

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, October 6, 2025

Time: 6:15 p.m.

Location: WaterGrass Club
32711 Windelstraw Drive,
Wesley Chapel, FL

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

Conference ID: **684 257 747#**

Meeting Agenda

I. Roll Call

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

III. Field Operations and Amenity Matters

A. Steadfast Environmental September Waterway Inspection Report

[Exhibit 1](#)

B. LMP Inspection Report

IV. Consent Agenda

A. Approval of the September 4, 2025 Meeting Minutes

[Exhibit 2](#)

B. Acceptance of the August 2025 Unaudited Financial Report

[Exhibit 3](#)

V. Business Matters

A. Consideration of Rep Services, Inc. Tot Lot Shade Structure
Proposal - \$48,742.69 *(tabled from previous meeting)*

[Exhibit 4](#)

VI. Staff Reports

A. Field Services Manager

*To be
Distributed*

- Presentation and Consideration of Vesta Water Feature
Maintenance Proposal (revised, 1x weekly)

[Exhibit 5](#)

B. Spinelli Monthly Maintenance Report

[Exhibit 6](#)

C. District Manager

- Presentation and Discussion of Mach Form Grievances
(updated as of October 3)

[Exhibit 7](#)

- Next Meeting Quorum Check: November 3, 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 Counsel

E. District Engineer

VII. Private Discussion of Security System *(Exempt from Sunshine and Public Records Laws)*

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

IX. Supervisor Requests

X. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

9/29/2025 11:52 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1/2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 1 is almost completely free of nuisance growth. Any present is decaying. Mild turbidity in the water, likely from ongoing construction uphill.
Pond 2 has mild nuisance grass growth in the areas retaining water. Technicians will continue to address thee. No algae observed.

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

SITE: 3/4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 3 has patches of filamentous algae present. They appear to have been submerged by the rain over the weekend. If decay has not progressed by next visit, a technician will treat these areas. No nuisance grasses observed.
Pond 4 is free of any nuisance growth. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 5/6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

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

Pond 6 has patches of filamentous algae also affected by rain. Technicians will address next service if needed. No nuisance grasses observed.

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

SITE: 7/8

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Both ponds have filamentous algae present on the surface. Pond 8 also has a small section of planktonic algae. All algal growth will be treated by a technician next visit.

No nuisance grasses observed.

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

Inspection Report

SITE: 9/10

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

Pond 9 is free of any nuisance growth. Routine monitoring and treatments as needed will continue.

Pond 10 has notable planktonic and mild filamentous algae growth. Both can be addressed simultaneously with an algaecide mix next service. No nuisance grasses observed.

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

SITE: 11/12

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



Comments:

Pond 11 has filamentous algae growth around the perimeter. This pond will be included in the algaecide treatments scheduled for next visit. No nuisance grasses observed.

Pond 12 is free of nuisance growth except a very small section of cyanobacteria. It will also be treated next visit. Great improvement since last month.

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

Inspection Report

SITE: 13/14

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

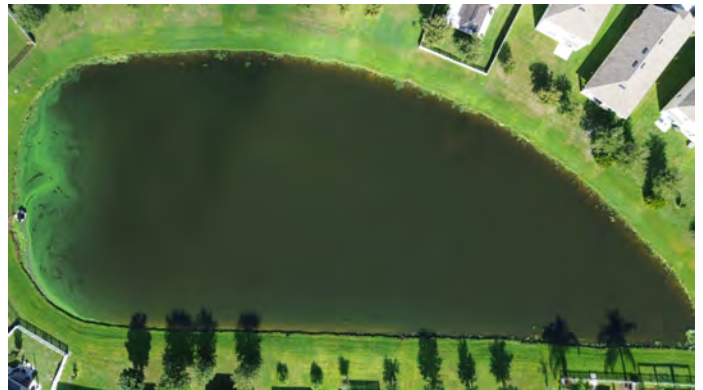
More significant improvement on pond 13. A small patch of planktonic algae is the only nuisance growth observed. An algaecide treatment to this area will quickly clear growth.

Pond 14 is free of any nuisance growth. Routine monitoring and treatments as needed will continue. Atmospheric interference prevented full overhead photos. Other ponds below will have similar issues.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		✗ Planktonic	Cyanobacteria	
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	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 any nuisance growth. Routine monitoring and treatments as needed will continue. Mild turbidity in the water.

Pond 16 has planktonic algae growth on one side. While it continues to improve, technicians will still treat until all algal growth has cleared. No nuisance grasses observed.

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

Inspection Report

SITE: 17/18

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



Comments:

Both ponds are free of any nuisance growth. Routine monitoring and treatments as needed will continue.

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

SITE: 19/20

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



Comments:

Pond 19 has a small patch of planktonic algae present. A technician will address this next visit. No nuisance grasses observed. Mild turbidity present in the water. Pond 20 is free of any nuisance growth. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 21/22

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Pond 21 is free of any nuisance growth. Routine monitoring and treatments as needed will continue.

Pond 22 has small patches of nuisance grasses on the exposed shoreline. A technician will address these during an upcoming maintenance event.

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

SITE: 23/24

Condition: Excellent Great ☒Good Poor ☒Mixed Condition Improving



Comments:

Pond 23 is free of any nuisance growth. Routine monitoring and treatments as needed will continue.

Pond 24 appears to have a planktonic algae bloom starting. The turbidity may slow it down, but a technician will inspect next service and treat if needed. Any nuisance grasses present will also be addressed.

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

Inspection Report

SITE: 25/26

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Pond 25 has planktonic algae and turbidity. Like pond 24, a technician will inspect and treat if the growth has not cleared by next service. No nuisance grasses observed.

Lyngbya is still present on pond 26. Wind has blown it all to one corner which will allow for better coverage when it is treated. No grass growth observed.

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

SITE: 27/28

Condition: ✓ Excellent Great Good Poor Mixed Condition Improving



Comments:

Both ponds are free of any nuisance growth. Routine monitoring and treatments as needed will continue. Turbidity has continued to clear in pond 28.

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

Inspection Report

SITE: 29/30

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



Comments:

There is almost a point source of planktonic algae in the natural culvert between two homes on pond 29. Nutrient runoff from yards runs into the pond and feeds algal growth. If algaecides are applied to and around this spot, growth will slow. No nuisance grasses observed. This is no fault of homeowners, it's just likely the lowest point where water gathers.

