

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, March 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

- February Waterway Inspection Report

[Exhibit 1](#)

B. LMP/Juniper

C. Stantec - District Engineer

- Presentation of Field Observation Report for Depression on Pelican Reed Circle

[Exhibit 2](#)

- Speed Humps Installation on Tuscan Bay Circle Proposals

[Exhibit 3](#)

1. ADS - \$16,000.00

IV. Consent Agenda

A. Approval of the February 2, 2026 Meeting Minutes

[Exhibit 4](#)

B. Acceptance of the January 2026 Unaudited Financial Report

[Exhibit 5](#)

V. Business Matters

A. Consideration of Rosco's Security Gate Mechanism Quotation #S26029-1 – Epperson Boulevard, Yale Harbor Drive, Sandbay Ridge Gates *(revised from previous meeting)*

[Exhibit 6](#)

B. Presentation and Discussion of Rosco's Security Gate Maintenance Plan Pricing

[Exhibit 7](#)

VI. Staff Reports

A. Field Services Manager

*To be
Distributed*

B. District Manager

- Presentation and Discussion of Mach Form Grievances
(updated as of February 26)
- Next Meeting Quorum Check: April 6, 2026, 6:15 PM at
the WaterGrass Club, 32711 Windelstraw Drive, Wesley
Chapel, FL 33545

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

C. District Counsel

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

VIII. Supervisor Requests

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

X. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

2/20/2026 11:00 AM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 1/2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 1 - Mild surface filamentous algae growth. Most of it appears to be decaying from a previous treatment. If this has not progressed by next week, a technician will re-treat.
No nuisance grass observed.

Pond 2 - Most growth is still seasonally dormant. Buffer zones clear and retention areas dry.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	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
	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>	<input checked="" type="checkbox"/> Clear	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
<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.
 Large debris present.
 The beneficial plants appear to have suffered freeze damage.

Pond 6 - All filamentous algae present was treated yesterday. A technician will follow up next week and re-treat if needed.
 No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7/8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 7 - All filamentous algae present was treated yesterday. A technician will follow up next week and re-treat if needed.
 No nuisance grass observed.

Pond 8 - Very mild filamentous algae growth. It appears yesterday's treatment has already cleared most of it.
 No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	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
	Hydrilla	Slender Spikerush	Other:
			Chara

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.
Large debris present.
Some beneficial plants appear to have suffered freeze damage.

<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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara

SITE: 11/12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 11 - Some of the submerged algae on the perimeter has surfaced. The bloom was treated yesterday. This pond will be added to the list of those needing an inspection next week.
No nuisance grass observed.

Pond 12 - Planktonic algae bloom present. This will be addressed next visit. Due to its history of algal blooms, this pond may benefit from a nutrient abatement program. No nuisance grass observed.

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

Inspection Report

SITE: 13/14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 13 - Mild filamentous algae present on the surface. It was also treated yesterday and will be inspected for re-treatment if necessary. No nuisance grass observed.

Pond 14 - Other than the persistent, the pond is in excellent condition. Turbidity like this does help stave off algal and vegetative growth. 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

SITE: 15/16

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

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

Pond 16 - Most of the filamentous algae has started to decay and break apart. A technician will follow up next week and re-treat if 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
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 17/18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Aside from turbidity, both ponds are in excellent condition. No algae or nuisance grass observed in either pond. Routine monitoring and treatment as needed will continue.

<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: 19/20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 19 - Aside from turbidity, the pond is in excellent condition. No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

There seems to be water pooling on the cart path which has started to form a washout on the corner of the pond.

Pond 20 - There is a very small patch of microcystis in the corner. A technician will address this next visit. No nuisance grass observed.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	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: 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.
Mild turbidity present in pond 21.

<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: 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.
The beneficial plants seem to have held up well after freezes.

Pond 24 - Mild filamentous algae growth on the surface. A technician will address this next visit.
No nuisance grass observed.
Mild turbidity present.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" 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: 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. I think 25 is having similar effects from turbidity as 14.

<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:

Pond 27 - All filamentous algae treated yesterday has started to decay. This pond is small and shallow, thus should be clear by next week. No nuisance grass observed.

