

**District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



**Date of Meeting:** Monday, February 2, 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

- January Waterway Inspection Report

[Exhibit 1](#)

#### B. LMP/Juniper

#### C. Stantec - District Engineer

- Tansy Bend Cart Path Proposals

*To be  
Distributed*

- Palm Song Place Flume Proposals

*To be  
Distributed*

### **IV. Consent Agenda**

#### A. Approval of the January 5, 2026 Meeting Minutes

[Exhibit 2](#)

#### B. Acceptance of the December 2025 Unaudited Financial Report

[Exhibit 3](#)

### **V. Business Matters**

#### A. Consideration of Rosco's Security Gate Mechanism Quotation #S26029 – Epperson Boulevard, Yale Harbor Drive, Sandbay Ridge Gates

[Exhibit 4](#)

#### B. Discussion of Envera Butterfly Park Coverage Proposal Pricing - \$12,106.82 one-time, \$269.27 monthly plan

[Exhibit 5](#)

### **VI. Staff Reports**

#### A. Field Services Manager

#### B. Spinelli Monthly Maintenance Report

#### C. District Manager

- Presentation and Discussion of Mach Form Grievances  
(updated as of January 28)
- Next Meeting Quorum Check: March 2, 2026, 6:15 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

[Exhibit 6](#)

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

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**Inspection Date:**

1/21/2026 11:23 AM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940

# Inspection Report

## SITE: 1/2

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Pond 1 - Mild surface filamentous algae growth. Ongoing construction uphill on Overpass Rd is likely pushing excess sediment and nutrients into the pond, feeding algal growth. A technician is scheduled to treat tomorrow. He will inspect and address at that time. No nuisance grass observed.

Pond 2 - Most vegetation is seasonally dormant. Buffer zones are maintained and any areas holding water are free of nuisance growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input type="checkbox"/> 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>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

## SITE: 3/4

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Pond 3 - Other than some residential debris dumped in one corner, the pond is in excellent condition. A technician will remove the debris.

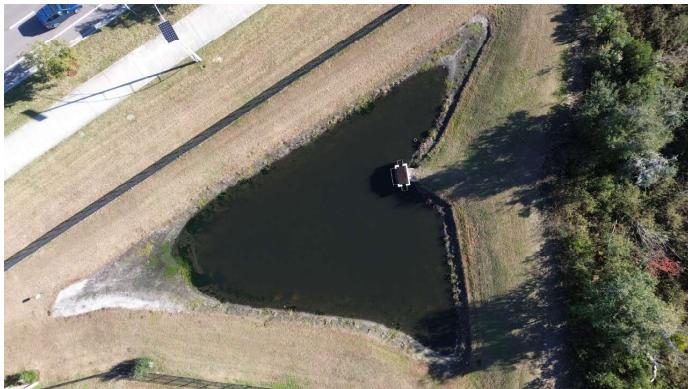
Pond 4 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> 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>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

# Inspection Report

## SITE: 5/6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



### Comments:

Pond 5 - Mild submerged and surface filamentous algae present by the water's edge. Shoreline grasses also present on exposed bed. A technician will address both tomorrow.

Pond 6 - Submerged and surface filamentous algae present around the perimeter. Both can be treated simultaneously for better coverage. No nuisance grass observed.

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

## SITE: 7/8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



### Comments:

Pond 7 - Any filamentous algae present is decaying and pushed to one corner by wind. A technician will make one more pass with an algaecide mix to further the decay process.

No nuisance grass observed.

Pond 8 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Three areas are beginning to wash out. They don't appear to need repair yet. I'll keep an eye on them.

WATER:	✗ Clear	Turbid	Tannic
ALGAE:	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: 9/10

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. Beneficial plants are in great condition considering recent weather.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface
		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: 11/12

Condition:  Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Pond 11 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 12 - Possible early signs of a planktonic algae bloom. A technician will inspect tomorrow and treat if needed.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface	Filamentous	Surface
		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: 13/14

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 pond 14.

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

## SITE: 15/16

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.  
Residual turbidity from pond 14 present in pond 15.

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

# Inspection Report

## SITE: 17/18

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Pond 17 - Small patches of nuisance grass present on the banks. A technician will address tomorrow.  
No algae observed.

Pond 18 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Mild turbidity present.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

## SITE: 19/20

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Pond 19 - One small patch of filamentous algae present. An algaecide application tomorrow will begin to clear this up.  
No nuisance grass observed.  
Turbidity present.

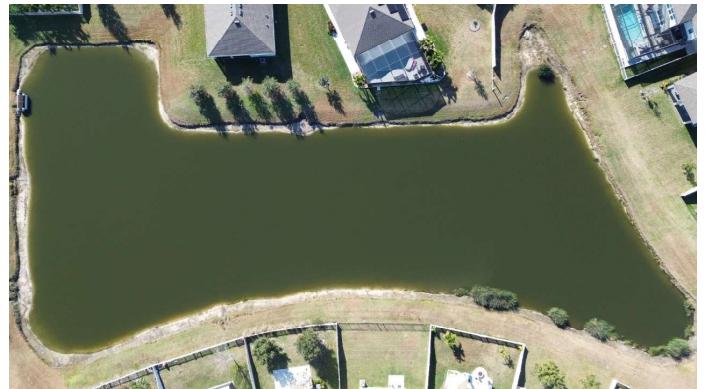
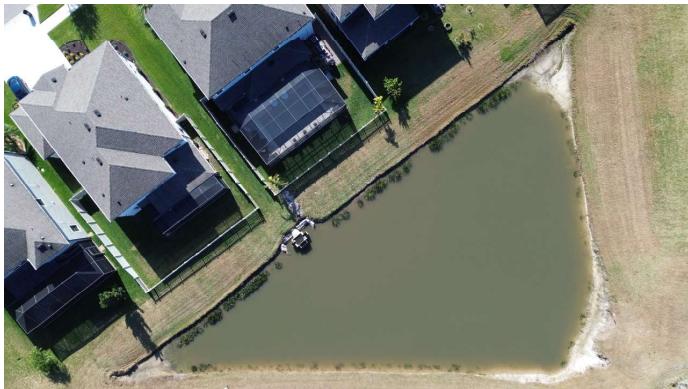
Pond 20 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

# Inspection Report

## SITE: 21/22

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



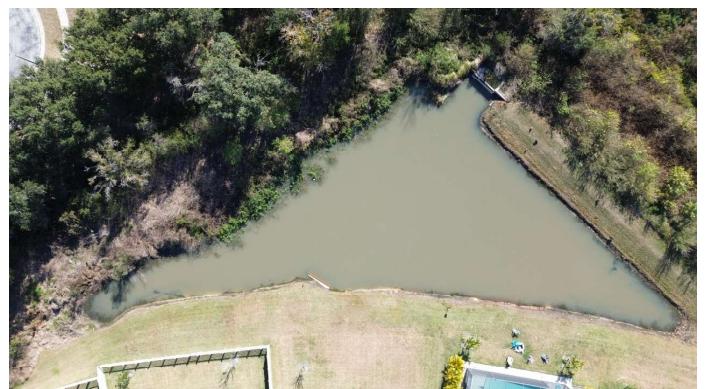
### Comments:

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
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<b>NUISANCE SPECIES OBSERVED:</b>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 23/24

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Pond 23 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 24 - Nuisance grasses present along one bank. A technician will begin a routine treatment plan tomorrow to begin cutting back growth.