Pond 30 is free of any nuisance growth, which is a significant improvement from last month. Routine monitoring and treatments as needed will continue.

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

SITE: 31/32

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

Pond 31 has filamentous algae growth in the shallow sections. This will make treatment easier as algaecides will be more potent due to less water being present. No nuisance grasses observed.

Pond 32 is free of any nuisance growth. Routine monitoring and treatments as needed will continue.

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

MANAGEMENT SUMMARY



85

Summer may be officially over, but growing season will still be here for a few weeks. Daily temperatures in the 80's and sudden rain events brought on by late season hurricanes will continue to fuel vegetative and algal growth. An array of herbicides and algaecides are always available should rapid growth occur after a large rain event.

This time of year, technicians are extra vigilant of ensuring drainage and outflow structures are free of debris as to not impede function should a storm hit.

All ponds were in mixed condition during today's inspection. Planktonic algae is the number one culprit at this time. While rain tends to aid in decaying filamentous algae, it seems to feed planktonic by pushing excess nutrients into waterways. Technicians are always prepared to handle both while on site. Nuisance grasses are minimal and only present in a few ponds.

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

C. District Counsel's Report

District Counsel was not present to provide a report.

Ms. Curran-Tubb commented on the ongoing issues with erosion from pool water being improperly discharged off private property. Ms. Curran-Tubb explained that the District Engineer had suggested for homeowners to put in rock beds, but that she had concerns about this causing other landscaping issues, and also expressed concerns about the resident letters drafted by the attorney offering this as an option before the Board had an opportunity to discuss it. Ms. Curran-Tubb also commented negatively on the amount of time it had been taking for Counsel to follow up with the County regarding street lights on Overpass Road, noting that she was also interpreting Counsel's absence from the meeting as a lack of any progress or update on the issue. Ms. Curran-Tubb stated that she had requested for the District Manager to reach out to additional law firms, and Mr. Beckett stated that among the three he had contacted, Mr. Eckert of Kutak Rock LLP had expressed interest in speaking to the Board.

Mr. Eckert presented a proposal for Kutak Rock to take on the role of District Counsel for the CDD, which Mr. Beckett noted had been distributed to the members of the Board under separate cover. Mr. Eckert outlined his experience with CDDs as well as in mediation training, and noted that while he could attend in person or remotely at the Board's discretion, the firm's policy was to attend all CDD meetings in their entirety. Discussion ensued regarding handling legal disputes and whether there were any potential conflicts of interest with the developer. Mr. Eckert stated that he had not previously dealt with Metro Development Group personally, though could inquire if any other personnel in the firm had.

On a MOTION by Mr. Page, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved moving forward with Kutak Rock LLP as District Counsel, for the Epperson Ranch Community Development District.

Following the motion, Mr. Eckert stated that he felt he had a good relationship with Mr. Straley and Mr. Robin at Straley Robin Vericker, and that he planned on calling the firm during the transition period to determine any pending issues being worked on. Ms. Curran-Tubb noted that the biggest issue for the CDD currently was navigating contracts that had been signed by the developer prior to the resident transfer of the Board, in particular a contract for street lights with a significant monthly cost, despite several of these lights being on County property.

On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved terminating the contract with Straley Robin Vericker for legal services for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 2: Approval of the August 4, 2025 Meeting Minutes
- B. Exhibit 3: Acceptance of the July 2025 Unaudited Financial Report
- C. Exhibit 4: Ratification of Steadfast Environmental Midge Treatment on Ponds 9, 10, 17, 18, & 19, on Summer Sun Loop - \$450.00

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

FIFTH ORDER OF BUSINESS – Business Matters

- A. Exhibit 5: Presentation & Acceptance of Resignation Letter from Chad Mendelsohn

On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board accepted the Resignation Letter from Chad Mendelsohn, for the Epperson Ranch Community Development District.

B. Exhibit 6: Consideration of Rep Services, Inc. Tot Lot Shade Structure Proposal - \$48,742.69

The Board remarked on the significant price estimate of the shade structure. Ms. Curran-Tubb noted that she had heard from a nearby HOA that this price point was typical for the type of structure. Discussion ensued regarding the CDD's finances and which Fiscal Year to ideally bill this item to. This item was tabled to the next meeting.

C. Exhibit 7: Consideration of Southern Automated Access Services, Inc. Call Box Replacement Proposal - \$20,526.98

A representative from Southern Automated Access Services presented the proposal to the Board. The Board and the representative discussed a previous installation at Liberty Commons, as well as monitoring and storage solutions, with suggestions being made for specific camera security monitoring. Comments were heard regarding the current access credential database needing significant cleanup, and the representative noted that they could work with the management company on addressing database integration.

This item was tabled, with discussion on security monitoring to follow in a future private shade session.

D. Exhibit 8: Consideration of Spinelli Gate Control Proposals

➤ Main Gate Control Board Replacement - \$4,800.00

➤ Yale Harbor Gate Control Board Replacement - \$4,800.00

E. Exhibit 9: Consideration of Envera Virtual Gate Guard Access Control Proposal – one-time \$138,335.95, monthly \$12,033.21

F. Exhibit 10: Consideration & Approval of Steadfast Compressor Replacement for Pond 18 - \$1,400.00

An additional proposal was provided for consideration by Spinelli Property Group, in the amount of \$2,365.00. Ms. Curran-Tubb noted that the cost difference was related to relocating the GFCI outside of the box enclosure to make servicing any subsequent aerator trips less difficult. Comments were made recalling that this compressor was subject to an injunction related to noise being generated through the aerator, and staff confirmed that the components being moved outside of the enclosure were not noisy elements.

As the Spinelli Property Group proposal was walked onto the agenda and not made available in the published copy, the Board opened the floor to any audience comments.

An audience member asked about the timeline for fixing the aerator, and Mr. Spinelli stated that it would be done sometime the next week if approved, due to a 3-day lead time on the motor.

An audience member asked about putting in aerators in other ponds throughout the community. Ms. Curran-Tubb noted that garlic treatment thus far had been effective in dealing with midge flies, and the CDD was also in the process of implementing more natural methods for pond health such as plantings, beginning with the smaller ponds in the community. Comments were made acknowledging that aerators would help expand fish capacity of ponds so the option was still open, but noting that they also came with expenses for installation, maintenance, and power supply.

