	86.00	8.79%	\$162,498.83	\$1,889.52	1.00	86.00	8.79%	\$0.00	\$0.00
SINGLE FAMILY 55'	83	83		1.00	83.00	8.48%	\$156,830.27	\$1,889.52	1.00	83.00	8.48%	\$0.00	\$0.00
SINGLE FAMILY 65'	76	75		1.18	89.68	9.16%	\$169,452.27	\$2,229.64	1.18	89.68	9.16%	\$0.00	\$0.00
SINGLE FAMILY 75'	52	47		1.36	70.72	7.23%	\$133,626.95	\$2,569.75	1.36	70.72	7.23%	\$0.00	\$0.00
Phase 2 & 3													
SINGLE FAMILY 40-49'	164		164	0.82	134.48	13.74%	\$254,102.83	\$1,549.41	0.82	134.48	13.74%	\$0.00	\$0.00
SINGLE FAMILY 50-59'	261		261	1.00	261.00	26.67%	\$493,165.06	\$1,889.52	1.00	261.00	26.67%	\$0.00	\$0.00
SINGLE FAMILY 60-69'	156		156	1.18	184.08	18.81%	\$347,823.08	\$2,229.64	1.18	184.08	18.81%	\$0.00	\$0.00
	963	376	581	978.66	100.00%		\$1,849,198.94		978.66	100.00%		\$0.00	

VARIANCE IN O&M BUDGET

FY 2024-2025	\$1,660,505.56
FY 2025-2026	\$1,738,247.00
VARIANCE	\$77,741.44

VARIANCE IN CRF BUDGET

FY 2024-2025	\$27,000.00
FY 2025-2026	\$0.00
VARIANCE	-\$27,000.00

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾			
	O&M & CRF PER LOT	SERIES 2015A-1 DEBT SERVICE	SERIES 2017A-1 DEBT SERVICE	FY 2026 ASSMT. PER UNIT ⁽³⁾
Phase 1				
SINGLE FAMILY 45'	\$1,549.41	\$970.55		\$2,519.96
SINGLE FAMILY 50'	\$1,889.52	\$1,078.39		\$2,967.92
SINGLE FAMILY 55'	\$1,889.52	\$1,186.23		\$3,075.75
SINGLE FAMILY 65'	\$2,229.64	\$1,401.91		\$3,631.55
SINGLE FAMILY 75'	\$2,569.75	\$1,617.59		\$4,187.34
Phase 2 & 3				
SINGLE FAMILY 40-49'	\$1,549.41		\$940.26	\$2,489.66
SINGLE FAMILY 50-59'	\$1,889.52		\$1,146.65	\$3,036.17
SINGLE FAMILY 60-69'	\$2,229.64		\$1,353.05	\$3,582.69

FY 2025 PER LOT	\$ VARIANCE PER LOT	% VARIANCE
\$2,474.73	\$45.23	1.83%
\$2,912.76	\$55.16	1.89%
\$3,020.60	\$55.16	1.83%
\$3,566.46	\$65.09	1.82%
\$4,112.33	\$75.01	1.82%
\$2,444.43	\$45.23	1.85%
\$2,981.02	\$55.16	1.85%
\$3,517.60	\$65.09	1.85%

⁽¹⁾ Reflects the total number of lots with Series 2015A-1 and 2017A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2015A-1 & 2017A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

	Series 2015A-1	Series 2017A-1	Total FY 2026 Budget
REVENUE			
NET SPECIAL ASSESSMENTS - MADS	\$ 426,980	\$ 624,431	\$ 1,051,411
TOTAL REVENUE	426,980	624,431	1,051,411
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2026	153,248	216,966	370,213
November 1, 2026	153,248	216,966	370,213
PRINCIPAL RETIREMENT			-
November 1, 2026	120,000	190,000	310,000
TOTAL EXPENDITURES	426,495	623,931	1,050,426
			-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	\$ 485	\$ 500	\$ 985

