District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, September 4, 2025

Time: 6:15 p.m.

Roll Call

I.

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

- **II.** Audience Comments (limited to 3 minutes per individual on agenda items only)
- III. Field Operations, Amenity Matters, & Reports
 - A. Steadfast Environmental August Waterway Inspection Report Exhibit 1
 - B. LMP Inspection Report
 - C. District Counsel's Report
- IV. Consent Agenda
 - A. Approval of the August 4, 2025 Meeting Minutes Exhibit 2
 - B. Acceptance of the July 2025 Unaudited Financial Report Exhibit 3
 - C. Ratification of Steadfast Environmental Midge Treatment on Ponds 9, 10, 17, 18, & 19, on Summer Sun Loop \$450.00
- V. Business Matters
 - A. Presentation & Acceptance of Resignation Letter from Chad

 Mendelsohn

 Exhibit 5
 - B. Consideration of Rep Services, Inc. Tot Lot Shade Structure
 Proposal \$48,742.69
 - C. Consideration of Southern Automated Access Services, Inc. Call
 Box Replacement Proposal \$20,526.98 (updated proposal)
 - D. Consideration of Spinelli Gate Control Proposals

 <u>Exhibit 8</u>
 - ➤ Main Gate Control Board Replacement \$4,800.00
 - ➤ Yale Harbor Gate Control Board Replacement \$4,800.00
 - E. Consideration of Envera Virtual Gate Guard Access Control
 Proposal one-time \$138,335.95, monthly \$12,033.21
 - F. Consideration & Approval of Steadfast Compressor Replacement for Pond 18 \$1,400.00
- VI. Staff Reports
 - A. Field Services Manager Exhibit 11



 Presentation and Consideration of Vesta Water Feature Maintenance Proposal (3x weekly) 	Exhibit 12
B. Spinelli Electric Monthly Maintenance Report (July 29-August	Exhibit 13
C. District Manager	
Presentation and Discussion of Mach Form Grievances (updated as of September 3)	Exhibit 14
Consideration of CDD Goals & Objectives	Exhibit 15
 Discussion of Kutak Rock LLP Legal Services Proposal (under separate cover) 	

Next Meeting Quorum Check: October 6, 2025, 6:15 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

D. District Engineer

Exhibit 16

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:

8/27/2025 12:18 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE: WWW.STEADFASTENV.COM 813-836-7940

SITE: 1/2

Condition: Excellent Great √Good Poor √Mixed Condition Improving





Comments:

Pond 1 has a buildup of filamentous algae around the perimeter. A heavy algaecide treatment during an upcoming maintenance event plus daily rain will make quick work of clearing this. No nuisance grasses observed. Pond 2 has a well defined buffer zone mostly free of invasives.

WATER: X Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous X Surface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 3/4





Comments:

Pond 3 has filamentous algae growth being pushes to one side by wind. This will allow for easier coverage with algaecide next treatment. No nuisance grass observed

Pond 4 is free of nuisance growth. Routine monitoring and treatments as needed will continue.

WATER: ★ Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous Planktonic Cyanobacteria

GRASSES: ★ N/A Minimal Moderate Substantial

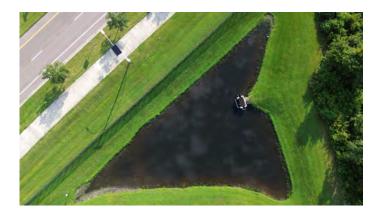
NUISANCE SPECIES OBSERVED:

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

SITE: 5/6

Condition: Excellent Great √Good Poor Mixed Condition Improving





Comments:

Pond 5 is free of nuisance growth. Routine monitoring and treatments as needed will continue.

Pond 6 has small patches of filamentous algae. These will be addressed along with other ponds mentioned above. No nuisance grasses observed.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 X Surface Filamentous

 Planktonic
 Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 7/8

Condition:

Excellent Great Good Poor Mixed Condition Improving





Comments:

Pond 7 has one very small section of filamentous algae. Rain may take care of this before we can get to it, but will treat next service if it does not. No nuisance grasses observed.

Pond 8 is free of nuisance growth. Routine monitoring and treatments as needed will continue.

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

SITE: 9/10

Condition: Excellent Great Good Poor Mixed Condition Improving





Comments:

Pond 9 has small patches of nuisance grasses offshore. They appear to be decayed, but will be treated if needed. No algae observed.

Pond 10 has planktonic algae/cyanobacteria bloom. Other ponds later in this report are experiencing similar conditions. I have included a section in "Management Summary" detailing what is happening in these ponds. No nuisance grasses observed.

WATER: X Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous Surface Filamentous

X Planktonic X Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 11/12

Condition: Excellent \(\sqrt{Great} \) Good Poor \(\sqrt{Mixed Condition} \) Improving





Comments:

Pond 11 has a ring of slender spikerush at the water line. This will addressed quickly before the water level rises and submerges the grass. No algae observed. Pond 12 has a planktonic algae/cyanobacteria bloom. No nuisance grass observed.

Turbid **X** Clear Tannic WATER: Surface Filamentous ALGAE: Subsurface Filamentous × Planktonic **X**Cyanobacteria **GRASSES:** N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara Hydrilla XSlender Spikerush Other:

SITE: 13/14

Condition: Excellent √Great Good Poor √Mixed Condition Improving





Comments:

Pond 13 has a planktonic algae/cyanobacteria bloom. No nuisance grasses observed.

Pond 14 has patches of nuisance grasses on the shoreline. These will be addressed next visit. No algae observed.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 Surface Filamentous

 X
 Planktonic
 X Cyanobacteria

 GRASSES:
 N/A
 X Minimal
 Moderate
 Substantial

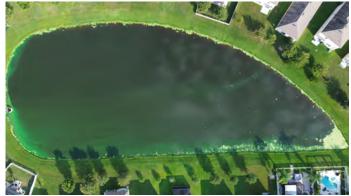
 NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara 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 planktonic algae/cyanobacteria bloom. No nuisance grasses observed.

Turbid WATER: **X** Clear Tannic ALGAE: Surface Filamentous Subsurface Filamentous **X**Cyanobacteria **X** Planktonic GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara

Other:

Slender Spikerush

Hydrilla

SITE: 17/18

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Both ponds are free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

GRASSES: X N/A

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 19/20

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Both ponds are free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue. Mild turbidity present in pond 19.

WATER: X Clear Turbid Tannic
ALGAE: X N/A Subsurface Filamentor

Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: XN/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 21/22

Condition: ✓Excellent Great Good **Mixed Condition Improving** Poor





Comments:

Both ponds are free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

WATER: X Clear Turbid Tannic ALGAE: \mathbf{X} N/A Subsurface Filamentous

> Planktonic Cyanobacteria Substantial

Surface Filamentous

GRASSES: X N/A Minimal Moderate

NUISANCE SPECIES OBSERVED:

Pennywort Chara Torpedo Grass Babytears

Hydrilla Slender Spikerush Other:

SITE: 23/24

Condition: Excellent ✓ Mixed Condition **Improving** Great Good





Comments:

Pond 23 is free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

Pond 24 has patches of nuisance grasses around the shoreline. These will be addressed next visit. No algae observed.

Turbid **X** Clear Tannic WATER: Surface Filamentous ALGAE: ×N/A Subsurface Filamentous Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:**

Chara

Torpedo Grass

Pennywort Babytears Hydrilla Slender Spikerush Other:

SITE: 25/26

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Pond 25 is free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

Pond 26 has patches of filamentous algae growth, most likely Lyngbya. We are organizing a treatment plan with algaecides designed for this species and will employ it when ready. No nuisance grasses observed.

WATER: X Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous Y Surface Filamentous
Planktonic (yanobacteria

GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 27/28





Comments:

Both ponds are free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

WATER:
ALGAE:

N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 29/30

Condition: Excellent Great Good \(\sqrt{Poor} \) Mixed Condition Improving





Comments:

Both ponds have a planktonic algae/cyanobacteria bloom. No nuisance grasses observed.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 Surface Filamentous

 X Planktonic
 X Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

GRASSES: ★ N/A Minimal M NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 31/32

Condition: ✓Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Pond 31 has patches of filamentous algae. A technician will address this during the next maintenance event.

Pond 32 is free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY













Regarding planktonic algae/cyanobacteria blooms: Every pond with a bloom has a history of this type of growth, particularly in the last few months. I suspect each has a higher than normal nutrient load driving this. Add to that seasonal high temperatures and almost daily rain events pushing more nutrients in from nitrogen and phosphorous-rich fertilizers. All these variables make for perfect algae growing conditions. Routine algaecide treatments will help keep the issues at bay, but longer term solutions such as nutrient abatement and aquatic plantings will provide more sustainable results.

Aside from these few ponds, most others are in great condition. Filamentous algae benefits from the same nutrients as planktonic, but doesn't hold up well during rain. This allows technicians more time to focus on troublesome ponds. Grasses are minimal, but continue to grow quickly with more daily sun and rain, and higher water levels. Management has encouraged technicians to take the time and materials needed to ensure proper results when treating all waterways.

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

1	MINUTES OF MEETING						
2	EPPERSON RANCH						
3	COMMUNITY DEVELOPMENT DISTRICT						
4 5 6	The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District was held on Monday, August 4, 2025 at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.						
7	FIRST ORDER OF BUSINESS – Roll Call						
8	Mr. Beckett called the meeting to order and conducted roll call.						
9	Present and constituting a quorum were:						
10 11 12 13 14	Dawn Curran-Tubb Board Supervisor, Chairwoman Christy Bartels Board Supervisor, Vice Chairwoman Chad Mendelsohn Board Supervisor, Assistant Secretary Harl Page Board Supervisor, Assistant Secretary Cherdonna Epps-Gardner Board Supervisor, Assistant Secretary						
15	Also present were:						
16 17 18 19 20	Heath Beckett District Manager, Vesta District Services Michael Broadus (via phone) District Counsel, Straley Robin Vericker Greg Woodcock (via phone) District Engineer, Stantec Kevin Riemensperger Steadfast Environmental						
21 22	The following is a summary of the discussions and actions taken at the August 4, 2025 Epperson Ranch CDD Board of Supervisors Regular Meeting.						
23 24	SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on agenda items only)						
25 26 27	Prior to proceeding with Audience Comments, Ms. Curran-Tubb acknowledged that this meeting would be the last meeting for Mr. Mendelsohn as a member of the CDD Board, and recognized his work for the community during his tenure.						
28 29	The Board opened the floor to any Audience Comments on agenda items. There being none, the next item followed.						
30	THIRD ORDER OF BUSINESS - Field Operations and Amenity Matters						
31	A. Exhibit 1: Steadfast July Waterway Inspection Report						
32 33	Mr. Riemensperger noted that the high temperatures and sunshine levels were resulting in accelerated algae growth, but crews were continuing to manage and monitor the ponds.						
34 35	Exhibit 2: Consideration of Steadfast Environmental Updated Maintenance Contract Proposal						
36 37 38 39	Mr. Riemensperger noted that there had not been any increases to the contract since Steadfast had begun work for Epperson Ranch CDD. The Board requested that the proposed contract include a stipulation for a representative to be present at each CDD Board meeting.						
40 41 42	On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the Board approved the Steadfast Environmental Updated Maintenance Contract Proposal, as amended, for the Epperson Ranch Community Development District.						