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board approved for Spinelli Property Group to perform an aerator repair for Pond 18, in the amount of \$2,365.00, for the Epperson Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 11: Field Services Manager

Mr. Bush presented his report, noting that the stickers for mulch beds had been placed, and reporting on the condition of barriers throughout the community. Ms. Curran-Tubb noted that the replacement of the bollard that had been knocked out by the golf cart and filling in the void from a golf cart path tree removal were both high priority repair items that needed to be addressed.

- Exhibit 12: Presentation and Consideration of Vesta Water Feature Maintenance Proposal (3x weekly)

This item was tabled, pending revision to provide for a 1x weekly maintenance frequency.

B. Exhibit 13: Spinelli Electric Monthly Maintenance Report (July 29-August 28)

Mr. Spinelli noted internal restructuring at the company, and presented the report of work that had been done throughout the community over the past month, including sign repair, and issues with measurements for the butterfly archway. Discussion ensued regarding repairing the fountain in time for holiday lighting and decorations, with suggestions being made for temporary heads.

C. District Manager

- Exhibit 14: Presentation and Discussion of Mach Form Grievances (*updated as of September 3*)

Mr. Beckett noted that he would have the comments from prior to July 29 removed by the admin as they had been closed out, and follow up with Mr. Spinelli regarding any additional items that could be marked completed a week after the meeting.

- Exhibit 15: Consideration of CDD Goals & Objectives

On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved the CDD Goals and Objectives for Fiscal Year 2025-2026, for the Epperson Ranch Community Development District.

- Discussion of Kutak Rock LLP Legal Services Proposal (*under separate cover*)

This item was discussed under the District Counsel report.

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

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

D. Exhibit 16: District Engineer

The District Engineer was not present. Mr. Beckett stated that Mr. Woodcock was working with staff to obtain a schedule for the construction on Overpass Road for the developer. The Board discussed the pool water erosion issue, and Ms. Curran-Tubb stated that she could follow up with the HOA to determine whether the notices to the homeowners were still under review or had been sent out.

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

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisor Requests

Ms. Curran-Tubb stated that she had reached out to the holiday committee for decorations for the two towers by Curley Road and Overpass, as these towers were not CDD-owned.

NINTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:51 p.m. for the Epperson Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

Epperson Ranch Community Development District

Financial Statements
(Unaudited)

August 31, 2025



Epperson Ranch CDD
Balance Sheet
August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1 ASSETS					
2 OPERATING ACCOUNT	\$ 275,878	\$ -	\$ -	\$ -	\$ 275,878
3 MM ACCOUNT	1,249,160	-	-	-	1,249,160
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	461,305	677,453	1,138,758
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	32	551	584
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	454,567	-	-	454,567
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	\$ 1,573,652	\$ 454,567	\$ 888,950	\$ 1,302,686	\$ 4,219,855
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 38,124	\$ -	\$ -	\$ -	\$ 38,124
20 DEFERRED ASSESSMENTS ON-ROLL	-	-	-	-	-
21 DUE TO OTHER FUNDS	454,567	-	-	-	454,567
22 TOTAL LIABILITIES	492,692	-	-	-	492,692
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	755,595	454,567	888,950	1,302,686	3,401,798
29 TOTAL FUND BALANCE	1,080,960	454,567	888,950.43	1,302,686	3,727,163
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,573,652	\$ 454,567	\$ 888,950	\$ 1,302,686	\$ 4,219,855

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2024 to August 31, 2025

	FY 2025 Amended Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,660,506	\$ -	\$ 1,667,208	\$ 6,702	100%
3 Interest Revenue	-	4,340	36,544	36,544	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	788	788	
5 TOTAL REVENUES	1,660,506	4,340	1,704,541	44,035	103%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	1,000	7,600	(4,400)	63%
9 Payroll Taxes	918	77	581	(337)	63%
10 Payroll Service Fees	673	50	450	(223)	67%
11 Management Consulting Services	45,000	3,750	41,250	(3,750)	92%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	5,200	366	3,594	(1,606)	69%
14 Bank Fees	200	-	2	(198)	1%
15 Auditing Services	4,200	-	3,850	(350)	92%
16 Regulatory and Permit Fees	175	-	175	-	100%
17 Legal Advertisements	1,500	153	959	(541)	64%
18 Engineering Services	40,500	642	20,559	(19,941)	51%
19 Legal Services	46,000	3,008	25,623	(20,377)	56%
20 Assessment Collection Fee	150	-	150	-	100%
21 Website Development & Hosting	2,015	247	2,178	163	108%
22 Miscellaneous	4,000	1,194	6,633	2,633	166%
23 TOTAL ADMINISTRATIVE	162,631	10,486	113,605	(49,026)	70%
24 INSURANCE					
25 Insurance	47,500	-	63,566	16,066	134%
26 TOTAL INSURANCE	47,500	-	63,566	16,066	134%
27 DEBT SERVICE ADMINISTRATION					
28 Bond Dissemination	5,000	-	5,000	-	100%
29 Trustee Fees	9,105	-	7,138	(1,967)	78%
30 Arbitrage Reporting	1,300	-	1,300	-	100%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405	-	13,438	(1,967)	87%
32 FIELD OPERATIONS					
33 District Field Tech	27,000	2,000	23,500	(3,500)	87%
34 Utility - Electricity	64,800	5,191	52,418	(12,382)	81%
35 Utility - Streetlights	277,398	19,055	205,720	(71,678)	74%
36 Utility - Water	24,600	1,075	7,541	(17,059)	31%
37 Pet Waste Removal	7,060	1,112	11,068	4,009	157%
38 Lake/Pond Maintenance	100,000	2,575	32,517	(67,483)	33%
39 Midge Fly Abatement	50,000	4,040	40,400	(9,600)	81%
40 Landscape Maintenance - Phase 1, 2 & 3	385,000	30,400	359,582	(25,418)	93%
41 Playground Mulch - Ada Compliant	4,500	-	13,650	9,150	303%
42 Butterfly Garden Improvements	5,000	-	3,470	(1,530)	69%
43 Holiday Lighting	35,000	-	34,999	(1)	100%
44 Water Feature Cleaning & Maintenance	50,000	392	392	(49,608)	1%
45 Gate Maintenance & Repairs	29,900	-	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	88	138,169	16,269	113%
49 Tunnel Maintenance	10,000	-	-	(10,000)	0%
50 Drainage Structure Inspection & Repairs	20,000	-	10,836	(9,164)	54%
51 Security Patrols	4,500	-	1,856	(2,644)	41%