No algae observed.

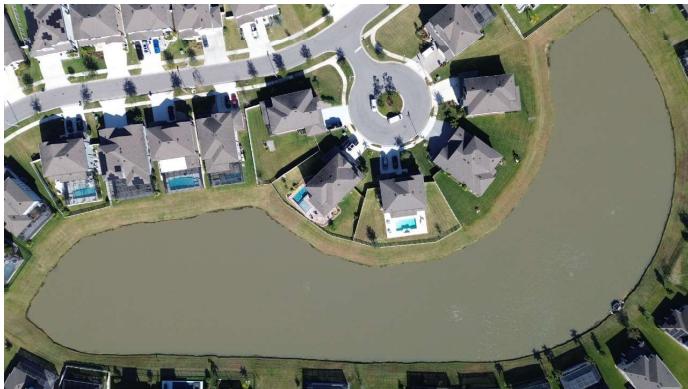
Turbidity present.

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

# Inspection Report

## SITE: 25/26

Condition: Excellent Great ✓Good Poor ✓ Mixed Condition Improving



### Comments:

Pond 25 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.  
Turbidity present.

Pond 26 - Mild microcystis bloom on one side. A technician is set to treat tomorrow.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface	Filamentous	Surface
		Planktonic		Filamentous
<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:

Pond 27 - Any filamentous algae present is decaying. A technician will inspect and re-treat if needed.  
No nuisance grass observed.

Pond 28 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Persistent turbidity is likely aiding in keeping it in this condition.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface	Filamentous	<input checked="" type="checkbox"/> Surface
		Planktonic		Filamentous
<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



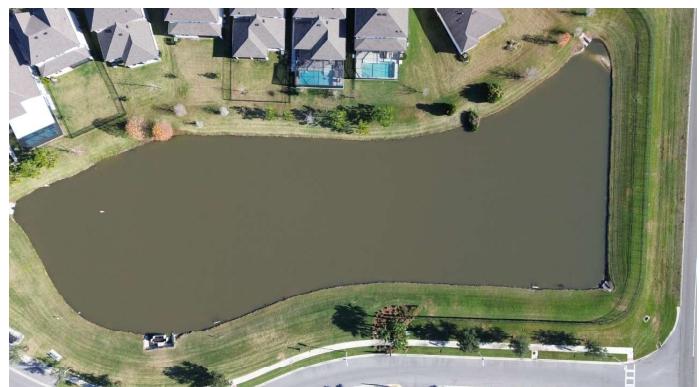
### Comments:

No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue.  
One washout present on pond 30.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface
		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: 31/32

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.  
Mild turbidity present in pond 32.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface
		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

## MANAGEMENT SUMMARY



Late January/early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

The ponds are in some of the best conditions I've seen here in some time. Weather has had a decent part to play in this. Because of these conditions, technicians can spread their time out more evenly among all ponds. More ponds can be addressed each visit and extra care can be taken on problem ponds. We should expect to see this continue for at least another month.

## 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

**MINUTES OF MEETING  
EPPERSON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District was held on Monday, January 5, 2026 at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.

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

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

Present and constituting a quorum were:

Dawn Curran-Tubb	Board Supervisor, Chairwoman
Harl Page	Board Supervisor, Assistant Secretary
Cherdonna Epps-Gardner	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Eckert ( <i>via phone</i> )	District Counsel, Kutak Rock LLP
Greg Woodcock ( <i>via phone</i> )	District Engineer, Stantec
Kevin Riemensperger <i>via phone</i> )	Steadfast Environmental
Bill Conrad	LMP
Todd Spinelli	Spinelli Property Group

*The following is a summary of the discussions and actions taken at the January 5, 2026 Epperson Ranch CDD Board of Supervisors Regular Meeting.*

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

There being none, the next item followed.

## THIRD ORDER OF BUSINESS – Field Operations and Amenity Matters

## A. Steadfast Environmental

➤ Exhibit 1: December Waterway Inspection Report

Mr. Riemensperger presented the report, noting that cooler weather was continuing to control the growth in the ponds, and that he did not anticipate explosive growth again until temperatures returned to the 80s range. Mr. Riemensperger and the Board discussed pickerel weed diminishing, with some explanation given that this was retreating with the cold and would resurface with warmer weather. Ms. Curran-Tubb relayed some resident reports of debris on Pond 3, a fallen alligator sign by Summer Sun Loop, and potentially unsafe speeds by a field technician on a utility cart near Pelican Reed Circle.

➤ Consideration of Pond Erosion Repair Proposals (*tabled from previous meeting*)

1. Exhibit 2: Pond 21 - \$2,894.00

38 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the  
39 Board approved the Steadfast Pond Erosion Repair proposal for Pond 21, in the amount of \$2,894.00, for  
40 the Epperson Ranch Community Development District.

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

42 The Board and District Engineer discussed the proposal for Pond 22, with spots 1, 3, and 4 being  
43 highlighted as potentially homeowner-related, and spots 2 and 5 being erosion issues.

44 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board  
45 approved the Steadfast Pond Erosion Repair proposal for Pond 22, at spots 2 and 5, in an amount not to  
46 exceed \$3,000.00, for the Epperson Ranch Community Development District.

47 Following the motion, the Board requested that the District Engineer review the three potentially  
48 homeowner-related spots identified on the proposal.

49 B. LMP/Juniper

50 Mr. Conrad provided an overview of turf treatments and sod work. Ms. Curran-Tubb noted that  
51 some construction along Overpass Road may have left behind chunks of concrete which could  
52 damage mowers, and asked for LMP to report any debris for which construction crews would need  
53 to be contacted for proper cleanup.