Following the motion, Mr. Riemensperger also noted that he had checked on the condition of the erosion repairs, as a rain event had immediately followed their installation. Mr. Riemensperger reported that Pond 8's repair was still in strong condition, but a small hole had been observed in Pond 32's material, as well as further damage with Pond 6. Mr. Riemensperger stated that a crew would be sent out to repair these as soon as possible.

B. LMP Inspection Report

The Board and staff discussed some irrigation details and reported issues with saturated ground, with additional fungal issues being noted in a zone due to high levels of rain and moisture. Additional comments were heard regarding the struggling palms in the center island and the surrounding construction activity causing them stress.

FOURTH ORDER OF BUSINESS - Consent Agenda

- A. Exhibit 3: Approval of the July 7, 2025 Meeting Minutes
- B. Exhibit 4: Acceptance of the June 2025 Unaudited Financial Report
- On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the Board approved all items of the consent agenda, for the Epperson Ranch Community Development District.

58 FIFTH ORDER OF BUSINESS – FY 2025-2026 Budget & Assessment Public Hearing

- A. Fiscal Year 2025-2026 Budget Public Hearing
 - Open the Public Hearing

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Budget Public Hearing, for the Epperson Ranch Community Development District.

Exhibit 5: Presentation of FY 2025-2026 Budget & Assessment Roll

➤ Public Comments

An audience member asked for details about the increases for residents. Ms. Curran-Tubb explained that the assessment increases varied by the size of the lot owned, with the smallest lots being \$45.23 for the whole year, and the largest being \$75.01, and that these increases were largely based on cost of living adjustments on contracts and new insurance rates. Comments were also heard from the Board noting that the CDD did not need to spend the full budgeted amounts on line items for the Fiscal Year actuals, and that any remaining funds that went unspent would go towards a capital improvement fund to be used for major projects such as eventual road repaving instead of having to levy any special assessments on the community. The Board also invited residents to bring forward any ideas for areas in District expenditures where funds could potentially be saved.

➤ Close the Public Hearing

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved closing the Fiscal Year 2025-2026 Budget Public Hearing, for the Epperson Ranch Community Development District.

B. Exhibit 6: Consideration & Adoption of **Resolution 2025-07**, Adopting Final Budget for FY 2025-2026

- 82 On a MOTION by Ms. Epps-Gardner, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the 83 Board adopted Resolution 2025-07, Adopting Final Budget for FY 2025-2026, for the Epperson Ranch 84 Community Development District. 85 C. Fiscal Year 2025-2026 Assessments Public Hearing 86 Open the Public Hearing 87 On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board 88 approved opening the Fiscal Year 2025-2026 Assessments Public Hearing, for the Epperson Ranch 89 Community Development District. 90 Public Comments 91 There being none, the next item followed. 92 Close the Public Hearing 93 On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved 94 closing the Fiscal Year 2025-2026 Assessments Public Hearing, for the Epperson Ranch Community 95 Development District. 96 D. Exhibit 7: Consideration & Adoption of **Resolution 2025-08**, Levying O&M assessments for FY 97 2025-2026 98 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board 99 adopted Resolution 2025-08, Levying O&M assessments for FY 2025-2026, for the Epperson Ranch Community Development District. 100 101 SIXTH ORDER OF BUSINESS – Business Matters 102 A. Exhibit 8: Consideration & Adoption of **Resolution 2025-09**, Adopting FY 2025-2026 Meeting 103 Schedule 104 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the 105 Board adopted Resolution 2025-09, Adopting FY 2025-2026 Meeting Schedule, for the Epperson Ranch 106 Community Development District. 107 B. Exhibit 9: Consideration & Approval of Steadfast Pond Plantings Proposal - \$6,960.00 total 108 (proposals tabled from previous meeting) 109 \triangleright Pond 9 – 960 Plants - \$1,536.00 110 Pond 21 – 780 Plants - \$1,248.00 111 Pond 23 – 1060 Plants - \$1,696.00 112 Pond 29 & 30 – 1550 Plants - \$2,480.00 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board 113 approved the Steadfast Pond Plantings Proposal, in the total amount of \$6,960.00, for the Epperson Ranch 114 115 Community Development District.
- 116 C. Exhibit 10: Consideration of ACPLM Striping Proposal \$16,308.00 (tabled from previous meeting)
- The Board did not take any action on this item.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 11: Field Services Manager

Comments were made noting a broken pillar at the butterfly garden, as well as work to acquire information from other gate and access control companies on potentially making a switch for Epperson Ranch from the current vendor. Ms. Curran-Tubb also noted that LMP's mowing map area had been updated to include an additional small area from Epperson Boulevard to Curley Road that had been mistakenly omitted, and that this change had been agreed to at no additional charge. Mr. Beckett also noted that Mr. Bush had ordered replacement stickers for ADA mulch requirements at the playground, and was waiting on quotes for the shade structure.

B. Exhibit 12: Spinelli Electric Monthly Maintenance Report

Mr. Beckett noted that the street signage had been ordered and that these were starting to be installed by Mr. Spinelli.

Ms. Curran-Tubb addressed concerns from a member of the community who had questions about Mr. Spinelli's licensure status for electrician work. Ms. Curran-Tubb noted that this had been discussed with Mr. Spinelli, who had applied for the certified electrical contractor exam, and that Mr. Spinelli's work thus far and on an ongoing basis was for handyman work and preventative maintenance, which did not require a license. Ms. Curran-Tubb added that Mr. Spinelli was acting as a general contractor in conjunction with New Wave Concepts which did have a license, and discussed the quality of Mr. Spinelli's work with the Board. Ms. Curran-Tubb stated that she would not be voting to approve electrical invoices to avoid any potential liability based on the current license status, and that she would be reaching out to Mr. Spinelli the next day.

C. District Manager

- Exhibit 13: Presentation and Discussion of Mach Form Grievances (updated as of July 31)

 Ms. Curran-Tubb noted that Mr. Spinelli had removed the downed concrete bollard from the Yale Harbor golf cart path, though this might not have been reinstalled yet. The Board discussed an issue where water had been pouring into the tunnel exit which had been rectified. Ms. Curran-Tubb also stated that Mr. Spinelli had been unable to replicate the issue where a clicker for the Olive Brook gate was opening both the entry and exit gates, but that he would continue to monitor. Comments were made noting that the open gate
- Next Meeting Quorum Check: September 1, 2025, 6:15 PM at the Hilton Garden Inn Mr. Beckett noted that the September 1 meeting date fell on Labor Day, which is a federal holiday. The Board came to an agreement to hold the next meeting on September 4 instead. Ms. Curran-Tubb, Ms. Bartels, and Mr. Page stated that they could attend the next meeting in person, which would constitute a quorum.

schedule would be coming into effect with the start of the new school year.

D. District Counsel

The Board inquired about whether the letters had been issued to the homeowners causing erosion damage, with Ms. Curran-Tubb noting that this had been brought up and requested at two previous meetings. The Board requested to be notified when this was completed, and Mr. Broadus stated that he would do so when the letters went out.

The Board additionally asked about current progress on the Withlacoochee lights along Overpass Road, with Ms. Curran-Tubb noting that this matter had also been brought up at several meetings. Mr. Broadus reviewed correspondence and observed that Ms. Sousa had sent something out to the Pasco County attorney on July 7, but that no response appeared to have been received. Mr. Broadus stated that he would follow up with the County attorney.

164	E.	District Engineer	
165 166 167 168		and County were working on had been remo	the equipment in the Overpass area that the develope oved and the job may have been abandoned by them the project manager to try to get clarification on the chain of command if this was unsuccessful.
169 170 171			en any progress on getting the County's permission to J-turns in the crossing. Mr. Woodcock stated that this sed installing signage prohibiting U-turns.
172 173	EIGH'		omments - New Business – (limited to 3 minutes per
174 175 176 177		Summer Sun Loop, and asked whether there installed in the nearby pond in 2024. Ms. C	arding the midge fly populations near her property or was an issue with the aeration system that had been furran-Tubb stated that she could follow up with the fill being treated monthly with the garlic solution.
178	NINTI	H ORDER OF BUSINESS – Supervisor Rec	quests
179 180 181 182		with the lack of updates on multiple items in t	t's legal representation, and specifically her concerns the District Counsel's report, as well as some pushback from the developer. Mr. Beckett provided some that worked with CDDs.
183	TENT	H ORDER OF BUSINESS – Adjournment	
184 185	adjour	Mr. Beckett asked for final questions, com n the meeting. There being none, Mr. Mendels	ments, or corrections before requesting a motion to ohn made a motion to adjourn the meeting.
186 187	II .	· · · · · · · · · · · · · · · · · · ·	by Ms. Epps-Gardner, WITH ALL IN FAVOR, the person Ranch Community Development District.
188 189 190	at the n		de by the Board with respect to any matter considered are that a verbatim record of the proceedings is made th appeal is to be based.
191 192		ng minutes were approved at a meeting by vong held on	te of the Board of Supervisors at a publicly noticed
193			
	Signat	ure	Signature
	Printe	d Name	Printed Name
194	Title:	□ Secretary □ Assistant Secretary	Title: □ Chairman □ Vice Chairman

	EXHIBIT 3	

Epperson Ranch Comunity Development District

Financial Statements (Unaudited)

