#### 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

Steadfast - \$1,001.00

F. Consideration of **Updated** Entry System Proposal

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

Conference ID: **684 257 747**#

Exhibit 9

#### **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 Exhibit 4 Registered Agent B. Consideration & Adoption of **Resolution 2026-02**. General Exhibit 5 Election C. Consideration of LMP Mulch Installation Proposal - \$21,125.00 Exhibit 6 D. Consideration of LMP Palms Removal at Tansy Bend Entry Exhibit 7 Proposal - \$866.40 E. Consideration of Palm Song Place Pond Aerator Compressor Exhibit 8 Replacement Proposals Spinelli Property Group - \$6,750.00

#### VI. Staff Reports

#### A. Field Services Manager

Exhibit 10

Presentation and Consideration of Vesta Water Feature Maintenance Proposal (1x weekly, tabled from previous meeting) Exhibit 11

B. Spinelli Monthly Maintenance Report

Exhibit 12

### C. District Manager

➤ Presentation and Discussion of Mach Form Grievances (updated as of October 31)

Exhibit 13

Next Meeting Quorum Check: December 1, 2025, 6:15 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

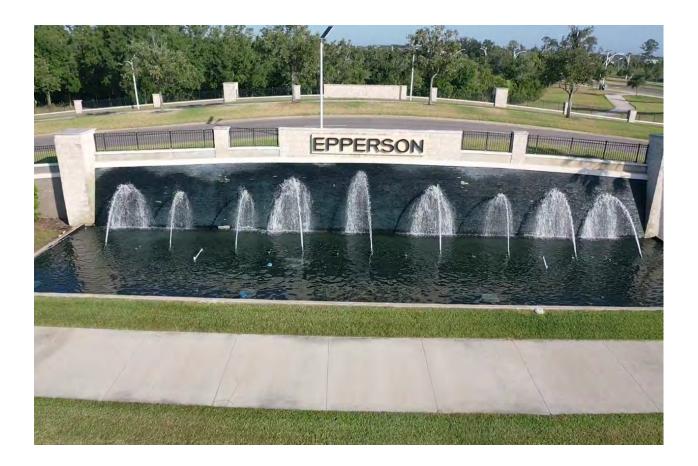
- D. District Counsel
- E. District Engineer

Presentation and Discussion of Proposed Tuscan Bay Speed Hump Locations Exhibit 14

- 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

#### **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.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 X Surface Filamentous

 Planktonic
 Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### **SITE:** 3/4





#### Comments:

No algae or nuisance grasses observed in either pond. Routine monitoring and treatments as needed will continue.

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### **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.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous Y Surface Filamentous
Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### **SITE:** 7/8

Condition: Excellent Great \( \sqrt{Good} \) 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.

WATER: ★ Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous ★ Surface Filamentous

Planktonic Cyanobacteria

GRASSES: ★ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### **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.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 Surface Filamentous

 X Planktonic
 X Cyanobacteria

 GRASSES:
 N/A
 Minimal
 Moderate
 Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### **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.

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

Other:

Slender Spikerush

Hydrilla

#### **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 form 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.

 WATER:
 Clear
 X Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 Surface Filamentous

 X
 Planktonic
 X Cyanobacteria

 GRASSES:
 X/A
 Minimal
 Moderate
 Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### **SITE:** 15/16

Condition: Excellent √Great Good Poor Mixed Condition Improving





#### Comments:

Pond 15 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.

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

Other:

Slender Spikerush

Hydrilla

#### **SITE:** 17/18





#### Comments:

No algae or nuisance grasses observed in either pond. Routine monitoring and treatments as needed will continue.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

GRASSES: ➤ N/A Minimal Moderate

**NUISANCE SPECIES OBSERVED:** 

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.

 WATER:
 Clear
 ★ Turbid
 Tannic

 ALGAE:
 N/A
 ★ Subsurface Filamentous
 Surface Filamentous

 ★ Planktonic
 Cyanobacteria

GRASSES: ★ N/A Minimal Moderate Substantial

Chara

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### **SITE:** 21/22

Condition: Excellent **Mixed Condition** √Great Good Poor **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.

WATER: Clear X Turbid Tannic ALGAE: X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria N/A X Minimal Substantial **GRASSES:** Moderate

**NUISANCE SPECIES OBSERVED:** 

Chara Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### **SITE:** 23/24

Condition: Excellent \( \sqrt{Great} \) 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.

**X** Clear Turbid Tannic WATER:  $\mathbf{X}$  N/A Surface Filamentous ALGAE: Subsurface Filamentous Cyanobacteria Planktonic **GRASSES:** N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** 

Babytears

Chara

Torpedo Grass XPennywort Other: Hydrilla XSlender Spikerush

#### **SITE:** 25/26

Condition: Excellent \( \sqrt{Great} \) 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.

WATER: Clear X Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

Surface Filamentous

**NUISANCE SPECIES OBSERVED:** 

GRASSES: X N/A

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

#### **SITE:** 27/28

Condition: Excellent \( \sqrt{Great} \) 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.

WATER: Clear XTurbid Tannic
ALGAE: XN/A Subsurface Filamento

Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

Moderate

Cyanobacteria Substantial

GRASSES: 

X N/A Minimal

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

rs Chara

#### **SITE:** 29/30

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





#### 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.

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

> Planktonic Cyanobacteria Minimal Substantial Moderate

**NUISANCE SPECIES OBSERVED:** 

GRASSES: X N/A

Chara Torpedo Grass Pennywort Babytears

Hydrilla Slender Spikerush Other:

#### **SITE:** 31/32

Condition: Excellent Great Poor 

Mixed Condition Good **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.

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

Chara

Torpedo Grass Pennywort

Babytears 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		MINU	TES OF MEETING
2		EPI	PERSON RANCH
3		COMMUNITY	DEVELOPMENT DISTRICT
4 5 6			Supervisors of the Epperson Ranch Community Development 5 at 6:37 p.m. at the Hilton Garden Inn, 26640 Silver Maple
7	FIRST	ORDER OF BUSINESS - Roll Call	
8		Mr. Beckett called the meeting to ord	er and conducted roll call.
9	Present	and constituting a quorum were:	
10 11 12		Dawn Curran-Tubb Christy Bartels Harl Page	Board Supervisor, Chairwoman Board Supervisor, Vice Chairwoman Board Supervisor, Assistant Secretary
13	Also pro	esent were:	
14 15 16 17 18 19 20 21		Heath Beckett Michael Bush Michael Eckert Greg Woodcock (via phone) Kevin Riemensperger Todd Spinelli Bill Conrad	District Manager, Vesta District Services Field Services Manager, Vesta District Services District Counsel, Kutak Rock LLP District Engineer, Stantec Steadfast Environmental Spinelli Electric LMP
22 23		owing is a summary of the discussion oard of Supervisors Regular Meeting.	s and actions taken at the October 6, 2025 Epperson Ranch
24 25		ND ORDER OF BUSINESS – Auditems only)	ience Comments – (limited to 3 minutes per individual on
26 27 28 29 30		neighborhood roadways to reduce the Bay was particularly prone to speeding	t the possibility of installing speed bumps throughout speeding issue, noting that a straight-line roadway by Tuscanng. The Board noted that speed bumps had been installed on ms in the area, and suggested that this could be brought to the site manager.
31	THIRD	ORDER OF BUSINESS – Field O	perations, Amenity Matters, & Reports
32	A.	Exhibit 1: Steadfast September Water	rway Inspection Report
33 34 35 36 37 38 39 40 41 42		having mixed results throughout the Brook. Suggestions were heard regar with Mr. Riemensperger noting that take hold. Mr. Riemensperger also cappear on pond surfaces, but coverage Board regarding the spray treatment Tubb noting that conditions had in	were generally doing in good condition, though plantings were community, with dead plants noted at two ponds by Olive ding establishing a line item to fund supplemental plantings, there were always going to be some plantings that failed to observed that the warm weather was causing some algae to ge was below 10%. Positive comments were heard from the that Steadfast had applied to the fountain, with Ms. Curranproved. Additional comments were made noting that the speriod of efficacy, but that the mosquito issue should be running again.
43	B.	LMP Inspection Report	- <del>-</del>

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-moth 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. Spineli 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