	FY 2025 Amended Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
52 Speed Tables	15,000		-		
53 Contingency	64,000	-	9,986	(54,014)	16%
54 TOTAL FIELD OPERATIONS	1,420,658	65,928	1,031,108	(389,549)	73%
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	244	9,558	6,358	299%
59 Gate Security Cameras	3,100	370	1,354	(1,746)	44%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	926	(575)	62%
61 TOTAL AMENITY OPERATIONS	14,312	614	13,178	(1,134)	92%
62 TOTAL EXPENDITURES	1,660,506	77,029	1,234,895	(425,610)	74%
63 REVENUES OVER (UNDER) EXPENDITURES	-	(72,689)	469,645	469,645	
64 OTHER FINANCING SOURCES & USES					
65 Transfers In	-	-	-	-	
66 Transfers Out	-	-	-	-	
67 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
68 NET CHANGE IN FUND BALANCE	-	(72,689)	469,645	469,645	
69 Fund Balance - Beginning	207,231		611,315	404,083	
70 FUND BALANCE - ENDING - PROJECTED	207,231		1,080,960	873,729	
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		755,595		
77 TOTAL FUND BALANCE	\$ 207,231		\$ 1,080,960		

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to August 31, 2025

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

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

	FY 2025 Adopted Budget	FY 2025 Actual Year-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	-	28,328	28,328
4 Misc. Revenue	-	-	-
5 <u>TOTAL REVENUES</u>	<u>426,980</u>	<u>457,031</u>	<u>30,051</u>
6 <u>EXPENDITURES</u>			
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 <u>TOTAL EXPENDITURES</u>	<u>423,425</u>	<u>421,733</u>	<u>(1,693)</u>
14 <u>REVENUES OVER (UNDER) EXPENDITURES</u>	<u>3,555</u>	<u>35,299</u>	<u>31,744</u>
15 <u>OTHER FINANCING SOURCES & USES</u>			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 <u>TOTAL OTHER FINANCING SOURCES & USES</u>	<u>-</u>	<u>-</u>	<u>-</u>
19 <u>NET CHANGE IN FUND BALANCE</u>	<u>3,555</u>	<u>35,299</u>	<u>31,744</u>
20 Fund Balance - Beginning	761,311	853,620	92,309
21 <u>FUND BALANCE - ENDING - PROJECTED</u>	<u>\$ 764,866</u>	<u>\$ 888,918.35</u>	<u>\$ 124,053</u>

* financed by prior year revenues

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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 624,681	\$ 627,203	\$ 2,521
3 Interest Revenue	-	41,352	41,352
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,681	668,554	43,873
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	225,716	395,716	170,000
9 May 1, 2025	221,466	221,466	0
10 November 1, 2025	221,466	-	(221,466)
11 Principal Retirement			
12 May 1, 2025	180,000	-	(180,000)
13 TOTAL EXPENDITURES	622,931	617,181	(5,750)
14 REVENUES OVER (UNDER) EXPENDITURES	1,750	51,373	49,623
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	1,750	51,373	49,623
20 Fund Balance - Beginning	1,127,063	1,250,761	123,698
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,128,813	\$ 1,302,134	\$ 173,322