Pond 28 - Aside from persistent turbidity, it is in excellent condition. Another example of limited growth due to turbidity.

<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	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 - Small swaths of submerged filamentous algae are present. Technicians will monitor for surfacing and treat if needed. No nuisance grass observed.

Pond 30 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Washouts beginning to form. Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" 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: 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. Turbidity present in pond 32.

<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:	

MANAGEMENT SUMMARY



February has made for interesting conditions affecting ponds. 25°F lows, 85°F highs, 40-degree daily temperature swings, and only two days of rain so far have given us six months of typical Florida climatic conditions in just three weeks. Near-record cold and drought have killed many beneficial aquatic plants, lessening the nutrient abatement they provide. Couple this with the sudden temperature spike, and we have almost ideal conditions for algal blooms. Technicians have geared back up for these conditions and started heavy algaecide applications where needed before growing season officially returns. Fortunately, grass growth has remained minimal which is offering more time to combat algae.

Fairly good pond conditions all around today. Algal blooms are minimal and very manageable. Grasses have stayed dormant through the winter. Turbidity seems to be the main concern here for the time. Since we have had almost no rain for several months, ponds are stagnating. Water isn't replenishing so we will likely see these conditions worsen or at least remain the same until summer. It's not something to worry about, this is natural and has very little impact on the health of ponds. As mentioned a few times, it may be keeping unwanted growth at bay in the meantime.

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!

EXHIBIT 2

FIELD OBSERVATION REPORT

Location 1: Photos showing depressed area next to existing stormwater manhole.



EXHIBIT 3

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Epperson Ranch CDD

Estimate details

Job Site Address: Tuscan Bay Circle

Estimate no.: 1223

Estimate date: 02/17/2026

#	Product or service	Description	Qty	Rate	Amount
ADS proposes to furnish all labor, materials, equipment, and traffic control necessary for the installation of two (2) asphalt speed humps on Tuscan Bay Circle within Epperson Ranch CDD. Installation will be completed in accordance with the plans provided by the project engineers.					
1.	Services	<p>1. Speed Hump Installation:</p> <ul style="list-style-type: none">-Layout and field verification of approved locations-Saw cutting and surface preparation-Installation of two (2) asphalt speed humps built to applicable municipal/CDD standards-Compaction and finish grading-Pavement markings (chevrons and/or thermoplastic markings as required)-Installation of required advance warning signage <p>2. Maintenance of Traffic (MOT):</p> <ul style="list-style-type: none">- Repairation and implementation of a Maintenance of Traffic (MOT) plan- Furnishing and placement of all temporary traffic control devices including cones, barricades, and signage- Lane closures as required for safe installation- Work zone setup and breakdown	1	\$16,000.00	\$16,000.00
Total					\$16,000.00

Accepted date

Accepted by

EXHIBIT 4

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, February 2, 2026 at 6:15 p.m. at The WaterGrass Club, 32711 Windelstraw
6 Drive, Wesley Chapel, Florida, 33545.

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 (<i>joined in progress</i>)	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 Kevin Riemensperger	Steadfast Environmental
20 Bill Conrad	LMP/Juniper
21 Anthony Vega	LMP/Juniper
22 Daniel Gainza	Rosco’s Security LLC

23
24 *The following is a summary of the discussions and actions taken at the February 2, 2026 Epperson Ranch*
25 *CDD Board of Supervisors Regular Meeting.*

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

28 There being none, the next item followed.

29 **THIRD ORDER OF BUSINESS – Feld Operations and Amenity Matters**

30 A. Steadfast Environmental

31 ➤ Exhibit 1: January Waterway Inspection Report

32 Mr. Riemensperger noted that January’s cold weather had resulted in minimal damage to
33 plants and no observed issues with fish populations. Positive comments were also heard
34 regarding trash cleanup.

35 B. LMP/Juniper

36 Comments were heard regarding severe frosts and freezes throughout January impacting turf and
37 flowers, noting that recovery was possible but consistent warm days were needed. Mr. Vega
38 additionally introduced himself to the Board, and Mr. Conrad explained that he would slowly be
39 transitioning into Epperson Ranch’s account manager role.