130 131 132 133 134	the District Engineer's report was to install a rock bed over the drain pipe area, which was against due to potential landscape and aesthetic issues, and requested that this be roun option. Following additional discussion regarding permissible discharge, Mr. Woodc that he could update the report to only include the option for rerouting the drainage and to District Counsel.	emoved as ock stated
135 136 137 138 139	Mr. Woodcock stated that he would also look into the viability of installing speed bumps Bay Circle and reach out to his point of contact with the County's traffic department, back at the next meeting. In response to comments about tunnel sealant, Mr. Woodcock he may have some information on file from a structural engineer and would review with Services Manager.	and report stated that
140 141	SEVENTH ORDER OF BUSINESS – Private Discussion of Security System – (Exempt from and Public Records Laws)	ı Sunshine
142 143	The Board entered into the Private Discussion of the CDD's Security System at 8:14 returned to the regular meeting at 8:50 p.m.	p.m., and
144 145	Following the discussion on the security system, the Board requested to solidify a c Envera that matched the Board's stated needs for the District.	uote with
146 147	<b>EIGHTH ORDER OF BUSINESS – Audience Comments - New Business –</b> (limited to 3 mindividual)	inutes per
148	There being none, the next item followed.	
149	NINTH ORDER OF BUSINESS – Supervisor Requests	
150 151 152 153 154	The Board discussed issues with an ADA mat by Yale Harbor which was coming loos protruding nails which needed to be addressed. The Board additionally discussed volum on behalf of the District, and Mr. Eckert stated that he recommended following the company's guidance in acquiring worker's compensation to cover volunteer work. To commented in favor of discussing the matter further.	nteer labor insurance
155	TENTH ORDER OF BUSINESS – Adjournment	
156 157	Mr. Beckett asked for final questions, comments, or corrections before requesting a adjourn the meeting. There being none, Ms. Bartels made a motion to adjourn the meeting.	motion to
158 159	On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, adjourned the meeting at 9:25 p.m. for the Epperson Ranch Community Development District.	the Board
160 161 162	*Each person who decides to appeal any decision made by the Board with respect to any matter of at the meeting is advised that person may need to ensure that a verbatim record of the proceeding including the testimony and evidence upon which such appeal is to be based.	
163 164	Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a public meeting held on	ly noticed
165		
	Signature Signature	
	Printed Name Printed Name	
166	Title: □ Secretary □ Assistant Secretary Title: □ Chairman □ Vice Chairm	nan

	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		D	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 <b>LIABILITIES</b>											
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		
CO EVIND DAY ANGE											
23 <u>FUND BALANCE</u> 24 NONSPENDABLE											
_ : - : : : : : : : : : : : : : : : : :	50 120								50 120		
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		

#### **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 Month of  Budget September		FY 2025 Total Actual Year-to-Date	otal Actual Over (Under)	
1 <u>REVENUES</u>					
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 EVDENDITUDES					
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	~ 000				1000/
28 Bond Dissemination	5,000	-	5,000	(1.0(7)	100%
29 Trustee Fees	9,105	-	7,138	(1,967)	78%
30 Arbitrage Reporting 31 TOTAL DEBT SERVICE ADMINISTRATION	1,300 15,405		1,300 13,438	(1,967)	100% 87%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405		13,438	(1,907)	8/%
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	FY 2025 Month of	FY 2025 Total Actual	VARIANCE Over (Under)	% Actual YTD /
	Budget	September	Year-to-Date	to Budget	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%
		<del></del>			
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	(02,312)	611,315	404,083	
70 FUND BALANCE - ENDING - PROJECTED	207,231		998,648	791,417	
10 FUND BALANCE - ENDING - PROJECTED	207,231		990,040	/91,41/	
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		

## **Capital Reserve Fund (CRF)**

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

	Ā	Y 2025 Adopted Budget	Tot	TY 2025 tal Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1 REVENUES	Ф.	27.000	ф.	27.100	Φ.	100
<ul><li>Special Assessments - On Roll (Net)</li><li>Interest &amp; Miscellaneous</li></ul>	\$	27,000	\$	27,109	\$	109
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

## **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		Ove	ARIANCE er (Under) o Budget
1 <u>REVENUES</u>						
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
¥ C						

<sup>\*</sup> financed by prior year revenues

## **Debt Service Fund- Series 2017 A-1**

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

	Ā	FY 2025 Adopted Budget		FY 2025 Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1 <u>REVENUES</u>						
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				<u> </u>		
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
¥ C						

<sup>\*</sup> 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 (Refer	ence: 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:		2,980.00	106,347.35
10/23/2024	100391	Gig Fiber, LLC	Invoice: 3329 (Reference: Solar Equipment - Oct. 2024. ) Invoice: 3328 (Referen		18,500.00	87,847.35
10/23/2024	100392	SchoolNow	Invoice: INV-SN-261 (Reference: Website Hosting. )	oc. Colai Equip	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		Withlacoochee River Electric Withlacoochee River Electric	31077 Epperson Blvd 09.04.24-10.03.24		41.61	82,002.89
10/25/2024	05ACH102524	Withlacoochee River Electric Withlacoochee River Electric	32317 Overpass Rd 09.04.24-10.03.24		40.35	81,962.54
10/25/2024	06ACH102524	Withlacoochee River Electric Withlacoochee River Electric	32318 Overpass Rtd 09.04.24-10.03.24		40.16	81,922.38
10/25/2024		Withlacoochee River Electric Withlacoochee River Electric	·		49.39	81,872.99
		Withlacoochee River Electric Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 09.04.24-10.03.24		40.16	
10/25/2024		Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Blvd 09.04.24-10.03.24			81,832.83
10/25/2024			30498 Summer Sun Loop (Pond) 09.04.24-10.03.24		67.56	81,765.27
10/25/2024	10ACH102524	Withlacoochee River Electric	31263 Palm Song PI (Pond) 09.04.24-10.03.24	05000 (D-f	72.08	81,693.19
10/29/2024	100393	DC Integrations LLC	Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor. ) Invoice: 25065 (Reference: Viking Gate Motor Kit & Olive Entrance Motor Motor Motor Motor Motor	ce: 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	150 100 00	86,526.24
10/31/2024		End of Month	0	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		Withlacoochee River Electric	7315 Yale Harbor Dr 10.03.24 - 11.04.24		50.83	309,294.25
11/22/2024		Withlacoochee River Electric	31077 Epperson Blvd 10.03.24 - 11.04.24		41.70	309,252.55
11/22/2024		Withlacoochee River Electric Withlacoochee River Electric	32317 Overpass Rd 10.03.24 - 11.04.24		40.35	309,232.33
11/22/2024		Withlacoochee River Electric Withlacoochee River Electric	32318 Overpass Blvd 10.03.24 - 11.04.24		40.16	309,212.20
11/22/2024		Withlacoochee River Electric Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 10.03.24 - 11.04.24		48.40	309,172.04
11/22/2024		Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Blvd 10.03.24 - 11.04.24		40.16	309,083.48
11/22/2024	10ACH112224	Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Bivd 10.03.24 - 11.04.24 30498 Summer Sun Loop (Pond) 10.03.24 - 11.04.24		57.98	309,083.48
11/22/2024		Withlacoochee River Electric Withlacoochee River Electric				309,025.50
	3684	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	31263 Palm Song PI (Pond) 10.03.24 - 11.04.24		75.53 175.00	
11/25/2024 11/25/2024	3684 100402		FY 2024/2025 Special District Fee Invoice/Update Form Invoice: 2308901 (Reference: Change Order 2024-1 (Oct 24).)		7,416.02	308,774.97
11/25/2024	100402	Stantec Consulting Services, Inc	invoice. 2000901 (Neterefice. Change Order 2024-1 (Oct 24). )		1,410.02	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		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		Vesta District Services	Invoice: 424063 (Reference: Billable Expenses - Dec 2024. )	913.39	2,523,797.46
01/16/2025	100 101	70014 2101101 00111000	Deposit 251.11	0.0.00	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		DC Integrations LLC	Invoice: 25281 (Reference: Installation of Gate Motor Kit. )	4,660.00	2,517,259.77
01/24/2025		Withlacoochee River Electric	31425 Epperson Blvd 12.03.24 - 01.06.25	41.36	2,517,239.77
01/24/2025		Withlacoochee River Electric Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 12.03.24 - 01.06.25	56.16	2,517,162.25
01/24/2025		Withlacoochee River Electric Withlacoochee River Electric		76.14	2,517,162.25
	04ACH012425	Withlacoochee River Electric Withlacoochee River Electric	31263 Palm Song PI (Pond) 12.03.24 - 01.06.25 8109 Sandbay Ridge Dr (gate) 12.03.24 - 01.06.25	53.29	2,517,086.11
				59.94	
	05ACH012425	Withlacoochee River Electric	8519 Salt Crest Way 12.02.24 - 01.07.25		2,516,972.88
01/24/2025		Withlacoochee River Electric	31077 Epperson Blvd 12.03.24 - 01.06.25	42.38	2,516,930.50
	07ACH012425	Withlacoochee River Electric	7315 Yale Harbor Dr 12.03.24 - 01.06.25	55.52	2,516,874.98
01/24/2025		Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12.03.24 - 01.06.25	204.87	2,516,670.11
01/24/2025		Withlacoochee River Electric	7851 Curley Rd 12.03.24 - 01.06.25	4,104.21	2,512,565.90
01/28/2025		Landscape Maintenance Professionals	Invoice: 308118 (Reference: Playground controller irrigation inspection repairs. )	171.68	2,512,394.22
01/28/2025		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		DOORKING, INC.	Gate Access 12.02.24 - 01.01.25	155.80	2,505,515.42
02/10/2025		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		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		Vesta District Services	Invoice: 424846 (Reference: Billable Expenses - Jan 2025. )	1,871.06	2,495,932.04
02/21/2025		Withlacoochee River Electric	7851 Curley Rd 01.06.25 - 02.04.25	4,096.90	2,491,835.14
02/21/2025		Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.25 - 02.04.25	157.34	2,491,677.80
	03ACH022125	Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.25 - 02.04.25	49.32	2,491,628.48
02/21/2025		Withlacoochee River Electric	31077 Epperson Blvd 01.06.25 - 02.04.25	41.64	2,491,586.84
	05ACH022125	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 01.06.25 - 02.04.25	48.95	2,491,537.89
	06ACH022125	Withlacoochee River Electric	31263 Palm Song PI (Pond) 01.06.25 - 02.04.25	70.13	2,491,467.76
02/21/2025		Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 01.06.25 - 02.04.25	53.86	2,491,413.90
	08ACH022125	Withlacoochee River Electric	31425 Epperson Blvd 01.06.25 - 02.04.25	40.16	2,491,373.74
02/25/2025		Contact One	Invoice: 250201164101 (Reference: 03/01/2025 - 03/31/2025. )	46.50	2,491,327.24
02/25/2025		POOP 911	Invoice: 013125-7791 (Reference: Monthly Pet Waste Stations Jan 2025. )	821.99	2,490,505.25
02/25/2025		Landscape Maintenance Professionals	Invoice: 316695 (Reference: Controller A Service Repair. )	140.00	2,490,365.25
02/25/2025		Tampa Bay Poo Patrol, LLC	Invoice: 2691 (Reference: Pet Waste Stations - Feb 2025. )	1,111.50	2,489,253.75
02/25/2025		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		Landscape Maintenance Professionals	Invoice: 316994 (Reference: Irrigation Repairs. )	2,892.30	2,467,861.45
02/20/2025	100462	DC Integrations LLC	Invoice: 25412 (Reference: Door King Remotes. )	180.00	2,467,681.45
02/27/2025	100463	Spinelli Electric, Inc.	Invoice: 23412 (Reference: Door King Remotes: ) Invoice: 124283-R (Reference: Installation of Butterfly Garden Archway. ) Invoice: 124282-R (R	3,750.50	2,463,930.95
02/28/2025	100403	End of Month	invoice: 124263-rk (Reference: Installation of Butterny Garden Archway. ) invoice: 124262-rk (k  20,679.08	64,994.35	<b>2,463,930.95</b>
02/20/2025		ETIU OT WOTILIT	20,679.08	04,994.35	2,403,930.95

