

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, January 5, 2026

Time: 6:15 p.m.

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

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

Conference ID: **684 257 747#**

Meeting Agenda

I. Roll Call

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

III. Field Operations and Amenity Matters

A. Steadfast Environmental

- December Waterway Inspection Report [Exhibit 1](#)
- Consideration of Pond Erosion Repair Proposals *(tabled from previous meeting)*
 - 1. Pond 21 - \$2,894.00 [Exhibit 2](#)
 - 2. Pond 22 - \$7,569.00 (5 spots, watering new bahia sod) [Exhibit 3](#)

B. LMP/Juniper

C. Stantec - District Engineer

- Tansy Bend Cart Path Erosion Review [Exhibit 4](#)
- Palm Song Place Flume Report [Exhibit 5](#)
- Discussion of Comments from Community
 - 1. Street Signage FDOT Compliance & Speeding Enforcement
 - 2. Olive Brook Zone 6 Flooding Potentially Related to Gate Fence
 - 3. Sinking Pavement/Sidewalk Slab by Stop Sign at Pelican Reed Circle

IV. Consent Agenda

A. Approval of the December 1, 2025 Meeting Minutes

[Exhibit 6](#)

B. Acceptance of the November 2025 Unaudited Financial Report

[Exhibit 7](#)

V. Business Matters

VI. Staff Reports

A. Field Services Manager

*To be
Distributed*

B. Spinelli Monthly Maintenance Report

*To be
Distributed*

C. District Manager

- Presentation and Discussion of Mach Form Grievances
(updated as of **January 2**)
- Next Meeting Quorum Check: February 2, 2026, 6:15 PM
at the WaterGrass Club, 32711 Windelstraw Drive,
Wesley Chapel, FL 33545

[Exhibit 8](#)

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

D. District Counsel

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

12/23/2025 1:06 PM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 1/2

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

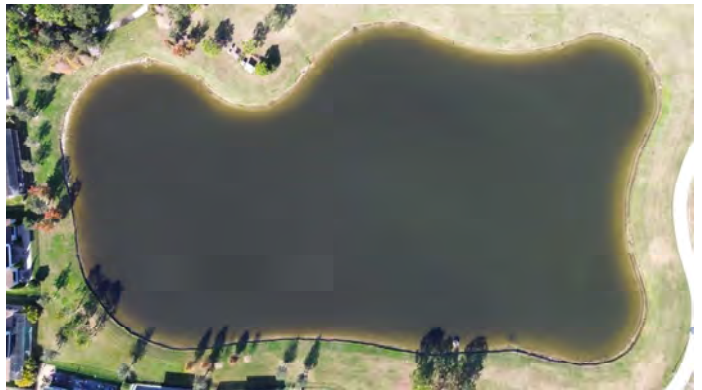
Pond 1 - Most of the filamentous algae has cleared. Any remaining is well into decay and submerging. Technicians will continue to inspect and treat as needed. No nuisance grass observed. Mild turbidity in the water. Graffiti present on the control structure.

Ponds 2 - The areas holding water are free of nuisance growth. Any vegetation in the wetland buffer is seasonally dormant.

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

SITE: 3/4

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

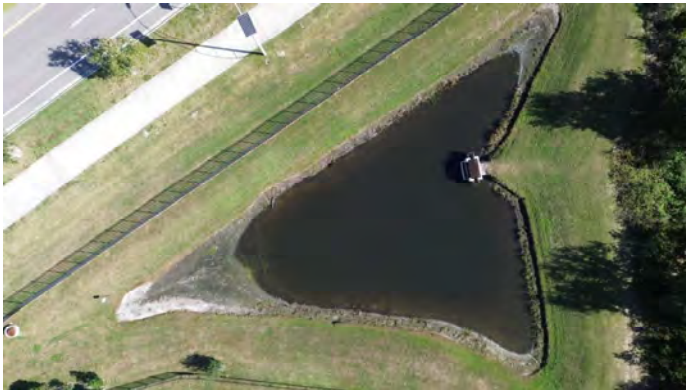
No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 5/6

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

Pond 5 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. The beneficial plants are holding up well through recent cold snaps.

Pond 6 - Planktonic algae bloom present, some microcystis as well. This pond has been treated for algae multiple times this month. I will ask the technician to try a new algaecide mix next visit.
No nuisance grass observed.

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

SITE: 7/8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 7 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 8 - Aside from one small, dying patch of filamentous algae, the pond is in excellent condition. Technicians will continue to inspect and treat as needed.

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

Inspection Report

SITE: 9/10

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

Pond 9 - Any filamentous algae present is decaying. Otherwise, the pond is in excellent condition.

Pond 10 - Filamentous algae is present around the perimeter. A technician will address this next visit.
No nuisance grass observed.

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

SITE: 11/12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 11 - Most of the filamentous algae present is well into decay and will soon be fully cleared.
No nuisance grass observed.

Pond 12 - No algae or nuisance grass observed. There appears to be some sediment runoff in a few areas. Technicians will keep an eye on these as they can lead to algal blooms.

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

Inspection Report

SITE: 13/14

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

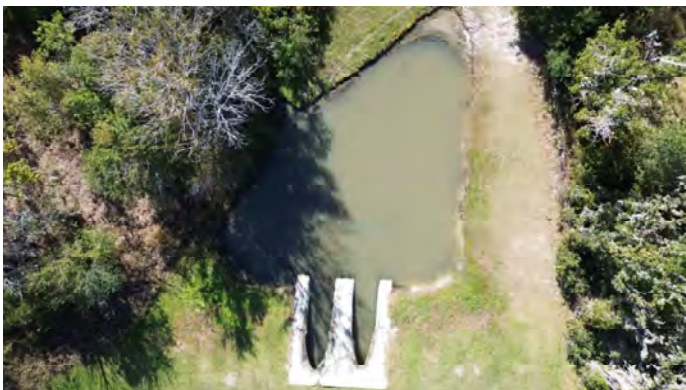
Pond 13 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Great improvement since last month.

Pond 14 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Turbidity still present, but clearing.

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

SITE: 15/16

Condition: Excellent ☒Great Good Poor ☒Mixed Condition Improving



Comments:

Pond 15 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Residual turbidity from pond 14.

Pond 16 - Planktonic algae and microcystis both present. This pond may benefit from the new algaecide mix mentioned earlier.
No nuisance grass observed.

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

Inspection Report

SITE: 17/18

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



Comments:

No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue. Turbidity present in both.

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

SITE: 19/20

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



Comments:

No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue. Turbidity present in 19.

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

Inspection Report

SITE: 21/22

Condition: ☒Excellent Great Good Poor ☒Mixed Condition Improving



Comments:

Pond 21 - A planktonic algae bloom is starting. Technicians will address this quickly before it fully forms.
No nuisance grass observed.
Mild turbidity present.

Pond 22 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

SITE: 23/24

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue. Turbidity present in 24; starting to form in 23.

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

Inspection Report

SITE: 25/26

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



Comments:

No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue. Turbidity present in 25.

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

SITE: 27/28

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



Comments:

No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue. Turbidity present in 28.