* financed by prior year revenues

**Epperson Ranch CDD
Check Register - FY2025**

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

Date	Number	Name	Memo	Deposits	Payments	Balance
11/22/2024	10ACH112224	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 10.03.24 - 11.04.24		57.98	309,025.50
11/22/2024	11ACH112224	Withlacoochee River Electric	31263 Palm Song 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	01ACH120924	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10.09.24 - 11.09.24		145.80	323,701.13
12/09/2024	02ACH120924	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10.09.24 - 11.09.24		119.07	323,582.06
12/09/2024	03ACH120924	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 10.09.24 - 11.09.24		392.85	323,189.21
12/09/2024			Deposit	2,326,916.24		2,650,105.45
12/11/2024	3685	US Bank CM-9690			7,138.44	2,642,967.01
12/11/2024	3686	Finn Outdoor LLC			30,700.00	2,612,267.01
12/12/2024	01ACH121224	PASCO COUNTY UTILITIES SERVICES BRANCH	O A Overpass Amenity Ctr Road 10.09.24 - 11.10.24		21.56	2,612,245.45
12/12/2024	100411	Gig Fiber, LLC	Invoice: 3595 (Reference: Solar Equipment - Dec. 2024.)		350.00	2,611,895.45
12/12/2024	100412	Steadfast Environmental, LLC	Invoice: SE-25447 (Reference: Aquatic Maintenance Dec. 2024.)		2,615.00	2,609,280.45
12/12/2024	100413	Stantec Consulting Services, Inc	Invoice: 2322767 (Reference: General Consulting Nov 2024.)		4,843.62	2,604,436.83
12/12/2024	100414	Landscape Maintenance Professionals	Invoice: 188846 (Reference: Irrigation Repairs 11.22.24.)		335.63	2,604,101.20
12/12/2024	100415	DC Integrations LLC	Invoice: 25158 (Reference: Solar Batteries.)		1,340.00	2,602,761.20
12/12/2024	100416	Gig Fiber, LLC	Invoice: 3594 (Reference: Solar Equipment 1,2,3 - Dec. 2024.) Invoice: 3596 (Reference: Solar...		18,150.00	2,584,611.20
12/12/2024	100417	Vesta District Services	Invoice: 423467 (Reference: Management Fees Dec 24.) Invoice: 423562 (Reference: Billable Exp...		6,157.67	2,578,453.53
12/12/2024	100418	Lane's Outdoor Services LLC	Invoice: 121124- (Reference: Christmas light installation.)		20,450.00	2,558,003.53
12/13/2024	100419	Landscape Maintenance Professionals	Invoice: 188996 (Reference: Replace irrigation controller.)		4,988.00	2,553,015.53
12/13/2024	100420	Gig Fiber, LLC	Invoice: 3458 (Reference: Solar Equipment Lease Nov.) Invoice: 3457 (Reference: Solar Equipme...		18,500.00	2,534,515.53
12/13/2024	121324ACH1	Chad Mendelsohn	BOS MTG 11/18/24		184.70	2,534,330.83
12/13/2024	121324ACH2	Christy M Bartels	BOS MTG 11/18/24		184.70	2,534,146.13
12/13/2024	121324ACH3	Dawn Curran Tubb	BOS MTG 11/18/24		184.70	2,533,961.43
12/13/2024	121324ACH4	Engage PEO	BOS MTG 11/18/24		141.80	2,533,819.63
12/16/2024			Deposit	29,624.50		2,563,444.13
12/16/2024			Deposit	2,997.27		2,566,441.40
12/18/2024	100421	Landscape Maintenance Professionals	Invoice: 189029 (Reference: Remove 3 Fallen Pine Trees - Hurricane Milton.) Invoice: 189028 (...		2,250.00	2,564,191.40
12/20/2024	100422	Vesta District Services	Invoice: 423467-R (Reference: Field Operation Additional Cost.)		500.00	2,563,691.40
12/20/2024	100423	Steadfast Environmental, LLC	Invoice: SE-25226 (Reference: December 2024 Treatment.)		4,040.00	2,559,651.40
12/20/2024	100424	Holiday Outdoor Decor	Invoice: INV18452 (Reference: Holiday Lights.)		13,459.00	2,546,192.40
12/20/2024	01ACH122024	Withlacoochee River Electric	8519 Salt Crest Way 11.01.24 - 12.02.24		50.56	2,546,141.84
12/20/2024	02ACH122024	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 11.04.24 - 12.03.24		71.00	2,546,070.84
12/20/2024	03ACH122024	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 11.04.24 - 12.03.24		53.46	2,546,017.38
12/20/2024	04ACH122024	Withlacoochee River Electric	31425 Epperson Blvd 11.04.24 - 12.03.24		40.35	2,545,977.03
12/20/2024	05ACH122024	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11.04.24 - 12.03.24		47.85	2,545,929.18
12/20/2024	06ACH122024	Withlacoochee River Electric	32318 Overpass Blvd 11.04.24 - 12.03.24		40.43	2,545,888.75
12/20/2024	07ACH122024	Withlacoochee River Electric	32317 Overpass Rd 11.04.24 - 12.03.24		40.43	2,545,848.32
12/20/2024	08ACH122024	Withlacoochee River Electric	31077 Epperson Blvd 11.04.24 - 12.03.24		41.70	2,545,806.62
12/20/2024	09ACH122024	Withlacoochee River Electric	7315 Yale Harbor Dr 11.04.24 - 12.03.24		49.48	2,545,757.14
12/20/2024	10ACH122024	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11.04.24 - 12.03.24		143.61	2,545,613.53
12/20/2024	11ACH122024	Withlacoochee River Electric	7851 Curley Rd 11.04.24 - 12.03.24		4,087.25	2,541,526.28
12/23/2024	100425	Contact One	Invoice: 241201164101 (Reference: Monthly Service - Dec. 2024.)		55.00	2,541,471.28
12/23/2024	100426	Landscape Maintenance Professionals	Invoice: 189136 (Reference: Irrigation Repairs 12.18.24.)		469.83	2,541,001.45
12/27/2024	122724ACH1	Chad Mendelsohn	BOS MTG 12/16/24		184.70	2,540,816.75
12/27/2024	122724ACH2	Christy M Bartels	BOS MTG 12/16/24		184.70	2,540,632.05
12/27/2024	122724ACH3	Dawn Curran Tubb	BOS MTG 12/16/24		184.70	2,540,447.35

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

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

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

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

Date	Number	Name	Memo	Deposits	Payments	Balance
06/30/2025		End of Month		28,863.76	56,280.96	219,508.17
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 Pl (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	100558	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	100560	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		End of Month		5,675.00	68,631.20	156,551.97
08/01/2025	100563	Spinelli Electric, Inc.	Invoice: SE-0728-ES (Reference: Epperson Ranch South Maintenance Invoice.)		1,073.00	155,478.97
08/01/2025	100564	Pasco Sheriff's Office	Invoice: I-20258-12022 (Reference: Security.)		1,160.00	154,318.97
08/04/2025	100565	Venturesin.com, Inc.	Invoice: 47723 (Reference: Website Hosting.)		205.00	154,113.97
08/04/2025	100566	ECS Integrations LLC	Invoice: 102887 (Reference: Camera Management for Main-Yale-Olive.)		150.00	153,963.97
08/05/2025	01ACH080525	DOORKING, INC.	Reference: Gate cell service July25.		177.80	153,786.17
08/06/2025	100567	Steadfast Contractors Alliance, LLC	Invoice: SA-14116 (Reference: 2025 Treatment.)		4,040.00	149,746.17
08/06/2025	100568	Tampa Bay Poo Patrol, LLC	Invoice: 3929 (Reference: Pet waste station maintenance 27 waste stations.)		1,111.50	148,634.67
08/12/2025	100569	BUSINESS OBSERVER	Invoice: 25-01666P (Reference: Notice of Public Hearing.)		65.63	148,569.04
08/12/2025	100570	Gig Fiber, LLC	Invoice: 4925 (Reference: Epperson Ranch CDD - 1,2,3_August 2025.) Invoice: 4926 (Reference: ...		19,055.00	129,514.04
08/12/2025			Funds Transfer	332,000.00		461,514.04
08/12/2025	01ACH081225	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 06.09.25- 07.09.25		151.47	461,362.57
08/12/2025	02ACH081225	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 06.09.25- 07.09.25		357.21	461,005.36
08/12/2025	03ACH081225	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 06.09.25- 07.09.25		149.04	460,856.32
08/13/2025	100571	Landscape Maintenance Professionals	Invoice: 338585 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract June 202...		134,385.84	326,470.48
08/13/2025	100572	Landscape Maintenance Professionals	Invoice: 334336 (Reference: #342651 - Epperson Blvd Gate entrance.) Invoice: 337660 (Referenc...		518.13	325,952.35