Date	Number	Name	Memo Depo	sits	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 (Refe	re	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 of	a	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				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: 12432	24	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		Landscape Maintenance Professionals	Invoice: 321299 (Reference: Irrigation Enhancement- Service Calls & Proposals. )		343.15	2,341,421.14
03/19/2025		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		Straley Robin Vericker	Invoice: 26253 (Reference: legal services Feb25. )		2,928.00	2,274,608.01
03/20/2025		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		Withlacoochee River Electric Withlacoochee River Electric	7315 Yale Harbor Dr 02.04.25- 03.05.25		49.60	2,270,298.34
	04ACH032025	Withlacoochee River Electric Withlacoochee River Electric	31077 Epperson Blvd 02.04.25- 03.05.25		41.73	2,270,256.61
03/20/2025		Withlacoochee River Electric Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 02.04.25- 03.05.25		48.68	2,270,230.01
03/20/2025		Withlacoochee River Electric Withlacoochee River Electric	31263 Palm Song PI (Pond) 02.04.25- 03.05.25		70.22	2,270,207.93
03/20/2025		Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Blvd 02.04.25- 03.05.25		70.22 40.16	2,270,137.71
	09ACH032025	Withlacoochee River Electric Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 02.04.25- 03.05.25		50.61	2,270,097.33
03/20/2025		Chad Mendelsohn	BOS MTG 3/3/25		184.70	2,269,862.24
						, ,
03/21/2025		Christy M Bartels	BOS MTG 3/3/25		184.70	2,269,677.54
03/21/2025		Dawn Curran Tubb	BOS MTG 3/3/25		184.70	2,269,492.84
03/21/2025 03/24/2025		Engage PEO Contact One	BOS MTG 3/3/25		141.80 52.00	2,269,351.04 2,269,299.04
			Invoice: 250301164101 (Reference: Monthly service Mar25.)			
03/24/2025		Spinelli Electric, Inc.	Invoice: 124332 (Reference: Lighted A-Z Call Button Assembly. ) Invoice: 124333 (Reference: F	ke	1,718.65	2,267,580.39
03/25/2025		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 (Refere	nce:	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 Eq	u	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
	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
	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		-1	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
	100505	BUSINESS OBSERVER	Invoice: 25-00746P (Reference: Public board meeting. )	65.63	348.934.37
	01ACH042525	Withlacoochee River Electric	7851 Curley Rd 03.05.25- 04.03.25	4,096.62	344,837.75
	02ACH042525	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 03.05.25- 04.03.25	426.73	344.411.02
	03ACH042525	Withlacoochee River Electric	31077 Epperson Blvd 03.05.25- 04.03.25	41.83	344,369.19
	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
	06ACH042525	Withlacoochee River Electric	31263 Palm Song PI (Pond) 03.05.25- 04.03.25	69.66	344,200.24
	07ACH042525	Withlacoochee River Electric Withlacoochee River Electric	31425 Epperson Blvd 03.05.25- 04.03.25	40.16	344,160.08
04/25/2025	08ACH042525	Withlacoochee River Electric Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 03.05.25- 04.03.25	40.16	344,119.92
04/25/2025	U6ACHU42525	End of Month	30496 Summer Sun Loop (Pona) 03.05.25- 04.03.25	926.492.71	344,119.92
	400500		,	, -	
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
	100509	Big Dog Fence Inc.	Invoice: 250404 (Reference: Aluminum- Vinyl Fence Repairs. )	13,125.00	322,915.19
	100510	Straley Robin Vericker	Invoice: 26419 (Reference: Professional legal services rendered.)	4,312.00	318,603.19
	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
	100513	Landscape Maintenance Professionals	Invoice: 308119 (Reference: Controller C- Irrigation inspection repairs. )	81.04	317,815.15
	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
	051625BOS2	Christy M Bartels	BOS MTG 5/5/25	184.70	266,109.98
	051625BOS3	Dawn Curran Tubb	BOS MTG 5/5/25	184.70	265,925.28
	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
	100523	DIBARTOLOMEO, McBEE, HARTLEY & BARNES, PA	Invoice: 90109993 (Reference: Audit Services thru September 2024. )	3,850.00	256,225.08
	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
	01ACH052325	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 03.12.25- 04.10.25	439.25	253,860.73
	02ACH052325	Withlacoochee River Electric	7851 Curley Rd 04.03.25- 05.05.25	4.449.90	249,410.83
	03ACH052325	Withlacoochee River Electric Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 04.03.25- 05.05.25	930.46	248,480.37
	04ACH052325	Withlacoochee River Electric Withlacoochee River Electric		930.46 77.50	,
	05ACH052325		31263 Palm Song PI (Pond) 04.03.25-05.05.25	77.50 53.83	248,402.87
		Withlacoochee River Electric	7315 Yale Harbor Dr 04.03.25- 05.05.25		248,349.04
	06ACH052325	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 04.03.25- 05.05.25	51.68	248,297.36
	07ACH052325	Withlacoochee River Electric	31077 Epperson Blvd 04.03.25- 05.05.25	41.67	248,255.69
	09ACH052325	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 04.03.25-05.05.25	40.16	248,215.53
	10ACH052325	Withlacoochee River Electric	31425 Epperson Blvd 04.03.25- 05.05.25	40.16	248,175.37
05/28/2025					
05/28/2025	100526	Spinelli Electric, Inc. End of Month	Invoice: 124393 (Reference: Gate System Relocation and Motherboard Replacement ? Main Entry Gate 8,558.54	1,250.00 <b>105,753.09</b>	246,925.37 <b>246,925.37</b>

