

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, November 3, 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 October Waterway Inspection Report

[Exhibit 1](#)

B. LMP Inspection Report

IV. Consent Agenda

A. Approval of the October 6, 2025 Meeting Minutes

[Exhibit 2](#)

B. Acceptance of the September 2025 Unaudited Financial Report

[Exhibit 3](#)

V. Business Matters

A. Consideration & Adoption of **Resolution 2026-01**, Designating Registered Agent

[Exhibit 4](#)

B. Consideration & Adoption of **Resolution 2026-02**, General Election

[Exhibit 5](#)

C. Consideration of LMP Mulch Installation Proposal - \$21,125.00

[Exhibit 6](#)

D. Consideration of Steadfast Palm Song Place Pond Aerator Compressor Replacement Proposal

To be Distributed

E. Consideration of Envera Entry System Proposal

[Exhibit 7](#)

➤ One-Time Total with discount - \$56,781.23

1. Cellgate Watchman WXL - \$38,823.55

2. Epperson Blvd Gate Passive Video Surveillance - \$14,533.50

3. Sandbay Ridge Gate Passive Video Surveillance - \$13,879.50

4. Yale Harbor Gate Passive Video Surveillance - \$13,879.50

➤ Monthly Services - \$4,244.20

1. Cellgate Watchman Access and Monitoring - \$3,501.94

2. Passive Video Surveillance Per Gate - \$247.42 each

VI. Staff Reports

A. Field Services Manager

*To be
Distributed*

- Presentation and Consideration of Vesta Water Feature Maintenance Proposal (1x weekly, tabled from previous meeting)

[Exhibit 8](#)

B. Spinelli Monthly Maintenance Report

*To be
Distributed*

C. District Manager

- Presentation and Discussion of Mach Form Grievances (*updated as of October 27*)
- Next Meeting Quorum Check: December 1, 2025, 6:15 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

[Exhibit 9](#)

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

D. District Counsel

E. District Engineer

- Presentation and Discussion of Proposed Tuscan Bay Speed Hump Locations

[Exhibit 10](#)

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

10/24/2025 11:14 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1/2

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Pond 1 has a filamentous algae bloom. A technician will address this during the next maintenance event to control existing and prevent further growth.
No nuisance grasses observed.
Pond 2 is almost completely dry and has little to no nuisance growth.

<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: 3/4

Condition: ☒ Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed in either pond. 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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 5/6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

The water level in pond 5 has dropped quickly since last month. I have seen this recently in other ponds in nearby communities. No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue. Pond 6 has a patch of filamentous algae present. This was just treated yesterday, as evidenced by the coloration of the algae and confirmed via treatment logs. Follow-up treatments will be applied next visit 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 blooms present. These were also treated yesterday and will be re-inspected next week for possible follow-up treatments. 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 algae and nuisance grasses. Routine monitoring and treatments as needed will continue.

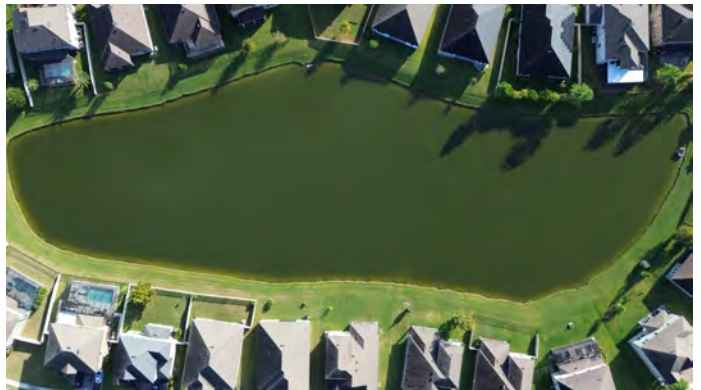
Planktonic algae/cyanobacteria growth has continued on pond 10. A different mix of algaecides will be used next visit. to combat the increasing growth.

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 small sections of recently treated algae. A technician will re-treat if decay has not progressed by next service.

Growth on pond 12 has reduced to a small suspension of planktonic algae.

Treatments will continue to further improve the condition of this pond.

No nuisance grasses observed in either pond.

<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:

One small patch of cyanobacteria remains on pond 13. Continued algaecide treatments will clear this growth and help prevent future blooms. Aside from turbidity, pond 14 is in excellent condition. Small flips are common this time of year. I did not observe a fish kill upon closer on-foot inspection. 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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 15/16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 15 has mild turbidity, likely spillover from the neighboring 14. Any nuisance grasses present will be addressed during an upcoming maintenance event. No algae observed.
Pond 16 has a thin patch of decaying filamentous algae. A technician will re-treat if decay has not progressed by 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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	✗Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 17/18

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



Comments:

No algae or nuisance grasses observed in either pond. 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 few small patches of submerged filamentous algae and remnants of previously treated planktonic algae. One pass with an algaecide mix will begin clearing this growth.

No nuisance grasses observed.

Pond 20 is free of nuisance growth. No algae or nuisance grasses observed in either pond. 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 nuisance growth and in great condition aside from mild turbidity. Routine monitoring and treatments as needed will continue.
Most shoreline grasses on pond 22 are decaying. Technicians will continue to address these as water levels drop throughout the dry season.
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: 23/24

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

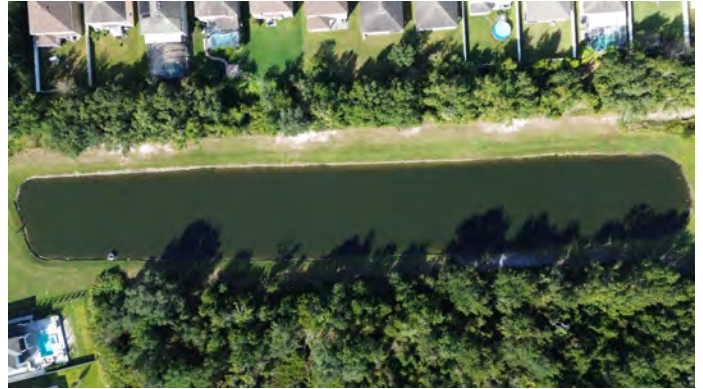
Pond 23 is free of algae and nuisance grasses. Routine monitoring and treatments as needed will continue.
Any nuisance grasses present on pond 24 were treated yesterday. Decay will become apparent in a few days.
No algae observed.