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

Inspection Report

SITE: 29/30

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Pond 29 - If not for a small patch of planktonic algae, this would be a picturesque pond in excellent condition. Technicians will address that area next visit.

Pond 30 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

SITE: 31/32

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Pond 31 - Any filamentous algae present is decaying and will soon clear. No nuisance grass observed.

Pond 32 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Turbidity present.

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

MANAGEMENT SUMMARY



With January on the way, winter is nearly at its peak. Morning and nighttime temperatures have decreased, with the occasional daytime highs reaching 80°F. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, thus the water levels of most ponds have decreased as winter progresses. Decreased rainfall also provides assistance in the growth of algae. Decreased nighttime temperatures extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened daylight hours. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will re-color and become more lively.

Huge improvements overall since last month. Most of the troublesome ponds have completely cleared up, and any that remain have mild growth. Technicians will continue to focus on these to improve conditions and keep them looking good through the winter. Nuisance grasses are few and far between, which will allow technicians more time to treat algae when needed. Notable turbidity has appeared since last month. I believe the sudden, heavy rain a few weeks ago is a large factor.

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 CDD

Wesley Chapel, FL



EXHIBIT 2



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

ESTIMATE

DATE	DUE	ESTIMATE #
11/21/2025	12/21/2025	

BILL TO

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

SHIP TO

Epperson Ranch
South CDD
Midge Adulticide
Program 2024

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair on pond 21 at Epperson Ranch CDD.			
- Steadfast will repair three washouts; one in each corner of the pond bank.	1.00	1,850.00	1,850.00
- Fill with dirt and compact to level with the surrounding bank			
- Cover the fill with Bahia sod			
Watering all new Bahia sod that will be installed in these areas.			
Steadfast will water every other day for two weeks.	1.00	1,044.00	1,044.00



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 **2,894.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 3



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

ESTIMATE

DATE	DUE	ESTIMATE #
11/21/2025	12/22/2025	EST-SCA2885

BILL TO
Epperson Ranch South CDD
Vesta Property Services
250 International Pkwy, Suite
208
Lake Mary FL 32746

SHIP TO
Epperson Ranch
South CDD

DESCRIPTION	QTY	RATE	AMOUNT
This line item is for repairing the erosion at Spot 1.			
Steadfast crew will add and compact fill dirt to affected area, and then lay bahia sod over top to stabilize and restore original appearance.	1.00	942.50	942.50
NOTE: Before repair, resident needs to be instructed to empty pool in a different way. This needs to be addressed in order for the repair to be successful.			
This line item is for repairing the erosion at Spot 2.			
Steadfast crew will first install a Coir Log along the bank to create a new shoreline and hold new fill dirt in place. Fill dirt will be added and compacted, with new bahia sod laid over top to stabilize and restore original appearance.	1.00	1,667.50	1,667.50
NOTE: Should first be determined where the source of water is coming from before making repair. If drain box and irrigation is contributing, then these need to be addressed in order for repair to be successful.			
This line item is for repairing the erosion at Spot 3.			
Steadfast crew will first add and compact fill dirt into affected area. New bahia sod will then be laid over top to stabilize and restore original appearance.	1.00	1,450.00	1,450.00
NOTE: Before repair, resident needs to be instructed to empty pool in a different way. This needs to be addressed in order for the repair to be successful.			
This line item is for repairing the erosion at Spot 4.			
Steadfast crew will first add and compact fill dirt into affected area. New bahia sod will then be laid over top to stabilize and restore original appearance.	1.00	1,450.00	1,450.00
NOTE: Before repair, resident needs to be instructed to empty pool in a different way. This needs to be addressed in order for repair to be successful.			
This line item is for repairing the erosion at Spot 5.			
Steadfast crew will first add and compact fill dirt into affected area. New bahia sod will then be laid over top to stabilize and restore original appearance.	1.00	1,015.00	1,015.00



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

ESTIMATE

DATE	DUE	ESTIMATE #
11/21/2025	12/22/2025	EST-SCA2885

BILL TO

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

SHIP TO

Epperson Ranch
South CDD

DESCRIPTION	QTY	RATE	AMOUNT
This line item is for watering all new bahia sod that will be installed in these areas.			
	1.00	1,044.00	1,044.00
Steadfast crewmember will water every other day for two weeks.			

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 **7,569.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Pond #22 Erosion

11/19/2025 2:08 PM

Site: 1



Comments:

Spot 1 - Minor erosion occurring due to resident pool.

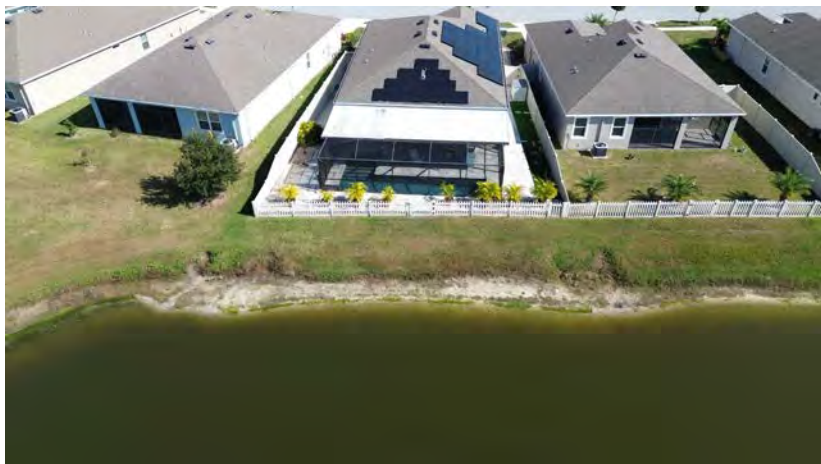
Site: 2



Comments:

Spot 2 - Erosion occurring. Not sure exactly what is causing. May be caused by natural grade of lot funneling water to this area. Also noticed tree irrigation present nearby, and drain box present nearby. These are most likely contributing, but NOT the main cause.

Site: 3+4



These areas are conveniently on each side of this resident's pool. Leads me to believe that emptying this pool into the lake is the cause. There is a hose coming through the fence and pointing directly at spot 4.

Site: 4



Comments:

Spot 4 Hose

Site: 5



Minor erosion occurring here. Not sure what the cause is. Looks like there is water flowing down from resident's yard, but didn't see any water sources it could be coming from.

Site:



Management Summary

Recommendations / Action Items



Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com



EXHIBIT 4

FIELD OBSERVATION REPORT



Date: October 10th 2025 Field Observation Report Number: 2026-2
Project Name: Epperson Ranch Tansy Bend Cart Path Erosion Review
Project Number: 238202070
Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: ☐ Clear ☒ Partly Cloudy ☐ Heavy Clouds ☐ Fog
Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Epperson Ditch Review

General: Stantec staff reviewed the ditch along the Tansy Bend cart path. During our review we found erosion along the cart path where vegetation has been cut/sprayed. Due to continuous erosion on the downstream side of the cart path, we recommend building the bank back to original condition and installing flexamat from the sidewalk to the toe of slope of the existing ditch.