Net Debt Service Assessments	\$ 1,051,411
Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 67,111
Gross Debt Service Assessments	\$ 1,118,523

EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2023						5,180,000
11/1/2023	100,000	6.300%	163,170	263,170	263,170	5,080,000
5/1/2024		6.300%	160,020	160,020		5,080,000
11/1/2024	105,000	6.300%	160,020	265,020	425,040	4,975,000
5/1/2025		6.300%	156,713	156,713		4,975,000
11/1/2025	110,000	6.300%	156,713	266,713	423,425	4,865,000
5/1/2026		6.300%	153,248	153,248		4,865,000
11/1/2026	120,000	6.300%	153,248	273,248	426,495	4,745,000
5/1/2027		6.300%	149,468	149,468		4,745,000
11/1/2027	125,000	6.300%	149,468	274,468	423,935	4,620,000
5/1/2028		6.300%	145,530	145,530		4,620,000
11/1/2028	135,000	6.300%	145,530	280,530	426,060	4,485,000
5/1/2029		6.300%	141,278	141,278		4,485,000
11/1/2029	140,000	6.300%	141,278	281,278	422,555	4,345,000
5/1/2030		6.300%	136,868	136,868		4,345,000
11/1/2030	150,000	6.300%	136,868	286,868	423,735	4,195,000
5/1/2031		6.300%	132,143	132,143		4,195,000
11/1/2031	160,000	6.300%	132,143	292,143	424,285	4,035,000
5/1/2032		6.300%	127,103	127,103		4,035,000
11/1/2032	170,000	6.300%	127,103	297,103	424,205	3,865,000
5/1/2033		6.300%	121,748	121,748		3,865,000
11/1/2033	180,000	6.300%	121,748	301,748	423,495	3,685,000
5/1/2034		6.300%	116,078	116,078		3,685,000
11/1/2034	190,000	6.300%	116,078	306,078	422,155	3,495,000
5/1/2035		6.300%	110,093	110,093		3,495,000
11/1/2035	200,000	6.300%	110,093	310,093	420,185	3,295,000
5/1/2036		6.300%	103,793	103,793		3,295,000
11/1/2036	215,000	6.300%	103,793	318,793	422,585	3,080,000
5/1/2037		6.300%	97,020	97,020		3,080,000
11/1/2037	230,000	6.300%	97,020	327,020	424,040	2,850,000
5/1/2038		6.300%	89,775	89,775		2,850,000
11/1/2038	245,000	6.300%	89,775	334,775	424,550	2,605,000
5/1/2039		6.300%	82,058	82,058		2,605,000
11/1/2039	260,000	6.300%	82,058	342,058	424,115	2,345,000
5/1/2040		6.300%	73,868	73,868		2,345,000
11/1/2040	275,000	6.300%	73,868	348,868	422,735	2,070,000
5/1/2041		6.300%	65,205	65,205		2,070,000
11/1/2041	295,000	6.300%	65,205	360,205	425,410	1,775,000
5/1/2042		6.300%	55,913	55,913		1,775,000
11/1/2042	315,000	6.300%	55,913	370,913	426,825	1,460,000
5/1/2043		6.300%	45,990	45,990		1,460,000
11/1/2043	335,000	6.300%	45,990	380,990	426,980	1,125,000
5/1/2044		6.300%	35,438	35,438		1,125,000
11/1/2044	355,000	6.300%	35,438	390,438	425,875	770,000
5/1/2045		6.300%	24,255	24,255		770,000
11/1/2045	375,000	6.300%	24,255	399,255	423,510	395,000
5/1/2046		6.300%	12,443	12,443		395,000
11/1/2046	395,000	6.300%	12,443	407,443	419,885	-
Total	\$ 5,180,000		\$ 4,835,250	\$ 10,015,250	\$ 10,015,250	