<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:	

Inspection Report

SITE: 25/26

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Turbidity and remnants of treated planktonic algae are present in pond 25. Treatments will continue to clear remaining algal growth.

No nuisance grasses observed.

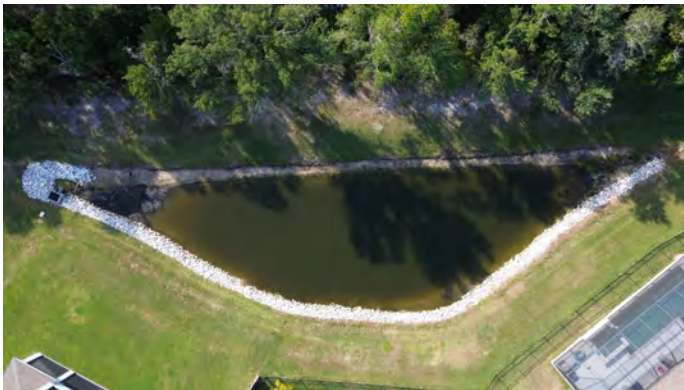
The Lyngbya has been cleared from pond 26. While not visible from aerial photos, a small suspension of planktonic algae is present. A technician will inspect next visit and treat if a bloom occurs.

No nuisance grasses observed in either pond.

<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: 27/28

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed in either pond. Routine monitoring and treatments as needed will continue. Turbidity has returned to 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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 29/30

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



Comments:

No algae or nuisance grasses observed in either pond. Routine monitoring and treatments as needed will continue.
I'm very happy with the improvement on 29.

<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:

Filamentous algae growth has continue on pond 31. A different algaecide mix will be employed next visit to combat this growth.
No nuisance grasses observed.
No algae or nuisance grasses observed in pond 32. 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



As October draws to a close and we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Most ponds were in good or better condition during today's inspection. The most pervasive issue is various species of algae. Frequent inspections of ponds with a history of blooms are being completed and algaecide is always ready to be applied when technicians are on site. Nuisance grasses are minimal, which will make conditions even better during the upcoming cooler months.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



EPPERSON RANCH SOUTH CDD

Wesley Chapel, FL



EXHIBIT 2

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development
5 District was held on Monday, October 6, 2025 at 6:37 p.m. at the Hilton Garden Inn, 26640 Silver Maple
6 Parkway, Wesley Chapel, FL 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Beckett called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Dawn Curran-Tubb	Board Supervisor, Chairwoman
11 Christy Bartels	Board Supervisor, Vice Chairwoman
12 Harl Page	Board Supervisor, Assistant Secretary

13 Also present were:

14 Heath Beckett	District Manager, Vesta District Services
15 Michael Bush	Field Services Manager, Vesta District Services
16 Michael Eckert	District Counsel, Kutak Rock LLP
17 Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
18 Kevin Riemensperger	Steadfast Environmental
19 Todd Spinelli	Spinelli Electric
20 Bill Conrad	LMP

21
22 *The following is a summary of the discussions and actions taken at the October 6, 2025 Epperson Ranch*
23 *CDD Board of Supervisors Regular Meeting.*

24 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on**
25 **agenda items only)**

26 An audience member asked about the possibility of installing speed bumps throughout
27 neighborhood roadways to reduce the speeding issue, noting that a straight-line roadway by Tuscan
28 Bay was particularly prone to speeding. The Board noted that speed bumps had been installed on
29 Olive Brook following similar problems in the area, and suggested that this could be brought to the
30 attention of the District Engineer and site manager.

31 **THIRD ORDER OF BUSINESS – Field Operations, Amenity Matters, & Reports**

32 A. Exhibit 1: Steadfast September Waterway Inspection Report

33 Mr. Riemensperger noted that ponds were generally doing in good condition, though plantings were
34 having mixed results throughout the community, with dead plants noted at two ponds by Olive
35 Brook. Suggestions were heard regarding establishing a line item to fund supplemental plantings,
36 with Mr. Riemensperger noting that there were always going to be some plantings that failed to
37 take hold. Mr. Riemensperger also observed that the warm weather was causing some algae to
38 appear on pond surfaces, but coverage was below 10%. Positive comments were heard from the
39 Board regarding the spray treatment that Steadfast had applied to the fountain, with Ms. Curran-
40 Tubb noting that conditions had improved. Additional comments were made noting that the
41 treatment was towards the end of its period of efficacy, but that the mosquito issue should be
42 mitigated once the fountain was back running again.

43 B. LMP Inspection Report

Mr. Conrad stated that LMP crews were continuing to mow the grounds on a weekly basis until November. Mr. Conrad also noted that the flower beds had been cleaned out, but weeds were continuing to surface, and that he would be providing a proposal for fresh mulch installation at the December meeting. Additional comments were heard regarding the upcoming fertilizer and herbicide treatments, as well as the degree of success for a previous granular treatment for palms in improving growth and reducing fungal levels. The Board commented on preparations for the holidays, with requests being made to look into whether the palm trees were included in the contract. A specific palm tree on Tansy Bend was highlighted as needing a proposal.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Approval of the September 4, 2025 Meeting Minutes

Ms. Curran-Tubb noted that she had submitted a correction to language related to the holiday committee in the minutes, and that the revised version had been included in the agenda.