Date	Number	Name	Memo	Deposits	Payments	Balance
08/15/2025	081525BOS1	Chad Mendelsohn	BOS MTG 8/4/25		184.70	325,767.65
08/15/2025	081525BOS2	Cherdonna Epps-Gardner	BOS MTG 8/4/25		84.70	325,682.95
08/15/2025	081525BOS3	Christy M Bartels	BOS MTG 8/4/25		184.70	325,498.25
08/15/2025	081525BOS4	Dawn Curran Tubb	BOS MTG 8/4/25		184.70	325,313.55
08/15/2025	081525BOS5	Engage PEO	BOS MTG 8/4/25		303.00	325,010.55
08/15/2025		Harl D. Page	BOS MTG 8/4/25		184.70	324,825.85
08/18/2025	100573	BUSINESS OBSERVER	Invoice: 25-01704P (Reference: Legal Advertising.)		87.50	324,738.35
08/18/2025	100574	Stantec Consulting Services, Inc	Invoice: 2435619 (Reference: General Consulting.)		642.09	324,096.26
08/18/2025	100575	Vesta District Services	Invoice: 428107 (Reference: Management Fees Aug 25.)		5,791.67	318,304.59
08/18/2025	100576	Landscape Maintenance Professionals	Invoice: 344012 (Reference: Irrigation Repairs.) Invoice: 345535 (Reference: Remove Dead Pine...		715.54	317,589.05
08/20/2025	3690	US Bank Tax distribution			33,401.94	284,187.11
08/20/2025	100577	Vesta District Services	Invoice: 428048 (Reference: Billable Expenses - Jul 2025.)		592.00	283,595.11
08/21/2025	100578	Spinelli Electric, Inc.	Invoice: EPS-0819 (Reference: Service Repairs.)		1,194.00	282,401.11
08/22/2025	01ACH082225	Withlacoochee River Electric	7851 Curley Rd 07.03.25- 08.05.25		4,449.69	277,951.42
08/22/2025	02ACH082225	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 07.03.25- 08.05.25		430.17	277,521.25
08/22/2025	03ACH082225	Withlacoochee River Electric	7315 Yale Harbor Dr 07.03.25- 08.05.25		56.41	277,464.84
08/22/2025	04ACH082225	Withlacoochee River Electric	31077 Epperson Blvd 07.03.25- 08.05.25		41.67	277,423.17
08/22/2025	05ACH082225	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 07.03.25- 08.05.25		53.61	277,369.56
08/22/2025	06ACH082225	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 07.03.25- 08.05.25		79.12	277,290.44
08/22/2025	07ACH082225	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 07.03.2- 08.05.25		40.16	277,250.28
08/22/2025	08ACH082225	Withlacoochee River Electric	31425 Epperson Blvd 07.03.25- 08.05.25		40.16	277,210.12
08/25/2025	100579	Contact One	Invoice: 250801164101 (Reference: Gate Cell Service Plus Holiday Charge.)		66.50	277,143.62
08/27/2025	100580	ECS Integrations LLC	Invoice: 102969 (Reference: gate not working..)		220.00	276,923.62
08/27/2025	100581	Clear Vision Signs	Invoice: 8802342 (Reference: New signs.)		1,046.03	275,877.59
08/31/2025	End of Month			332,000.00	212,674.38	275,877.59

EXHIBIT 4



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repervices.com

E-mail POs and contracts to:
contracts@repervices.com

CGC1508223 FEIN 59-2978507 Page 1 of 2

Please mail checks to:

Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

Proposed To: Vesta Property Services, Inc Vesta District Services 250 International Pkwy Ste 208 Lake Mary, FL 32746-5062	Ship To: TBD at a later date	Bill To:
Attn: Michael Bush	Attn:	Attn:

Project No: 21966	Project Name: Epperson Lagoon Tot Lot Shade Additio	Project Contact: Michael Bush
Proposal No: 21966.01	Proposal Name: Epperson Lagoon Shade	Project Location: 31077 Epperson Blvd. Wesley Chapel, FL 33545 Project County: Pasco
Proposal Date: 8/12/2025	Proposal Expires: 9/11/2025	
For Questions Contact: Jason Smith	☎ 407-853-3595	✉ jason@repervices.com
Consultant: Scott Brushwood	☎ 727-539-8457	✉ scott@repervices.com
		Opt/Rev: A/0 8/12/25 - JS

Vendor: LSI SkyWays	Proj Drawings: 21966-1-1 2025.1	605955
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Freestanding Play 2-5						
Shade	IP227370G-001	1 EA	Skyways Hip 28'x28' Shade - 12' Entry Height W/rapid Release	13,335.00	13,335.00	13,335.00
Product Subtotal:						\$13,335.00
Electronic of Signed & Sealed Engineering:						\$2,050.00
Florida Sales Tax:					6.00%	\$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 Weight: 1,120 lbs Freight Charge						\$3,105.00
LSI SkyWays Total:						\$19,463.10

Installation By RSI Installer: The scope includes the following, as required:	605957
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Item	Qty	Description
INS-SKY	1 LT	Equipment Installation - LSI SkyWays 28x28 Hip Shade
INS-CON FT	4 EA	Install concrete footings for Hip Shade
OTHER	1 EA	Plywood to protect surfaces and haul off of excavated material from footings
PERMIT FILING	1 EA	Charge for document preparation for building permit.
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of 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.

A 3% convenience fee will be added to credit card payments.

Product:	\$15,385.00
Installation:	\$30,252.69
Grand Total Tax:	\$973.10
Freight:	\$3,105.00
Proposal Total:	\$49,715.79

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.

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

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.