MAXIMUM ANNUAL DEBT SERVICE (MADS):	426,980
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EPPERSON RANCH CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
10/30/2017						9,205,000
5/1/2018		5.000%	245,572	245,572		9,205,000
11/1/2018		5.000%	244,216	244,216	489,788	9,205,000
5/1/2019		5.000%	244,216	244,216		9,205,000
11/1/2019	135,000	5.000%	244,216	379,216	623,431	9,070,000
5/1/2020		5.000%	240,841	240,841		9,070,000
11/1/2020	140,000	5.000%	240,841	380,841	621,681	8,930,000
5/1/2021		5.000%	237,341	237,341		8,930,000
11/1/2021	145,000	5.000%	237,341	382,341	619,681	8,785,000
5/1/2022		5.000%	233,716	233,716		8,785,000
11/1/2022	155,000	5.000%	233,716	388,716	622,431	8,630,000
5/1/2023		5.000%	229,841	229,841		8,630,000
11/1/2023	165,000	5.000%	229,841	394,841	624,681	8,465,000
5/1/2024		5.000%	225,716	225,716		8,465,000
11/1/2024	170,000	5.000%	225,716	395,716	621,431	8,295,000
5/1/2025		5.000%	221,466	221,466		8,295,000
11/1/2025	180,000	5.000%	221,466	401,466	622,931	8,115,000
5/1/2026		5.000%	216,966	216,966		8,115,000
11/1/2026	190,000	5.000%	216,966	406,966	623,931	7,925,000
5/1/2027		5.000%	212,216	212,216		7,925,000
11/1/2027	200,000	5.000%	212,216	412,216	624,431	7,725,000
5/1/2028		5.000%	207,216	207,216		7,725,000
11/1/2028	210,000	5.000%	207,216	417,216	624,431	7,515,000
5/1/2029		5.375%	201,966	201,966		7,515,000
11/1/2029	220,000	5.375%	201,966	421,966	623,931	7,295,000
5/1/2030		5.375%	196,053	196,053		7,295,000
11/1/2030	230,000	5.375%	196,053	426,053	622,106	7,065,000
5/1/2031		5.375%	189,872	189,872		7,065,000
11/1/2031	240,000	5.375%	189,872	429,872	619,744	6,825,000
5/1/2032		5.375%	183,422	183,422		6,825,000
11/1/2032	255,000	5.375%	183,422	438,422	621,844	6,570,000
5/1/2033		5.375%	176,569	176,569		6,570,000
11/1/2033	270,000	5.375%	176,569	446,569	623,137	6,300,000
5/1/2034		5.375%	169,313	169,313		6,300,000
11/1/2034	285,000	5.375%	169,313	454,313	623,625	6,015,000
5/1/2035		5.375%	161,653	161,653		6,015,000
11/1/2035	300,000	5.375%	161,653	461,653	623,306	5,715,000
5/1/2036		5.375%	153,591	153,591		5,715,000
11/1/2036	315,000	5.375%	153,591	468,591	622,181	5,400,000
5/1/2037		5.375%	145,125	145,125		5,400,000
11/1/2037	330,000	5.375%	145,125	475,125	620,250	5,070,000
5/1/2038		5.375%	136,256	136,256		5,070,000
11/1/2038	350,000	5.375%	136,256	486,256	622,513	4,720,000
5/1/2039		5.375%	126,850	126,850		4,720,000
11/1/2039	370,000	5.375%	126,850	496,850	623,700	4,350,000
5/1/2040		5.375%	116,906	116,906		4,350,000
11/1/2040	390,000	5.375%	116,906	506,906	623,813	3,960,000
5/1/2041		5.375%	106,425	106,425		3,960,000
11/1/2041	410,000	5.375%	106,425	516,425	622,850	3,550,000
5/1/2042		5.375%	95,406	95,406		3,550,000
11/1/2042	430,000	5.375%	95,406	525,406	620,813	3,120,000
5/1/2043		5.375%	83,850	83,850		3,120,000
11/1/2043	455,000	5.375%	83,850	538,850	622,700	2,665,000
5/1/2044		5.375%	71,622	71,622		2,665,000
11/1/2044	480,000	5.375%	71,622	551,622	623,244	2,185,000
5/1/2045		5.375%	58,722	58,722		2,185,000
11/1/2045	505,000	5.375%	58,722	563,722	622,444	1,680,000
5/1/2046		5.375%	45,150	45,150		1,680,000
11/1/2046	530,000	5.375%	45,150	575,150	620,300	1,150,000
5/1/2047		5.375%	30,906	30,906		1,150,000
11/1/2047	560,000	5.375%	30,906	590,906	621,813	590,000
5/1/2048		5.375%	15,856	15,856		590,000
11/1/2048	590,000	5.375%	15,856	605,856	621,713	-
Total	\$ 9,205,000		\$ 9,959,876	\$ 19,164,876	\$ 19,164,876	