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

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

FIFTH ORDER OF BUSINESS – Business Matters

A. Exhibit 4: Consideration of Rep Services, Inc. Tot Lot Shade Structure Proposal - \$48,742.69 (tabled from previous meeting)

Mr. Beckett noted that the proposal included about a six-month lead time for installation of the shade structure. Following comments expressing concerns about the anticipated costs associated with gates, consideration of this item was tabled to the April meeting.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Field Services Manager

Mr. Bush presented the report, and the Board discussed acquiring additional pet waste stations as it was noted in the report that one by the playground was in disrepair. Mr. Bush noted that the vendor he worked with offered a bundle if communities purchased four waste stations at once.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved for the Field Services Manager to purchase four additional dog waste stations, in an amount not to exceed \$1,000.00, for the Epperson Ranch Community Development District.

The Board and staff additionally discussed some recent structural damage to the exit gate related to a vehicle strike from a truck owned by a College Hunks Moving franchise, with comments made noting that the incident had been captured on video and that the mechanism of the gate itself had been affected.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved the Spinelli gate proposal, for \$2,900.00 to fix the gate and \$575.00 for the gears, in a total amount not to exceed \$3,500.00, for the Epperson Ranch Community Development District.

Following the motion, the Board requested that the minutes document that the invoices would be billed to College Hunks Moving.

The Board requested for the main entrance fountain to be back in good shape and working order for the Canes & Cocoa event, noting a cutoff date of November 15. Additional comments were made on monument maintenance and upkeep.

- Exhibit 5: Presentation and Consideration of Vesta Water Feature Maintenance Proposal (revised, 1x weekly)

This item was tabled to the next meeting.

B. Exhibit 6: Spinelli Monthly Maintenance Report

Mr. Spinelli noted that the month had been busy in the community, noting work that had been done for adjusting timers related to pond aeration, as well as a sign repair and time spent going through the community marking down improvements that could be made. Mr. Spinelli suggested that some form of curbing or shoulder on the side of the golf cart path could be useful as there had been an incident where a golf cart had accidentally fallen into an adjacent ditch. Mr. Spinelli and the Board also discussed holiday lighting and recent talks with the Christmas Light Committee regarding electrical supply outlet boxes by the towers. The Board discussed BayCare ownership of one of the meters that had previously been part of the Epperson Ranch LLC development, and how this could create an uneven look for holiday lights being lit up only on one side of the monument. The Board requested that information be gathered as to turning the meter back on.

Mr. Spinelli commented on a broken pedestrian gate on Olice Brook, noting that it appeared to have snapped off of the hinges, and that a replacement had been ordered.

C. District Manager

- Exhibit 7: Presentation and Discussion of Mach Form Grievances (*updated as of October 3*)

- Next Meeting Quorum Check: November 3, 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. District Counsel

Mr. Eckert advised that the previous law firm that had served as District Counsel for Epperson Ranch had turned over the entirety of their files in a prompt manner. Mr. Eckert noted that he had followed up with Mr. Lawson of Metro Development Group regarding BayCare fencing, and explained that in these discussions he had held that the CDD would not be accepting the deed for adjacent wetland property until confirmation was received. The Board requested that the deed be included in the next meeting agenda for acceptance.

Mr. Eckert stated that he was continuing to work with the assistant County attorney regarding street lighting on Overpass Road, and would provide updates when progress was made. Mr. Eckert also noted that there may be an update on open carry laws in the State following a recent court case ruling that the open carry weapons ban was unconstitutional, and he would be providing some guidance on specifics in the near future. Mr. Eckert also noted that he was in attendance at this meeting in person due to the private discussion of the CDD's security system under the Seventh Order of Business, but that at future meetings with routine business he could attend via phone to save the CDD on associated travel costs. The Board agreed to this arrangement, and Mr. Eckert stated that he could switch back to in-person attendance at any time if the Board wished.

E. District Engineer

Ms. Curran-Tubb noted that letters had been prepared by the previous District Counsel regarding the two homes that had pools with overflow drains directed towards the CDD ponds which had caused some erosion. Ms. Curran-Tubb noted that there had not been any response to HOA contact related to this drainage damaging neighbors' property, and suggested that sending out the letters was a necessary next step. Ms. Curran-Tubb noted that one of the recommendations provided in

the District Engineer's report was to install a rock bed over the drain pipe area, which the Board was against due to potential landscape and aesthetic issues, and requested that this be removed as an option. Following additional discussion regarding permissible discharge, Mr. Woodcock stated that he could update the report to only include the option for rerouting the drainage and resend this to District Counsel.

Mr. Woodcock stated that he would also look into the viability of installing speed bumps on Tuscan Bay Circle and reach out to his point of contact with the County's traffic department, and report back at the next meeting. In response to comments about tunnel sealant, Mr. Woodcock stated that he may have some information on file from a structural engineer and would review with the Field Services Manager.

SEVENTH ORDER OF BUSINESS – Private Discussion of Security System – (Exempt from Sunshine and Public Records Laws)

The Board entered into the Private Discussion of the CDD's Security System at 8:14 p.m., and returned to the regular meeting at 8:50 p.m.

Following the discussion on the security system, the Board requested to solidify a quote with Envera that matched the Board's stated needs for the District.

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

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Supervisor Requests

The Board discussed issues with an ADA mat by Yale Harbor which was coming loose and had protruding nails which needed to be addressed. The Board additionally discussed volunteer labor on behalf of the District, and Mr. Eckert stated that he recommended following the insurance company's guidance in acquiring worker's compensation to cover volunteer work. The Board commented in favor of discussing the matter further.