Biolification   Discrepance   Discrepance	Date	Number	Name	Memo	Deposits	Payments	Balance
BOX2005   Spreak Liferia, hr.   Newton: Spik Epit MANN/10026 (Reference Bitted Park arm print Inc.)   1,816.00   222/236.70	06/04/2025	100527	Steadfast Contractors Alliance, LLC	Invoice: SA-11936 (Reference: Routine Aquatic Maintenance. ) Invoice: SA-12433 (Reference: Routine Aquatic Maintenance. )	ence: 202	6,615.00	240,310.37
Processor SPN-EPT-MANTTOS (Preference Desiry Desiry and Table D.)   22/27/38/77   22	06/04/2025	100528	Vesta District Services	Invoice: 426743 (Reference: Monthly management June25. )		5,791.67	234,518.70
Delication   Control   C	06/04/2025	100529	Spinelli Electric, Inc.		allation	1,815.00	232,703.70
Delication   Control   C							
00650705   007507   007507   007507   00750707   0075				, , , , , , , , , , , , , , , , , , , ,	2,457.80	-,-	
00650705   007507   007507   007507   00750707   0075		01ACH060525		Reference: Gate cell service May25.	,	177.80	
OFFICEDIOS   100502	06/06/2025	100531	Gia Fiber, LLC		Entrance	19.055.00	210.253.70
04702025   10953	06/10/2025	100532				1.194.51	
OPT-100225   10054							,
901170025 074-076-0175 074-076-0175 075-076-076-075-076-076-076-076-076-076-076-076-076-076		100534					
0811-0025   081-0026							
Depoil   17.200		02ACH061125	PASCO COUNTY UTILITIES SERVICES BRANCH			272.97	
BOS ATTO 60225   06132025   061				· ·	4.150.99		
OP13/20025   OP1		061325ACH1	Chad Mendelsohn	•	,	184.70	,
Belf3/2025   Belf3/2024   Brague Feb   Bra			Cherdonna Epps-Gardner				
06173/0252   23							
CHI-97/2002   23	06/13/2025	061325ACH4	Engage PEO	BOS MTG 6/2/25		364.20	211,489,92
Deposit   Postular							,
661772025   3698   MIKE FASANO PASCO COUNTY TAX COLLECTOR   Postage Assessment for 2024   425.00   222,881.00   662002025   10ACH002025   Wilhitacocches River Electric   3160 Epperson Biver (Fourtier) (0.50.5.25-0.04.25   4.45.00   222,780.12   4.45.				Deposit	22.254.97		233.006.09
Dec20/2025   Inchine Continue   Test   Current   Test   Current   Test   Current   Test   Current   Test   Test		3689	MIKE FASANO PASCO COUNTY TAX COLLECTOR	•	,	423.00	
662/00/2025   00ACH/0602025   Wilhilacoochee River Electric   31690 Epremon Bivd (Fountain) 0.50.52-0.60.425   62.50							
06/20/2025   OAAC-M06/2025   Wilhiacoochee River Electric   3107 Feperions Bird of 0.0.52-0.0.0.25   OA2-50							
66/20/2025   ORA-CH080205   Withlacoochee River Electric   8190 Sandshay Ridge prof. 056,25°-06.04.25   52.00   227,114.55							
69/20/2025   69/20-69/2025							,
06/20/2025   06/20/2025   07ACH0602025   Withiacocohee River Electric   31428 Palms Song Pi (Pond) (5.05.25 - 06.04.25   4.0.16   226,986.83							,
06/20/2025   07/32/2025   08ACH-0802025   Withlaconches River Electric   30498 Summer Sun Long (Front) 6,062.25 - 06.04.25   40.16   28,986.87							,
06/20/2025   0862/160205   Straley Robin Verificiar   14/25 Epperson Blvrd 0.5.05.26.7-06.04.25   0.5.04.25   0.5.04.25   0.5.04.25   0.5.04.25   0.5.05.5   Straley Robin Verificiar   Invoice: 250601164101 (Reference: Monthly service and 4th of July.)   0.6.0   0.24/49.67   0.5.04.2025   10.05.37   Sprinde Electric., Inc.   Invoice: 250601164101 (Reference: Monthly service and 4th of July.)   0.6.0   0.224/746.76   0.5.04.2025   10.05.37   Sprinde Electric., Inc.   Invoice: 1502046 (Reference: Monthly service and 4th of July.)   0.6.00   0.223/746.76   0.5.04.2025   10.05.38   Steedista Contractions Alliance, LLC   Invoice: 10.04546 (Reference: Doorking Gaste Remote) 1st Homeower (30889 Parrot Reef Ct).)   0.6.00   0.223/194.67   0.5.04.2025   0.05.38   0.05.402   0.05							
06744/2025   100535   Straley Robin Verkier   Invoice: 25721 (Reference: Professional legal services rendered. )			Withlacoochee River Electric			40.16	,
06/24/2025   1005/36   Contact One   Invoice: 2505/071614101 (Reference: Monthly service and 4th of July.)   62.00   224,749.67   606/24/2025   1005/37   Spinell Electric, Inc.   Invoice: 2505/07163-SCDD (Reference: Monthly service and 4th of July.)   605/24/2025   1005/38   Steaffast Contractors Alliance, LLC   Invoice: 102646 (Reference: Doorking Gate Remote 1st Homeowner (3088) Parrot Red C.)   2.575.00   220,3194.67   606/30/2025   1005/40   Tampa Bay Poo Patrot, LLC   Invoice: 2405/16 (Reference: Doorking Aquate Malanterance.)   2.575.00   220,918.67   606/30/2025   1005/41   ECS Integrations LLC   Invoice: 1027/28 (Reference: Wireless Internet Solution V.Z.) Invoice: 1027/30 (Reference: Door							,
08/24/2025   1005637							
06/24/2025   100538   ECS Integrations LLC   Invoice: 102464 (Reference: Dorshing Gata Remote 1st Homowers (30889 Parrot Reef CQ).   80.00   223,194.67							,
06/30/2025   100539   Steadfast Contractors Alliance, LLC   Invoice: SA-12227 (Reference: Routine Aquatic Maintenance.)   2.575.00   220,619.67					t). )		
06/30/2025   10/0540   Tampa Bay Poo Patrol, LLC   Invoice: 3488 (Reference: Pet wasts station maintenance.)   1,111.50   219.08.47					, ,		
07/03/2025         100542         Pasco Sheriff's Office         Invoice: 120257-12021 (Reference: 25EC)LRTY/RADAR.)         696.00         216,720.17           07/03/2025         100543         Stantac Consulting Services inc         Invoice: 2418285 (Reference: 2025 Treatment.)         3,544.82         213,175.35           07/03/2025         100544         Steadfast Contractors Alliance, LLC         Invoice: 3413400 (Reference: 2025 Treatment.)         4,040.00         203,333.88           07/03/2025         100545         Vesta District Services         Invoice: 47205 (Reference: Monthly outcatced management flees Jul25.)         5,791.67         203,333.88           07/03/2025         100546         Tampa Bay Poo Patrol, LLC         Invoice: 32406308-ESCDD (Reference: Gate maintenance.)         600.00         211,115.00         202,232.18           07/03/2025         100549         BUSINESS OBSERVER         Invoice: 32-1020P (Reference: Camer all Management for Main-Yale-Olive.)         91.88         201,393.03           07/03/2025         100549         BUSINESS OBSERVER         Invoice: 32-1020P (Reference: Public board meeting.)         177.80         91.88         201,342.15           07/08/2025         100550         Gig Eiber, LLC         Invoice: 32-1020P (Reference: Public board meeting.)         177.80         41.12.00         41.12.00         41.12.00         41.12.00         41.12.00	06/30/2025		End of Month	,		56,280.96	219,508.17
07/03/2005   100544   Stantac Consulting Services, Inc					Door		
07/03/2025         100544         Sleadfast Contractors Alliance, LLC         Invoice: SA-13400 (Reference: 2025 Treatment.)         4,04,00         209,135.35           07/03/2025         100545         Vesta District Services         Invoice: 327206 (Reference: Northly contracted management fees Jul25.)         5,791.67         203,343.88           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: 102728 (Reference: Camera Management for Maint-Yale-Olive.)         150.00         201,482.18           07/03/2025         100549         BUSINESS OBSERVER         Invoice: 102728 (Reference: Camera Management for Maint-Yale-Olive.)         177.80         201,212.50           07/08/2025         100550         Gig Fiber, LLC         Invoice: 25-01250P (Reference: Experson Ranch CDD - Amendment #1 - Entrance Bridge_July 2025.) Inv         19,055.00         182,157.50           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           07/09/2025         10ACH070725         PASCO COUNTY UTILITIES SERVICES BRANCH         1007 Experson Blvd 05.09.25         100 and 27 maintenance.)         4,11							
07/03/2025         100545         Vesta District Services         Invoice: 427206 (Reference: Monthly contracted management fees Jul/5.)         5,791.67         203,348,88           07/03/2025         100546         Tampa Bay Poo Patrol, LLC         Invoice: Service and maintain 27 waste stations \$9.50 per station per week							-,
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         100546         ECS Integrations LLC         Invoice: SE-240630B-ESCDD (Reference: Gate emintenance.)         600.00         201,482.18           07/03/2025         100549         BUSINESS OSERVER         Invoice: 25-01260P (Reference: Public board meeting.)         91.88         201,390.30           07/08/2025         100540         GORKING, INC.         Reference: Gate cell service June25.         170.00         201,482.18           07/08/2025         100550         GIG Fiber, LLC         Invoice: 4752 (Reference: Epoperson Ranch CDD - Amendment #1 - Entrance Bridge_July 2025.) Inv         19,055.00         182,157.50           07/08/2025         100550         GIG Fiber, LLC         Invoice: 4752 (Reference: Epoperson Ranch CDD - Amendment #1 - Entrance Bridge_July 2025.) Inv         19,055.00         182,157.50           07/08/2025         01ACH070925         PASCO COUNTY UTILITIES SERVICES BRANCH         31077 Epperson Blvd 05.09.25-06.09.25         20.09.25         10.09.25         20.09.25         20.09.25         20.09.25         20.09.25         20.09.25         21.456         177,392.27         27/14/2025         20.00         20.00         20.09.25         20.09.25 <t< td=""><td></td><td></td><td></td><td></td><td></td><td>,</td><td>,</td></t<>						,	,
07/03/2025         100547         Spinelli Electric, Inc.         Invoice: SE2-240630B-ESCDD (Reference: Gate maintenance.)         600.00         201,822.18           07/03/2025         100549         BUSINESS OBSERVER         Invoice: 25-01260P (Reference: Public board meeting.)         91.88         201,390.30           07/07/2025         010649         BUSINESS OBSERVER         Invoice: 25-01260P (Reference: Public board meeting.)         177.80         201,212.50           07/08/2025         010550         Gig Fiber, LLC         Reference: Gate cell service June25.         179.50         195.50         192,157.50           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 0.5.09.25- 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         285.26         177,539.92           07/14/2025         100553         BUSINESS OBSERVER         Invoice: 25-01357P (Reference: Wireless Internet Solution VZ (billed quarterly).)         330.00         176,995.27           07/11/2025         100553         BUSINESS OBSERVER         Invoi							
07/03/2025         100548         E'CS Integrations LLC         Invoice: 1027/28 (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.)         177.80         201,393.30           07/08/2025         100550         Gig Fiber, LLC         Invoice: 47528 (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: 47528 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_July 2025.) Inv         4,112.00         178,045.50           07/09/2025         104.CH070925         PASCO COUNTY UTILITIES SERVICES BRANCH         31077 Epperson Blivd 05,09.25 - 06.09.25         220.32         177,825.18           07/09/2025         02ACH070925         PASCO COUNTY UTILITIES SERVICES BRANCH         31756 Overpass Reclaim Rd 05.09.25- 06.09.25         285.26         177,325.27           07/14/2025         100552         ECS Integrations LLC         Invoice: 102732 (Reference: Wireless Internet Solution VZ (billed quarterly).)         330.00         176,995.27           07/14/2025         100553         BUSINESS OBSERVER         Invoice: 102732 (Reference: Wireless Internet Solution VZ (billed quarterly).)         330.00         176,595.24					ek )		
07/03/2025   100549   BUSINESS OBSERVER   Invoice: 25-01260P (Reference: Public board meeting. )   91.88   201,390.30   207/07/2025   07/08/2025							
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   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,00551   19,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   18,0055.00   182,157.50   184,70   181,307.44   181,307.44   181,207.44   181,207.45   184,70   181,207.45   184,70   181,307.44   181,207.45   184,70   181,207.45   184,							
07/08/2025   00550   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   01ACH070925   PASCO COUNTY UTILITIES SERVICES BRANCH   31077 Epperson Blvd 05.09.25 - 06.09.25   226,009.25   228,26   277,825,18   270/09/2025   02ACH070925   PASCO COUNTY UTILITIES SERVICES BRANCH   7316 Yale Harbor Dr 05.09.25 - 06.09.25   285,26   177,539.92   270/09/2025   01ACH070925   PASCO COUNTY UTILITIES SERVICES BRANCH   7316 Yale Harbor Dr 05.09.25 - 06.09.25   241.65   242.61   242.61   247.62							,
07/08/2025         100551         Sleadfast Contractors Alliance, LLC         Invoice: SA-13489 (Reference: Pond 5,7,10 and 27 maintenance.)         4,112.00         178,045.50           07/09/2025         07/09/2025         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         177,339,92           07/14/2025         03ACH070925         PASCO COUNTY UTILITIES SERVICES BRANCH         31756 Overpass Reclaim Rd 05.09,25- 06.09,25         100552         285.26         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 OSBERVER         Invoice: 25-01357P (Reference: Notice of Public Hearing 8/4/25.)         242.81         176,995,27           07/17/2025         100554         Spinelli Electric, Inc.         Invoice: 427599 (Reference: Billable Expenses - Jun 2025.)         720.62         175,684           07/18/2025         071825ACH1         Chad Mendelsohn         BOS MTG 7/7/25         184,70         181,307.44           07/18/2025         071825ACH2         Cherdonna Epps-Gardner							
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         177,339.92           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         176,952.74           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: 32-01357P (Reference: Notice of Public Hearing 8/4/25.)         130.00         176,652.46           07/18/2025         Vestal District Services         Invoice: 427599 (Reference: Signage Repair ? Yale Harbor (Epperson South).)         130.00         176,901.48           07/18/2025         071825ACH1         Chad Mendelsohn         BOS MTG 77/25         181,702.48         181,307.44           07/18/2025         071825ACH2         Cherdonna Epps-Gardner         BOS MTG 77/25 <t< td=""><td></td><td></td><td>•</td><td></td><td>2025. ) Inv</td><td></td><td>,</td></t<>			•		2025. ) Inv		,
07/09/2025         02ACH070925         PASCO COUNTY UTILITIES SERVICES BRANCH         7315 Yale Harbor Dr 05.09.25 - 06.09.25         285.26         177,339.92           07/09/2025         03ACH070925         PASCO COUNTY UTILITIES SERVICES BRANCH         31756 Overpass Reclaim Rd 05.09.25 - 06.09.25         214.65         177,339.92           07/14/2025         100552         ECS Integrations LLC         Invoice: 102732 (Reference: Wireless Internet Solution VZ (billed quarterly). )         330.00         176,929.57           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: 427599 (Reference: Signage Repair ? Yale Harbor (Epperson South). )         130.00         176,622.46           07/18/2025         O7/18/2025         Vasa District Services         Invoice: 427599 (Reference: Billable Expenses - Jun 2025. )         5,675.00         181,300.0         176,622.46           07/18/2025         O7/18/2025         O7/18/2025         O7/18/2025         184,70         181,392.14           07/18/2025         O7/18/2025         O7/18/2025         O7/18/2025         O7/18/2025         184,70         181,302.44           07/18/2025         O7/18/2025         O7/18/2025         D80 MTG 77//25							
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: Signage Repair ? Yale Harbor (Epperson South).)         242.81         176,622.46           07/17/2025         100554         Spinelli Electric, Inc.         Invoice: 427599 (Reference: Billable Expenses - Jun 2025.)         720.62         175,901.84           07/18/2025         Vesta District Services         Invoice: 427599 (Reference: Billable Expenses - Jun 2025.)         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         184.70         181,307.44           07/18/2025         071825ACH3         Christy M Bartels         BOS MTG 7/7/25         184.70         180,938.04           07/18/2025         071825ACH4         Dawn Curran Tubb         BOS MTG 7/7/25         303.00         180,635.04           07/18/2025         0718							
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: 427599 (Reference: Signage Repair ? Yale Harbor (Epperson South).)         130.00         176,622.46           07/18/2025         Vesta District Services         Invoice: 427599 (Reference: Billable Expenses - Jun 2025.)         5,675.00         181,5901.84           07/18/2025         O71825ACH1         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         180,635.04           07/18/2025         071825ACH6         Harl D. Page         BOS MTG 7/7/25							,
07/17/2025   100553   BUSINESS OBSERVER   Invoice: 25-01357P (Reference: Notice of Public Hearing 8/4/25. )   242.81   176,752.46   1							
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         071825ACH1         Chad Mendelsohn         BOS MTG 7/7/25         184,70         181,307.44           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         184.70         180,635.04           07/18/2025         071825ACH6         Harl D. Page         BOS MTG 7/7/25         184.70         180,635.04           07/18/2025         071825ACH6         Harl D. Page         BOS MTG 7/7/25         184.70         184.7							
07/17/2025         100555         Vesta District Services         Invoice: 427599 (Reference: Billable Expenses - Jun 2025. )         720.62         175,901.84           07/18/2025         071825ACH1         Chad Mendelsohn         BOS MTG 7/7/25         184.70         181,307.44           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         30.00         180,635.04           07/18/2025         071825ACH6         Harl D. Page         BOS MTG 7/7/25         184.70         184.70         180,635.04           07/18/2025         071825ACH5         Engage PEO         BOS MTG 7/7/25         30.00         180,635.04           07/18/2025         071825ACH6         Harl D. Page         BOS MTG 7/7/25         184.70         184.70         180,635.04           07/18/2025         071825ACH6         Harl D. Page         BOS MTG 7/7/25         184.70         180,635.04           07/25/2025							
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         184.70         181,122.74           07/18/2025         071825ACH4         Dawn Curran Tubb         BOS MTG 7/7/25         184.70         180,635.04           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         184.70         180,450.34           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					). )		
07/18/2025       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       180,455.04         07/18/2025       071825ACH6       Harl D. Page       BOS MTG 7/7/25       184.70       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		100555	Vesta District Services	,		720.62	
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       180,938.04         07/18/2025       071825ACH5       Epge PEO       BOS MTG 7/7/25       30.00       180,635.04         07/18/2025       071825ACH6       Harl D. Page       BOS MTG 7/7/25       180,450.34       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					5,675.00		
07/18/2025     071825ACH3     Christy M Bartels     BOS MTG 7/7/25       07/18/2025     071825ACH4     Dawn Curran Tubb     BOS MTG 7/7/25       07/18/2025     071825ACH5     Engge PEO     BOS MTG 7/7/25       07/18/2025     071825ACH6     Harl D. Page     BOS MTG 7/7/25       07/25/2025     01ACH072525     Withlacoochee River Electric     7851 Curley Rd 06.04.25-07.03.25							,
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							,
07/18/2025       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							
07/18/2025       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 01ACH072525 Withlacoochee River Electric 7851 Curley Rd 06.04.25- 07.03.25 4,449.79 176,000.55							
,							
0//25/2025							
	07/25/2025	U2ACHU/2525	vvitniacoochee River Electric	31650 Epperson Blvd (Fountain) 06.04.25- 07.03.25		852.24	1/5,148.31