July 31, 2025



Epperson Ranch CDD Balance Sheet July 31, 2025

	 General Fund	Capital erve Fund			Debt Service 2017		 TOTAL
1 ASSETS							
2 OPERATING ACCOUNT	\$ 156,552	\$ -	\$	=	\$	-	\$ 156,552
3 MM ACCOUNT	1,576,820	-		-		-	1,576,820
4 TRUST ACCOUNTS:							
5 REVENUE FUND	-	-		444,848		653,370	1,098,217
6 INTEREST FUND	-	-		-		-	-
7 PREPAYMENT FUND	-	-		633		-	633
8 RESERVE FUND	-	-		426,980		624,681	1,051,661
9 ACQ & CONS	-	-		32		550	582
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 TOTAL ASSETS	\$ 1,781,986	\$ 454,567	\$	886,054	\$	1,298,441	\$ 4,421,048
18 LIABILITIES							
19 ACCOUNTS PAYABLE	\$ 139,102	\$ _	\$	-	\$	-	\$ 139,102
20 DEFERRED ASSESSMENTS ON-ROLL	· -	_		-		-	
21 DUE TO OTHER FUNDS	487,969	_		-		-	487,969
22 TOTAL LIABILITIES	 627,071			-		-	627,071
23 FUND BALANCE							
24 NONSPENDABLE							
25 PREPAID & DEPOSITS	48,614	-		-		-	48,614
26 CAPITAL RESERVES	=	-		-		-	-
27 RESERVED - OPERATING CAPITAL	276,751	-		-		-	276,751
28 UNASSIGNED	 829,550	 454,567		886,054		1,298,441	3,468,612
29 TOTAL FUND BALANCE	 1,154,915	 454,567		886,054.10		1,298,441	 3,793,977
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,781,986	\$ 454,567	\$	886,054	\$	1,298,441	\$ 4,421,048

General Fund

Statement of Revenues, Expenses, and Changes in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Amended Budget		FY 2025 Month of July		FY 2025 Total Actual Year-to-Date		VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES							to Buuget	
2 General Fund Revenue	\$	1,660,506	\$	-	\$	1,667,208	\$ 6,702	100%
3 Interest Revenue		-		5,006		32,205	32,205	
4 Miscellaneous (Gate Access, Fobs, Etc.)		_		· -		788	788	
5 TOTAL REVENUES		1,660,506		5,006		1,700,201	39,695	102%
		, ,						
6 EXPENDITURES								
7 ADMINISTRATIVE								
8 Supervisors Compensation		12,000		1,000		6,600	(5,400)	55%
9 Payroll Taxes		918		77		505	(413)	55%
10 Payroll Service Fees		673		50		400	(273)	59%
11 Management Consulting Services		45,000		3,750		37,500	(7,500)	83%
12 Travel Per Diem		100		-		57,500	(100)	0%
13 Meeting Room Rental		5,200		366		3,228	(1,972)	62%
14 Bank Fees		200		300		2,226	(1,972) (198)	1%
15 Auditing Services		4,200		-		3,850	(350)	92%
				-		175	(330)	
16 Regulatory and Permit Fees		175		520			-	100%
17 Legal Advertisements		1,500		539		806	(694)	54%
18 Engineering Services		40,500		3,545		19,917	(20,583)	49%
19 Legal Services		46,000		3,225		22,615	(23,385)	49%
20 Assessment Collection Fee		150		-		150	-	100%
21 Website Development & Hosting		2,015		42		1,932	(83)	96%
22 Miscellaneous		4,000		1,312		5,439	1,439	136%
23 TOTAL ADMINISTRATIVE		162,631		13,905		103,118	(59,513)	63%
24 INSURANCE 25 Insurance		47,500				63,566	16,066	134%
26 TOTAL INSURANCE		47,500				63,566	16,066	134%
AT DEPTH OF DAY OF A DAY WORTH A TWO N								
27 DEBT SERVICE ADMINISTRATION		7 000				7 000		1000/
28 Bond Dissemination		5,000		-		5,000	- (1.06%)	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		21,500	(5,500)	80%
34 Utility - Electricity		64,800		5,603		47,227	(17,573)	73%
35 Utility - Streetlights		277,398		19,055		186,665	(90,733)	67%
36 Utility - Water		24,600		658		6,466	(18,134)	26%
37 Pet Waste Removal		7,060		1,112		9,957	2,897	141%
38 Lake/Pond Maintenance		100,000		6,687		29,942	(70,058)	30%
39 Midge Fly Abatement		50,000		4,040		36,360	(13,640)	73%
40 Landscape Maintenance - Phase 1, 2 & 3		385,000		31,097		329,182	(55,818)	86%
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	(1,330)	100%
44 Water Feature Cleaning & Maintenance				_		34,999	` '	
		50,000				22.022	(50,000)	0% 80%
45 Gate Maintenance & Repairs		29,900		225		23,922	(5,978)	80%
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		1,063		137,034	15,134	112%
49 Tunnel Maintenance		10,000		-		-	(10,000)	0%
50 Drainage Structure Inspection & Repairs		20,000		10,836		10,836	(9,164)	54%
51 Security Patrols		4,500		1,856		1,856	(2,644)	41%

	FY 2025 Amended Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
52 Speed Tables	15,000	July	-	to Buuget	TT Buuget
53 Contingency	64,000	(5,545)	9,986	(54,014)	16%
54 TOTAL FIELD OPERATIONS	1,420,658	78,686	964,134	(456,523)	68%
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	2,505	9,314	6,114	291%
59 Gate Security Cameras	3,100	307	764	(2,336)	25%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	926	(575)	62%
61 TOTAL AMENITY OPERATIONS	14,312	2,812	12,344	(1,969)	86%
62 TOTAL EXPENDITURES	1,660,506	95,403	1,156,601	(503,905)	70%
63 REVENUES OVER (UNDER) EXPENDITURES		(90,397)	543,600	543,600	
64 OTHER FINANCING SOURCES & USES					
65 Transfers In	-	-	-	-	
66 Transfers Out					
67 TOTAL OTHER FINANCING SOURCES & USES					
68 NET CHANGE IN FUND BALANCE		(90,397)	543,600	543,600	
69 Fund Balance - Beginning	207,231	<u>-</u>	611,315	404,083	
70 FUND BALANCE - ENDING - PROJECTED	207,231		1,154,915	947,684	
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		829,550		
77 TOTAL FUND BALANCE	\$ 207,231		\$ 1,154,915		

Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	
1 <u>REVENUES</u>		-		
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	<u> </u>	<u> </u>	<u> </u>	
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	

Debt Service Fund- Series 2015 A-1 Statement of Revenues, Expenses, and Changes in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget		Y	FY 2025 Actual ear-to-Date	VARIANCE Over (Under) to Budget		
1 <u>REVENUES</u>							
2 Special Assessments - On Roll (Net)	\$	426,980	\$	428,703	\$	1,723	
3 Interest Revenue		-		25,432		25,432	
4 Misc. Revenue							
5 TOTAL REVENUES		426,980		454,135		27,155	
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		32,403		28,848	
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		32,403		28,848	
20 Fund Balance - Beginning		761,311		853,620		92,309	
21 FUND BALANCE - ENDING - PROJECTED	\$	764,866	\$	886,022.13	\$	121,156	
* financed by prior year recorded	-						

^{*} financed by prior year revenues

Debt Service Fund- Series 2017 A-1 Statement of Revenues, Expenses, and Changes in Fund Balance For the period from October 1, 2024 to July 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual ear-to-Date	Ove	RIANCE er (Under) o Budget
	EVENUES				
2	Special Assessments - On Roll (Net)	\$ 624,681	\$ 627,203	\$	2,521
3	Interest Revenue	_	37,109		37,109
4	Misc. Revenue	 	 		
5 <u>T</u>	OTAL REVENUES	624,681	664,312		39,631
	<u>XPENDITURES</u>				
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 T	OTAL EXPENDITURES	 622,931	617,181		(5,750)
14 R	EVENUES OVER (UNDER) EXPENDITURES	 1,750	 47,131		45,381
	THER FINANCING SOURCES & USES				
	Transfers In	-	-		-
	Transfers Out	 _	 		
18 <u>T</u>	OTAL OTHER FINANCING SOURCES & USES	 	 		
19 N	ET CHANGE IN FUND BALANCE	 1,750	 47,131		45,381
20	Fund Balance - Beginning	 1,127,063	1,250,761		123,698
	UND BALANCE - ENDING - PROJECTED	\$ 1,128,813	\$ 1,297,891	\$	169,079