A second option is to install curb along the downstream side of the cart path to channel water to the low points and construct a concrete flume to allow the water to discharge to the ditch. Based on the existing grading plans there appears to be 3 low spots located along the existing cart path. Below is a clip from the plans showing the low points and grading. The concrete flumes would be a minimum of 3' wide with the curb transitioning down both sides of the flume to the toe of slope and across the bottom of the concrete flume. Provide rip rap at flume discharge. Regrade the slope and sod all disturbed areas. Approximate curb length is 1125 feet.

Report By: BTW

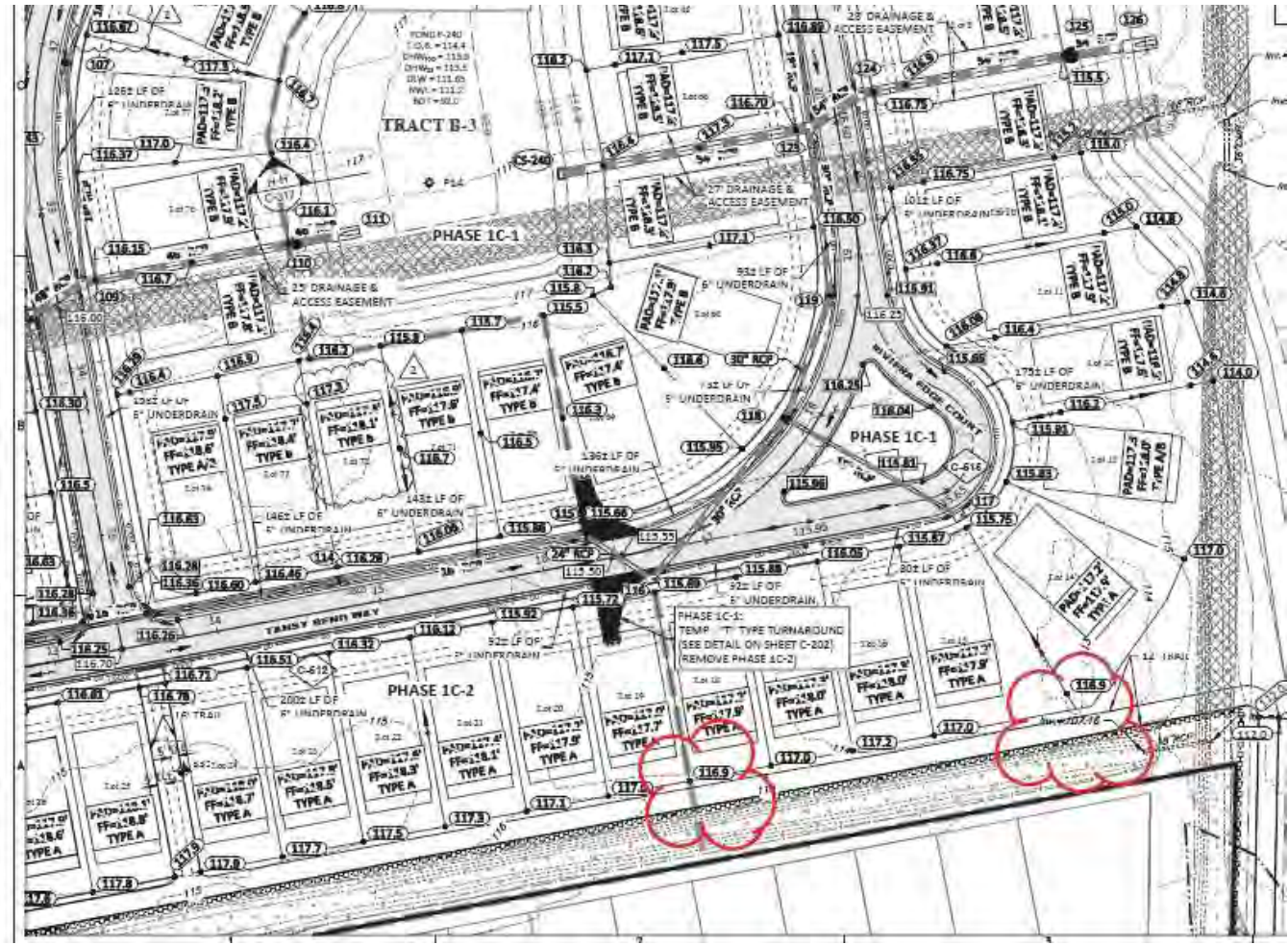
FIELD OBSERVATION REPORT

Location map:



FIELD OBSERVATION REPORT

East Side Grading Plan



West Side Grading Plan



FIELD OBSERVATION REPORT

Location 1: Overgrown vegetation needs to be cleared and bank needs to be regraded to original condition. The slope should be stabilized with flexamat from the existing sidewalk to the toe of slope of the existing ditch. Sod all disturbed areas and replace all broken concrete as needed due to the repair.



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT



Location 2: Overgrown vegetation needs to be cleared and bank needs to be regraded to original condition. The slope should be stabilized with flexamat from the existing sidewalk to the toe of slope of the existing ditch. Sod all disturbed areas and replace all broken concrete as needed due to the repair.



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT

Location 3: Overgrown vegetation needs to be cleared and bank needs to be regraded to original condition. The slope should be stabilized with flexamat from the existing sidewalk to the toe of slope of the existing ditch. Sod all disturbed areas and replace all broken concrete as needed due to the repair.



FIELD OBSERVATION REPORT



EXHIBIT 5



Stantec went to Epperson Ranch North to review a report of standing water at 31086 Palm Song Place.

During our review we found 2 low points that trap water from discharging to the roadway as designed.

Over time the grass between the sidewalk and roadway has grown higher than the sidewalk trapping water and not allowing it to discharge to the roadway as designed. We propose to install a concrete flume from the low point on the sidewalk to the curb to allow the water to discharge as designed. Refer to the location map for specific locations and photos documenting the condition while onsite. Below is a detail showing the installation detail for the flume.

Greg Woodcock

Associate

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Location Map:

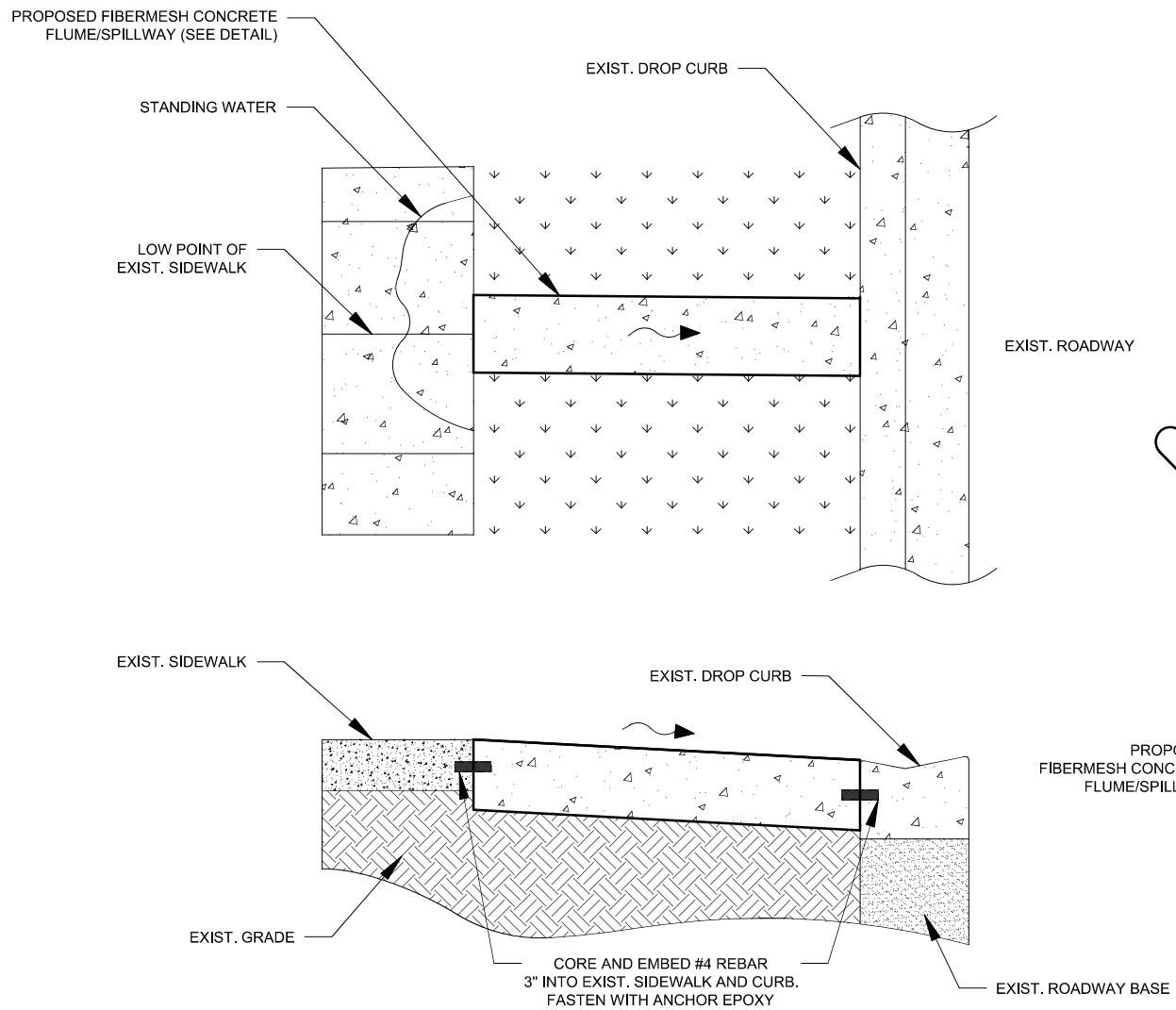


Location 1: Install a flume at the low point of the sidewalk to divert water from sidewalk to the curb.



Location 2: Install a flume at the low point of the sidewalk to divert water from sidewalk to the curb.





EXIST. ROADWAY

6" LONG #4 REBAR
3" EMBEDMENT

VARIES

PROPOSED
FIBERMESH CONCRETE
FLUME/SPILLWAY

18"

6"

CONCRETE FLUME
DETAIL
N.T.S.

EXHIBIT 6

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development
5 District was held on Monday, December 1, 2025 at 6:37 p.m. at the Hilton Garden Inn, 26640 Silver Maple
6 Parkway, Wesley Chapel, FL 33544.

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

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

9 Present and constituting a quorum were:

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

14 Also present were:

15 Heath Beckett	District Manager, Vesta District Services
16 Michael Bush	Field Services Manager, Vesta District Services
17 Michael Eckert (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18 Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
19 Matt Goldrick	Steadfast Environmental
20 Bill Conrad	LMP
21 Robert Bowling	Cooper Pools

22
23 *The following is a summary of the discussions and actions taken at the December 1, 2025 Epperson Ranch*
24 *CDD Board of Supervisors Regular Meeting.*

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

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS – Field Operations and Amenity Matters**

29 A. Steadfast Environmental

30 ➤ Exhibit 1: November Waterway Inspection Report

31 Mr. Goldrick presented the report, noting that cooler weather was helping to control
32 unwanted growth in the ponds.

33 ➤ Consideration of Pond Erosion Repair Proposals

34 1. Exhibit 2: Pond 11 - \$2,494.00

35 2. Exhibit 3: Pond 21 - \$2,894.00

36 This proposal was tabled, pending the adjacent homeowner fixing the erosion
37 problem.

38 3. Exhibit 4: Pond 22 - \$7,569.00 (5 spots, watering new bahia sod)

39 This proposal was tabled, pending District Engineer review.

40 4. Exhibit 5: Pond 31 - \$2,494.00

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved the Steadfast Environmental proposals for pond erosion repair on Ponds 11 and 31, in the total amount of \$4,988.00, for the Epperson Ranch Community Development District.

B. LMP/Juniper

- Exhibit 6: Consideration of LMP Mulch Installation Proposal - \$21,125.00 (*tabled from previous meeting*)

In response to a Board question, Mr. Conrad clarified that the mulch being installed was for pine bark mulch nuggets.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved the LMP Mulch Installation proposal, in the amount of \$21,125.00, for the Epperson Ranch Community Development District.

- Exhibit 7: Consideration of Juniper Butterfly Garden Plant Replacement Proposal - \$2,276.44

The Board requested for the plant replacement to proceed in the month of March to avoid any adverse effects from winter freezes, and for the mulch installation to be included with the beds.

On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved the Juniper Butterfly Garden Plant Replacement proposal, in the amount of \$2,276.44, for the Epperson Ranch Community Development District.

- Exhibit 8: Consideration of Irrigation Repair Proposals

1. Controller C Epperson Blvd – Decoder - \$736.19
2. Controller F Dog Park – Stuck Valve Replacement - \$862.95
3. Controller A – Decoder - \$428.33
4. Controller E – Decoder - \$428.33
5. Controller D Epperson Blvd Tidal Branch – 2 Decoders - \$1,066.66

The Board requested for future proposals taken under consideration as a group to include more detailed breakdowns for costs.

On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved the LMP Irrigation Repair proposals for Controllers A, C, D, E, and F, as presented, in the total amount of \$3,522.46, for the Epperson Ranch Community Development District.

Following the motion, an additional proposal was walked on by LMP for replacing a palm tree located on an entrance island.

There were no comments from the public on the walked-on proposal.

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved the LMP palm tree replacement proposal, in the amount of \$1,674.36, for the Epperson Ranch Community Development District.

C. Stantec – District Engineer

Mr. Woodcock noted that he had met with the Field Services Manager and reviewed the Tansy Bend cart path and other nearby areas for erosion. Mr. Woodcock reported that the flex mat that had been previously used for some erosion repairs had been holding up well. Mr. Woodcock explained that the mats were under consideration as an option for fixing erosion issues, along with another option to potentially install a curb and flumes for water flow along the ditch side of the path, and that both options would be presented to the Board with proposals. Mr. Woodcock additionally noted that proposals for small concrete flumes to alleviate standing water issues by a property on Palm Song Place would be brought before the Board at the next meeting. Discussion ensued regarding the responsibility of the specific area adjacent to homes and private property, and the need for review of the proposal to get further clarification.