MAXIMUM ANNUAL DEBT SERVICE (MADS):	624,431
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PARCELID	SITE ADDRESS
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27-25-20-0150-02100-0250	8066 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02100-0260	8074 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02100-0270	8080 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02100-0280	8086 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02100-0290	8094 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02100-0300	8102 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02100-0310	8110 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02300-0650	8057 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0150-02300-0660	8089 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0160-02100-0210	8042 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
27-25-20-0160-02100-0220	8048 PELICAN REED CIRCLE	TWO & THREE	40	\$1,549.41	\$0.00	\$940.26	\$2,489.66
33-25-20-0110-02500-0250	30817 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0260	30805 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0270	30793 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0280	30779 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0290	30771 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0300	30763 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0310	30755 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02500-0320	30747 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02800-0810	30812 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02800-0820	30800 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02800-0830	30788 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02800-0840	30780 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02800-0850	30772 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0110-02800-0860	30754 SUMMER SUN LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0170	30959 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0180	30951 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0190	30943 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0200	30935 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0210	30927 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0220	30919 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0230	30911 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0240	30903 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0650	30908 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0660	30920 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0670	30934 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0680	30942 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0690	30950 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02300-0700		TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0130-02400-0180	7463 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0130-02400-0190	7451 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02300-0250	30889 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0260	30883 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0270	30875 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0280	30861 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0290	30855 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0300	30847 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0310	30833 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0320	30827 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0330	30821 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0340	30815 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0350	30809 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0360	30801 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0370	30795 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0380	30789 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0390	30781 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0400	30773 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0410	30759 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0420	30747 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0430	30739 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0550	30726 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0560	30740 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0570	30748 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0580	30762 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0590	30774 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0600	30792 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0610	30828 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0620	30848 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0630	30862 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02300-0640	30884 PARROT REEF COURT	TWO & THREE	55	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
33-25-20-0140-02400-0200	7421 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0210	7409 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0220	7379 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0230	7365 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0240	7353 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0250	7341 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0260	7329 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0270	7321 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0280	7292 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0290	7304 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0300	7316 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0310	7322 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0320	7334 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0330	7346 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0340	7358 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0350	7370 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69
33-25-20-0140-02400-0360	7376 SWEETER TIDE TRAIL	TWO & THREE	60	\$2,229.64	\$0.00	\$1,353.05	\$3,582.69

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34-25-20-0160-00000-1720	7610 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1730	7618 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1740	7626 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1750	7634 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1760	7650 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1770	7658 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1780	7664 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1790	7670 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17
34-25-20-0160-00000-1800	7682 POOL COMPASS LOOP	TWO & THREE	50	\$1,889.52	\$0.00	\$1,146.65	\$3,036.17

EXHIBIT 6

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Epperson Ranch Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Epperson Ranch Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total Reserve Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2025.