40 C. Stantec – District Engineer

41 Mr. Woodcock discussed signage review and certification with the Board, noting that other CDDs
42 had been in the process of going with contractors to conduct the initial signage review to be verified

43 by their engineers, which would in theory save on fees. Mr. Woodcock also stated that he had an
44 upcoming contractor meeting to take a look at a Pelican Reed Circle sidewalk joint for potential
45 sinking issues, and would provide Mr. Bush with updates following their meeting.

46 ➤ Tansy Bend Cart Path Proposals

47 Mr. Woodcock noted that he had not received any proposals for the Flexi-Mat option, but
48 one had been received from Advanced Drainage Solutions for the other curbing installation
49 option, in the amount of \$69,375 for curbing along the whole path. Mr. Woodcock stated
50 that he was waiting on two additional competing proposals for curbing, having reached out
51 to Finn Outdoor and Site Masters.

52 ➤ Palm Song Place Flume Proposals

53 Mr. Woodcock noted that he was also waiting on proposals from Finn Outdoor and Site
54 Masters for the Palm Song Place flumes on either side to resolve a standing water issue,
55 but had received one for \$1,725 for each flume. The Board and District Counsel discussed
56 homeowner involvement in remediation per Florida common law and relevant HOA
57 bylaws. Mr. Woodcock stated that he also could put together a written report outlining the
58 issue and providing recommendations for repair.

59 The Board requested for these topics to be brought back to the next meeting for updates.

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

61 A. Exhibit 2: Approval of the January 5, 2026 Meeting Minutes

62 Ms. Curran-Tubb noted an error in the meeting location for past minutes, and requested that they
63 be updated.

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

65 Mr. Beckett noted that the previous financial report would be corrected to include the
66 reclassification of the streetlights.

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

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

70 A. Exhibit 4: Consideration of Rosco’s Security Gate Mechanism Quotation #S26029 – Epperson
71 Boulevard, Yale Harbor Drive, Sandbay Ridge Gates

72 Mr. Gainza presented and discussed the proposal with the Board, explaining details regarding the
73 assessment of the gate operators. The Board requested that the quote be revised to remove sales tax
74 and two control boards, as well as to clarify the Olive Brook gate’s inclusion on the quote. Mr.
75 Gainza additionally fielded questions from both the Board and audience members regarding gate
76 repairs and proposed maintenance plan tiers. This item was tabled to the next meeting, pending
77 additional competing quotes for the mechanical operation of the gates.

78 B. Exhibit 5: Discussion of Envera Butterfly Park Coverage Proposal Pricing - \$12,106.82 one-time,
79 \$269.27 monthly plan

80 In response to Board concerns about pricing, Mr. Beckett explained that expenses stemmed from
81 the need to run electrical supply to the proposed camera. This item was tabled. The Board requested
82 to discuss this item further as part of the District’s long-term projects during FY 2027 budget
83 planning.

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

85 A. Field Services Manager

86 Mr. Bush presented his report to the Board. Ms. Curran-Tubb noted that the other Epperson districts
87 had been able to remove the Metro signage from their monuments after each had reached out to the
88 developer, who had indicated that they would not be willing to provide for ongoing maintenance
89 costs associated. The Board expressed support for removing the branding over time where it would
90 incur little cost to the CDD to do so.

91 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board
92 approved replacing the soccer net and maintaining the soccer goal until further notice, for the Epperson
93 Ranch Community Development District.

94 ➤ Presentation of Tower Pressure Washing and Sealing Proposal - \$4,732.00

95 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board
96 approved the Yale Harbor monument Sealing repair Proposal, as presented, in the amount of \$4,732.00, for
97 the Epperson Ranch Community Development District.

98 B. Spinelli Monthly Maintenance Report

99 Ms. Curran-Tubb noted that on January 8, she had requested for Spinelli to return all District
100 materials by the end of the week, and gave a brief outline of the factors leading to the decision as
101 well as recent discussions with Epperson North regarding an alternative option for handyman
102 services. Further discussion ensued regarding requests for a timeline on the fountain including
103 securing the necessary permit to fulfill the contractual terms. Mr. Beckett stated that this item would
104 be removed from future meeting agendas.