54 C. Stantec – District Engineer

55 ➤ Exhibit 4: Tansy Bend Cart Path Erosion Review

56 Mr. Woodcock outlined the three locations identified as being the low points of the cart  
57 path where the majority of erosion was taking place, and explained that the options for  
58 these locations being recommended were either to add Flexamat concrete to stabilize and  
59 control erosion, or to add curbing along the downstream side of the path and direct water  
60 down flumes. Mr. Woodcock noted that no proposals or pricing estimates had been  
61 received for either, but explained that the flumes were likely to be the more effective but  
62 more expensive option.

63 ➤ Exhibit 5: Palm Song Place Flume Report

64 Mr. Woodcock stated that Stantec's recommendation was to put in a small concrete flume  
65 from the sidewalk to the roadway to allow for water to discharge as designed. In response  
66 to a Supervisor question about French drains, Mr. Woodcock explained that the flume  
67 solution would require less future maintenance as drains could get clogged up.

68 ➤ Discussion of Comments from Community

69 1. Street Signage FDOT Compliance & Speeding Enforcement

70 Mr. Woodcock explained that the Sheriff's department required for an engineer  
71 to inspect signage. Mr. Woodcock noted that this process would require about  
72 three days of field work, two days in the office, and an additional day post-repair  
73 to review the contractors' work.

74 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board  
75 approved for the District Engineer to certify street signage and verify that all is correct, in an amount not to  
76 exceed \$10,000.00, for the Epperson Ranch Community Development District.

77 Following the motion, Mr. Woodcock stated that the location and photos of the  
78 signs needing repairs with detailed descriptions of compliance requirements  
79 would all be documented.

80 2. Olive Brook Zone 6 Flooding Potentially Related to Gate Fence

81 3. Sinking Pavement/Sidewalk Slab by Stop Sign at Pelican Reed Circle

82 Mr. Woodcock stated that a site visit was planned for January 6 to review the  
83 reported issues at Olive Brook and Pelican Reed.

84 **FOURTH ORDER OF BUSINESS – Consent Agenda**

85 A. Exhibit 6: Approval of the December 1, 2025 Meeting Minutes  
86 B. Exhibit 7: Acceptance of the November 2025 Unaudited Financial Report

87 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board  
88 approved all items of the consent agenda, with accounting to reclassify the WREC bills from the electric to  
89 the street lights line item, for the Epperson Ranch Community Development District.

90 **FIFTH ORDER OF BUSINESS – Business Matters**

91 There being none, the next item followed.

92 **SIXTH ORDER OF BUSINESS – Staff Reports**

93 A. Field Services Manager

94 The Board requested more regular reporting, including weekly updates, as well as for future reports  
95 to reflect the dates and times that site visits occurred. Ms. Curran-Tubb additionally highlighted a  
96 small pothole that had appeared on the exit side of Epperson Boulevard.

97 B. Spinelli Monthly Maintenance Report

98 Mr. Spinelli identified four street signs that had been put in, and that he planned on putting in the  
99 mirrors for the golf cart path and getting the control boxes for the gates this coming week.  
100 Additional comments were made noting that holiday lights would be coming down this week.  
101 Discussion ensued regarding a complaint filed with the Florida Department of Business and  
102 Professional Regulation that was falsely claimed as being on behalf of Epperson Ranch CDD  
103 despite not being from any member of the Board or District staff, and the Board requested that no  
104 work continue on the fountain until this matter was resolved.

105 C. District Manager

106 ➤ Exhibit 8: Presentation and Discussion of Mach Form Grievances (*updated as of January*  
107 *2*)

108 The Board and Mr. Beckett discussed the comments on the Mach form, with it noted that  
109 pet waste station bag stocking had improved, that the main exit gate issue was due to a  
110 faulty proximity sensor, and that the Sweeter Tide Trail glass debris had been cleaned up.  
111 During discussion of a recent fish and bird kill at the ponds and the need to monitor for any  
112 persistent issues, concerns were also raised regarding fishing activity in the ponds that was  
113 potentially not catch-and-release, with the Board indicating that ponds were being treated  
114 with chemicals.

115 ➤ Next Meeting Quorum Check: February 2, 2026, 6:15 PM at the WaterGrass Club, 32711  
116 Windelstraw Drive, Wesley Chapel, FL 33545

117 Ms. Curran-Tubb, Mr. Page, and Ms. Epps-Gardner stated that they could attend the next  
118 meeting in person, which would constitute a quorum.

119 D. District Counsel

120 Mr. Eckert stated that the access systems contract with the approved vendor had been finalized, and  
121 that the ball was now in the vendor's court. Mr. Eckert also noted that his office was monitoring  
122 potential changes in 2026 to the Board members' and CDD's overall sovereign immunity limits  
123 per person and per incident, explaining that proposed increases, if passed through the Florida  
124 legislature, would likely increase the CDD's liability insurance cost. Mr. Eckert additionally  
125 commented on constitutional amendments regarding homestead property and tax exemption,

126 indicating that initial analysis suggested that these would not affect special assessments levied by  
127 the CDD, but that they would continue to monitor.

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

130 There being none, the next item followed.

## 131 EIGHTH ORDER OF BUSINESS – Supervisor Requests

132 The Board discussed the pending installation of new access control equipment and the process of  
133 putting together the gate clicker database.

## 134 NINTH ORDER OF BUSINESS – Adjournment

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

137 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the  
138 Board adjourned the meeting at 8:05 p.m. for the Epperson Ranch Community Development District.

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

142 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
143 meeting held on \_\_\_\_\_.