^{*} financed by prior year revenues

Epperson Ranch CDD Check Register - FY2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024	A OLI400004	Beginning of Year	0-1- 4 00/00/04 40/04/04		405.00	128,165.56
10/02/2024 10/09/2024		DOORKING, INC. PASCO COUNTY UTILITIES SERVICES BRANCH	Gate Access 09/02/24 - 10/01/24 31756 Overpass Reclaim Rd 08.09.24-09.10.24		165.80 121.68	127,999.76 127,878.08
10/09/2024		PASCO COUNTY UTILITIES SERVICES BRANCH	·		527.28	127,376.06
	ACH101524	PASCO COUNTY UTILITIES SERVICES BRANCH	31849 Epperson Ranch PH 7 08.09.24-09.10.24		21.24	127,350.60
10/18/2024		Withlacoochee River Electric	O A Overpass Amenity Ctr Road 08.12.24 - 09.11.24 8519 Salt Crest Way 09.03.24 - 10.02.24		50.30	127,329.56
10/16/2024	01ACH101624	Withliacoothee River Electric	Funds Transfer	100,000.00	50.50	227,279.26
10/22/2024	3683	Egis Insurance & Risk Advisors	Insurance FY Policy # 100124245 10/01/24-10/01/25	100,000.00	63,566.00	163.713.26
10/23/2024		Steadfast Environmental, LLC	Invoice: SE-24928 (Reference: Routine Aquatic Maintenance 9.24.)		2,575.00	161,138.26
10/23/2024		POOP 911	Invoice: 981136 (Reference: Monthly Poop Stations - Sep. 2024.)		821.99	160,316.27
10/23/2024		Vesta District Services	Invoice: 422535 (Reference: Monthly DM Fees - Oct 2024.)		5,791.67	154,524.60
10/23/2024		Landscape Maintenance Professionals	Invoice: 186289 (Reference: Monthly Landscape - 9.24.) Invoice: 187134 (Re	oference: OTC Inject	45,197.25	109,327.35
10/23/2024		DC Integrations LLC	Invoice: 24957 (Reference: Camera Management For Main-Yale-Olive.) Invoi		2,980.00	106.347.35
10/23/2024		Gig Fiber, LLC	Invoice: 3329 (Reference: Solar Equipment - Oct. 2024.) Invoice: 3328 (Reference: Solar Equipment - Oct. 2024.)	,	18,500.00	87,847.35
10/23/2024		SchoolNow	Invoice: INV-SN-261 (Reference: Website Hosting.)	renee. Goldi Equip	1,515.00	86,332.35
10/25/2024		Withlacoochee River Electric	7851 Curley Rd 09.04.24-10.03.24		4,085.98	82,246.37
	02ACH102524	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 09.04.24-10.03.24		148.32	82,098.05
	03ACH102524	Withlacoochee River Electric	7315 Yale Harbor Dr 09.04.24-10.03.24		53.55	82,044.50
10/25/2024		Withlacoochee River Electric	31077 Epperson Blvd 09.04.24-10.03.24		41.61	82,002.89
10/25/2024		Withlacoochee River Electric	32317 Overpass Rd 09.04.24-10.03.24		40.35	81.962.54
	06ACH102524	Withlacoochee River Electric	32318 Overpass Blvd 09.04.24-10.03.24		40.16	81,922.38
	07ACH102524	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 09.04.24-10.03.24		49.39	81,872.99
	08ACH102524	Withlacoochee River Electric	31425 Epperson Blvd 09.04.24-10.03.24		40.16	81,832.83
10/25/2024		Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 09.04.24-10.03.24		67.56	81,765.27
10/25/2024		Withlacoochee River Electric	31263 Palm Song PI (Pond) 09.04.24-10.03.24		72.08	81.693.19
10/29/2024		DC Integrations LLC	Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor.) Inv	voice: 25066 (Ref	6,000.00	75,693.19
10/29/2024		Mr Electric of Land O Lakes	Invoice: 2403093 (Reference: OPS Chemical Controller.)		716.95	74,976.24
10/29/2024		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
	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		Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 10.03.24 - 11.04.24		156.73	309,345.08
	04ACH112224	Withlacoochee River Electric	7315 Yale Harbor Dr 10.03.24 - 11.04.24		50.83	309,294.25
11/22/2024		Withlacoochee River Electric	31077 Epperson Blvd 10.03.24 - 11.04.24		41.70	309,252.55
11/22/2024		Withlacoochee River Electric	32317 Overpass Rd 10.03.24 - 11.04.24		40.35	309,212.20
	07ACH112224	Withlacoochee River Electric	32318 Overpass Blvd 10.03.24 - 11.04.24		40.16	309,172.04
11/22/2024		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 Pl (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		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		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		Steadfast Environmental, LLC	Invoice: SE-25447 (Reference: Aquatic Maintenance Dec. 2024.)	2,615.00	2,609,280.45
12/12/2024		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		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		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		3 3	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		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		Withlacoochee River Electric	31425 Epperson Blvd 11.04.24 - 12.03.24	40.35	2,545,977.03
12/20/2024		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		Withlacoochee River Electric	7315 Yale Harbor Dr 11.04.24 - 12.03.24	49.48	2,545,757.14
12/20/2024		Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11.04.24 - 12.03.24	143.61	2,545,613.53
12/20/2024		Withlacoochee River Electric	7851 Curley Rd 11.04.24 - 12.03.24	4,087.25	2,541,526.28
12/23/2024		Contact One	Invoice: 241201164101 (Reference: Monthly Service - Dec. 2024.)	55.00	2,541,471.28
12/23/2024		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		Dawn Curran Tubb	BOS MTG 12/16/24	184.70	2,540,447.35
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Date	Number	Name	Memo	Deposits	Payments	Balance
12/27/2024 12/30/2024	122724ACH4 100427	Engage PEO DC Integrations LLC	BOS MTG 12/16/24 Invoice: 25184 (Reference: Limit Switch, Blown Fuse.)		141.80 425.00	2,540,305.55 2,539,880.55
12/31/2024	100427	End of Month	IIIVoice. 25164 (Reference. Limit Switch, Blown Fuse.)	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	2,000,000.01	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	e: 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: 952	2745 (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	0.000.40	286.77	2,498,749.00
01/08/2025			Deposit	3,926.19 2.602.17		2,502,675.19
01/08/2025 01/08/2025			Deposit Deposit	43,782.57		2,505,277.36 2,549,059.93
01/14/2025	100434	Gig Fiber, LLC	Invoice: 3733 (Reference: Solar Equipment - Entrance Bridge Jan 2025.) Invoice: 373		18,500.00	2,530,559.93
01/14/2025	100434	Steadfast Environmental, LLC	Invoice: SE-26121 (Reference: January 2025 Treatment.)	i (iteleleli	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 01/28/2025	09ACH012425 100440	Withlacoochee River Electric	7851 Curley Rd 12.03.24 - 01.06.25		4,104.21 171.68	2,512,565.90
01/28/2025	100440	Landscape Maintenance Professionals Contact One	Invoice: 308118 (Reference: Playground controller irrigation inspection repairs.) Invoice: 250101164101 (Reference: 12/20/2024 - 01/19/2025.)		48.00	2,512,394.22 2,512,346.22
01/28/2025	100441	DC Integrations LLC	Invoice: 25312 (Reference: Install new motor for side gate entrance.) Invoice: 25316 (Peferen	1,780.00	2,512,546.22
01/30/2025	100442	Landscape Maintenance Professionals	Invoice: 307877 (Reference: Winter flowers installation.)	i vereren	2,320.00	2,508,246.22
01/31/2025	100440	End of Month	invoice. 607 677 (I toloronoe. William noword motalitation.)	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.)	01,0010	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	e: 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	. ,	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 Depor	sit.) 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		1,684.89	2,498,258.65
02/14/2025 02/19/2025	100453 100454	Spinelli Electric, Inc. Spinelli Electric, Inc.	Invoice: 124284 (Reference: Maintenance & Water Lids.) Invoice: 124289 (Reference Invoice: 124294 (Reference: Water Covers Reimbursement.)	. Padlock Re	401.73 53.82	2,497,856.92
02/19/2025	100454	Spinelli Electric, Inc. Vesta District Services	Invoice: 124294 (Reference: Water Covers Reimbursement.) Invoice: 424846 (Reference: Billable Expenses - Jan 2025.)		1,871.06	2,497,803.10 2,495,932.04
02/19/2025	01ACH022125	Withlacoochee River Electric	7851 Curley Rd 01.06.25 - 02.04.25		4,096.90	2,495,932.04
02/21/2025	02ACH022125	Withlacoochee River Electric Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.25 - 02.04.25		157.34	2,491,677.80
02/21/2025		Withlacoochee River Electric Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.25 - 02.04.25		49.32	2,491,628.48
02,2.,2020					.0.02	2,101,020.70

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 PI (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		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	100100	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		DOORKING, INC.		1,497.10	2,422,749.18
		· · · · · · · · · · · · · · · · · · ·	Gate Access 02.02.25- 03.01.25		, ,
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		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		Steadfast Contractors Alliance, LLC	Invoice: SA-10118 (Reference: Monthly treatment march25.)	4,040.00	2,398,173.18
03/07/2025		Tampa Bay Poo Patrol, LLC	Invoice: 2819 (Reference: Pet waste station maintenance March25.)	1,111.50	2,397,061.68
03/07/2025		Spinelli Electric, Inc.	Fountain Restoration & Replacement Deposit	65,780.75	2,331,280.93
03/10/2025		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		Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 02.04.25- 03.05.25	163.08	2,270,347.94
03/20/2025		Withlacoochee River Electric	7315 Yale Harbor Dr 02.04.25- 03.05.25	49.60	2,270,298.34
	04ACH032025	Withlacoochee River Electric	31077 Epperson Blvd 02.04.25-03.05.25	41.73	2,270,256.61
	05ACH032025	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 02.04.25- 03.05.25	48.68	2,270,207.93
	06ACH032025	Withlacoochee River Electric	31263 Palm Song PI (Pond) 02.04.25- 03.05.25	70.22	2,270,137.71
	08ACH032025	Withlacoochee River Electric	31425 Epperson Blvd 02.04.25- 03.05.25	40.16	2,270,097.55
	09ACH032025	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 02.04.25- 03.05.25	50.61	2,270,046.94
	032125BOS1	Chad Mendelsohn	BOS MTG 3/3/25	184.70	2,269,862.24
	032125BOS1	Christy M Bartels	BOS MTG 3/3/25	184.70	2,269,677.54
	032125BOS2 032125BOS3	Dawn Curran Tubb	BOS MTG 3/3/25	184.70	2,269,492.84
	032125BOS3 032125BOS4		BOS MTG 3/3/25 BOS MTG 3/3/25	184.70	2,269,492.84
		Engage PEO			, ,
03/24/2025		Contact One	Invoice: 250301164101 (Reference: Monthly service Mar25.)	52.00	2,269,299.04
03/24/2025		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 1 000077 /D (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 De	posits	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: 25520)	erence:	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	g.)	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		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		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	100500	End of Month	1 1 105001 (D. f	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 (Reference: 124373)	er	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: - Amendmer	1τ#1 - Ε	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	-4	232.47	263,838.18
05/13/2025	100518	Spinelli Electric, Inc.	Invoice: 124379 (Reference: vehicle collision involving a compromised electrical pole located a		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	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	Withlacochee River Electric	31650 Epperson Blvd (Fountain) 04.03.25-05.05.25	930.46	248,480.37
05/23/2025	04ACH052325	Withless shee River Electric	31263 Palm Song PI (Pond) 04.03.25- 05.05.25	77.50	248,402.87
05/23/2025	05ACH052325	Withless shoe River Electric	7315 Yale Harbor Dr 04.03.25- 05.05.25	53.83	248,349.04
05/23/2025 05/23/2025	06ACH052325 07ACH052325	Withlacoochee River Electric Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 04.03.25-05.05.25	51.68 41.67	248,297.36 248,255.69
05/23/2025	09ACH052325	Withlacoochee River Electric Withlacoochee River Electric	31077 Epperson Blvd 04.03.25- 05.05.25 30498 Summer Sun Loop (Pond) 04.03.25- 05.05.25	40.16	248,215.53
05/23/2025	10ACH052325	Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Blvd 04.03.25- 05.05.25	40.16	248,215.33
05/28/2025	100526	Spinelli Electric, Inc.	Invoice: 124393 (Reference: Gate System Relocation and Motherboard Replacement ? Main Entry Gate	1,250.00	246,175.37
05/26/2025	100520	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	400.00	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	Withless shee River Electric	7315 Yale Harbor Dr 05.05.25- 06.04.25	54.15	227,206.12
06/20/2025	04ACH062025 05ACH062025	Withlacoochee River Electric Withlacoochee River Electric	31077 Epperson Blvd 05.05.25- 06.04.25	41.67 52.00	227,164.45
06/20/2025		Withlacoochee River Electric Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 05.05.25- 06.04.25		227,112.45
06/20/2025 06/20/2025	06ACH062025 07ACH062025	Withlacoochee River Electric Withlacoochee River Electric	31263 Palm Song PI (Pond) 05.05.25- 06.04.25 30498 Summer Sun Loop (Pond) 05.05.25- 06.04.25	75.46 40.16	227,036.99 226,996.83
06/20/2025	07ACH062025 08ACH062025	Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Blvd 05.05.25- 06.04.25	40.16	226,996.63
06/24/2025	100535	Straley Robin Vericker	Invoice: 26726 (Reference: Professional legal services rendered.)	2.145.00	226,956.67
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	100537	ECS Integrations LLC	Invoice: 102646 (Reference: Doorking Gate Remote 1st Homeowner (30889 Parrot Reef Ct).)	80.00	223,274.67
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
30,00,2020		,, · ·	,	.,	0,000