105 C. District Manager

106 ➤ Exhibit 6: Presentation and Discussion of Mach Form Grievances (*updated as of January*
107 *28*)

108 Mr. Beckett noted that the completed items on the spreadsheet would be removed for future
109 agendas, and the Board discussed outstanding requests. Ms. Curran-Tubb noted that she
110 had submitted several requests regarding a persistent street light outage on Tortuga Shore
111 Loop. Comments were heard noting that wind chill rapidly lowering pond temperature may
112 have contributed to a recent fish kill.

113 ➤ Next Meeting Quorum Check: March 2, 2026, 6:15 PM at the WaterGrass Club, 32711
114 Windelstraw Drive, Wesley Chapel, FL 33545

115 All Board members present stated that they could attend the next meeting in person, which
116 would constitute a quorum. Mr. Beckett additionally noted that a shade session was set to
117 occur at the March meeting.

118 D. District Counsel

119 Mr. Eckert noted that it was a relatively quiet month on the legal side for the CDD. Mr. Eckert gave
120 an overview on a number of bills that were pending on the Florida legislature, including for
121 establishing a community recall petition process for CDD Supervisors, adjustments to requirements
122 for public notices in advance of meetings and assessments which could save some CDD funds
123 going towards advertising, and two bills related to potential increases to sovereign immunity caps
124 which he noted were the primary driver of liability insurance premiums.

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

127 There being none, the next item followed.

128 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

129 The Board discussed the list of long-term projects and needs throughout the community to keep in
130 mind ahead of budget planning, including installation of cameras at the butterfly garden, repainting
131 the monuments, redoing the golf cart path, addressing sidewalk cracks and trip hazards, restriping
132 roadways, painting crosswalks, painting handicap parking spots, and installing a shade structure
133 for the tot lot. Ms. Curran-Tubb also noted a resident comment expressing concerns about vehicles
134 parking and waiting for long periods at the tot lot for school pickup as it was blocking off others
135 who were wanting to park and check the mail. Ms. Curran-Tubb suggested that “parking for mail
136 purposes only” signs could be put up at specific spots to alleviate the issue, and the Board discussed
137 the number of signs and designating a parking time limit on the signs. Mr. Eckert additionally
138 provided some insight on towing rules for parcels that were separate from the county right-of-way,
139 and noted that the CDD could paint spaces to designate that they were for mailbox parking only.

140 **NINTH ORDER OF BUSINESS – Adjournment**

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

143 On a MOTION by Ms. Epps-Gardner, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
144 adjourned the meeting at 8:55 p.m. for the Epperson Ranch Community Development District.

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

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

150

Signature

Signature

Printed Name

Printed Name

151 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

*Epperson Ranch
Community Development District*

*Financial Statements
(Unaudited)*

January 31, 2026



Epperson Ranch CDD
Balance Sheet
January 31, 2026

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1 ASSETS					
2 OPERATING ACCOUNT	\$ 162,756	\$ -	\$ -	\$ -	\$ 162,756
3 MM ACCOUNT	3,496,939	-	-	-	3,496,939
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	206,841	293,868	500,709
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	33	560	593
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	49,995	-	12,323	18,022	80,339
12 DUE FROM OTHER FUNDS	-	-	416,627	609,291	1,025,918
13 UNDEPOSITED FUNDS	-	-	-	-	-
14 PREPAID ITEMS	642	-	-	-	642
15 UTILITY DEPOSITS	10,919	-	-	-	10,919
16 SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
17 TOTAL ASSETS	\$ 3,758,351	\$ -	\$ 1,063,436	\$ 1,546,422	\$ 6,368,209
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 4,227	\$ -	\$ -	\$ -	\$ 4,227
20 DEFERRED ASSESSMENTS ON-ROLL	49,995	-	12,323	18,022	80,339
21 DUE TO OTHER FUNDS	1,025,918	-	-	-	1,025,918
22 TOTAL LIABILITIES	1,080,139	-	12,323	18,022	1,110,484
23 FUND BALANCE					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	48,661	-	-	-	48,661
26 CAPITAL RESERVES	-	-	-	-	-
27 RESERVED - OPERATING CAPITAL	289,708	-	-	-	289,708
28 UNASSIGNED	2,339,843	-	1,051,113	1,528,401	4,919,356
29 TOTAL FUND BALANCE	2,678,212	-	1,051,113.02	1,528,401	5,257,725
29 TOTAL LIABILITIES & FUND BALANCE	\$ 3,758,351	\$ -	\$ 1,063,436	\$ 1,546,422	\$ 6,368,209