Mr. Woodcock also stated that the Tuscan Bay speed hump plans had been submitted to the County, but no response had been provided yet. Mr. Woodcock reported that he had reviewed the ditch behind Palm Song Place that had gone without maintenance since the CDD's construction, and that aside from some erosion spots and fallen trees, no major issues had been spotted. Mr. Woodcock suggested that this area be reviewed again in 6 months to determine conditions during times of higher precipitation.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 9: Approval of the November 3, 2025 Meeting Minutes

B. Exhibit 10: Acceptance of the October 2025 Unaudited Financial Report

The Board noted that streetlight charges had been miscoded into the electricity line item, and requested for them to be recoded into their own line item.

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

FIFTH ORDER OF BUSINESS – Business Matters

A. Ratification of Towing Agreement Between HOA & CDD

Mr. Beckett noted that this agreement had previously been discussed but not actually ratified or approved via Board motion.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved the ratification of the towing agreement with the HOA and the Epperson Ranch Community Development District.

B. Exhibit 11: Presentation & Acceptance of LLS Tax Solutions Annual Arbitrage Reports

Mr. Beckett stated that no concerns were noted on either Series 2015 or 2017 bonds.

➤ Series 2015 A-1, A-2, A-3

➤ Series 2017 A-1, A-2

On a MOTION by Mr. Page, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board accepted the LLS Tax Solutions Annual Arbitrage Reports for Series 2015 and 2017 bonds, as presented, for the Epperson Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 12: Field Services Manager

Mr. Bush presented the report, discussing front gate issues with the Board, which expressed frustrations with communications and scheduling with the gate security company. Following discussion, the Board's direction was made to not spend any additional funds on the gates until the 90-120 day transition period was completed, at which point the new company would be taking action with the gates. Mr. Page suggested for an official announcement related to the gates to be posted to the CDD website, and Ms. Curran-Tubb agreed to draft a statement.

Comments were also made noting that damage to an entrance monument had been discovered when preparing for holiday light installation, and that either a rebuild or a replacement would need to proceed.

➤ Exhibit 13: Consideration of Fountain Maintenance Proposals

1. Vesta Water Feature Maintenance Proposal (1x weekly, tabled from previous meeting)
2. Cooper Pools, Inc. (1x and 2x weekly options)

Mr. Bowling presented the proposal on behalf of Cooper Pools, providing some background on phosphate issues in fountains and pools throughout the County and neighboring areas. The Board and Mr. Bowling discussed the time frame for maintenance before fountain construction work proceeded in a few months' time, and the Board requested for Vesta to provide a time frame to Cooper Pools for when the fountain would be ready.

On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved the Cooper Pools, Inc. Fountain Maintenance Proposal, with 2x weekly frequency, in the amount of \$650.00 monthly, for the Epperson Ranch Community Development District.

Following the motion, comments were made noting potential risks from lighting strikes impacting equipment functionality, and recommendations were heard to install

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved for Cooper Pools, Inc. to install a chemical pump at the fountain location, in an amount not to exceed \$688.00, for the Epperson Ranch Community Development District.

B. Spinelli Monthly Maintenance Report

The Board discussed the upcoming installation of street signs, with Ms. Curran-Tubb noting that she wished to go through the neighborhood once this was done to ensure there were none missing.

C. District Manager

➤ Exhibit 14: Presentation and Discussion of Mach Form Grievances (*updated as of December 1*)

➤ Next Meeting Quorum Check: January 5, 2026, 6:15 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Ms. Curran-Tubb, Mr. Page, and Ms. Epps-Gardner stated that they could attend the next meeting in person, which would constitute a quorum. Ms. Bartels stated that she would not be able to attend. Additional discussion ensued regarding adjusting the start time for meetings to 6:00 p.m. beginning with the next fiscal year.

D. District Counsel

Mr. Eckert gave an overview of work on revisions being made to the contract submitted by Envera, which Ms. Curran-Tubb noted she had also reviewed and provided suggestions for prior to the

contract being sent back to their attorney. Mr. Eckert and the Board discussed ongoing issues with street lighting bill discrepancies, with Mr. Eckert suggesting that if the Epperson CDDs were to get together for working out billing issues, this should begin at the management and Board member levels before attorney involvement.

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

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisor Requests

The Board requested for the erosion issue to be sent to the District Engineer, and discussed ensuring the maintenance areas were up to date based on the new mow map received from the engineer.

The Board additionally requested for copies of the bills from Withlacoochee River Electric to be acquired, and Ms. Curran-Tubb noted that she wished to discuss the billing with the Chairpersons at Epperson North CDD and Epperson Ranch II CDD.

NINTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:00 p.m. for the Epperson Ranch Community Development District.

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

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

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

Epperson Ranch Community Development District

Financial Statements (Unaudited)

November 30, 2025



Epperson Ranch CDD
Balance Sheet
November 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1 ASSETS					
2 OPERATING ACCOUNT	\$ 307,940	\$ -	\$ -	\$ -	\$ 307,940
3 MM ACCOUNT	1,159,722	-	-	-	1,159,722
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	203,099	288,447	491,546
6 INTEREST FUND	-	-	-	557	557
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	32	-	32
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	1,600,205	-	392,954	574,671	2,567,831
12 DUE FROM OTHER FUNDS	-	-	36,216	52,960	89,176
13 UNDEPOSITED FUNDS	-	-	-	-	-
14 PREPAID ITEMS	-	-	-	-	-
15 UTILITY DEPOSITS	10,919	-	-	-	10,919
16 SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
17 TOTAL ASSETS	\$ 3,115,887	\$ -	\$ 1,059,914	\$ 1,541,316	\$ 5,717,118
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 50,926	\$ -	\$ -	\$ -	\$ 50,926
20 DEFERRED ASSESSMENTS ON-ROLL	1,600,205	-	392,954	574,671	2,567,831
21 DUE TO OTHER FUNDS	88,638	-	-	-	88,638
22 TOTAL LIABILITIES	1,739,769	-	392,954	574,671	2,707,394
23 FUND BALANCE					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	48,019	-	-	-	48,019
26 CAPITAL RESERVES	-	-	-	-	-
27 RESERVED - OPERATING CAPITAL	289,708	-	-	-	289,708
28 UNASSIGNED	1,038,391	-	666,960	966,646	2,671,996
29 TOTAL FUND BALANCE	1,376,117	-	666,960.16	966,646	3,009,723
29 TOTAL LIABILITIES & FUND BALANCE	\$ 3,115,887	\$ -	\$ 1,059,914	\$ 1,541,316	\$ 5,717,118