144

### Signature

## Signature

### Printed Name

## Printed Name

145 Title:  Secretary  Assistant Secretary

**Title:**  **Chairman**  **Vice Chairman**

# EXHIBIT 3

*Epperson Ranch  
Community Development District*

*Financial Statements  
(Unaudited)*

*December 31, 2025*



## Epperson Ranch CDD

### Balance Sheet December 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
<b>1 ASSETS</b>					
2 OPERATING ACCOUNT	\$ 302,497	\$ -	\$ -	\$ -	\$ 302,497
3 MM ACCOUNT	3,487,310	- -	- -	- -	3,487,310
4 TRUST ACCOUNTS:					
5 REVENUE FUND	- -	- -	205,007	291,214	496,221
6 INTEREST FUND	- -	- -	- -	- -	- -
7 PREPAYMENT FUND	- -	- -	633	- -	633
8 RESERVE FUND	- -	- -	426,980	624,681	1,051,661
9 ACQ & CONS	- -	- -	32	558	591
10 ACCOUNTS RECEIVABLE	- -	- -	- -	- -	- -
11 ASSESSMENTS RECEIVABLE ON-ROLL	79,007	- -	17,996	26,317	123,320
12 DUE FROM OTHER FUNDS	- -	- -	410,954	600,996	1,011,950
13 UNDEPOSITED FUNDS	- -	- -	- -	- -	- -
14 PREPAID ITEMS	642	- -	- -	- -	642
15 UTILITY DEPOSITS	10,919	- -	- -	- -	10,919
16 SOLAR LIGHTING SECURITY DEPOSIT	37,100	- -	- -	- -	37,100
<b>17 TOTAL ASSETS</b>	<b>\$ 3,917,475</b>	<b>\$ - -</b>	<b>\$ 1,061,603</b>	<b>\$ 1,543,766</b>	<b>\$ 6,522,844</b>
<b>18 LIABILITIES</b>					
19 ACCOUNTS PAYABLE	\$ 36,476	\$ - -	\$ - -	\$ - -	\$ 36,476
20 DEFERRED ASSESSMENTS ON-ROLL	79,007	- -	17,996	26,317	123,320
21 DUE TO OTHER FUNDS	1,011,950	- -	- -	- -	1,011,950
<b>22 TOTAL LIABILITIES</b>	<b>1,127,433</b>	<b>- -</b>	<b>17,996</b>	<b>26,317</b>	<b>1,171,746</b>
<b>23 FUND BALANCE</b>					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	48,661	- -	- -	- -	48,661
26 CAPITAL RESERVES	- -	- -	- -	- -	- -
27 RESERVED - OPERATING CAPITAL	289,708	- -	- -	- -	289,708
28 UNASSIGNED	2,451,673	- -	1,043,607	1,517,449	5,012,729
<b>29 TOTAL FUND BALANCE</b>	<b>2,790,042</b>	<b>- -</b>	<b>1,043,607.05</b>	<b>1,517,449</b>	<b>5,351,098</b>
<b>29 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 3,917,475</b>	<b>\$ - -</b>	<b>\$ 1,061,603</b>	<b>\$ 1,543,766</b>	<b>\$ 6,522,844</b>

## Epperson Ranch CDD

### General Fund

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

	FY 2025 Amended Budget	FY 2025 Month of December	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUES</b>					
2 General Fund Revenue	\$ 1,738,247	\$ 1,521,198	\$ 1,659,240	\$ (79,007)	95%
3 Interest Revenue	-	7,588	14,414	14,414	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	957	3,857	3,857	
<b>5 TOTAL REVENUES</b>	<b>1,738,247</b>	<b>1,529,742</b>	<b>1,677,510</b>	<b>(60,737)</b>	<b>97%</b>
<b>6 EXPENDITURES</b>					
<b>7 ADMINISTRATIVE</b>					
8 Supervisors Compensation	12,000	700	2,000	(10,000)	17%
9 Payroll Taxes	918	161	368	(550)	40%
10 Payroll Service Fees	673	50	150	(523)	22%
11 Management Consulting Services	46,575	3,881	11,644	(34,931)	25%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	2,400	125	375	(2,025)	16%
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	3,223	5,009	(35,491)	12%
19 Legal Services	35,000	4,083	8,328	(26,672)	24%
20 Assessment Collection Fee	150	-	-	(150)	0%
21 Website Development & Hosting	2,015	247	1,845	(170)	92%
22 Miscellaneous	2,500	-	-	(2,500)	0%
<b>23 TOTAL ADMINISTRATIVE</b>	<b>149,206</b>	<b>12,471</b>	<b>29,894</b>	<b>(119,312)</b>	<b>20%</b>
<b>24 INSURANCE</b>					
25 Insurance	69,936	-	64,443	(5,493)	92%
<b>26 TOTAL INSURANCE</b>	<b>69,936</b>	<b>-</b>	<b>64,443</b>	<b>(5,493)</b>	<b>92%</b>
<b>27 DEBT SERVICE ADMINISTRATION</b>					
28 Bond Dissemination	5,000	-	5,000	-	100%
29 Trustee Fees	9,105	-	7,657	(1,448)	84%
30 Arbitrage Reporting	1,300	-	650	(650)	50%
<b>31 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>15,405</b>	<b>-</b>	<b>13,307</b>	<b>(2,098)</b>	<b>86%</b>
<b>32 FIELD OPERATIONS</b>					
33 District Field Tech	25,000	2,083	6,250	(18,750)	25%
34 Handyman Services	18,000	2,257	4,362	(13,638)	24%
35 Utility - Electricity	16,800	404	10,015	(6,785)	60%
36 Utility - Streetlights	270,600	23,495	43,014	(227,586)	16%
37 Utility - Water	20,000	1,357	2,990	(17,010)	15%
38 Pet Waste Removal	13,338	1,112	3,335	(10,004)	25%
39 Lake/Pond Maintenance	50,000	8,684	13,834	(36,166)	28%
40 Midge Fly Abatement	50,000	4,040	12,120	(37,880)	24%
41 Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	88,614	(278,248)	24%
42 Landscape Replacement	47,500	866	3,186	(44,314)	7%
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	20,450	35,024	24	100%
46 Water Feature Cleaning & Maintenance	15,000	1,068	1,568	(13,432)	10%
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	534	1,645	(120,255)	1%
51 Tunnel Maintenance	10,000	-	-	(10,000)	0%

	<b>FY 2025 Amended Budget</b>	<b>FY 2025 Month of December</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
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%
<b>55 TOTAL FIELD OPERATIONS</b>	<b>1,376,100</b>	<b>95,889</b>	<b>236,607</b>	<b>(1,139,493)</b>	<b>17%</b>
<b>56 AMENITY OPERATIONS</b>					
57 Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58 Gate Cell Service	8,000	166	1,620	(6,380)	20%
59 Gate Security Cameras	3,100	150	787	(2,313)	25%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	80	80	(1,420)	5%
<b>61 TOTAL AMENITY OPERATIONS</b>	<b>17,600</b>	<b>396</b>	<b>2,487</b>	<b>(15,113)</b>	<b>14%</b>
<b>62 CAPITAL RESERVES</b>					
63 Reserve Contribution	110,000	-	-	-	0%
<b>64 TOTAL CAPITAL RESERVES</b>	<b>110,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>65 TOTAL EXPENDITURES</b>	<b>1,738,247</b>	<b>108,756</b>	<b>346,739</b>	<b>(1,391,508)</b>	<b>20%</b>
<b>66 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>1,420,987</b>	<b>1,330,771</b>	<b>1,330,771</b>	
<b>67 OTHER FINANCING SOURCES &amp; USES</b>					
68 Transfers In	-	-	454,567	454,567	
69 Transfers Out	-	-	-	-	-
<b>70 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>454,567</b>	<b>454,567</b>	
<b>71 NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>1,420,987</b>	<b>1,785,338</b>	<b>1,785,338</b>	
72 Fund Balance - Beginning	611,314		1,004,704	393,390	
73 Transfer In From Reserve to GF	427,458			(427,458)	
<b>74 FUND BALANCE - ENDING - PROJECTED</b>	<b>1,038,772</b>	<b>1,420,987</b>	<b>2,790,042</b>	<b>1,751,270</b>	
<b>75 ANALYSIS OF FUND BALANCE</b>					
76 NON SPENDABLE DEPOSITS					
77 PREPAID & DEPOSITS	-		48,661		
78 CAPITAL RESERVES	-		-	-	-
79 3-MONTH OPERATING CAPITAL	-		289,708		
80 UNASSIGNED	1,038,772		2,451,673		
<b>81 TOTAL FUND BALANCE</b>	<b>\$ 1,038,772</b>		<b>\$ 2,790,042</b>		