Date	Number	Name	Memo Deposits	Payments	Balance
06/30/2025		End of Month	28,863.76	56,280.96	219,508.17
07/03/2025	100541	ECS Integrations LLC	Invoice: 102729 (Reference: Wireless Internet Solution VZ.) Invoice: 102730 (Reference: Door	2,092.00	217,416.17
07/03/2025	100542	Pasco Sheriff's Office	Invoice: I-20257-12021 (Reference: SECURITY/RADAR.)	696.00	216,720.17
07/03/2025	100543	Stantec Consulting Services, Inc	Invoice: 2418285 (Reference: 2025 FY General Consulting.)	3,544.82	213,175.35
07/03/2025	100544	Steadfast Contractors Alliance, LLC	Invoice: SA-13400 (Reference: 2025 Treatment.)	4,040.00	209,135.35
07/03/2025	100545	Vesta District Services	Invoice: 427206 (Reference: Monthly contracted management fees Jul25.)	5,791.67	203,343.68
07/03/2025	100546	Tampa Bay Poo Patrol, LLC	Invoice: 3697 (Reference: Service and maintain 27 waste stations \$9.50 per station per week)	1,111.50	202,232.18
07/03/2025	100547	Spinelli Electric, Inc.	Invoice: SE-240630B-ESCDD (Reference: Gate maintenance.)	600.00	201,632.18
07/03/2025	100548	ECS Integrations LLC	Invoice: 102728 (Reference: Camera Management for Main-Yale-Olive.)	150.00	201,482.18
07/03/2025	100549	BUSINESS OBSERVER	Invoice: 25-01260P (Reference: Public board meeting.)	91.88	201,390.30
07/07/2025	01ACH070725	DOORKING, INC.	Reference: Gate cell service June25.	177.80	201,212.50
07/08/2025	100550	Gig Fiber, LLC	Invoice: 4752 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge July 2025.) Inv	19,055.00	182,157.50
07/08/2025	100551	Steadfast Contractors Alliance, LLC	Invoice: SA-13489 (Reference: Pond 5,7,10 and 27 maintenance.)	4,112.00	178,045.50
07/09/2025	01ACH070925	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 05.09.25- 06.09.25	220.32	177,825.18
07/09/2025	02ACH070925	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 05.09.25- 06.09.25	285.26	177,539.92
07/09/2025	03ACH070925	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 05.09.25- 06.09.25	214.65	177,325.27
07/14/2025	100552	ECS Integrations LLC	Invoice: 102732 (Reference: Wireless Internet Solution VZ (billed quarterly).)	330.00	176.995.27
07/17/2025	100553	BUSINESS OBSERVER	Invoice: 25-01357P (Reference: Notice of Public Hearing 8/4/25.)	242.81	176,752.46
07/17/2025	100554	Spinelli Electric, Inc.	Invoice: SE-EP-SIGN-070125 (Reference: Signage Repair ? Yale Harbor (Epperson South).)	130.00	176,622.46
07/17/2025	100555	Vesta District Services	Invoice: 427599 (Reference: Billable Expenses - Jun 2025.)	720.62	175,901.84
07/18/2025			Deposit 5,675.00		181,576.84
07/18/2025	071825ACH1	Chad Mendelsohn	BOS MTG 7/7/25	184.70	181,392.14
07/18/2025	071825ACH2	Cherdonna Epps-Gardner	BOS MTG 7/7/25	84.70	181,307.44
07/18/2025	071825ACH3	Christy M Bartels	BOS MTG 7/7/25	184.70	181,122.74
07/18/2025	071825ACH4	Dawn Curran Tubb	BOS MTG 7/7/25	184.70	180,938.04
07/18/2025	071825ACH5	Engage PEO	BOS MTG 7/7/25	303.00	180.635.04
07/18/2025	071825ACH6	Harl D. Page	BOS MTG 7/7/25	184.70	180,450.34
07/25/2025	01ACH072525	Withlacoochee River Electric	7851 Curley Rd 06.04.25- 07.03.25	4,449.79	176.000.55
07/25/2025	02ACH072525	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 06.04.25- 07.03.25	852.24	175,148.31
07/25/2025	03ACH072525	Withlacoochee River Electric	31263 Palm Song PI (Pond) 06.04.25- 07.03.25	74.28	175,074.03
07/25/2025	04ACH072525	Withlacoochee River Electric	7315 Yale Harbor Dr 06.04.25- 07.03.25	54.37	175,019.66
07/25/2025	05ACH072525	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 06.04.25- 07.03.25	50.60	174,969.06
07/25/2025	07ACH072525	Withlacoochee River Electric	31077 Epperson Blvd 06.04.25- 07.03.25	41.46	174,927.60
07/25/2025	08ACH072525	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 06.04.25- 07.03.25	40.16	174,887.44
07/25/2025	09ACH072525	Withlacoochee River Electric	31425 Epperson Blvd 06.04.25- 07.03.25	40.16	174,847.28
07/30/2025	100556	Contact One	Invoice: 250701164101 (Reference: Monthly gate cell service.)	62.50	174,784.78
07/30/2025	100557	Alphagraphics Tampa Print	Invoice: 251513 (Reference: Letters, Envelopes and postage.)	1,312.31	173,472.47
07/30/2025	100557	Spinelli Electric, Inc.	Invoice: SE-0725-ES01 (Reference: Gate and Bench Repairs ? Community Grounds.)	215.00	173,257.47
07/30/2025	100559	Steadfast Contractors Alliance, LLC	Invoice: SA-13810 (Reference: Repair of the erosion pond 6 and 8.)	10,836.00	162,421.47
07/30/2025	100559	BUSINESS OBSERVER	Invoice: 25-01449P (Reference: Public board meeting 8/4/25.)	70.00	162,351.47
07/31/2025	100561	Steadfast Contractors Alliance, LLC	Invoice: SA-13302 (Reference: Routine Aquatic Maintenance.)	2,575.00	159.776.47
07/31/2025	100562	Straley Robin Vericker	Invoice: 26888 (Reference: Professional legal services rendered.)	3,224.50	156,551.97
07/31/2025	100002	End of Month	111Volce. 20000 (Neterence. Frotessional regal services rendered.) 5.675.00		156,551.97
0113112025		LIIQ OI MOTILII	5,0/5.00	00,031.20	190,991.97

	EXHIBIT 4



ESTIMATE

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

DUE ESTIMATE# DATE

8/26/2025

9/25/2025

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
One time application of granular larvicide Vectobac to ponds 9, 10, 17, 18 & 19, on Summer Sun Loop. Approx. 7AC.	1.00	450.00	450.00
Est. Timeframe: 1 Day.			

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**

450.00

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 5

Heath Beckett

To: Heath Beckett Subject: Resignation

From: chad mendelsohn < chad.epperson.cdd@gmail.com>

Sent: Friday, June 6, 2025 11:45 AM

To: Heath Beckett < hbeckett@vestapropertyservices.com>

Subject: Resignation

Heath,

here is my formal resignation, my last meeting will be in August

please let me know if you have any questions or concerns

thank you chad

EXHIBIT 6

CGC1508223 FEIN 59-2978507 Page 1 of 2 REP SERVICES, INC. E-mail POs and contracts to: Please mail checks to: Experts at Play & Outdoor Spaces contracts@repservices.com Rep Services, Inc. Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade 165 W. Jessup Ave. E-mail: sales@repservices.com Phone: 407.831.9658 Fax: 866.232.8532 Longwood, FL 32750-4146 Proposed Vesta Property Services, Inc Bill Ship TBD at a later date To: To: To: Vesta District Services 250 International Pkwy Ste 208 Lake Mary, FL 32746-5062 Attn: Michael Bush Attn: Attn: Project No: 21966 Project Name: Epperson Lagoon Tot Lot Shade Additio Project Contact: Michael Bush **Proposal Name:** Epperson Lagoon Shade **Project Location:** 31077 Epperson Blvd. Proposal No: 21966.01 Wesley Chapel, FL 33545 9/11/2025 **Proposal Expires: Proposal Date:** 8/12/2025 Project County: Pasco For Questions Contact: Jason Smith **407-853-3595** Consultant: Scott Brushwood 727-539-8457 Opt/Rev: A/0 8/12/25 - JS Proj Drawings: 21966-1-1 2025.1 605955 Vendor: LSI SkyWays **Unit Price Part No** Qty Description **Net Price** Class **Ext Price** Freestanding Play 2-5 Shade IP227370G-001 1 FA Skyways Hip 28'x28' Shade - 12' Entry Height W/rapid 13,335.00 13,335.00 13,335.00 Release Product Subtotal: \$13,335.00 Electronic of Signed & Sealed Engineering: \$2,050.00 6.00% Florida Sales Tax: \$923.10 Discretionary 1.0% Sales Surtax on the first \$5,000 for Pasco County, per Florida Statute §212.055 1.00% \$50.00 Freight: Prepaid Ship Method: Best Way FOB: Destination \$3,105.00 Weight: 1,120 lbs Freight Charge LSI SkyWays Total: \$19,463.10 605957 Installation By RSI Installer: The scope includes the following, as required: Item Qty Description **INS-SKY** 1LT Equipment Installation - LSI SkyWays 28x28 Hip Shade INS-CON FT 4 EA Install concrete footings for Hip Shade 1 EA Plywood to protect surfaces and haul off of excavated material from footings OTHER PERMIT FILING 1 EA Charge for document preparation for building permit. Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of PERMIT FEE 1EA Commencement. **RSI Installer Total:** \$30,252.69 **General Terms of Sale and Proposal Summary** 100% payment for product with the order, net 30 for install. Product: \$15,385.00 Installation: \$30,252.69 **Grand Total Tax:** \$973.10 A 3% convenience fee will be added to credit card payments. Freight: \$3,105.00

Notes

Basis of Proposal:

Our offer is based upon Rep Services design 21966-1-1 2025.1

Note that RSI will do the best we can to preserve the existing landscape but will not be responsible for any restoration needed.