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

	FY 2025 Amended Budget	FY 2025 Month of November	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,738,247	\$ 138,042	\$ 138,042	\$ (1,600,205)	8%
3 Interest Revenue	-	3,229	6,826	6,826	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	2,900	2,900	2,900	
5 TOTAL REVENUES	1,738,247	144,171	147,768	(1,590,480)	9%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	800	1,400	(10,600)	12%
9 Payroll Taxes	918	61	107	(811)	12%
10 Payroll Service Fees	673	50	100	(573)	15%
11 Management Consulting Services	46,575	3,881	7,763	(38,813)	17%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	2,400	125	250	(2,150)	10%
14 Bank Fees	200	-	-	(200)	0%
15 Auditing Services	4,500	-	-	(4,500)	0%
16 Regulatory and Permit Fees	175	-	175	-	100%
17 Legal Advertisements	1,500	-	-	(1,500)	0%
18 Engineering Services	40,500	1,786	1,786	(38,714)	4%
19 Legal Services	35,000	4,244	4,244	(30,756)	12%
20 Assessment Collection Fee	150	-	-	(150)	0%
21 Website Development & Hosting	2,015	42	1,598	(417)	79%
22 Miscellaneous	2,500	-	-	(2,500)	0%
23 TOTAL ADMINISTRATIVE	149,206	10,989	17,423	(131,783)	12%
24 INSURANCE					
25 Insurance	69,936	-	64,443	(5,493)	92%
26 TOTAL INSURANCE	69,936	-	64,443	(5,493)	92%
27 DEBT SERVICE ADMINISTRATION					
28 Bond Dissemination	5,000	-	5,000	-	100%
29 Trustee Fees	9,105	-	595	(8,510)	7%
30 Arbitrage Reporting	1,300	650	650	(650)	50%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405	650	6,245	(9,160)	41%
32 FIELD OPERATIONS					
33 District Field Tech	25,000	2,083	4,167	(20,833)	17%
34 Handyman Services	18,000	-	2,105	(15,895)	12%
35 Utility - Electricity	16,800	4,789	9,611	(7,189)	57%
36 Utility - Streetlights	270,600	19,055	19,519	(251,082)	7%
37 Utility - Water	20,000	1,077	1,632	(18,368)	8%
38 Pet Waste Removal	13,338	1,112	2,223	(11,115)	17%
39 Lake/Pond Maintenance	50,000	2,575	5,150	(44,850)	10%
40 Midge Fly Abatement	50,000	4,040	8,080	(41,920)	16%
41 Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	59,076	(307,786)	16%
42 Landscape Replacement	47,500	2,320	2,320	(45,180)	5%
43 Irrigation and Repair	30,000	-	2,379	(27,621)	8%
44 Playground Mulch - Ada Compliant	7,500	-	3,692	(3,808)	49%
45 Holiday Lighting	35,000	13,459	14,574	(20,426)	42%
46 Water Feature Cleaning & Maintenance	15,000	500	500	(14,500)	3%
47 Gate Maintenance & Repairs	30,000	-	4,580	(25,420)	15%
48 Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
49 Playground	70,000	-	-	(70,000)	0%
50 Infrastructure Maintenance & Repairs	121,900	-	1,111	(120,789)	1%
51 Tunnel Maintenance	10,000	-	-	(10,000)	0%

	FY 2025 Amended Budget	FY 2025 Month of November	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
52 Drainage Structure Inspection & Repairs	40,000	-	-	(40,000)	0%
53 Security Patrols	5,000	-	-	(5,000)	0%
54 Contingency	78,600	-	-	(78,600)	0%
55 TOTAL FIELD OPERATIONS	1,376,100	80,548	140,718	(1,235,382)	10%
56 AMENITY OPERATIONS					
57 Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58 Gate Cell Service	8,000	225	1,455	(6,545)	18%
59 Gate Security Cameras	3,100	150	637	(2,463)	21%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	-	(1,500)	0%
61 TOTAL AMENITY OPERATIONS	17,600	375	2,092	(15,508)	12%
62 CAPITAL RESERVES					
63 Reserve Contribution	110,000	-	-	-	0%
64 TOTAL CAPITAL RESERVES	110,000	-	-	-	0%
65 TOTAL EXPENDITURES	1,738,247	92,562	230,921	(1,507,326)	13%
66 REVENUES OVER (UNDER) EXPENDITURES	-	51,608	(83,154)	(83,154)	
67 OTHER FINANCING SOURCES & USES					
68 Transfers In	-	-	454,567	454,567	
69 Transfers Out	-	-	-	-	
70 TOTAL OTHER FINANCING SOURCES & USES	-	-	454,567	454,567	
71 NET CHANGE IN FUND BALANCE	-	51,608	371,414	371,414	
72 Fund Balance - Beginning	611,314		1,004,704	393,390	
73 Transfer In From Reserve to GF	427,458			(427,458)	
74 FUND BALANCE - ENDING - PROJECTED	1,038,772	51,608	1,376,117	337,345	
75 ANALYSIS OF FUND BALANCE					
76 NON SPENDABLE DEPOSITS					
77 PREPAID & DEPOSITS	-		48,019		
78 CAPITAL RESERVES	-		-		
79 3-MONTH OPERATING CAPITAL	-		289,708		
80 UNASSIGNED	1,038,772		1,038,391		
81 TOTAL FUND BALANCE	\$ 1,038,772		\$ 1,376,117		

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

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ -	\$ -	\$ -
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	-	-	-
5 EXPENDITURES			
6 Capital Improvement Plan (Cip)	-	-	-
7 Contingency	-	-	-
8 TOTAL EXPENDITURES	-	-	-
9 REVENUES OVER (UNDER) EXPENDITURES	-	-	-
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	427,458	(454,567)	(882,025)
13 TOTAL OTHER FINANCING SOURCES & USES	427,458	(454,567)	(882,025)
14 NET CHANGE IN FUND BALANCE	427,458	(454,567)	(882,025)
15 Fund Balance - Beginning	427,458	454,567	27,109
16 FUND BALANCE - ENDING - PROJECTED	\$ 854,916	\$ -	\$ (854,916)

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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 426,980	\$ 34,026	\$ (392,954)
3 Interest Revenue	-	5,601	5,601
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	39,627	(387,353)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	156,713	156,713	-
9 May 1, 2026	153,248	-	(153,248)
10 November 1, 2026	153,248	-	(153,248)
11 Principal Retirement			
12 November 1, 2026	120,000	110,000	(10,000)
13 TOTAL EXPENDITURES	426,495	266,713	(159,783)
14 REVENUES OVER (UNDER) EXPENDITURES	485	(227,086)	(227,571)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	485	(227,086)	(227,571)
20 Fund Balance - Beginning	761,311	894,013	132,702
21 FUND BALANCE - ENDING - PROJECTED	\$ 761,796	\$ 666,927.77	\$ (94,868)
<i>* financed by prior year revenues</i>			

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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 624,431	\$ 49,760	\$ (574,671)
3 Interest Revenue	-	8,205	8,205
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,431	57,966	(566,466)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	221,466	221,466	0
9 May 1, 2026	216,966	-	(216,966)
10 November 1, 2026	216,966	-	(216,966)
11 Principal Retirement			
12 November 1, 2026	190,000	180,000	(10,000)
13 TOTAL EXPENDITURES	623,931	401,466	(222,466)
14 REVENUES OVER (UNDER) EXPENDITURES	500	(343,500)	(344,000)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	500	(343,500)	(344,000)
20 Fund Balance - Beginning	1,127,063	1,309,589	182,526
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,127,563	\$ 966,089	\$ (161,474)
<i>* financed by prior year revenues</i>			