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: 250101104101 (Neterence: Monthly gate cell service: ) 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	100569	Gig Fiber, LLC	Invoice: 4925 (Reference: Rouce of Public Hearing: ) Invoice: 4925 (Reference: Epperson Ranch CDD - 1,2,3 August 2025. ) Invoice: 4926 (Reference:	19,055.00	129.514.04
	100370	Gig I IDEI, LLO	, , , , , , , , , , , , , , , , , , , ,	18,000.00	- , -
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	461,362.5
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	325,313.5
	081525BOS5				,
08/15/2025	081525BOS5	Engage PEO	BOS MTG 8/4/25	303.00	325,010.5
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	324,738.3
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	284,187.1
08/20/2025	100577	Vesta District Services	Invoice: 428048 (Reference: Billable Expenses - Jul 2025. )	592.00	283,595.1
08/21/2025	100578	Spinelli Electric, Inc.	Invoice: EPS-0819 (Reference: Service Repairs. )	1.194.00	282,401.1
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
					277,464.84
08/22/2025	03ACH082225	Withlacoochee River Electric	7315 Yale Harbor Dr 07.03.25- 08.05.25	56.41	,
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	277,369.50
08/22/2025	06ACH082225	Withlacoochee River Electric	31263 Palm Song PI (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	269,262.5
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
00/04/0005	100588	Straley Robin Vericker	Invoice: 27045 (Reference: Legal services. )	3,007.93	214,938.26
09/04/2025		DOODIVNO NO	Reference: Gate cell service 08.02.25- 09.01.25	405.00	214,772.46
09/04/2025	01ACH090525	DOORKING, INC.	Reference. Gate cell service 06.02.25- 09.01.25	165.80	214,772.40