If a performance and payment bond is required, add 3% to the proposal total.

If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

\$49,715.79

Proposal Total:

Estimated project completion schedule

(This schedule starts when all needed information to direct engineering has been gathered.)

8 Weeks: Engineering

4 Weeks: Permitting/Submittal Approval

Proposal No: 21966.01 Project Name: Epperson Lagoon Tot Lot Shade Addition Proposal Date: 8/12/2025 Page 2 of 2

- 12 Weeks Longest manufacturing lead time. (Typical for scheduling.)
- 1 Week Shipping
- 1 Weeks Installation
- 26 Weeks TOTAL

Note that RSI is committed to do all it can to meet the needs of your project.

SkyWays Shade by LSI:

SkyWays units are designed to meet 2023 Florida Building Code 8th Edition and ASCE 7-22.

Note that the fabric is to be removed by the owner should winds exceed 75MPH. Fabric should be removed in the event of a hurricane.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1. Color selection to be made at time of color submittal approval.

Installation:

Unless otherwise noted, the following items are to be PROVIDED BY CUSTOMER prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- · Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include:

- Performance and Payment Bond
- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing
- · Restoration of sod or surrounding landscaping from installation

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

Time Limitations Holding Prices Firm:

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:			
Company Name	Authorized By	Printed Name	Date
As Its:	(Title)		



SHADE LAYOUT PLAN
TOTAL AREA:
FALL HEIGHT:
BORDER: EXISTING
USER CAPACITY:
SURFACING: EXISTING
SUBGRADE ELEV.:

SHADE FOOTERS ARE ESTIMATED BASED ON RECENT PRECEDENT
FINAL FOOTER SIZES WILL NOT BE
DETERMINED UNTIL TIME OF ENGINEERING



Epperson Lagoon Tot Lot Shade Addition









EXHIBIT 7

Southern Automated Access Services, Inc Southern Automated Access Services, Inc ACCESS SERVICES, ILC P.O. Box 46535 Tampa, FL 33646

Estimate

Date	Estimate#
8/26/2025	2250

Name / Address
Epperson Ranch CDD Heath Beckett

Description	Qty	Cost	Total
This estimate is to replace the existing call box with a Liftmaster CAPXLV2 touch screen telephone entry system with hood. Existing internet connection will be utilized via a wireless bridge from the internet modem to the call box. There is a monthly fee for cloud and voice of approximately \$149. per gated entrance. This is based on 100 homes and basic APP license. The Door King account will no longer be necessary to pay, this will replace it. CAPXLV2 Liftmaster connected access portal. Hourly Tech Charge Actual time will apply. This all depends on the size of the data bases and the amount of clean up that is necessary. Wireless bridge. Install one 8' grounding rod and two Ditek surge suppressors at the tele entry.	3 8 3 3	5,435.66 115.00 550.00 550.00	16,306.98 920.00 1,650.00 1,650.00
Sales Tax 50% down will be required upon acceptance of quote.		6.00%	0.00
Quote is valid for 30 days.		Total	\$20,526.98

Please sign and return if acceptable

Signature

Phone #	
813-714-1430	

E-mail	
saasgates@gmail.com	

EXHIBIT 8



Spinelli Property Group sent you an estimate

Estimate expires on August 31, 2025

We are pleased to provide this proposal for the replacement of the gate control system components.

Overview

Procurement and installation of a replacement gate control board, memory module, and surge protection system. This includes insured removal of the existing unit, installation of all low-voltage components, full programming, and final testing to ensure smooth and reliable gate operation.

Scope of Work

- Supply and install new low-voltage gate control board, memory module, and surge protection system (commercialgrade, specified to manufacturer requirements)
- Insured removal and safe disposal of the existing unit
- · Complete low-voltage programming, wiring connections, and system setup for site readiness
- Verification and functional testing of full gate operation after installation

At Spinelli Electric – Property Services Division, we are always honored to support our community. As your local vendor, we take pride in being readily available, dependable, and here whenever you need us. Our commitment is to protect your investment, ensure reliability, and provide professional service every step of the way.

Warm regards,

April Spinelli

Spinelli Electric - Property Services Division

Field Manager: Todd Spinelli

Customer

Heath Beckett



hbeckett@vestapropertyservices.com

Estimate #2025-0826-ES-02

August 26, 2025

Attachments

DBA UPDATED COIC.pdf

Hide full details ^

Epperson South - Main Gate Control Board Replacement

Main Gate Control Board Replacement - Complete Service

\$4,800.00

Supply and installation of a low-voltage gate control board, memory module, and surge protection system. Scope includes procurement of all replacement components, insured removal of the existing unit, non-structural installation, complete low-voltage programming, system setup, and full operational testing to confirm reliable operation.

Subtotal \$4,800.00

Total \$4,800.00

Deposit \$2,400.00

Due upon invoice date

Balance \$2,400.00

Due within 10 days

Spinelli Property Group

+1 (352) 710-6150

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Spinelli Property Group sent you an estimate

Estimate expires on August 31, 2025

We are pleased to provide this proposal for the replacement of the gate control system components.

Overview

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Scope of Work

- Supply and install new low-voltage gate control board, memory module, and surge protection system (commercialgrade, specified to manufacturer requirements)
- Insured removal and safe disposal of the existing unit
- · Complete low-voltage programming, wiring connections, and system setup for site readiness
- Verification and functional testing of full gate operation after installation

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Warm regards,

April Spinelli

Spinelli Electric - Property Services Division

Field Manager: Todd Spinelli

Customer

Heath Beckett



hbeckett@vestapropertyservices.com

Estimate #2025-0825-ES-01

August 26, 2025

Attachments

DBA UPDATED COIC.pdf

Hide full details ^

Epperson South - Yale Harbor Gate Control Board Replacement

Yale Harbor Gate Control Board Replacement – Complete Service

\$4,800.00

Supply and installation of a low-voltage gate control board, memory module, and surge protection system. Scope includes procurement of all replacement components, insured removal of the existing unit, non-structural installation, complete low-voltage programming, system setup, and full operational testing to confirm reliable operation.

Subtotal \$4,800.00

Total \$4,800.00

Deposit \$2,400.00

Due upon invoice date

Balance \$2,400.00

Due within 10 days

Spinelli Property Group

+1 (352) 710-6150

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	EXHIBIT 9



 Quote #:
 Q-17393-1

 Date:
 8/28/2025

 Expires On:
 10/31/2025

Envera SystemsNext Generation Security

Next Generation Security 1659 Achieva Way Dunedin, FL 33648

Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Epperson Ranch CDD 31601 Epperson Blvd Wesley Chapel, Florida

SECURITY CONSULTANT	PHONE	EMAIL
Dudley Taliaferro	+1 8135145720	dtaliaferro@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

Access Control Database, Licensing, API

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet - Restful API	
	Access Control Database, Licensing, API TOTAL:	\$2,225.91

Epperson Blvd - Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated Driver's License & veraCode Technology	
2	Ground Loop - Reno Detector Harness	
1	Sicunet Access Control Panel - 4 Door	
1	NVR iFT 16 IP Channels 10TB	
3	Outdoor Bullet Camera - 4MP	
3	License Plate Camera - 2 MP	
1	Emergency Access Device	
1	Outdoor Enclosure Kit - Large SS	
3	8' Post	
2	16' Aluminum 4 X 4 Pole	
2	Bore Setup	
250	Bore	
50	Trenching & Backfilling	
55	Conduit	
1,000	Wire	
1	Emergency Access Device	
1	iBoot Bar	

QTY	PRODUCT	INSTALL INVESTMENT
1	Rack Mount 1000VA/900W UPS w/surge	
1	Fortigate Router (40F)	
	Epperson Blvd - Virtual Gate Guard TOTAL:	\$43,010.38

Epperson Blvd Resident Only Access - Access Control

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum 4 X 4 Pole	
50	Trenching & Backfilling	
55	Conduit	
175	Wire	
	Epperson Blvd Resident Only Access - Access Control TOTAL:	\$4,869.26

Sandbay Ridge - Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated Driver's License & veraCode Technology	
2	Ground Loop - Reno Detector Harness	
1	Sicunet Access Control Panel - 4 Door	
1	NVR iFT 16 IP Channels 10TB	
3	Outdoor Bullet Camera - 4MP	
3	License Plate Camera - 2 MP	
1	Emergency Access Device	
1	Outdoor Enclosure Kit - Large SS	
2	8' Post	
2	16' Aluminum 4 X 4 Pole	
2	Bore Setup	
150	Bore	
50	Trenching & Backfilling	
55	Conduit	
750	Wire	
1	Emergency Access Device	
1	iBoot Bar	
1	Rack Mount 1000VA/900W UPS w/surge	
1	Fortigate Router (40F)	
	Sandbay Ridge - Virtual Gate Guard TOTAL:	\$40,059.94