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

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

**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 December 31, 2025**

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUES</b>			
2 Special Assessments - On Roll (Net)	\$ 426,980	\$ 408,984	\$ (17,996)
3 Interest Revenue	-	7,510	7,510
4 Misc. Revenue	-	-	-
<b>5 TOTAL REVENUES</b>	<b>426,980</b>	<b>416,494</b>	<b>(10,486)</b>
<b>6 EXPENDITURES</b>			
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)
<b>13 TOTAL EXPENDITURES</b>	<b>426,495</b>	<b>266,713</b>	<b>(159,783)</b>
<b>14 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>485</b>	<b>149,782</b>	<b>149,297</b>
<b>15 OTHER FINANCING SOURCES &amp; USES</b>			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>19 NET CHANGE IN FUND BALANCE</b>	<b>485</b>	<b>149,782</b>	<b>149,297</b>
<b>20 Fund Balance - Beginning</b>	<b>761,311</b>	<b>893,793</b>	<b>132,482</b>
<b>21 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 761,796</b>	<b>\$ 1,043,575</b>	<b>\$ 281,779</b>

\*financed by prior year revenues

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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUES</b>			
2 Special Assessments - On Roll (Net)	\$ 624,431	\$ 598,114	\$ (26,317)
3 Interest Revenue	-	10,971	10,971
4 Misc. Revenue	-	-	-
<b>5 TOTAL REVENUES</b>	<b>624,431</b>	<b>609,085</b>	<b>(15,346)</b>
<b>6 EXPENDITURES</b>			
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)
<b>13 TOTAL EXPENDITURES</b>	<b>623,931</b>	<b>401,466</b>	<b>(222,466)</b>
<b>14 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>500</b>	<b>207,620</b>	<b>207,120</b>
<b>15 OTHER FINANCING SOURCES &amp; USES</b>			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>19 NET CHANGE IN FUND BALANCE</b>	<b>500</b>	<b>207,620</b>	<b>207,120</b>
20 Fund Balance - Beginning	1,127,063	1,309,271	182,208
<b>21 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 1,127,563</b>	<b>\$ 1,516,891</b>	<b>\$ 389,328</b>

\*financed by prior year revenues

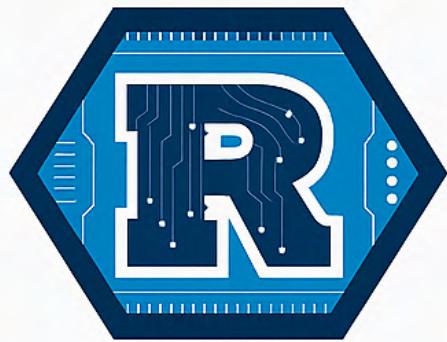
**Epperson Ranch CDD**  
Check Register - FY2026

Date	Number	Name	Memo	Deposits	Payments	Balance
<b>09/30/2025</b>		<b>Beginning of Year</b>				<b>185,974.01</b>
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 September ...)		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: FY2026 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
<b>10/31/2025</b>		<b>End of Month</b>		<b>101,182.50</b>	<b>132,880.50</b>	<b>154,276.01</b>
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: 364294 (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
<b>11/30/2025</b>	<b>End of Month</b>			<b>237,361.74</b>	<b>83,697.74</b>	<b>307,940.01</b>
12/02/2025	100635	Steadfast Contractors Alliance, LLC	Invoice: SA-16962 (Reference: Routine Aquatic Maintenance. )		2,575.00	305,365.01
12/02/2025	100636	Juniper Landscaping of Florida, LLC	Invoice: 365794 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract November...)		29,538.00	275,827.01
12/02/2025	100637	Venturesin.com, Inc.	Invoice: 47937 (Reference: Website hosting. )		205.00	275,622.01
12/02/2025	100638	Holiday Outdoor Decor	Invoice: INV22702 (Reference: Holiday lighting. )		13,459.00	262,163.01
12/02/2025	100639	Steadfast Contractors Alliance, LLC	Invoice: SA-17804 (Reference: 2025 TREATMENT. )		4,040.00	258,123.01
12/02/2025	100640	Juniper Landscaping of Florida, LLC	Invoice: 370582 (Reference: #372445 - Epperson Ranch Winter flower installation. )		2,320.00	255,803.01
12/02/2025	100641	ECS Integrations LLC	Invoice: 103343 (Reference: Camera Management for Main-Yale-Olive. )		150.00	255,653.01
12/03/2025	100642	Gig Fiber, LLC	Invoice: 5753 (Reference: Epperson Ranch CDD - Amendment #2 - Entrance Bridge_Dec 2025. ) Invo...		19,055.00	236,598.01
12/03/2025	100643	Steadfast Contractors Alliance, LLC	Invoice: SA-17843 (Reference: Routine Aquatic Maintenance. )		2,695.00	233,903.01
12/03/2025	100644	Tampa Bay Poo Patrol, LLC	Invoice: 4768 (Reference: pet waste station maintenance. )		1,111.50	232,791.51
12/05/2025			Deposit	2,234,536.07		2,467,327.58
12/05/2025	01ACH120525	DOORKING, INC.	Reference: Gate cell service 11.2.25- 12.01.25		165.80	2,467,161.78
12/10/2025	100646	Steadfast Contractors Alliance, LLC	Invoice: SA-18045 (Reference: Replacement of Faulty Compressor. )		1,001.00	2,466,160.78
12/10/2025	100647	Spinelli Electric, Inc.	Invoice: SPG-251211-ERS (Reference: Property Maintenance. )		2,257.20	2,463,903.58
12/10/2025	100649	Juniper Landscaping of Florida, LLC	Invoice: 372425 (Reference: Tree Removal. )		866.40	2,463,037.18
12/10/2025	100650	Romaner Graphics	Invoice: 22926 (Reference: Left curve sign. )		120.00	2,462,917.18
12/10/2025	01ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 10.08.25- 11.07.25		521.16	2,462,396.02
12/10/2025	02ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10.09.25- 11.07.25		212.10	2,462,183.92
12/10/2025	03ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10.08.25- 11.07.25		343.40	2,461,840.52
12/11/2025			Funds Transfer - Earn Interest on Tax Deposits		2,320,000.00	141,840.52
12/11/2025	100651	LLS Tax Solutions Inc.	Invoice: 003955 (Reference: Arbitrage Services. )		650.00	141,190.52
12/11/2025			Deposit	184,052.45		325,242.97
12/11/2025			Deposit	3,920.11		329,163.08
12/12/2025	121225BOS1	Cherdonna Epps-Gardner	BOS MTG 12/12/25		84.70	329,078.38
12/12/2025	121225BOS2	Christy M Bartels	BOS MTG 12/12/25		184.70	328,893.68
12/12/2025	121225BOS3	Dawn Curran Tubb	BOS MTG 12/12/25		184.70	328,708.98
12/12/2025	121225BOS4	Engage PEO	BOS MTG 12/12/25		272.40	328,436.58
12/12/2025	121225BOS5	Harl D. Page	BOS MTG 12/12/25		184.70	328,251.88