TENTH 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 9:25 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)

September 30, 2025



Epperson Ranch CDD
Balance Sheet
September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1 ASSETS					
2 OPERATING ACCOUNT	\$ 185,974	\$ -	\$ -	\$ -	\$ 185,974
3 MM ACCOUNT	1,252,896	-	-	-	1,252,896
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	464,210	681,708	1,145,918
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	32	553	585
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	-	-	-	-	-
12 DUE FROM OTHER FUNDS	-	454,567	-	-	454,567
13 UNDEPOSITED FUNDS	-	-	-	-	-
14 PREPAID ITEMS	2,110	-	-	-	2,110
15 UTILITY DEPOSITS	10,919	-	-	-	10,919
16 SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
17 TOTAL ASSETS	\$ 1,488,999	\$ 454,567	\$ 891,855	\$ 1,306,942	\$ 4,142,364
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 35,784	\$ -	\$ -	\$ -	\$ 35,784
20 DEFERRED ASSESSMENTS ON-ROLL	-	-	-	-	-
21 DUE TO OTHER FUNDS	454,567	-	-	-	454,567
22 TOTAL LIABILITIES	490,351	-	-	-	490,351
23 FUND BALANCE					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	50,129	-	-	-	50,129
26 CAPITAL RESERVES	-	-	-	-	-
27 RESERVED - OPERATING CAPITAL	276,751	-	-	-	276,751
28 UNASSIGNED	671,768	454,567	891,855	1,306,942	3,325,133
29 TOTAL FUND BALANCE	998,648	454,567	891,855.27	1,306,942	3,652,013
29 TOTAL LIABILITIES & FUND BALANCE	\$ 1,488,999	\$ 454,567	\$ 891,855	\$ 1,306,942	\$ 4,142,364

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

	FY 2025 Amended Budget	FY 2025 Month of September	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	-	3,736	40,281	40,281	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	788	788	
5 TOTAL REVENUES	1,660,506	3,736	1,708,277	47,771	103%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	600	8,200	(3,800)	68%
9 Payroll Taxes	918	46	627	(291)	68%
10 Payroll Service Fees	673	50	500	(173)	74%
11 Management Consulting Services	45,000	3,750	45,000	-	100%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	5,200	366	3,960	(1,240)	76%
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	-	959	(541)	64%
18 Engineering Services	40,500	1,032	21,591	(18,909)	53%
19 Legal Services	46,000	1,952	27,575	(18,425)	60%
20 Assessment Collection Fee	150	-	150	-	100%
21 Website Development & Hosting	2,015	42	2,220	205	110%
22 Miscellaneous	4,000	617	7,250	3,250	181%
23 TOTAL ADMINISTRATIVE	162,631	8,454	122,059	(40,572)	75%
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	25,500	(1,500)	94%
34 Utility - Electricity	64,800	4,975	57,393	(7,407)	89%
35 Utility - Streetlights	277,398	19,055	224,775	(52,623)	81%
36 Utility - Water	24,600	561	8,103	(16,497)	33%
37 Pet Waste Removal	7,060	1,112	12,180	5,120	173%
38 Lake/Pond Maintenance	100,000	13,083	45,600	(54,401)	46%
39 Midge Fly Abatement	50,000	4,040	44,440	(5,560)	89%
40 Landscape Maintenance - Phase 1, 2 & 3	385,000	30,750	390,332	5,332	101%
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	(49,608)	1%
45 Gate Maintenance & Repairs	29,900	1,571	25,493	(4,407)	85%
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	-	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%
52 Speed Tables	15,000	-	-	-	
53 Contingency	64,000	-	9,986	(54,014)	16%

	FY 2025 Amended Budget	FY 2025 Month of September	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 TOTAL FIELD OPERATIONS	1,420,658	77,146	1,108,254	(312,403)	78%
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	218	9,776	6,576	306%
59 Gate Security Cameras	3,100	150	1,504	(1,596)	49%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	80	1,006	(495)	67%
61 TOTAL AMENITY OPERATIONS	14,312	448	13,626	(686)	95%
62 TOTAL EXPENDITURES	1,660,506	86,048	1,320,943	(339,562)	80%
63 REVENUES OVER (UNDER) EXPENDITURES	-	(82,312)	387,334	387,334	
64 OTHER FINANCING SOURCES & USES					
65 Transfers In	-	-	-	-	
66 Transfers Out	-	-	-	-	
67 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
68 NET CHANGE IN FUND BALANCE	-	(82,312)	387,334	387,334	
69 Fund Balance - Beginning	207,231		611,315	404,083	
70 FUND BALANCE - ENDING - PROJECTED	207,231		998,648	791,417	
71 ANALYSIS OF FUND BALANCE					
72 NON SPENDABLE DEPOSITS					
73 PREPAID & DEPOSITS	-		50,129		
74 CAPITAL RESERVES	-		-		
75 3-MONTH OPERATING CAPITAL	-		276,751		
76 UNASSIGNED	207,231		671,768		
77 TOTAL FUND BALANCE	\$ 207,231		\$ 998,648		

Epperson Ranch CDD
Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

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

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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 426,980	\$ 428,703	\$ 1,723
3 Interest Revenue	-	31,233	31,233
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	459,936	32,956
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	160,178	265,020	104,843
9 May 1, 2025	156,713	156,713	-
10 November 1, 2025	156,713	-	(156,713)
11 Principal Retirement			
12 May 1, 2025	110,000		(110,000)
13 TOTAL EXPENDITURES	423,425	421,733	(1,693)
14 REVENUES OVER (UNDER) EXPENDITURES	3,555	38,204	34,649
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	3,555	38,204	34,649
20 Fund Balance - Beginning	761,311	853,620	92,309
21 FUND BALANCE - ENDING - PROJECTED	\$ 764,866	\$ 891,823.08	\$ 126,957

* 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 September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 624,681	\$ 627,203	\$ 2,521
3 Interest Revenue	-	45,607	45,607
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,681	672,810	48,128
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	55,628	53,878
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	55,628	53,878
20 Fund Balance - Beginning	1,127,063	1,250,761	123,698
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,128,813	\$ 1,306,389	\$ 177,577