Sandbay Ridge Resident Only - Access Control

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum 4 X 4 Pole	
20	Trenching & Backfilling	
20	Conduit	
125	Wire	
	Sandbay Ridge Resident Only - Access Control TOTAL:	\$4,188.86

Yale Harbor Dr - Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated Driver's License & veraCode Technology	
2	Ground Loop - Reno Detector Harness	
1	Sicunet Access Control Panel - 4 Door	
1	NVR iFT 16 IP Channels 10TB	
3	Outdoor Bullet Camera - 4MP	
3	License Plate Camera - 2 MP	
1	Emergency Access Device	
1	Outdoor Enclosure Kit - Large SS	
2	8' Post	
2	16' Aluminum 4 X 4 Pole	
1	Bore Setup	
125	Bore	
50	Trenching & Backfilling	
55	Conduit	
700	Wire	
1	Emergency Access Device	
1	iBoot Bar	
1	Rack Mount 1000VA/900W UPS w/surge	
1	Fortigate Router (40F)	
	Yale Harbor Dr - Virtual Gate Guard TOTAL:	\$39,332.94

Yale Harbor Dr. Resident Only - Access Control

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum 4 X 4 Pole	
35	Trenching & Backfilling	
40	Conduit	

QTY	PRODUCT	INSTALL INVESTMENT
225	Wire	
	Yale Harbor Dr. Resident Only - Access Control TOTAL:	\$4,648.66

One-Time Total: \$138,335.95

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Entrances - (3) Virtual Gate Guard

Monitoring

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
963	Per Home (Address) Monitoring - 24 Hours	\$8.50	\$8,185.50
,	Entrances - (3) Virtual Gate Guard Monito	oring TOTAL:	\$8,185.50

Access Control Database, Licensing, API

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$250.00	\$250.00
1	Service & Maintenance Plan	\$0.00	\$0.00
Access Control Database, Licensing, API TOTAL:		\$250.00	

Epperson Blvd - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated Driver's License & veraCode Technology	\$800.00	\$800.00
1	Service & Maintenance Plan	\$274.77	\$274.77
1	Networking Monitoring	\$100.00	\$100.00
	Epperson Blvd - Virtual Gate G	uard TOTAL:	\$1,174.77

Epperson Blvd Resident Only Access - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$28.78	\$28.78
Epperson Blvd Resident Only Access - Access Control TOTAL:		\$28.78	

Sandbay Ridge - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated Driver's License & veraCode Technology	\$800.00	\$800.00
1	Service & Maintenance Plan	\$268.78	\$268.78

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Networking Monitoring	\$100.00	\$100.00
	Sandbay Ridge - Virtual Gate G	uard TOTAL:	\$1,168.78

Sandbay Ridge Resident Only - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$27.82	\$27.82
Sandbay Ridge Resident Only - Access Control TOTAL:		\$27.82	

Yale Harbor Dr - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated Driver's License & veraCode Technology	\$800.00	\$800.00
1	Service & Maintenance Plan	\$267.82	\$267.82
1	Networking Monitoring	\$100.00	\$100.00
	Yale Harbor Dr - Virtual Gate G	uard TOTAL:	\$1,167.82

Yale Harbor Dr. Resident Only - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$29.74	\$29.74
Yale Harbor Dr. Resident Only - Access Control TOTAL:		\$29.74	

Monthly Total: \$12,033.21

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system
 parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will
 only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act
 of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other
 cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 963 current homes, with a maximum of 963 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

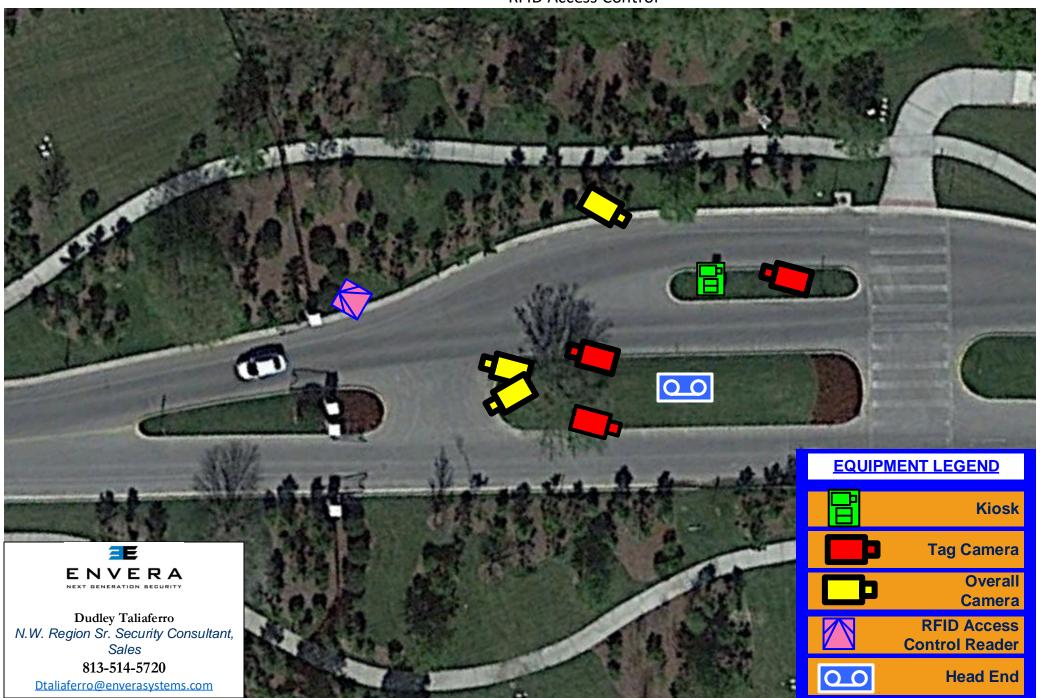
COMMUNITY/COMMNITY+ HARDWARE

All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.



Epperson Ranch CDD Epperson Blvd Gate

24hr. Virtual Gate Guard System RFID Access Control





Epperson Ranch CDD Sandbay Ridge Gate

24hr. Virtual Gate Guard System RFID Access Control





Epperson Ranch CDD

Yale Harbor Dr. Gate

24hr. Virtual Gate Guard System RFID Access Control





BILL TO

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

Epperson South CDD

Lake Mary FL 32746

Vesta Property Services

250 International Pkwy, Ste 208

ESTIMATE

DATE

DUE ESTIMATE#

9/3/2025

10/3/2025

SHIP TO

SE1091

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

Purchase and installation of (1) 1/2hp 115v rocking piston compressor replacement for pond 18 in Epperson South CDD.

QTY RATE AMOUNT

1.00 1,400.00 1,400.00

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

1,400.00

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

Accepted this	day of	, 20
Sign	ature:	
Printed Name a	nd Title:	
Representing (Name of Fire	n)·	

Field Operations Report for

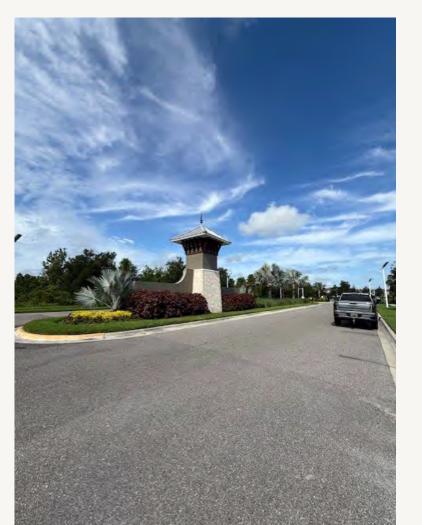
Epperson Ranch
Community Development District
September 2025

- Street Signs.
 - These have been delivered and given to Todd for final installation.
- Playground.
 - Mulch stickers have been placed on most of the equipment. I am waiting for the mulch to be installed before the rest are placed on the remaining posts.
 - Mulch was originally supposed to be installed on 8/18. However, there was a
 miscommunication with their team, and it is now scheduled to be done the week of the
 8th, according to my most recent communication.
 - Shade structure quote has been supplied.
 - 2 of the barriers are damaged, I have reached out to Landscape Structures to supply the community with replacements.
- LMP.
 - They are moving the soccer goal monthly to help promote grass growth in the surrounding area.
 - I have found a couple more trees that are leaning and need be adjusted.
 - Working on water main fix so we can refill the fountain and maintain from there on.

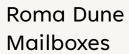
- Pet Waste Stations.
 - I have noticed that some of the receptacles are not upright. I have adjusted as needed.
 - Cleanliness of the station is in good shape.
- Main Entrance Fountain.
 - Vesta Pools was on site to clean the fountain as the water main was broken. They have supplied a quote to clean the pool on a 1 time a week schedule.
 - Coopers Pools will be on site this week as well to look at the fountain and then supply a
 quote.
 - They wanted to wait until the repair is completed to survey the structure.
- Street Stripping.
 - No additional responses or quotes have come in from the last meeting.
- Aerator.
 - Kevin has sent over a quote to fix.
 - Todd is going to take a look at this as well to see if this is something he can handle too.

Yale Harbor Entrance











Tuscan Bay Circle Mailboxes



Roma Dune Drive Mailboxes



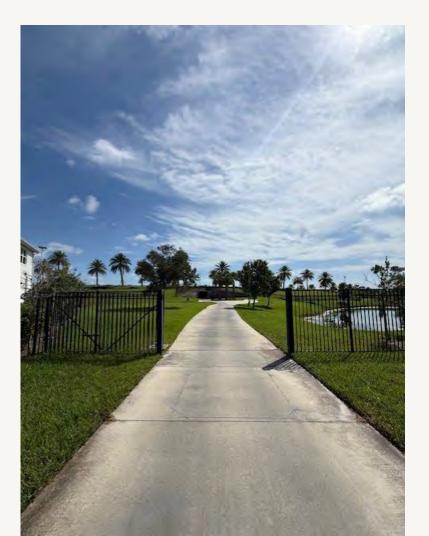


Playground Area Mailboxes

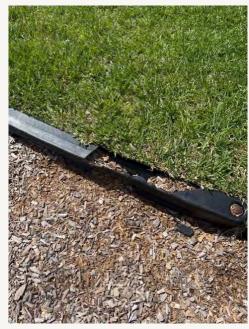


- Tortuga Shore Loop Area.
 - Pond 3 A Good amount of algae located on the West Side.