Date	Number	Name	Memo	Deposits	Payments	Balance
12/15/2025	100652	Vesta District Services	Invoice: 429986 (Reference: Management Fees Dec 25. )		6,006.25	322,245.63
12/18/2025	100653	Kutak Rock LLP	Invoice: 3673116 (Reference: General Counsel Nov 25. )		4,083.36	318,162.27
12/18/2025			Deposit	2,153.98		320,316.25
12/18/2025			Deposit	19,847.53		340,163.78
12/19/2025	01ACH121925	Withlacochee River Electric	31425 Epperson Blvd 11.03.25- 12.03.25		41.01	340,122.77
12/19/2025	02ACH121925	Withlacochee River Electric	30498 Summer Sun Loop (Pond) 11.03.25- 12.03.25		50.30	340,072.47
12/19/2025	03ACH121925	Withlacochee River Electric	31263 Palm Song Pl (Pond) 11.03.25- 12.03.25		45.12	340,027.35
12/19/2025	04ACH121925	Withlacochee River Electric	8109 Sandbay Ridge Dr (gate) 11.03.25- 12.03.25		49.76	339,977.59
12/19/2025	05ACH121925	Withlacochee River Electric	31077 Epperson Blvd 11.03.25- 12.03.25		41.54	339,936.05
12/19/2025	06ACH121925	Withlacochee River Electric	7315 Yale Harbor Dr 11.03.25- 12.03.25		52.63	339,883.42
12/19/2025	07ACH121925	Withlacochee River Electric	31650 Epperson Blvd (Fountain) 11.03.25- 12.03.25		123.54	339,759.88
12/19/2025	08ACH121925	Withlacochee River Electric	7851 Curley Rd 11.03.25- 12.03.25		4,440.27	335,319.61
12/23/2025	100654	Cooper Pools Inc.	Invoice: 2025-1568 (Reference: STENNER PUMP 45 SERIES INCLUDES INSTALLATION 1 YEAR WARRA		688.00	334,631.61
12/26/2025			Deposit	956.54		335,588.15
12/29/2025	100655	Stantec Consulting Services, Inc	Invoice: 2498806 (Reference: Engineering Services Nov 25. )		3,223.38	332,364.77
12/30/2025	3696	Watergrass CDD II			250.00	332,114.77
12/30/2025	100656	ECS Integrations LLC	Invoice: 103416 (Reference: Gate Remotes. )		80.00	332,034.77
12/30/2025	100657	Juniper Landscaping of Florida, LLC	Invoice: 370286 (Reference: Landscape Maintenance Dec 25. )		29,538.00	302,496.77
<b>12/31/2025</b>	<b>End of Month</b>			<b>2,445,466.68</b>	<b>2,450,909.92</b>	<b>302,496.77</b>

# EXHIBIT 4



**ROSCO'S  
SECURITY**

# **QUOTE / ESTIMATE**

Your Partner in Modern Protection



**SURVEILLANCE • MONITORING  
SECURITY • ACCESS CONTROL**



Tailored Security Solutions

Rosco's Security LLC  
214 West Linebaugh Avenue  
Tampa FL 33612  
United States

## Quotation # S26029

Vesta Property Services, Heath Beckett  
250 International Pkwy  
Suite 208  
Lake Mary FL 32746  
United States

Your Reference	Quotation Date	Expiration	Salesperson
Gates System Repairs	01/26/2026	02/06/2026	Daniel Gainza

## Scope of Work

Rosco's Security will perform corrective repairs, safety upgrades, and equipment replacements required to restore proper functionality, improve reliability, and align the community's gate systems with current safety and emergency-access expectations, including Pasco County requirements.

### 1. General Work (All Locations)

The following work will be performed across all assessed gate sites:

1. Install Knox Key Switches at required entrances to ensure compliant emergency responder access.
2. Install required safety warning signage on all metal swing gates.
3. Install missing operator cover bolts to reduce moisture intrusion and improve equipment lifespan.
4. Trim or clear landscaping where vegetation is contacting or obstructing gate equipment.
5. Perform general cleaning and preventive maintenance on all operators at each location.

### 2. Epperson Blvd – Scope of Work

#### Entrance Gate

- Install Knox Key Switch.
- Install photo sensors for safety compliance.
- Install missing operator cover bolt.
- Clean, treat, and perform preventive maintenance on both operators.

## Quotation # S26029

- Test and verify correct operation at project completion.

### Exit Gate

- Replace **master operator** due to corrosion, battery failure, and intermittent motor performance.
- Install photo sensors for safety compliance.
- Install missing cover bolt.
- Correct landscaping interference.
- Clean and maintain slave operator (outside).
- Test and verify full system operation.

## 3. Yale Harbor Drive – Scope of Work

### Entrance Gate

- Replace **visitor operator** due to advanced corrosion and end-of-life condition.
- Install Knox Key Switch.
- Install photo sensors for safety compliance.
- Install ground loop detectors for proper resident access control.
- Configure and commission the resident operator.

### Exit Gate

- Replace **master operator chassis** due to severe corrosion.
- Clean and maintain slave operator.
- Install photo sensors for safety compliance.
- Perform full operational testing after installation and repairs.