* 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
12/27/2024	122724ACH4	Engage PEO	BOS MTG 12/16/24		141.80	2,540,305.55
12/30/2024	100427	DC Integrations LLC	Invoice: 25184 (Reference: Limit Switch, Blown Fuse.)		425.00	2,539,880.55
12/31/2024		End of Month		2,359,538.01	176,570.07	2,539,880.55
01/02/2025	01ACH010225	DOORKING, INC.	Gate Access 12.02.24 - 01.01.25		145.80	2,539,734.75
01/03/2025	100428	DC Integrations LLC	Invoice: 25206 (Reference: Camera Management For Main-Yale-Olive Jan.25.) Invoice: 25236 (Ref...		1,320.00	2,538,414.75
01/03/2025	100429	Landscape Maintenance Professionals	Invoice: 188552 (Reference: Monthly Ground Maint - 12.24.)		29,538.00	2,508,876.75
01/06/2025			Deposit	788.46		2,509,665.21
01/06/2025	01EFT010625	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.09.24 - 12.11.24		1,021.41	2,508,643.80
01/06/2025	02EFT010625	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.09.24 - 12.11.24		1.85	2,508,641.95

Date	Number	Name	Memo	Deposits	Payments	Balance
01/07/2025	100430	DC Integrations LLC	Invoice: 25217 (Reference: Gate Management - Quarterly.)		1,440.00	2,507,201.95
01/08/2025	100431	POOP 911	Invoice: 9376301 (Reference: Monthly Poop Stations - November 2024.) Invoice: 9522745 (Refere...		1,643.98	2,505,557.97
01/08/2025	100432	Vesta District Services	Invoice: 424080 (Reference: Monthly DM Fees - Jan 2025.)		6,291.67	2,499,266.30
01/08/2025	100433	DC Integrations LLC	Invoice: 25270 (Reference: Reset Door King Panel so Remotes & Codes Work.)		220.00	2,499,046.30
01/08/2025	01ACH010825	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11.09.24 - 12.11.24		10.53	2,499,035.77
01/08/2025	02ACH010825	PASCO COUNTY UTILITIES SERVICES BRANCH	31849 Epperson Ranch PH 7 11.09.24 - 12.11.24		286.77	2,498,749.00
01/08/2025			Deposit	3,926.19		2,502,675.19
01/08/2025			Deposit	2,602.17		2,505,277.36
01/08/2025			Deposit	43,782.57		2,549,059.93
01/14/2025	100434	Gig Fiber, LLC	Invoice: 3733 (Reference: Solar Equipment - Entrance Bridge Jan 2025.) Invoice: 3731 (Referen...		18,500.00	2,530,559.93
01/14/2025	100435	Steadfast Environmental, LLC	Invoice: SE-26121 (Reference: January 2025 Treatment.)		4,040.00	2,526,519.93
01/14/2025	100436	Stantec Consulting Services, Inc	Invoice: 2335703 (Reference: 2025 FY General Consulting - Dec 2024.)		1,809.08	2,524,710.85
01/15/2025	100437	Vesta District Services	Invoice: 424063 (Reference: Billable Expenses - Dec 2024.)		913.39	2,523,797.46
01/16/2025			Deposit	251.11		2,524,048.57
01/16/2025			Deposit	251.20		2,524,299.77
01/16/2025	100438	Straley Robin Vericker	Invoice: 25854 (Reference: For Professional Services Rendered Through November 30, 2024.)		2,380.00	2,521,919.77
01/21/2025	100439	DC Integrations LLC	Invoice: 25281 (Reference: Installation of Gate Motor Kit.)		4,660.00	2,517,259.77
01/24/2025	01ACH012425	Withlacoochee River Electric	31425 Epperson Blvd 12.03.24 - 01.06.25		41.36	2,517,218.41
01/24/2025	02ACH012425	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 12.03.24 - 01.06.25		56.16	2,517,162.25
01/24/2025	03ACH012425	Withlacoochee River Electric	31263 Palm Song 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.) Invoice: 25316 (Referen...		1,780.00	2,510,566.22
01/30/2025	100443	Landscape Maintenance Professionals	Invoice: 307877 (Reference: Winter flowers installation.)		2,320.00	2,508,246.22
01/31/2025		End of Month		51,601.70	83,236.03	2,508,246.22
02/04/2025	100444	Steadfast Environmental, LLC	Invoice: SE-26101 (Reference: Aquatic Maintenance Jan. 2025.)		2,575.00	2,505,671.22
02/05/2025	01ACH020525	DOORKING, INC.	Gate Access 12.02.24 - 01.01.25		155.80	2,505,515.42
02/10/2025	100445	Vesta District Services	Invoice: 424709 (Reference: Monthly DM Fees - Feb 2025.)		6,291.67	2,499,223.75
02/10/2025	100446	Spinelli Electric, Inc.	Invoice: 124278 (Reference: Bollards Installation Deposit.) Invoice: 124277 (Reference: Flagp...		2,159.31	2,497,064.44
02/10/2025	100447	Big Dog Fence Inc.	Invoice: 241210B (Reference: Aluminum-Vinyl Fence Repairs Deposit.)		12,775.00	2,484,289.44
02/11/2025	100448	Stantec Consulting Services, Inc	Invoice: 2350303 (Reference: 2025 FY General Consulting - Dec 2025.)		524.43	2,483,765.01
02/11/2025	100449	Straley Robin Vericker	Invoice: 26028 (Reference: For Professional Services Rendered Through December 31, 2024.)		1,830.00	2,481,935.01
02/12/2025	100450	Spinelli Electric, Inc.	Invoice: 124280 (Reference: 3 Adatiles at Palm Song & 1 Adatiles at Parrot Reef Deposit.) Inv...		2,134.30	2,479,800.71
02/12/2025	100451	DC Integrations LLC	Invoice: 25373 (Reference: Replace Limit Switches.)		430.00	2,479,370.71
02/12/2025			Deposit	20,679.08		2,500,049.79
02/13/2025	01ACH021325	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 12.11.24 - 01.09.25		106.25	2,499,943.54
02/14/2025	100452	Landscape Maintenance Professionals	Invoice: 315109 (Reference: Service Repair.) Invoice: 315110 (Reference: Controller A & B Mon...		1,684.89	2,498,258.65
02/14/2025	100453	Spinelli Electric, Inc.	Invoice: 124284 (Reference: Maintenance & Water Lids.) Invoice: 124289 (Reference: Padlock Re...		401.73	2,497,856.92
02/19/2025	100454	Spinelli Electric, Inc.	Invoice: 124294 (Reference: Water Covers Reimbursement.)		53.82	2,497,803.10
02/19/2025	100455	Vesta District Services	Invoice: 424846 (Reference: Billable Expenses - Jan 2025.)		1,871.06	2,495,932.04
02/21/2025	01ACH022125	Withlacoochee River Electric	7851 Curley Rd 01.06.25 - 02.04.25		4,096.90	2,491,835.14
02/21/2025	02ACH022125	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.25 - 02.04.25		157.34	2,491,677.80
02/21/2025	03ACH022125	Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.25 - 02.04.25		49.32	2,491,628.48
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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
09/04/2025	100582	Steadfast Contractors Alliance, LLC	Invoice: SA-14148 (Reference: Routine Aquatic Maintenance.) Invoice: SA-14966 (Reference: 202...		6,615.00	269,262.59
09/04/2025	100583	Landscape Maintenance Professionals	Invoice: 349953 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract August 2...		30,399.90	238,862.69
09/04/2025	100584	Tampa Bay Poo Patrol, LLC	Invoice: 4153 (Reference: Pet waste station maintenance.)		1,111.50	237,751.19
09/04/2025	100585	Spinelli Electric, Inc.	Invoice: SPG-0825-ES (Reference: Maintenance service performed throughout the community.)		600.00	237,151.19
09/04/2025	100586	ECS Integrations LLC	Invoice: 102987 (Reference: Camera Management for Main-Yale-Olive.)		150.00	237,001.19
09/04/2025	100587	Gig Fiber, LLC	Invoice: 5113 (Reference: Epperson Ranch CDD - 1,2,3_Sept 2025.) Invoice: 5111 (Reference: Ep...		19,055.00	217,946.19
09/04/2025	100588	Straley Robin Vericker	Invoice: 27045 (Reference: Legal services.)		3,007.93	214,938.26
09/05/2025	01ACH090525	DOORKING, INC.	Reference: Gate cell service 08.02.25- 09.01.25		165.80	214,772.46
09/09/2025	100589	ECS Integrations LLC	Invoice: 102398 (Reference: At the main gate the tag camera is blurry and needs to be replaced..)		220.00	214,552.46