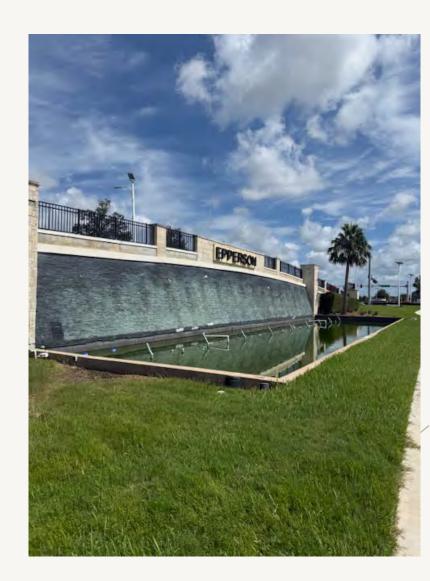






Main Entrance/Fountain







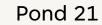
Epperson ranch

- Epperson Blvd Parks
 - Mulch in these areas and others around the community looks very sparse. Along with some beds that do not have any plant materials in them.
 - There are 2 black pots located on top of a bed that have what looks like weeds growing in them.
 - Waiting for Todd to repair the wooden arch.
 - There is a tree that originally strapped up that needs to be adjusted again.



Epperson ranch

Roundabout area on Lago Mist Way



Pond 14



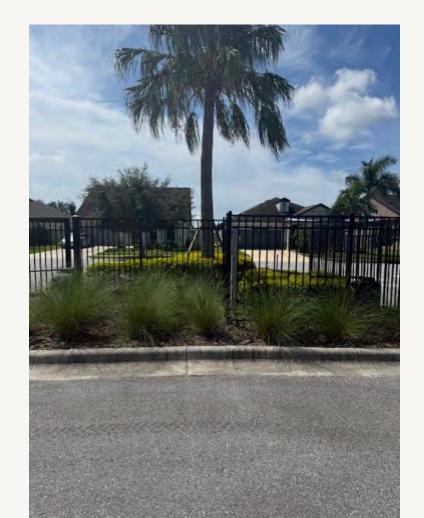




Epperson ranch

Olvie Brook Entrance









THANK YOU

Michael Bush

727-403-8981

 ${\tt Mbush@VESTAPROPERTSERVICES.COM}$

EXHIE
BIT 12



Vesta Property Services Maintenance Division PROPOSAL

DATE: 8.27.2025

COMMUNITY MANAGER	COMMUNITY	SERVICES REQUESTED	PAYMENT TERMS
Amanda Burns/GM	Epperson Ranch CDD	Water Feature Maintenance Proposal	Upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
3 days a week	Service Frequency: 3 full-service visits per week Scope of work: -Perform complete water chemistry testing and adjust with chemicals as needed to maintain proper balanceVacuum entire basin floor to remove dirt and debrisSkim surface for grass, clippings, leaves and other floating materialsBrush tile line and clean skimmer baskets to maintain appearance and flowBackwash filtration system once weekly to ensure efficiencyInspect and clean pump strainer basketBrush and descale waterfall feature regularly to prevent buildup and algae growthConduct visual inspection of pumps, filters and circulation system at each visit.		\$1400.00
	Repairs and chemicals are not included.		

TOTAL PROPOSED AMOUNT

\$1400.00

If you have any questions concerning this invoice, contact:

The total proposed amount as written above is good for 30 days from the date proposed.

	DSAL: The above prices, specifications & conditions are satisfactory and are hereby thorized to do the work as specified & payment will be made as outlined above.
Authorized Signature:	Date:

EXHIBIT :
13

Spinelli Electric – Property Services Division

Maintenance Activity Report

Epperson Ranch South CDD

Reporting Period: July 29 - August 18, 2025

Submitted by: April Spinelli I april@spinellielectric.com

Summary of Services

The following property maintenance services were performed across multiple CDD locations during the reporting period:

Fountain Area

- 7/29 Removed shattered glass from the fountain area (1 hour)
- 8/13 Excavated ground to expose leaking pipe (4 hours)
- 8/15 Repaired water line using field-available materials (3 hours)

Olive Brook Gates

- 8/5 Diagnosed non-working keypad; identified button failure (1 hour)
- 8/18 Installed and tested replacement keypad and weather cover (1 hour)

Yale Harbor Gates

8/13 – Inspected gate control panel following lightning strike; control board compromised (1 hour)

Main Exit Gate

- 8/13 Investigated reported malfunction; found operating normally
- Coordination with DCI and after-hours site return for night-time function check (1 hour)

Total Labor: 12 Hours

Total Materials: Keypad unit, weather cover, pipe repair components

All work was performed under routine property services. No permitting or licensed electrical actincluded.	tivity was

Spinelli Property Group

South CDD – August Maintenance Summary

August 22 – August 28, 2025

Completed Maintenance

- Lift Station Fence Epperson Blvd: Repaired fence to restore presentation and safety.
- GC Mirror Summer Sun Loop: Adjusted mirror for proper visibility.
- Aeration Pump Summer Sun Loop Pond: Investigated pump; determined unit is seized and timer is low quality. Recommendation: rework connection if replacement pump is installed.
- Main Gate Controller Lightning Event: Responded to outage caused by lightning strike.
 Gates secured in open position for safe operation until remediation.
- Yales Harbor Camera/DVR: Reset system power, mounted DVR, and organized wiring for reliable performance.
- Address Sign Installations: Installed new signs at Palm Song / Epperson Blvd intersection and at yield sign near Parrot Reef circle.
- Playground Entrance Sign Community Park: Repaired and restored sign at the park entrance.

Company Standards & Scope Clarity

- Spinelli Property Group provides insured project coordination and installation services.
- We care because we live here.
- We are nearby for immediate dispatch.
- This is our community too.
- All work is completed with professionalism, responsiveness, and attention to long-term community benefit.
- Unless otherwise specified in writing, permitting is not included. If required, coordination may be arranged through a licensed subcontractor or third-party partner.

Board Awareness

■ The aeration pump on Summer Sun Loop pond remains seized. Replacement and timer rework are recommended.

Mach Form Comments (through 08-27)

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 uturn 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	working on item as of 6/2	
8-Mar-25	Gates	Reported golf cart hit at Yale Harbor gate	Discussed at April Meeting	DM has 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		Sign is orderd	
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		Flags were purchased	
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		Todd removed bollard and smooth	
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		Todd is working on this	
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		Water line was turned on. Chair went out and truned off. Everything is fine now	
13-Jul-25	Ponds	Significant algae bloom at Pond #3 Weeds behind resident's house on Pond 27, Chair will forward			
13-Jul-25	Landscaping	photos			

Mach Form Comments (through 08-27)

15-Jul-25	Other	Alarmed by water leaking into tunnel to Epperson Lagoon via the ceiling	Water line was turned on. Chair went out and truned off. Everything is fine now	
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)	Called LMP and they came out that night and turned off water	
25-Jul-25	Gates	Clicker for Olive Brook gate opens both entry and exit gate, Todd Spinelli will be checking		
29-Jul-25	Hardscape	2 small potholes on Tansy Bend, by mailboxes on property (house number 31866)		
8-Aug-25	Gates	Yale Harbor gate not opening, Spinelli checked and locked gate open, plans on following up with problem at call box on Monday (Aug 11)		
10-Aug-25	Landscaping	Weeds surrounding pond behind resident property on Palm Song Place are very tall and have not been mowed in some time		
11-Aug-25	Sidewalks	Sidewalks in front of green utility boxes on Summer Sun Loop are pooling with water, despite not having rained. Expresses concerns about standing water hazards and attached photos for reference		
12-Aug-25	Landscaping	Debris left behind by landscapers on outside of resident's fence, Tuscan Bay Circle		
13-Aug-25	Gates	Epperson exit gate reportedly not working, Spinelli to take a look		

Mach Form Comments (through 08-27)

15-Aug-25	Landscaping	Urgent attention requested, tree in common area in front of resident's Summer Sun Loop property is leaning and has caused a water leak in the underground irrigation hose		
20-Aug-25	Landscaping	Tuscan Bay Circle resident, landscapers have covered fence with dirt and debris again		
21-Aug-25	Ponds	Fish kill reported at pond between Parrot Reef and Summer Sun Loop, suggests that conditions have gone hypoxic and requests support and/or aerator installation		
22-Aug-25	Midgeflies	Summer Sun Loop pond aerator not operational for months with no explanation, midgefly problem has reappeared. Requests explanation for why aerator is not running and for it to be turned on again		
23-Aug-25	Gates	Main entry gate not responding to clickers or codes, Spinelli to lock open		

Epperson Ranch Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods. **Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications). **Achieved:** Yes \Box No \Box

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District

Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement.

district management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems. **Standard:** Minimum of one inspection was completed in the Fiscal Year by the

district's engineer. **Achieved:** Yes \square No \square

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes \square No \square

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achiev	ed.	Yes	П	Nο	П
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Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair: Print Name:	Date:
Epperson Ranch Community Development District	
District Manager:	Date:
Print Name:	
Epperson Ranch Community Development District	

EXHIBIT 16

Christian Dimaculangan

From: cdimaculangan@vestapropertyservices.com

To: Heath Beckett

Subject: RE: Epperson Ranch CDD Meeting on September 4th

From: Woodcock, Greg <greg.woodcock@stantec.com>

Sent: Friday, August 22, 2025 3:16 PM

To: Heath Beckett heath Beckett heath.google.com; Dawn Curran-Tubb <a href

Cc: Nolte, Frank < frank.nolte@stantec.com>

Subject: Epperson Ranch CDD Meeting on September 4th

Good afternoon, Heath and Dawn. I leave for vacation on September 2nd and will return September 10th and will not be able to attend the meeting on the 4th of September. Below is a summary of what we are currently working on and the status. If you would like to set up a call prior to me leaving on the September 2nd to discuss any of the items, please let me know. In case of an emergency during my vacation, you can call Frank Nolte at (727) 431-1645. I have also cc'd Frank on this email for your reference. Sorry for the inconvenience.

- 1. Working with district staff to obtain schedule of construction on Overpass Road from Metro.
- 2. Sent our reports outlining resident caused erosion to district council to send letters.

Greg Woodcock

Project Manager

Office: Brooksville
Direct: (352) 777-0183
greg.woodcock@stantec.com









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