Attested By:

**Epperson Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

EXHIBIT 7

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2025.

Attested By:

**Epperson Ranch
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

EXHIBIT 8

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Epperson Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025 and ending on September 30, 2026 (the “FY 2024-2025”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025-2026 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 4, 2025.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Chair of the Board of Supervisors

Exhibit A

Notice of Meetings Fiscal Year 2025-2026 Epperson Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Epperson Ranch Community Development District shall be held at 6:15 p.m. at The WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545, unless otherwise indicated herein, on the following dates:

October 6, 2025
November 3, 2025
December 1, 2025
January 5, 2026
February 2, 2026
March 2, 2026
April 6, 2026
May 4, 2026
June 1, 2026
July 6, 2026
August 3, 2026
September 7, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32746 at (321) 263-0132, Extension 536, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta at (321) 263-0132 Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vesta District Services, District Management

EXHIBIT 9



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 4/8/2025 **DUE** 5/8/2025 **ESTIMATE #** EST-SCA1658

BILL TO

Epperson South CDD
Vesta Property Services
250 International Pkwy, Ste 208
Lake Mary FL 32746

SHIP TO

SE1091
Epperson Ranch South CDD
GPS: Parrot Reef Court
Wesley Chapel FL

DESCRIPTION	QTY	RATE	AMOUNT
Installation of bare-root Pickerelweed plants at 18" OC along the perimeter of ponds to uptake nutrients and compete against nuisance vegetation & algae within the pond. Plants offer aesthetic enhancement and provide foraging area/habitat for wildlife, and some protection against erosion. Plants to be planted 2' on average from the high water mark.	1.00	0.00	0.00
Pond 9 - 960 Plants	1.00	1,536.00	1,536.00
Pond 21 - 780 Plants	1.00	1,248.00	1,248.00
Pond 23 - 1060 Plants	1.00	1,696.00	1,696.00
Pond 29 & 30 - 1550 Plants	1.00	2,480.00	2,480.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **6,960.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 10



July 1, 2025

Proposal #

Contact

Michael Bush
Phone: 727 403-8981
Mbush@vestapropertyservices.com

Customer

Epperson Ranch CDD
20215 Cortez Boulevard
Brooksville FL 34601-3847

Job

Epperson Ranch CDD
Epperson Boulevard
Wesley Chapel, Florida 33545

PROPERTY IMPROVEMENTS

Striping

Scope of work:

1. Secure jobsite for the safety of crew and residents with barricades and/or cones.
2. Restripe to match the existing layout using DOT approved latex traffic paint 14,432 LF of 6", 11 regular arrows, 9 HOV stencils, 920 LF of 12", 5 speedbumps, 15 special emphasis crosswalks, 360 LF of 18", 31 stop bars, 350 LF of curb, 8 D.O.T. Arrows, 9 bike stencils with black background.

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE (1) MOBILIZATIONS, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN THIS PROPOSAL ARE THERMOPLASTIC PAINT, EROSION CONTROL, TESTING, IMPACT FEES, AS BUILTS, SHOP DRAWINGS, BONDS, FLAGMEN, MOT, SURVEY, PRIMING/SANDING AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ANY TYPE OF LANDSCAPING, CONSTRUCTION, RENOVATION, RESTORATION, REMODEL, OR REPAIRS DONE TO THE BUILDING OR THE PARKING LOT AFTER SEALCOATING CAN CAUSE PREMATURE WEAR OF THE SEALER. SEALCOATING SHOULD BE THE LAST SERVICE PROVIDED IN THESE TYPES OF SITUATIONS. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



July 1, 2025

Proposal #

Contact

Michael Bush
Phone: 727 403-8981
Mbush@vestapropertyservices.com

Customer

Epperson Ranch CDD
20215 Cortez Boulevard
Brooksville FL 34601-3847

Job

Epperson Ranch CDD
Epperson Boulevard
Wesley Chapel, Florida 33545

PROPERTY IMPROVEMENTS

Notes continued:

- *THE NEW PAINT FOR RESTRIPIING WILL NOT GO TO THE SIDEWALK, CURB NOR TO THE EDGE OF PAVEMENT DUE TO THE PLACEMENT EXISTING CAR STOPS.
- *THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.
- *IT IS CUSTOMER RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR VEHICLES
- *PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS FROM AREA TO BE SEALED AND STRIPED.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING SEALCOAT OR PAINT, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE BARRICADED AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.
- *REGULAR SEALCOATING WITH POLYTAR EVERY 4 TO 6 YEARS CAN DOUBLE THE LIFE OF YOUR PAVEMENT AND SAVE ON COSTLY MAINTENANCE.



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2010 S 51st Street,
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July 1, 2025

Proposal #

Contact

Michael Bush

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Customer

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20215 Cortez Boulevard

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Wesley Chapel, Florida 33545

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



July 1, 2025

Proposal #

Contact

Michael Bush

Phone: 727 403-8981

Mbush@vestapropertyservices.com

Customer

Epperson Ranch CDD

20215 Cortez Boulevard

Brooksville FL 34601-3847

Job

Epperson Ranch CDD

Epperson Boulevard

Wesley Chapel, Florida 33545

PROPERTY IMPROVEMENTS

Terms – Net Upon Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez

Sean Fernandez

Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of, or deviation from, the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the assigned date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount \$16,308.00



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



EXHIBIT 11

Date Reported	Type of Complaint	Complaint	Board Direction	Action	Date Closed
20-Dec-24	Sidewalks	Crosswalk in front of main gate on Epperson Blvd near intersection at Overpass is frequently used by drivers as a u-turn space, presenting a danger to pedestrians and golf carts. Requests for concrete bollards to prevent this	Hold for now to see if new traffic light helps	District Engineer working on item as of 6/2	
8-Mar-25	Gates	Reported golf cart hit at Yale Harbor gate	Discussed at April Meeting	Get Police Report	
17-Apr-25	Hardscape	Street Sign at the stop sign on the corner of Windward Palm and Olive Brook Drive was never put back up			
15-May-25	Other	Requests butterfly garden and little free library area to have a camera	Discuss during RFP		
3-Jun-25	Other	Suggests purchasing a 6-pack of flags to have on hand, current flag needs replacement			
6-Jun-25	Landscaping	Grass along Overpass, between Sumer Sun Loop golf cart path and Olive Brook Entrance has not been mowed in 2 weeks			
11-Jun-25	Hardscape	Concrete bollard on Yale Harbor golf cart path has been knocked down, reported to Bush and Todd who will remove and assess			
2-Jul-25	Sidewalks	Path running adjacent to the fountain appears to be persistently flooded, unsure if sprinkler or fountain basin issue. Algae now growing on sidewalk as area has been flooded for some time			
11-Jul-25	Landscaping	Tansy Bend cart path area not mowed for about 3 weeks			
12-Jul-25	Landscaping	Irrigation lines above south tunnel exit may have been cut, water is pouring out over tunnel opening			
13-Jul-25	Ponds	Significant algae bloom at Pond #3			
13-Jul-25	Landscaping	Weeds behind resident's house on Pond 27, Chair will forward photos			
15-Jul-25	Other	Alarmed by water leaking into tunnel to Epperson Lagoon via the ceiling			
18-Jul-25	Landscaping	Irrigation on the north side sidewalk along Epperson Blvd between Roma Dune and Olive Brook - sprinklers are running but grass has overgrown the sprinkler head popup areas so sidewalks are flooding			
22-Jul-25	Landscaping	Irrigation leak near sprinkler boxes between Olive Brook Gates and Palm Cove (cart path)			
25-Jul-25	Gates	Clicker for Olive Brook gate opens both entry and exit gate, Todd Spinelli will be checking			