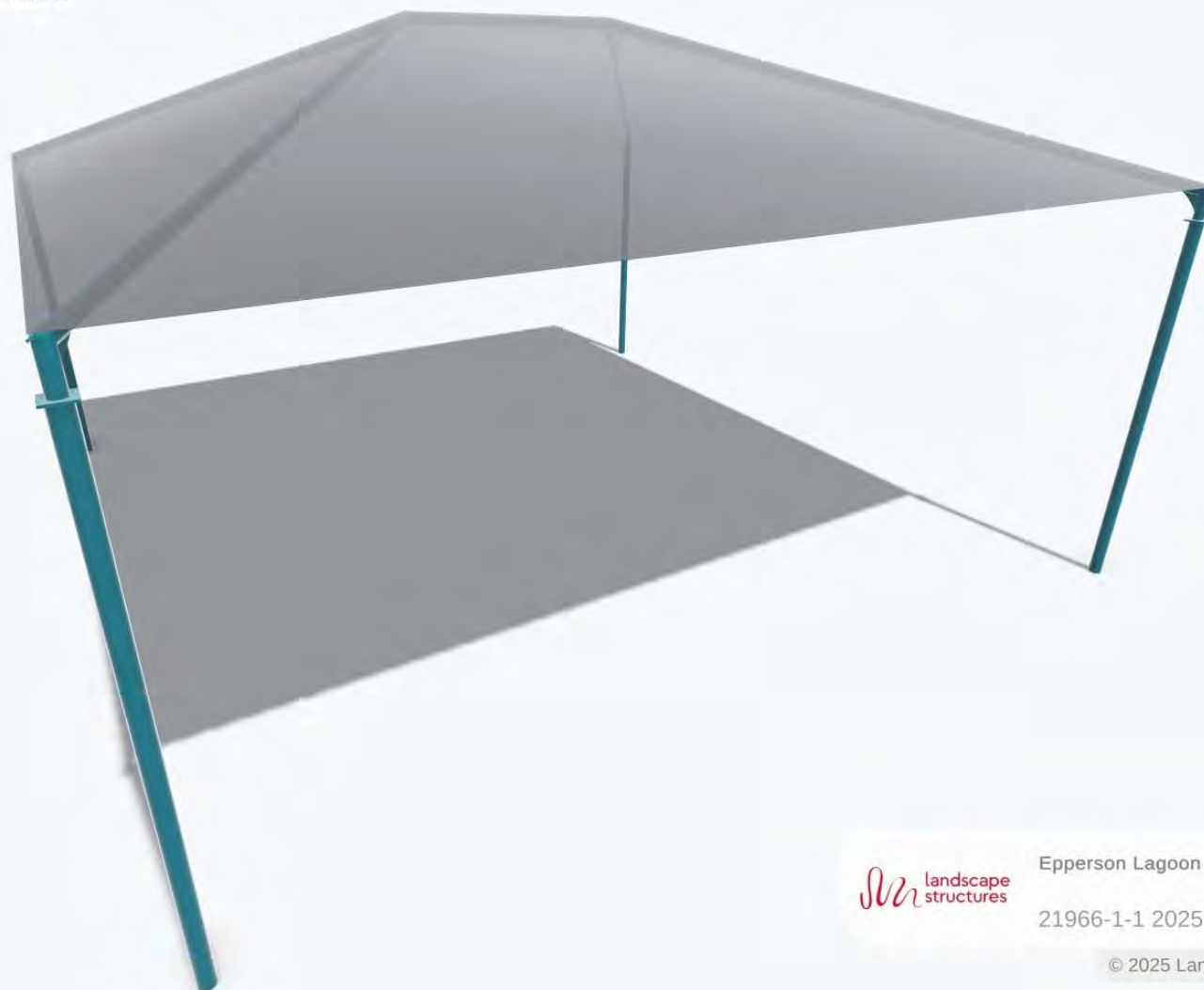
If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such 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 Posts: ■ Lagoon=421
Upper Sails: ■ Gun Metal FR=512



Epperson Lagoon Tot Lot Shade

21966-1-1 2025.1 • 8.6.2025



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DRAWN
BY: KCM

PG-1

SHADE LAYOUT PLAN

TOTAL AREA:

FALL HEIGHT:

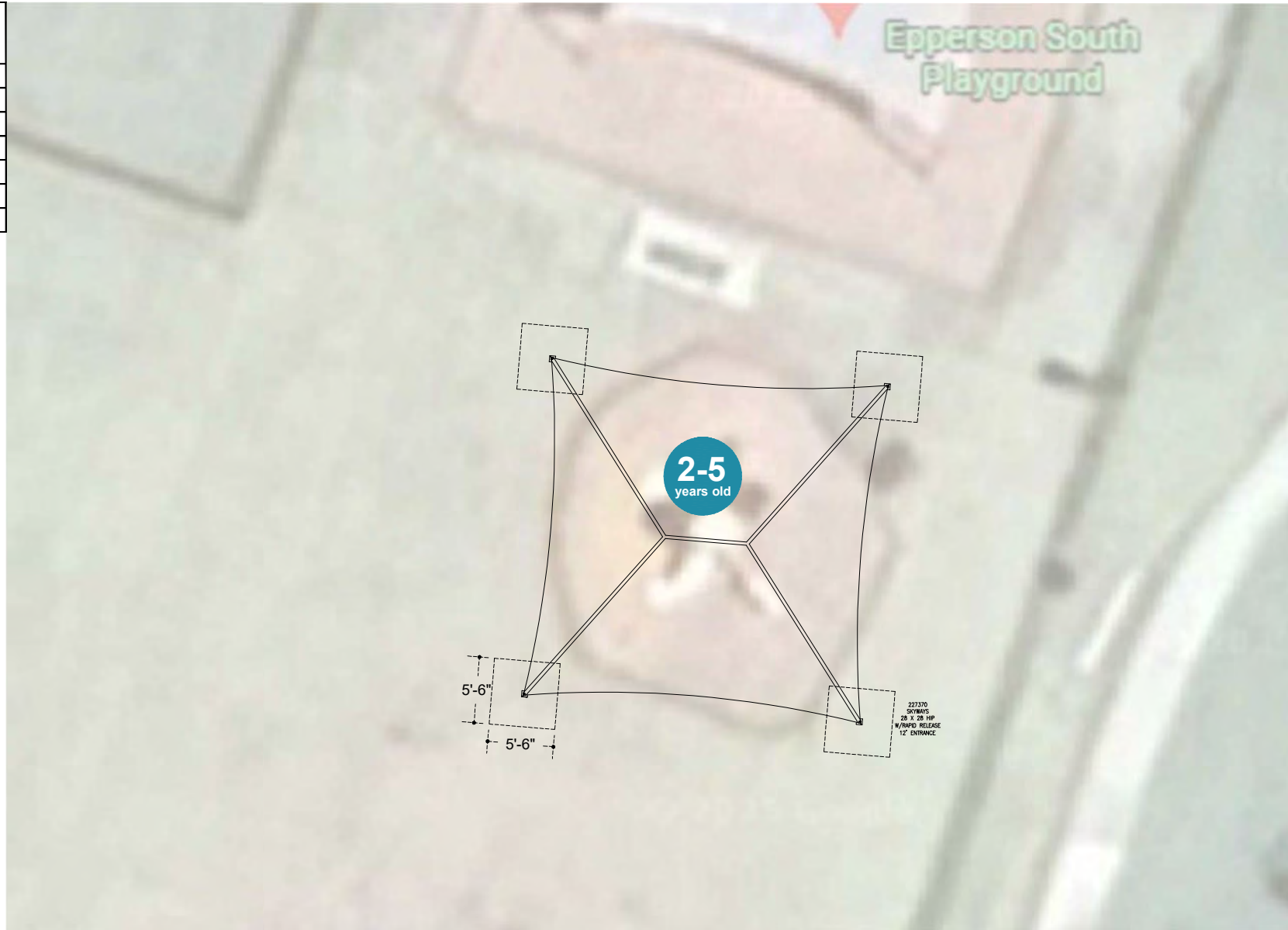
BORDER: EXISTING

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

Wesley Chapel, FL
PROJECT: 21966-1-1 2025.1
NOT FOR CONSTRUCTION



SCALE: 1/8" = 1'