Date	Number	Name	Memo	Deposits	Payments	Balance
09/09/2025	100590	Vesta District Services	Invoice: 428440 (Reference: Management fees.)		5,791.67	208,760.79
09/09/2025	100591	Spinelli Electric, Inc.	Invoice: SPG-ES-AE090525 (Reference: Deposit-Aeration System Service.)		1,182.50	207,578.29
09/10/2025	01ACH091025	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 07.09.25- 08.07.25		262.44	207,315.85
09/10/2025	02ACH091025	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 07.09.25- 08.07.25		113.40	207,202.45
09/10/2025	03ACH091025	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 07.09.25- 08.07.25		699.03	206,503.42
09/11/2025	100592	Vesta	Invoice: WC258 (Reference: performed triple shock treatment, labor for visit, cleaned out the sa...		233.00	206,270.42
09/17/2025	100593	Steadfast Contractors Alliance, LLC	Invoice: SA-15299 (Reference: SE1614 Epperson South CDD Ponds 9, 21, 23, 29 & 30.)		6,960.00	199,310.42
09/17/2025	100594	Vesta District Services	Invoice: 428506 (Reference: Billable Expenses - Aug 2025.)		613.67	198,696.75
09/17/2025	091725BOS1	Christy M Bartels	BOS MTG 9.4.25		184.70	198,512.05
09/17/2025	091725BOS2	Dawn Curran Tubb	BOS MTG 9.4.25		184.70	198,327.35
09/17/2025	091725BOS3	Engage PEO	BOS MTG 9.4.25		141.80	198,185.55
09/17/2025	091725BOS4	Harl D. Page	BOS MTG 9.4.25		184.70	198,000.85
09/22/2025	100595	ECS Integrations LLC	Invoice: 103028 (Reference: Doorking Gate Remote First Homeowner.)		80.00	197,920.85
09/22/2025	100596	Stantec Consulting Services, Inc	Invoice: 2454977 (Reference: 2025 FY General Consulting.)		1,032.22	196,888.63
09/23/2025	100597	Contact One	Invoice: 250901164101 (Reference: Gate cell service Sep25.)		52.00	196,836.63
09/23/2025	100598	Spinelli Electric, Inc.	Invoice: SPG-ESP-SOUTH-0925 (Reference: Maintenance and repair services performed for Epperson S...		1,571.00	195,265.63
09/26/2025	01ACH092625	Withlacoochee River Electric	7851 Curley Rd 08.05.25- 09.04.25		4,449.90	190,815.73
09/26/2025	02ACH092625	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 08.05.25- 09.04.25		222.31	190,593.42
09/26/2025	03ACH092625	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 08.05.25- 09.04.25		75.02	190,518.40
09/26/2025	04ACH092625	Withlacoochee River Electric	7315 Yale Harbor Dr 08.05.25- 09.04.25		52.76	190,465.64
09/26/2025	05ACH092625	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 08.05.25- 09.04.25		52.64	190,413.00
09/26/2025	06ACH092625	Withlacoochee River Electric	31077 Epperson Blvd 08.05.25- 09.04.25		41.56	190,371.44
09/26/2025	07ACH092625	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 08.05.25- 09.04.25		40.27	190,331.17
09/26/2025	08ACH092625	Withlacoochee River Electric	31425 Epperson Blvd 08.05.25- 09.04.25		40.16	190,291.01
09/30/2025	100599	Straley Robin Vericker	Invoice: 27196 (Reference: Professional legal services rendered.)		1,952.00	188,339.01
09/30/2025	100600	Spinelli Electric, Inc.	Invoice: SPG-ES-AE090525-A (Reference: 1. Placement and integration of a new ½ HP aeration motor...		2,365.00	185,974.01
09/30/2025		End of Month		0.00	89,903.58	185,974.01