## 4. Sandbay Ridge – Scope of Work

### Exit Gate

## Quotation # S26029

- Install and configure new control board for proper operation of operators.
- Perform preventive maintenance and system verification.

### Entrance Gate

- Replace visitor operator worm gearbox due to oil leakage and internal wear.
- Service and verify functionality of the slave operator.
- Install Knox Key Switch for emergency responder access.
- Complete system configuration, testing, and final checkout.

## 5. Final Commissioning and Verification

Upon completion of all repairs and installations, Rosco's Security will:

1. Test and verify operation of all gates, operators, safety devices, and access components.
2. Document replaced and serviced equipment.
3. Provide a written completion report with photo documentation.
4. Confirm emergency access compatibility (Knox Key Switches).
5. Review final operation with the customer or property manager.

## 6. Exclusions

Unless specifically listed in the estimate, the following are excluded:

- Electrical work beyond the gate system
- Network or access control integration
- Structural gate leaf repairs
- Civil or concrete work
- New conduit installation
- Vandalism, storm, or impact damage repairs

## Quotation # S26029

Any additional issues discovered during the work will be reported with a corresponding change order if needed.

Description	Quantity	Unit Price	Taxes	Amount
<b>Labor</b>				
Labor	31.00 Hours	90.00	7.0%	\$ 2,790.00
				<b>Subtotal</b> \$ 2,790.00
<b>Epperson Boulevard Gate</b>				
[VAO-VA-F1NX] Viking - Swing Gate Operator	1.00 Units	3,694.46	7.0%	\$ 3,694.46
[Model: 3502] Knox Key Switch	1.00 Units	336.00	7.0%	\$ 336.00
[VAP-VNXF1CH] Chassis for F1NX and T21NX Operators	1.00 Units	812.45	7.0%	\$ 812.45
[VAP-VASWCB] Cover Bolts for all Swing Gate Covers (4 Bolts)	10.00 Units	18.75	7.0%	\$ 187.50
[VAP-VNXSWOSC] Output Shaft Cover For F1NX And T21NX Operators (Post 2016)	1.00 Units	92.85	7.0%	\$ 92.85
[VAP-DWOUK10] Output Shaft Cover Thumb Screw	1.00 Units	15.18	7.0%	\$ 15.18
[SCA-E-931-S50RRGQ] Enforcer Safety Reflective Photocell	2.00 Units	155.20	7.0%	\$ 310.40
[VAP-VAWRCK20] Viking Access Clutch Key	1.00 Units	14.29	7.0%	\$ 14.29
				<b>Subtotal</b> \$ 5,463.13
<b>Yale Harbor Dr. Gate</b>				
[VAO-VA-F1NX] Viking - Swing Gate Operator	1.00 Units	3,694.46	7.0%	\$ 3,694.46
[Model: 3502] Knox Key Switch	1.00 Units	336.00	7.0%	\$ 336.00



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## Quotation # S26029

[VAP-VNXF1CH] Chassis for F1NX and T21NX Operators	1.00 Units	812.45	7.0%	\$ 812.45
[SCA-E-931-S50RRGQ] Enforcer Safety Reflective Photocell	2.00 Units	155.20	7.0%	\$ 310.40
[EMA-ULT-PLG] EMX ULTRA-PLG Plug-In Loop Detector	2.00 Units	214.40	7.0%	\$ 428.80
[VAP-VAWRCK20] Viking Access Clutch Key	4.00 Units	14.29	7.0%	\$ 57.16
				<b>Subtotal</b> \$ 5,639.27

### Sandbay Ridge Gate

[Model: 3502] Knox Key Switch	1.00 Units	336.00	7.0%	\$ 336.00
Aluminum Post (15')	1.00 Units	240.00	7.0%	\$ 240.00
[VAP-VFLEXPCBU18] Viking Control Board (Orange)	2.00 Units	855.30	7.0%	\$ 1,710.60
[VAP-DWGB70] Replacement Gearbox for F1	1.00 Units	488.00	7.0%	\$ 488.00
[VAP-VAWRCK20] Viking Access Clutch Key	2.00 Units	14.29	7.0%	\$ 28.58
[NIV] Non-Inventory Miscellaneous Parts (Equipment Disposal, Mounting Hardware, Wire, Cement)	1.00 Units	480.00	7.0%	\$ 480.00
Gate Warning Signs	12.00 Units	19.26	7.0%	\$ 231.12
				<b>Subtotal</b> \$ 3,514.30

Untaxed Amount	\$ 17,406.70
Florida Tax Group	\$ 1,218.47
<b>Total</b>	<b>\$ 18,625.17</b>

### Options

Description	Disc.%	Unit Price
[PARTNER DISCOUNT] Discount is contingent on the SMC Agreement		\$ -3,000.00



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## Quotation # S26029

Description	Disc.%	Unit Price
ANNUALY CONTRACT - [SMC] Gates (Sentinel Shield) INFORMATIONAL ONLY DO NOT ADD TO QUOTE*	20%	<b>\$14,400.00</b> \$ 11,520.00

Terms & Conditions: <https://roscos.us/terms>

Payment terms: 50% Now, Balance After Substantial Completion

 **Preferred Vendor Application Package from "Rosco's Security LLC"**

## Who are We?

**Rosco's Security LLC** is a specialized security technology provider offering tailored solutions for our customers. We focus on **reliability, safety, and long-term system performance** through professional installation, comprehensive service plans, and rapid support. Customers choose us because we reduce downtime, prevent headaches, and deliver consistent, professional results for every site under their care.

Managing single or multiple properties/sites requires partners who are consistent, reliable, and proactive—not vendors who cause more work. Rosco's Security delivers seamless, dependable security technology services built specifically for the operational needs of our customer.

- **Access Control Solutions** (doors, amenity spaces, gate systems, business offices)
- **Surveillance System Installation & Service** (self-monitored systems, health monitoring, diagnostics)
- **Gate & Barrier Operator Installation + Service**
- **Data Infrastructure** (Low Voltage and Fiber Installation, MDF, Data Racks)

Our team ensures every system is installed correctly, documented clearly, and serviced quickly—reducing liability and ensuring your system stay secure and functional. We're not just a vendor. We're a long-term operational partner who understands the business workflow, reporting needs, and service expectations.