REP SERVICES, INC.
Experts at Play & Outdoor Spaces



8/6/2025 2:52:23 PM

EXHIBIT 5



Vesta Property Services
Maintenance Division
PROPOSAL

DATE: 9.5.2025

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1 day a week	Service Frequency: 1 full-service visit per week Scope of work: -Perform complete water chemistry testing and adjust with chemicals as needed to maintain proper balance. -Vacuum entire basin floor to remove dirt and debris. -Skim surface for grass, clippings, leaves and other floating materials. -Brush tile line and clean skimmer baskets to maintain appearance and flow. -Backwash filtration system once weekly to ensure efficiency. -Inspect and clean pump strainer basket. -Brush and descale waterfall feature regularly to prevent buildup and algae growth. -Conduct visual inspection of pumps, filters and circulation system at each visit.		\$550.00
	Repairs and chemicals are not included.		

TOTAL PROPOSED AMOUNT

\$550.00

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.

ACCEPTANCE OF PROPOSAL: The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified & payment will be made as outlined above.

Printed name & Title: _____

Authorized Signature: _____ Date: _____

EXHIBIT 6

Epperson South Maintenance & Repair Summary Report

Period: September 1 – September 30, 2025

Prepared for: Epperson South CDD

Scope of Services Completed

The following maintenance and repair services were completed throughout the community during the month of September 2025. All work was carried out with professionalism, precision, and under full insurance protection. Each task was performed in alignment with best practices for safety and community readiness.

Lift Station & Fencing

- Repaired lift station fence on Epperson Blvd.

Community Assets

- Repaired GC mirror on Summer Sun Loop.
- Repaired playground sign at park entrance.
- Installed address signs at Palm Song/Epperson Blvd and Epperson Blvd/Parrot Reef Circle.

Aeration Systems

- Investigated pump issue at Summer Sun Loop pond (pump determined to be seized; timer identified as low-quality). Recommendation provided for rework should replacement occur.
- Repaired ruptured pond aeration supply hose.

Gate & Access Systems

- Serviced and rewired main gate controls and exit-side motor.
- Installed new entry button at Yale Harbor gate.
- Performed gate controller service after lightning strike (main gates secured in open position).
- Performed removal and hinge replacement for Olive Brook pedestrian gate.
- Completed branch trimming and camera repositioning at Olive Brook/Yale Harbor entrances.
- Replaced exit motor control circuit board.

Electrical & Circuit Protection (Non-structural)

- Reset two GFI receptacles and one breaker on overpass circuits for holiday lighting readiness.

Surveillance & DVR

- Reset and performed cleanup of Yale Harbor camera system and DVR.
- Performed inspection and warranty processing for gate exit camera.

Observations & Recommendations (Forward-Looking)

- Yale Harbor Tower – Repair and repaint stucco on the south side to protect structural integrity and improve appearance.
- Security & Camera Systems – Run new dedicated electrical supply for Yale Harbor gate security cameras to separate them from seasonal lighting loads. This reduces the risk of outages for either system and ensures consistent monitoring.
- Main Entrance Safety – Directional drill new underground conduit to the center island at the main entrance. This would remove the need for temporary extension cords across the cart path, reducing potential hazards for pedestrians and maintaining a polished appearance.

Statement of Completion

All services listed above were completed with care, precision, and under insured conditions. Recommendations are offered solely as proactive measures for consideration by the board. They do not imply deficiencies but reflect opportunities to strengthen resilience, minimize risk, and safeguard community assets. With over 40 years of hands-on field expertise, Todd Spinelli continues to approach every project with the steady confidence of experience and the humility of service. His leadership blends technical skill with foresight, ensuring that the smallest details are tended to while always keeping the community's long-term safety and value in mind. Residents consistently benefit from his calm presence, reliable execution, and commitment to solutions that stand the test of time.

Respectfully submitted,

Spinelli Property Group

(Property Maintenance & Project Coordination Services)

EXHIBIT 7

Mach Form Comments (through 10-03)

Date Reported	Type of Complaint	Complaint	Board Direction	Action	Date Closed
20-Dec-24	Sidewalks	Crosswalk in front of main gate on Epperson Blvd near intersection at Overpass is frequently used by drivers as a u-turn space, presenting a danger to pedestrians and golf carts. Requests for concrete bollards to prevent this	Hold for now to see if new traffic light helps	District Engineer working on item as of 6/2. 9/4 Board would like to discuss this more as the County will not allowed a bollard	
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 ordered	
15-May-25	Other	Requests butterfly garden and little free library area to have a camera	Discuss during RFP		
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	
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		9/4 Bush to look into this.	
6-Sep-25	Landscaping	Landscape company got stuck in front of resident's yard on Pool Compass Loop, tearing up sod and damaging sprinkler head. Requests that they replace sod and fix sprinkler			
10-Sep-25	Hardscape	Street drainage issue reported on Shoreline View Way, street gutters may not have been installed correctly			
11-Sep-25	Landscaping	Frustrations with landscapers blowing grass clippings and weeds from common areas into property driveway, reports weekly and ongoing issues with landscapers on Tuscan Bay Circle			
13-Sep-25	Gates	Pedestrian gate providing access to overpass is currently broken			
27-Sep-25	Gates	Main exit gate not opening, Spinelli has been requested to lock gate open for the weekend and follow up on the 29th			
29-Sep-25	Other	Fence damage reported by resident, three panels/slats on property on Tortuga Shore Loop, unsure of cause. Spinelli reports that replacement slats can be acquired			