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 PI (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 3<sup>rd</sup> day of November, 2025.

ATTEST:	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>	Term Expiration Date
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 3<sup>rd</sup> 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

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



## **Proposal**

Proposal No.:

369152

**Proposed Date:** 

10/24/25

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

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

Page 1/2

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 in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from posts 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, V PROPOSAL DATE	VE ARE CURRENTLY HOLDING	PRICING FOR	THIRTY (3	0) DAYS FROM
Signature (Owner/Property Manager)		Date		
Printed Name (Owner/Property Manager)				
Signature - Representative		Date		

Page

2/2

EXHIBIT 7



## **Proposal**

 Proposal No.:
 370006

 Proposed Date:
 10/28/25

PROPERTY:	FOR:
Epperson Ranch CDD	Remove decline Palms and Grinding down Stumps
Kyle Darin	at Tansy Bend Entry
31650 Epperson Blvd	
Wesley Chapel, FL 33545	



This proposal outlines the removal of two declined Ribbon Palms situated at the Tansy Bend entry. The trees exhibit significant decline and are recommended for removal to maintain site safety and presentation.

Thank you for inviting Juniper Landscaping to present a proposal for tree work at the above referenced

property. Our team of professionals is committed to meet your service expectations and budget considerations.



Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut ¼ to ½ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

### Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

**Property Owner's Responsibility** 

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) Initial
Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc, moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion Initial
Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job Initial
During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature Initial
Safety Measures

#### Manhon Carton

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$700.00

		•	Total:	\$866.40
	Stump Grinding - Small	2.00	СТ	
St	tump Grinding			\$166.40
	Tree Removal - X Large (Flush Cut)	0.00	СТ	
	Tree Removal - Large (Flush Cut)	0.00	СТ	
	Tree Removal - Med (Flush Cut)	0.00	СТ	
	Tree Removal - Small (Flush Cut)	2.00	СТ	
	Arbor Job Site Clearing	0.00	HR	

LMP 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: Lagrees 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 in 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

LMP • 26324 Wesley Chapel Blvd • Lutz, FL 33559 Phone: 813-406-4465

EXHIBIT 8



## Spinelli Property Group sent you an estimate

Estimate expires on November 7, 2025

Customer message (scope):

Maintenance-only, like-for-like cord-and-plug swap of the aerator: unplug from the existing GFCI (no wiring/device changes), disconnect the blue air line, remove the old unit, set the new MODEL K55ZZRKJ-2011 (3/4 HP), reconnect the same air line, plug in, test run, and verify airflow/pressure. If conditions differ (failed receptacle, incompatible fittings, not like-for-like), work pauses and a separate written estimate will be issued.

### Notes:

- Exclusions & scope: no electrical work or modifications (no wiring/devices/breakers/conduit), no new circuits/adapters, no re-plumbing/redesign. Any work requiring licensure or permits is excluded and will be quoted separately.
- Site conditions: existing receptacle and air line/fittings must be serviceable and compatible; otherwise we pause and provide a separate estimate.
- · Warranty: workmanship warranty applies to the installation steps; manufacturer warranty applies to the unit.
- Validity: quote valid 10 days; dates listed are provisional.
- Deposit required to schedule; procurement deposits apply to equipment.

#### Customer

Heath Beckett

hbeckett@vestapropertyservices.com

#### Estimate #SPG-102925-PS

October 28, 2025

Hide full details ^



## **Vesta | Epperson South (Palm Song)**

## Supply & Plug-In Swap (turnkey) — MODEL K55ZZRKJ-2011 (3/4 HP)

\$6,750.00

aeration pump

Maintenance-only, like-for-like cord-and-plug replacement. Steps: unplug from the existing GFCI (no device/wiring changes); disconnect the blue airline; lift out old unit; set new unit; reconnect the same airline; plug into existing GFCI; test run and verify airflow/pressure.