## Service Area: West/Central Florida

### Licensing:

- LIC: ES12002593
- Business License: Rosco's Security LLC
- EIN: 92-1793790

### Insurance:

- General Liability
- Workers' Compensation
- Certificates provided upon request

### Core Strengths:

- Fast turnaround for service requests
- Highly detailed project documentation
- Professional communication
- Vendor portal compatibility
- Flexible payment terms
- On-time delivery and consistent workmanship
- Specialization in community and commercial environments



Tailored Security Solutions

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## Primary Contact:

Name: **Daniel Gainza**

Title: **Owner**

C-Phone: **813-900-7341**

O-Phone: **813-530-6633**

Email: [\*\*daniel@roskos.us\*\*](mailto:daniel@roskos.us)

## Core Services

### Access Control

- Community & amenity access
- Business office entry control
- Gate & barrier automation
- Card/fob/mobile credential systems
- Cloud & local platforms
- Database cleanup & user management
- Service & maintenance plans

### Surveillance Systems (PVS)

- New system installations
- Camera replacements & upgrades
- Health monitoring
- Remote support
- Service plans
- System diagnostics
- Storage design & optimization

### Gate & Barrier Systems

- Swing gate operators
- Slide gate operators
- Barrier arms
- LPR integrations
- Preventative maintenance plans
- Emergency repair services



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## Data Infrastructure

- Low-voltage cabling (Cat\*, Coaxial)
- Fiber-optic uplinks
- Network equipment racks
- UPS, surge protection, and equipment power management
- Server/NVR network configurations

Built to last, optimized for performance, and compliant with modern security system demands.

## Vehicular Entry Systems

- **RFID vehicle tags** for hands-free access
- **License Plate Recognition (LPR)** for touchless automated entry
- **Gate operator integration**
- **Entry logs for audits and activity review**

Perfect for gated communities, HOAs, apartment complexes, and commercial parking areas.

## Service & Maintenance Contracts

Our maintenance programs give property managers and owners predictable, proactive care:

- Scheduled inspections
- System health reports
- Firmware and software updates
- Priority scheduling
- Discounted service rates
- Remote diagnostics included

These plans reduce downtime, extend equipment life, and keep your security assets performing year-round.

## Preferred Vendor Guarantee

**Rosco's Security LLC** guarantee priority scheduling, transparent communication, and detailed service documentation on every project. If an issue arises, we respond promptly with solutions—not excuses.

### Project Safety Statement

Rosco's Security adheres to internal [Data Protection Policy RS-SEC-01](#), prioritizing safety, confidentiality, and compliance during all installation and service activities.



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## “Why Us?”

- We specialize in security only — no distractions
- We are tailored-focused (custom systems, not cookie-cutter installs)
- We maintain clear project communication
- We provide post-install support and maintenance
- We work exceptionally well with Commercial Facilities, HOAs and Business offices.
- We simplify system use for end-users (employee, tenants, residents & staff)
- We ensure compliance, safety, and long-term reliability

# EXHIBIT 5



Quotation

Quote #: Q-18481-4  
Date: 1/28/2026  
Expires On: 3/31/2026

## Envera Systems

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

## Prepared for

Epperson Ranch CDD - Wesley Chapel FL  
31601 Epperson Blvd  
Wesley Chapel, Florida

SECURITY CONSULTANT	PHONE	EMAIL
Dudley Taliaferro	(813) 514-5720	dtaliaferro@enversystems.com

Conduit and boring estimated and subject to change. Actual distance to be determined by installation supervisor at pre-installation site walk.  
Internet connection required.

## EQUIPMENT & ONE-TIME SERVICES

2 DWD Outdoor Bullet Cameras  
Specific Video Coverage requested:

Butterfly Park: Passive Video Surveillance

- Bench seating area
- Library Kiosk areas

QTY	PRODUCT	INSTALL INVESTMENT
1	Digital Watchdog Blackjack DX1 NVR 4TB	
2	Outdoor Bullet Camera - 4MP	
1	iBoot Bar	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Router (40F)	
1	Outdoor Enclosure Kit - Small SS	
1	16' Aluminum 4 X 4 Pole	
1	Bore Setup	
130	Bore	
20	Conduit	
20	Trenching & Backfilling	
350	Wire	
Butterfly Park: Passive Video Surveillance TOTAL:		\$17,295.46

Installation Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
Installation Discount TOTAL:		\$-5,188.64

**One-Time Total: \$12,106.82**

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

LICENSE NUMBERS - FL: EF20002046, EF20002064, B2700191, GA: LVU406807, TX: B09431501

## MONTHLY SERVICES

2 DWD Outdoor Bullet Cameras  
Specific Video Coverage requested:

Butterfly Park: Passive Video Surveillance

- Bench seating area
- Library Kiosk areas

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Passive Standard Camera	\$25.00	\$50.00
1	Service & Maintenance Plan	\$119.27	\$119.27
1	Networking Monitoring	\$100.00	\$100.00
<b>Butterfly Park: Passive Video Surveillance TOTAL:</b>			<b>\$269.27</b>

**Monthly Total: \$269.27**

*Local sales tax will be added to Monthly Investment.*

## SERVICE & MAINTENANCE PLAN

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

## TERMS & CONDITIONS

- Monthly pricing is based on 963 current homes, with a maximum of 963 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:

- \*Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- Installation of the equipment will take approximately six weeks to complete and fully test
- Envera's Implementation Team will provide a resident orientation session
- Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
- After the soft opening period expires, all guests will be verified before being granted entry into the community
- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

## **COMMUNITY/COMMUNITY+ HARDWARE**

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

# EXHIBIT 6

Copy of Mach Form Comments (through 01-28)

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		Heath/Bush work with Site Masters to get this Bollard replaced	
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		Bush working with Tampa SWAP	
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
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

## Copy of Mach Form Comments (through 01-28)

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		1/8/26 - Dawn and Heath visted the site and spoke to residents. They are suppose to put out flags where the sprinkler heads are.	
4-Dec-25	Landscaping	Purple irrigation hoses on 3 trees near lagoon tunnel have been severed and water is running constantly			Completed
6-Dec-25	Pet Waste Stations	Stations are being emptied regularly but bags are not always being replaced			Completed
6-Dec-25	Streetlights	Street light #7022 (inner loop of Tortuga Shore) is out		Reported	
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		We are working with a new vendor to get the gates fixed	
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			Completed
24-Dec-25	Hardscape	Street sign at corner of Yale Harbor Drive and Epperson Boulevard is still missing		Bush is going to work with Tampa SWAP	
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		Monitor	
31-Dec-25	Hardscape	Small pothole on exit side of Epperson Blvd before Overpass			Completed
10-Jan-26	Other	Parents appear to be taking up all the parking spots by mailboxes waiting for school bus dropoff, resident feels inconvenienced for attempting to check mail			

## Copy of Mach Form Comments (through 01-28)