EXHIBIT 4

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Michael Eckert is hereby designated as the Registered Agent for the Epperson Ranch Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, phone (850) 692-7300, fax (850) 692-7319, e-mail Michael.Eckert@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the Pasco County Board of County Commissioners, and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 3rd day of November, 2025.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. **CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Christy Bartels	November 2026
2	Vacant	November 2026
3	Harl D. Page	November 2028
4	Dawn Curran-Tubb	November 2028
5	Cherdonna Epps-Gardner	November 2028

2. **GENERAL ELECTION SEATS.** Seat 1, currently held by Christy Bartels, and Seat 2, currently vacant, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be

a qualified elector of the District. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of November, 2025.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Epperson Ranch Community Development District (the “**District**”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 191.003, *Florida Statutes*. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Epperson Ranch Community Development District has two (2) seats up for election, specifically Seats 1 and 2, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

EXHIBIT 6



A Juniper Company

Proposal

Proposal No.: 369152

Proposed Date: 10/24/25

PROPERTY:	FOR:
Epperson Ranch CDD Kyle Darin 31650 Epperson Blvd Wesley Chapel, FL 33545	Epperson Ranch Mulch installation

We propose to provide labor and materials for the installation of Pine bark mulch throughout the landscape beds of Epperson Ranch. All debris associated with this project will be gathered and removed upon completion.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Epperson Ranch mulch installation					
Landscape Material					\$21,125.00
Pine Bark mulch	325.00	EA	\$65.00	\$21,125.00	
				Total:	\$21,125.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

Signature - Representative **Date**

EXHIBIT 7



Quote #: Q-17542-5
 Date: 9/23/2025
 Expires On: 10/31/2025

Envera Systems

Next Generation Security
 1659 Achieva Way
 Dunedin, FL 33648
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Epperson Ranch CDD
 31601 Epperson Blvd
 Wesley Chapel, Florida

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

EQUIPMENT & ONE-TIME SERVICES

Entrance - Cellgate Watchman WXL

QTY	PRODUCT	INSTALL INVESTMENT
3	Watchman Surface Mount Access Control Entry System WXL	
60	Trenching & Backfilling	
75	Conduit	
200	Wire	
3	Outdoor Enclosure Kit - Small SS	
3	Fortigate Router (40F)	
Entrance - Cellgate Watchman WXL TOTAL:		\$38,823.55

Epperson Blvd Gate - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
2	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 2 MP	
1	iBoot Bar	
1	Battery Backup 7 Outlet 600VA	
2	8' Post	
1	16' Aluminum 4 X 4 Pole	
1	Bore Setup	
50	Bore	
50	Trenching & Backfilling	
50	Conduit	
325	Wire	

QTY	PRODUCT	INSTALL INVESTMENT
1	Digital Watchdog Blackjack DX1 NVR 8TB	
Epperson Blvd Gate - Passive Video Surveillance TOTAL:		\$14,533.50

Sandbay Ridge Gate - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
2	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 2 MP	
1	iBoot Bar	
1	Battery Backup 7 Outlet 600VA	
2	8' Post	
1	16' Aluminum 4 X 4 Pole	
75	Trenching & Backfilling	
75	Conduit	
325	Wire	
1	Digital Watchdog Blackjack DX1 NVR 8TB	
Sandbay Ridge Gate - Passive Video Surveillance TOTAL:		\$13,879.50

Yale Harbor Dr. Gate - Passive Video Surveillance

QTY	PRODUCT	INSTALL INVESTMENT
2	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 2 MP	
1	iBoot Bar	
1	Battery Backup 7 Outlet 600VA	
2	8' Post	
1	16' Aluminum 4 X 4 Pole	
75	Trenching & Backfilling	
75	Conduit	
325	Wire	
1	Digital Watchdog Blackjack DX1 NVR 8TB	
Yale Harbor Dr. Gate - Passive Video Surveillance TOTAL:		\$13,879.50

Installation Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
Installation Discount TOTAL:		\$-24,334.82

One-Time Total: \$56,781.23

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

MONTHLY SERVICES

Entrance - Cellgate Watchman WXL

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
963	Per Home (Address) Access - Watchman	\$3.00	\$2,889.00
1	Service & Maintenance Plan	\$312.94	\$312.94
3	Networking Monitoring	\$100.00	\$300.00
Entrance - Cellgate Watchman WXL TOTAL:			\$3,501.94

Epperson Blvd Gate - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Passive Standard Camera	\$25.00	\$50.00
2	Passive License Plate Camera	\$50.00	\$100.00
1	Service & Maintenance Plan	\$97.42	\$97.42
Epperson Blvd Gate - Passive Video Surveillance TOTAL:			\$247.42

Sandbay Ridge Gate - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Passive Standard Camera	\$25.00	\$50.00
2	Passive License Plate Camera	\$50.00	\$100.00
1	Service & Maintenance Plan	\$97.42	\$97.42
Sandbay Ridge Gate - Passive Video Surveillance TOTAL:			\$247.42

Yale Harbor Dr. Gate - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Passive Standard Camera	\$25.00	\$50.00
2	Passive License Plate Camera	\$50.00	\$100.00
1	Service & Maintenance Plan	\$97.42	\$97.42
Yale Harbor Dr. Gate - Passive Video Surveillance TOTAL:			\$247.42