**Subtotal** \$6,750.00

Total \$6,750.00

**Deposit** \$4,400.00

Due upon invoice date

**Balance** \$2,350.00

Due within 14 days

## Spinelli Property Group april@spinellielectric.com

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Square





**BILL TO** 

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

**Epperson South CDD** 

Lake Mary FL 32746

Vesta Property Services

250 International Pkwy, Ste 208

## **ESTIMATE**

DATE

DUE ESTIMATE#

10/29/2025

11/28/2025

**SHIP TO** 

SE1091

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

DESCRIPTION	QTY	RATE	AMOUNT
Replacement of the faulty compressor on pond 25's aeration system.	1.00	1.001.00	1.001.00
3/4HP 115v compressor.	1.00	1,001.00	1,001.00

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

**TOTAL** 

1,001.00

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

Accepted this	day of	, 20
Signatu	ıre:	 
Printed Name and	Title:	 
Representing (Name of Firm):		

EXHIBIT 9 (under separate cover)

# Field Operations Report for

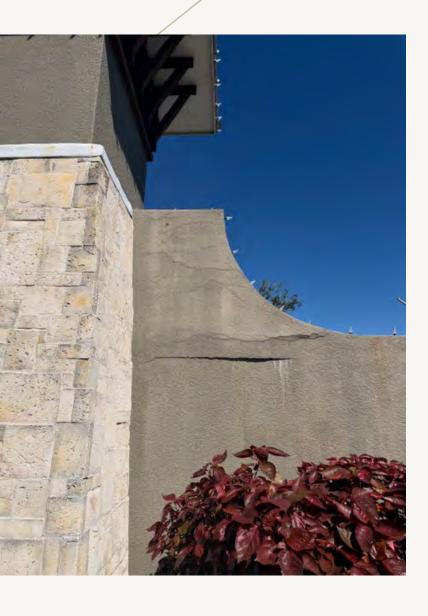
Epperson Ranch
Community Development District
November 2025

- Street Signs.
  - Todd will be finishing the final sign installation by Wednesday, the 5<sup>th</sup>.
- Playground.
  - Mulch has finally been delivered and is at the appropriate height.
  - Mulch barrier install.
    - I have been having issues getting the old one removed. Todd will be assisting me the week of the meeting to replace.
- LMP.
  - Contacted them about one tree off Epperson Blvd that has fallen over.
  - Ideas on what to replace in the beds in the butterfly garden area.
  - Weeding by the underpass.
  - Sprinkler/leak repairs.
  - Removing/replacing any bushes that are dead along Epperson Blvd.
  - Palm tree removal.



- Main Entrance Fountain.
  - Todd is still working on this to get it up and running.
  - Pressure washing was done the week of the 27<sup>th</sup>.
  - Mortar/Brick repairs done on the week of the 27<sup>th</sup>.
- Front Entrance Gate.
  - All information has been sent to College Hunks to be reimbursed for the damages.
- PWS.
  - 4 were ordered.
  - I have installed 2 of them at this point, until I find more that need to be replaced from being damaged over time.
  - The remaining 2 will be kept in a secure location.
- Tansy Bend Cart Path.
  - Todd and I have discussed options for a barrier on the south side of the cart path.
    - As of now, we are toying with the idea of having railroad ties or something similar.
- Greg Woodcock.
  - Summer Son Loop Sidewalk Dip.
  - Speed Bumps on Pool Compass Loop
- Yale Harbor Entrance.
  - Todd is working with DCI to get this gate online. (Waiting for data transfer)
  - Brick By The Mile has been onsite to look at the monument repair

## Yale Harbor Entrance









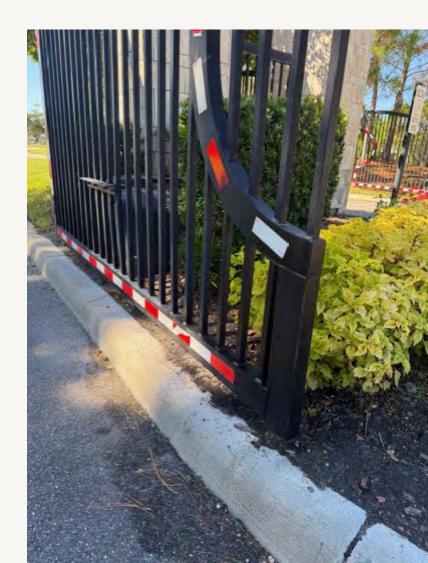
Pond 4



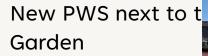
Flagpole Flower Bed



Front Entrance Gate Repair



Tropical Garden









Pond 14









Butterfly Garden Area.



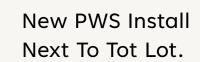






Tot Lot.



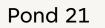




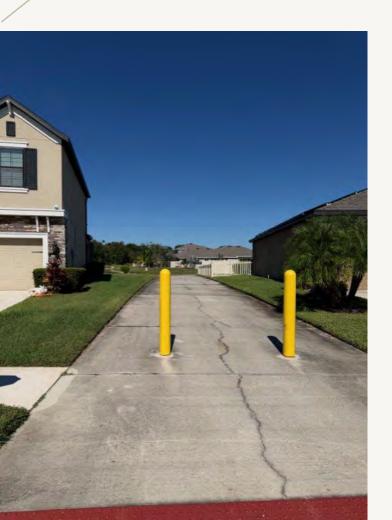


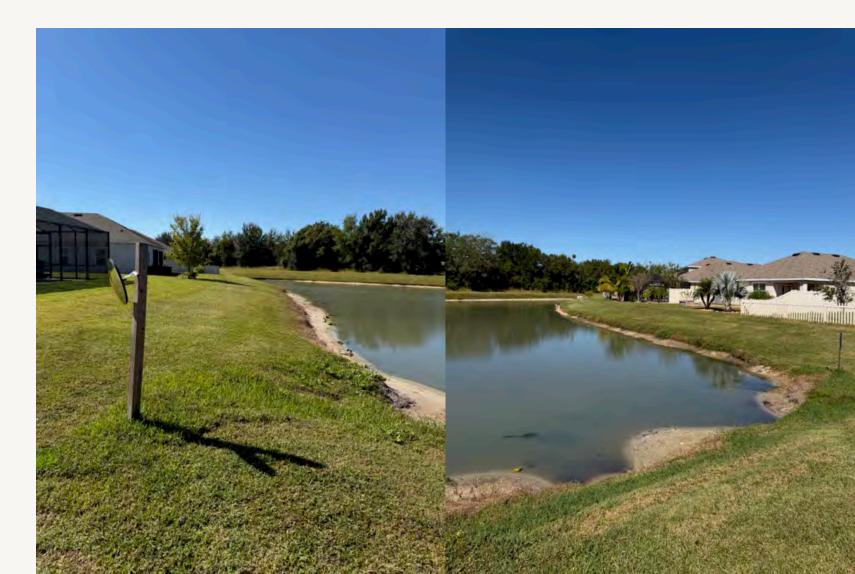
Dead Bushes On Epperson Blvd











The Cart Path Area Could Use Pressure Washing.



Roundabout Landscape At Entrance to Parrot Reef



Missing Bushes Next To Fountain.





## THANK YOU

Michael Bush

727-403-8981

 ${\tt Mbush@VESTAPROPERTSERVICES.COM}$ 



## 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	Upon completion

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 balanceVacuum entire basin floor to remove dirt and debrisSkim surface for grass, clippings, leaves and other floating materialsBrush tile line and clean skimmer baskets to maintain appearance and flowBackwash filtration system once weekly to ensure efficiencyInspect and clean pump strainer basketBrush and descale waterfall feature regularly to prevent buildup and algae growthConduct visual inspection of pumps, filters and circulation system at each visit.		\$550.00
	Repairs and chemicals are not included.		

**TOTAL PROPOSED AMOUNT** 

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 accepted. You are authorized to do the work as specified & payment will be made as outlined a Printed name & Title:					
Authorized Signature:	Date:				

EXHIE
BIT 12

## Spinelli Property Group (SPG)

## **Monthly Maintenance Report – Epperson South CDD**

Period: October 2025

Prepared for: Vesta District Services (Attn: Heath Beckett)

Prepared from field notes by: Todd Spinelli, Field Manager & Technician

Compiled by: April Spinelli, Spinelli Property Group (SPG)

#### **Summary**

Routine maintenance, inspections, and incident response across gates, paths, cameras/towers, fencing, and the lift station. One aeration failure identified on Palm Song; replacement estimate is on file.

### Work Log (dated)

- 1. 9/29 Main exit gate not closing; observed impact damage consistent with a vehicle strike.
- **2. 10/02** Olive Brook: gate open, hinges bent; gates non-responsive with low voltage/communication issues at controllers. Adjusted drive chain and swapped motor to restore operation.
- **3. 10/03** Serviced protection for seasonal lighting; re-secured stop sign at Olive Brook & Epperson Blvd; inspected security-camera power and tower power at Yale Harbor.
- **4. 10/06** Filled small sinkhole on GC path behind Tansy Bend; inspected two towers on Curley Blvd (one meter off; one conduit broken by a site contractor—contractor reported they will repair). Checked main exit gate—transmission damaged from earlier strike.
- 5. 10/10 Removed rope hangers placed near main gates; removed two tunnel gates and disposed.
- **6. 10/13** Inspected ground loop at Yale Harbor (needs attention). Removed Olive Brook gate control panels and sent for repair.
- 7. 10/16 Palm Song aeration inspected—motor seized; replacement estimate provided.
- **8.** 10/17 Opened Olive Brook gates pending controller repairs.
- **9.** 10/22 Picked up and repaired bent slats on Tortuga fence; serviced lift station on Epperson Blvd (recurring issue; meter-reader timing may correlate).