**Epperson Ranch CDD
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				185,974.01
10/01/2025	100601	Steadfast Contractors Alliance, LLC	Invoice: SA-15039 (Reference: Routine Aquatic Maintenance.)		2,575.00	183,399.01
10/01/2025	100602	Landscape Maintenance Professionals	Invoice: 356126 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract Septembe...		29,538.00	153,861.01
10/02/2025	100603	SchoolNow	Invoice: INV-SN-985 (Reference: Website Hosting.)		1,515.00	152,346.01
10/02/2025	100604	ECS Integrations LLC	Invoice: 103082 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 103083 (Referenc...		2,415.00	149,931.01
10/02/2025	100605	Tampa Bay Poo Patrol, LLC	Invoice: 4339 (Reference: Pet Waste Station.)		1,111.50	148,819.51
10/06/2025	100606	Steadfast Contractors Alliance, LLC	Invoice: SA-16005 (Reference: 2025 TREATMENT Oct25.)		4,040.00	144,779.51
10/06/2025	100607	Landscape Maintenance Professionals	Invoice: 360560 (Reference: #360976 - Repair Controller Alarms at dog park.) Invoice: 360561 ...		1,211.90	143,567.61
10/07/2025	100608	Vesta District Services	Invoice: 428930 (Reference: Oct25 Management fees.)		6,006.25	137,561.36
10/07/2025	100609	Gig Fiber, LLC	Invoice: 5299 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_Oct 2025.) Invo...		463.50	137,097.86
10/07/2025	01ACH100725	DOORKING, INC.	Reference: Gate cell service 08.02.25- 09.01.25		165.80	136,932.06
10/08/2025	3692	Egis Insurance & Risk Advisors	Insurance FY Policy # 100125245 10/01/25-10/01/26		64,443.00	72,489.06
10/14/2025	01ACH101425	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 08.07.25- 09.08.25		362.07	72,126.99
10/14/2025	02ACH101425	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 08.07.25- 09.08.25		165.24	71,961.75
10/14/2025	03ACH101425	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 08.07.25- 09.08.25		34.02	71,927.73
10/14/2025	100610	Vesta District Services	Invoice: 428977 (Reference: FY?2026 Dissemination Agent Fee.) Invoice: 429047 (Reference: Bill...		5,382.59	66,545.14
10/14/2025	100611	ECS Integrations LLC	Invoice: 103183 (Reference: Tech replaced the tag camera with a new one under warranty. The came...		157.00	66,388.14
10/14/2025	100612	Watergrass CDD II	Invoice: 03681 (Reference: October Meeting Room Rental 10/06/2025.)		125.00	66,263.14
10/14/2025			Deposit	1,182.50		67,445.64
10/16/2025	100613	Stantec Consulting Services, Inc	Invoice: 2466261 (Reference: Engineering service.)		126.39	67,319.25
10/16/2025	100614	Spinelli Electric, Inc.	Invoice: SPG-ES-1002 (Reference: South Gate Door Repair (Epperson Ranch South), includes gear-bo...		3,500.00	63,819.25
10/17/2025	01ACH101725	Withlacoochee River Electric	7851 Curley Rd 09.04.25- 10.03.25		4,449.79	59,369.46
10/17/2025	02ACH101725	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 09.04.25- 10.03.25		73.09	59,296.37
10/17/2025	03ACH101725	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 09.04.25- 10.03.25		65.66	59,230.71
10/17/2025	04ACH101725	Withlacoochee River Electric	7315 Yale Harbor Dr 09.04.25- 10.03.25		53.61	59,177.10
10/17/2025	05ACH101725	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 09.04.25- 10.03.25		52.32	59,124.78
10/17/2025	06ACH101725	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 09.04.25- 10.03.25		45.65	59,079.13
10/17/2025	07ACH101725	Withlacoochee River Electric	31077 Epperson Blvd 09.04.25- 10.03.25		41.56	59,037.57
10/17/2025	08ACH101725	Withlacoochee River Electric	31425 Epperson Blvd 09.04.25- 10.03.25		40.16	58,997.41
10/17/2025	101725BOS1	Christy M Bartels	BOS MTG 10/6/25		184.70	58,812.71
10/17/2025	101725BOS2	Dawn Curran Tubb	BOS MTG 10/6/25		184.70	58,628.01
10/17/2025	101725BOS3	Engage PEO	BOS MTG 10/6/25		141.80	58,486.21
10/17/2025	101725BOS4	Harl D. Page	BOS MTG 10/6/25		184.70	58,301.51
10/20/2025			Funds Transfer	100,000.00		158,301.51
10/22/2025	100615	Contact One	Invoice: 251001164101 (Reference: Monthly services and Thanksgiving.)		59.00	158,242.51
10/23/2025	100616	Straley Robin Vericker	Invoice: 27361 (Reference: Legal services.)		274.50	157,968.01
10/30/2025	3691	American Mulch & Soil	EWf Playground Mulch		3,692.00	154,276.01
10/31/2025		End of Month		101,182.50	132,880.50	154,276.01
11/01/2025	3693	Decorative Holiday Lighting	25' Christmas Tree Rental		1,115.00	153,161.01
11/03/2025	100617	Steadfast Contractors Alliance, LLC	Invoice: SA-16038 (Reference: Routine Aquatic Maintenance.)		2,575.00	150,586.01
11/03/2025	100618	Landscape Maintenance Professionals	Invoice: 361534 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract October ...		29,538.00	121,048.01
11/05/2025	01ACH110525	DOORKING, INC.	Reference: Gate cell service 10.02.25- 11.01.25		165.80	120,882.21
11/06/2025	100619	ECS Integrations LLC	Invoice: 103266 (Reference: Camera Management for Main-Yale-Olive.)		150.00	120,732.21
11/06/2025	100620	Steadfast Contractors Alliance, LLC	Invoice: SA-16920 (Reference: 2025 TREATMENT.)		4,040.00	116,692.21
11/06/2025	100621	Landscape Maintenance Professionals	Invoice: 363951 (Reference: #365976 - Controller C Decoder alarm.)		1,013.50	115,678.71
11/06/2025	100622	Tampa Bay Poo Patrol, LLC	Invoice: 4564 (Reference: Pet waste station maintenance.)		1,111.50	114,567.21
11/06/2025	100623	Kutak Rock LLP	Invoice: 3642924 (Reference: Professional legal services rendered.)		1,326.00	113,241.21
11/06/2025			Deposit	187.89		113,429.10
11/06/2025			Deposit	19,979.98		133,409.08
11/10/2025	100624	Vesta District Services	Invoice: 429498 (Reference: Monthly Management fees.)		6,006.25	127,402.83
11/10/2025	100625	Landscape Maintenance Professionals	Invoice: 367226 (Reference: #371413 - Middle Island overpass road.)		452.77	126,950.06
11/10/2025	100626	Gig Fiber, LLC	Invoice: 5543 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_Nov 2025.) Invo...		19,055.00	107,895.06
11/10/2025	100627	Juniper Landscaping of Florida, LLC	Invoice: 367227 (Reference: #371415 - Controller A Overpass rd.)		912.58	106,982.48
11/10/2025			Deposit	0.08		106,982.56
11/12/2025	100628	Spinelli Electric, Inc.	Invoice: ES-1025 - OCT 30, 25 (Reference: property maintenance 9/29/25- 10/22/25.)		2,105.00	104,877.56