Monthly Total: \$4,244.20

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

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

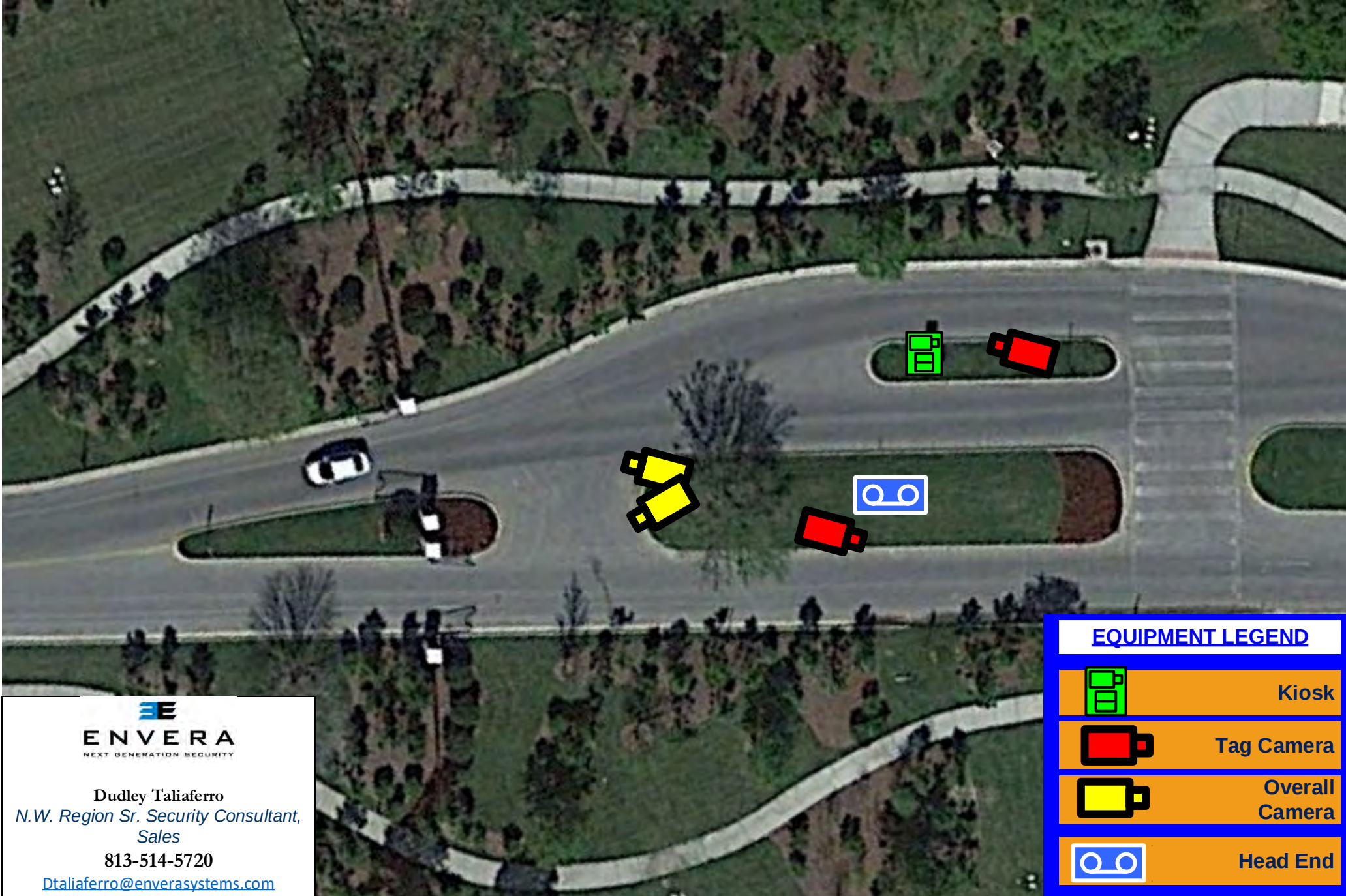
TERMS & CONDITIONS

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

COMMUNITY/COMMUNITY+ HARDWARE

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

Epperson Ranch CDD
Epperson Blvd Gate
CellGate Surface Mount Watchman
Video Surveillance



EQUIPMENT LEGEND



Kiosk



Tag Camera



Overall
Camera



Head End

Epperson Ranch CDD
Sandbay Ridge Gate
CellGate Surface Mount Watchman
Video Surveillance



EQUIPMENT LEGEND



Kiosk



Tag Camera



Overall
Camera



Head End

Epperson Ranch CDD
Yale Harbor Dr. Gate
CellGate Surface Mount Watchman
Video Surveillance



EQUIPMENT LEGEND



Kiosk



Tag Camera



Overall
Camera



Head End

EXHIBIT 8



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 9

Mach Form Comments (through 10-27)

Date Reported	Type of Complaint	Complaint	Board Direction	Action	Date Closed
20-Dec-24	Sidewalks	Crosswalk in front of main gate on Epperson Blvd near intersection at Overpass is frequently used by drivers as a 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	(10/06 meeting) Board opted to review next year	
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, continuing to work on	
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		Bush to look into whether sinking issue is present	
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		Sprinkler repaired, will monitor to see if sod grows back on its own and replace if not	
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	Chair plans on following up with resident if additional messages are received		
7-Oct-25	Landscaping	Broken sprinkler head spraying large volumes of water near roundabout by lagoon, by golf cart/pedestrian crosswalk			
12-Oct-25	Gates	VC reports Olive Brook exit gate is stuck partially open and not working			
22-Oct-25	Landscaping	Broken sprinkler head on Lago Mist cul-de-sac, close to golf cart path on Overpass			

EXHIBIT 10



\\US0705-PFSS01\SHARED_PROJECTS\238202067\EPPEPERSON RANCH\PROJECTS\TUSCAN BAY SPEED HUMP INSTALL\TUSCAN BAY SPEED HUMP EXHIBIT.DWG



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Client/Project

EPPEPERSON RANCH CDD
TUSCAN BAY CIRCLE
SPEED HUMP ADDITIONS

Figure No.

2.0

Title SPEED HUMP LAYOUT PLAN