### In Progress / Follow-Ups (per field notes)

- 1. Olive Brook gate controllers are out for repair; gates remain open until panels return and are reinstalled.
- **2.** Yale Harbor ground loop needs attention.
- **3.** Curley Blvd tower conduit: site contractor reported they will repair.
- **4.** Palm Song aeration: replacement estimate is on file.

## **Decision Requested**

Authorize **Palm Song aeration replacement** per the estimate on file.

#### Scope Note

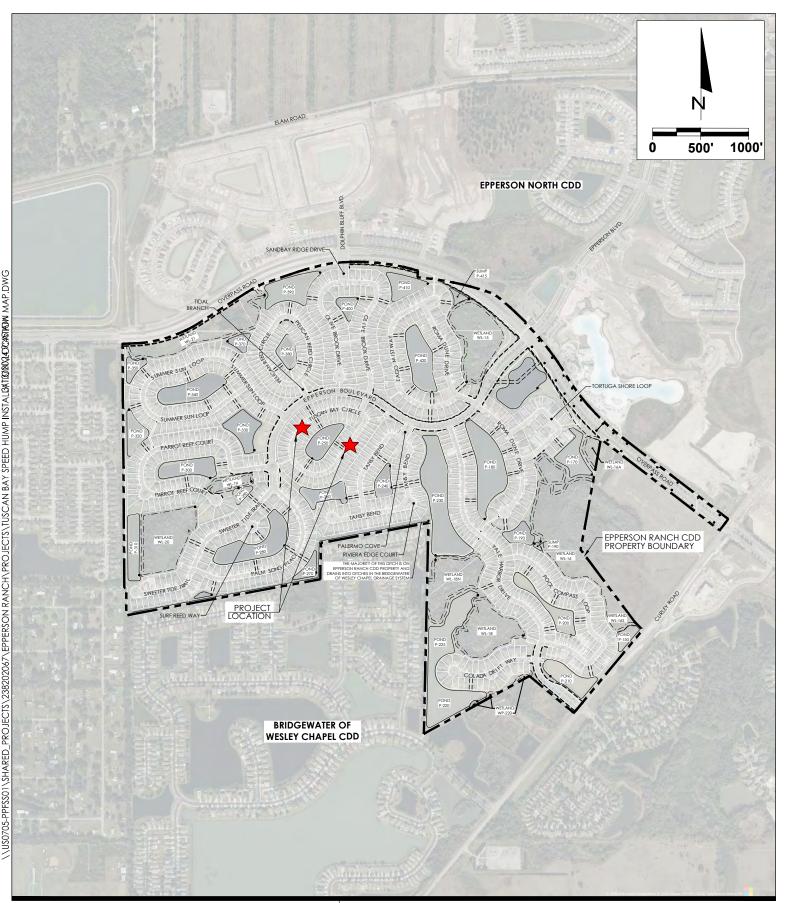
SPG performed maintenance, inspections, and adjustments only this period—no new wiring, device changes, or panel work.

Source note: Typed summary compiled from Todd Spinelli's field notes (9/29–10/22/2025).

EXHIBIT
13

## Mach Form Comments (through 10-31)

<b>Date Reported</b>	Type of Complaint	Complaint	<b>Board Direction</b>	Action	Date Closed
20-Dec-24	Sidewalks	Crosswalk in front of main gate on Epperson Blvd near intersection at Overpass is frequently used by drivers as a uturn space, presenting a danger to pedestrians and golf carts. Requests for concrete bollards to prevent this	Hold for now to see if new traffic light helps	(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			





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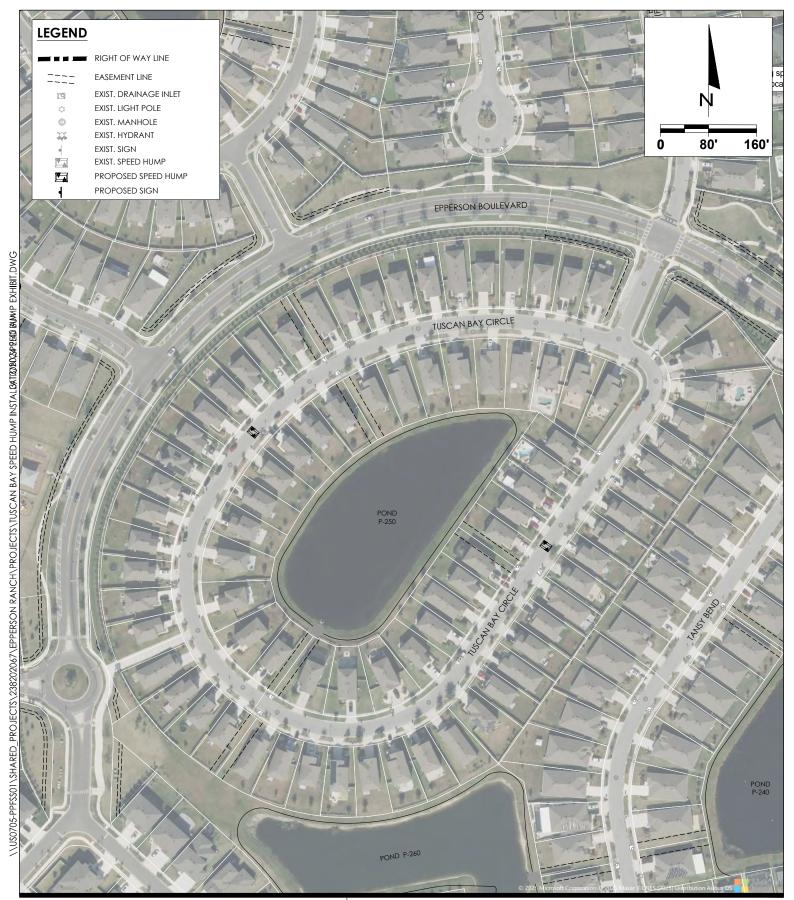
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Client/Project

**EPPERSON RANCH CDD** TUSCAN BAY CIRCLE SPEED HUMP ADDITION

Figure No. 1.0

Title PROJECT LOCATION MAP





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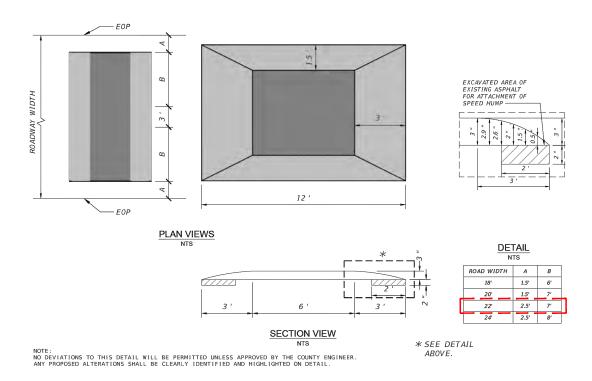
Client/Project

**EPPERSON RANCH CDD** TUSCAN BAY CIRCLE SPEED HUMP ADDITIONS

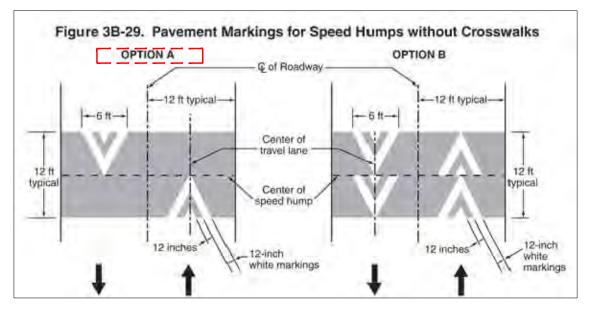
Figure No.

2.0

Title SPEED HUMP LAYOUT PLAN



## PASCO COUNTY ASPHALT SPEED HUMP INSTALLATION DETAIL N.T.S.



SPEED HUMP PAVEMENT MARKING DETAIL N.T.S.

### SIGNING AND PAVEMENT MARKING NOTES (PRIVATE ROADWAYS)

1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.



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EPPERSON RANCH CDD TUSCAN BAY CIRCLE SPEED HUMP ADDITIONS

Figure No.

4.0

itle SPEED HUMP & PAVEMENT MARKING DETAILS