Date	Number	Name	Memo	Deposits	Payments	Balance
11/13/2025	01ACH111325	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 09.08.25- 10.08.25		84.84	104,792.72
11/13/2025	02ACH111325	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 9.8.25- 10.8.25		176.75	104,615.97
11/13/2025	03ACH111325	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 9.8.25- 10.8.25		293.91	104,322.06
11/14/2025	111425BOS1	Cherdonna Epps-Gardner	BOS MTG 11/3/25		184.70	104,137.36
11/14/2025	111425BOS2	Christy M Bartels	BOS MTG 11/3/25		184.70	103,952.66
11/14/2025	111425BOS3	Dawn Curran Tubb	BOS MTG 11/3/25		184.70	103,767.96
11/14/2025	111425BOS4	Engage PEO	BOS MTG 11/3/25		172.40	103,595.56
11/14/2025	111425BOS5	Harl D. Page	BOS MTG 11/3/25		184.70	103,410.86
11/14/2025			Deposit	84,090.50		187,501.36
11/19/2025			Deposit	12,634.00		200,135.36
11/19/2025			Deposit	2,900.00		203,035.36
11/20/2025			Deposit	67,410.87		270,446.23
11/21/2025	01ACH112125	Withlacoochee River Electric	7851 Curley Rd 10.03.25- 11.03.25		4,439.00	266,007.23
11/21/2025	02ACH112125	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 10.03.25- 11.03.25		59.79	265,947.44
11/21/2025	03ACH112125	Withlacoochee River Electric	7315 Yale Harbor Dr 10.03.25- 11.03.25		52.30	265,895.14
11/21/2025	04ACH112125	Withlacoochee River Electric	31077 Epperson Blvd 10.03.25- 11.03.25		41.64	265,853.50
11/21/2025	05ACH112125	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 10.03.25- 11.03.25		51.35	265,802.15
11/21/2025	06ACH112125	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 10.03.25- 11.03.25		54.73	265,747.42
11/21/2025	07ACH112125	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 10.03.25- 11.03.25		50.51	265,696.91
11/21/2025	08ACH112125	Withlacoochee River Electric	31425 Epperson Blvd 10.03.25- 11.03.25		40.16	265,656.75
11/21/2025	3694	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	265,481.75
11/25/2025	100629	Straley Robin Vericker	Invoice: 27529 (Reference: legal services.)		122.00	265,359.75
11/25/2025	100630	Stantec Consulting Services, Inc	Invoice: 2481858 (Reference: Engineering services.)		1,786.00	263,573.75
11/25/2025	100631	Vesta District Services	Invoice: 429436 (Reference: billable Expenses Oct25.)		1,110.90	262,462.85
11/25/2025	100632	Contact One	Invoice: 251101164101 (Reference: monthly service and holiday charge.)		59.00	262,403.85
11/25/2025	100633	Spinelli Electric, Inc.	Invoice: ERS-FNT-20251115-NOV (Reference: Fountain repair ? vandalism incident (flat rate).)		500.00	261,903.85
11/25/2025	100634	Kutak Rock LLP	Invoice: 3657133 (Reference: legal services.)		4,122.26	257,781.59
11/26/2025			Deposit	1,777.09		259,558.68
11/26/2025			Deposit	48,381.33		307,940.01
11/30/2025		End of Month		237,361.74	83,697.74	307,940.01

EXHIBIT 8

Mach Form Comments (through 01-02)

Date Reported	Type of Complaint	Complaint	Board Direction	Action	Date Closed
20-Dec-24	Sidewalks	Crosswalk in front of main gate on Epperson Blvd near intersection at Overpass is frequently used by drivers as a u-turn space, presenting a danger to pedestrians and golf carts. Requests for concrete bollards to prevent this	Hold for now to see if new traffic light helps	(10/06 meeting) Board opted to review next year	
17-Apr-25	Hardscape	Street Sign at the stop sign on the corner of Windward Palm and Olive Brook Drive was never put back up		Sign is ordered	Will be completed next week
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 smoothed, will be addressed after fountain	Will be completed next week
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, District Engineer looped in	Estimate coming from Greg Woodcock
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, Bush to check on status of sod	Completed
22-Oct-25	Landscaping	Broken sprinkler head on Lago Mist cul-de-sac, close to golf cart path on Overpass		Bush to follow up with LMP	Completed
1-Nov-25	Other	Missing Street Sign reported on Palm Song Place and Sweeter Tide			Will be completed next week
1-Nov-25	Other	Reports significant amounts of waste left over throughout community from Halloween. Resident mentions that they have a detailing company and is offering cleanup services			Completed

Mach Form Comments (through 01-02)

7-Nov-25	Gates	Exit gate at Curley Road and Yale Harbor Drive appears to have hit a vehicle's right side passenger mirror while closing abruptly and destroyed it. Resident believes sensor may be malfunctioning			Completed
9-Nov-25	Gates	Gates not being closed at night and dirt bikes and loud vehicles are driving through. Requests response ASAP			Completed
12-Nov-25	Gates	Out gate is stuck half open, making exit difficult. Gate location not specified in comment			Completed
25-Nov-25	Hardscape	Pavement settling reported at the stop sign near Pelican Reed Circle, along with an adjacent sidewalk slab			Bush will look at this
2-Dec-25	Gates	Unhappy about Yale Harbor community gate outage, inquires about any temporary security measures being taken while gate is inoperable			Completed
3-Dec-25	Hardscape	Property on Olive Brook Drive has flooding in yard which resident believes may be related to a burst water pipe on Zone 6 irrigation from improper fence installation over the sprinkler heads, as well as grass not being maintained. Concerns noted about sinkhole being created at fence			
4-Dec-25	Landscaping	Purple irrigation hoses on 3 trees near lagoon tunnel have been severed and water is running constantly			
6-Dec-25	Pet Waste Stations	Stations are being emptied regularly but bags are not always being replaced			
6-Dec-25	Streetlights	Street light #7022 (inner loop of Tortuga Shore) is out			
7-Dec-25	Gates	Main exit gate is stuck open on the left, Spinelli will lock gate open. Suggests that gate may be out of balance or hinges are damaged, as failures are consistently on the left side			
22-Dec-25	Hardscape	Broken glass observed in Sweeter Tide Trail cul-de-sac, as well as tunnel exit towards Lagoon			Completed
22-Dec-25	Streetlights	Waste Connections truck appears to have damaged a streetlight in front of property on Palm Song Place			
24-Dec-25	Hardscape	Street sign at corner of Yale Harbor Drive and Epperson Boulevard is still missing			

Mach Form Comments (through 01-02)

29-Dec-25	Other	Lights at flagpole are out		Spinelli has been contacted	
30-Dec-25	Ponds	Dead fish and ducks observed floating in pond behind Palm Song Place			
30-Dec-25	Hardscape	Small pothole on exit side of Epperson Blvd before Overpass			