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 to January 31, 2026

	FY 2026 Amended Budget	FY 2026 Month of January	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,738,247	\$ 23,013	\$ 1,682,252	\$ (55,995)	97%
3 Interest Revenue	-	9,629	24,043	24,043	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	3,857	3,857	
5 TOTAL REVENUES	1,738,247	32,642	1,710,152	(28,095)	98%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	500	2,500	(9,500)	21%
9 Payroll Taxes	918	146	514	(404)	56%
10 Payroll Service Fees	673	50	200	(473)	30%
11 Management Consulting Services	46,575	3,881	15,525	(31,050)	33%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	2,400	125	500	(1,900)	21%
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	2,001	7,011	(33,489)	17%
19 Legal Services	35,000	2,735	11,062	(23,938)	32%
20 Assessment Collection Fee	150	-	-	(150)	0%
21 Website Development & Hosting	2,015	247	2,092	77	104%
22 Miscellaneous	2,500	-	-	(2,500)	0%
23 TOTAL ADMINISTRATIVE	149,206	9,685	39,579	(109,627)	27%
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	-	7,657	(1,448)	84%
30 Arbitrage Reporting	1,300	-	650	(650)	50%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405	-	13,307	(2,098)	86%
32 FIELD OPERATIONS					
33 District Field Tech	25,000	2,083	8,333	(16,667)	33%
34 Handyman Services	18,000	600	4,962	(13,038)	28%
35 Utility - Electricity	16,800	638	1,764	(15,036)	11%
36 Utility - Streetlights	270,600	23,504	75,407	(195,193)	28%
37 Utility - Water	20,000	960	3,949	(16,051)	20%
38 Pet Waste Removal	13,338	1,112	4,446	(8,892)	33%
39 Lake/Pond Maintenance	50,000	2,575	16,409	(33,591)	33%
40 Midge Fly Abatement	50,000	4,040	16,160	(33,840)	32%
41 Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	118,152	(248,710)	32%
42 Landscape Replacement	47,500	21,583	24,770	(22,730)	52%
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	-	35,024	24	100%
46 Water Feature Cleaning & Maintenance	15,000	650	2,218	(12,782)	15%
47 Gate Maintenance & Repairs	30,000	1,625	6,205	(23,795)	21%
48 Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
49 Playground	70,000	-	-	(70,000)	0%
50 Infrastructure Maintenance & Repairs	121,900	-	1,645	(120,255)	1%
51 Tunnel Maintenance	10,000	-	-	(10,000)	0%

	FY 2026 Amended Budget	FY 2026 Month of January	FY 2026 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	25	25	(78,575)	0%
55 TOTAL FIELD OPERATIONS	1,376,100	88,932	325,540	(1,050,560)	24%
56 AMENITY OPERATIONS					
57 Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58 Gate Cell Service	8,000	1,072	2,751	(5,249)	34%
59 Gate Security Cameras	3,100	480	1,267	(1,833)	41%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	80	(1,420)	5%
61 TOTAL AMENITY OPERATIONS	17,600	1,552	4,098	(13,502)	23%
62 CAPITAL RESERVES					
63 Reserve Contribution	110,000	-	44,245	-	40%
64 TOTAL CAPITAL RESERVES	110,000	-	44,245	-	40%
65 TOTAL EXPENDITURES	1,738,247	100,169	491,211	(1,247,036)	28%
66 REVENUES OVER (UNDER) EXPENDITURES	-	(67,527)	1,218,941	1,218,941	
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	-	(67,527)	1,673,508	1,673,508	
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	(67,527)	2,678,212	1,639,440	
75 ANALYSIS OF FUND BALANCE					
76 NON SPENDABLE DEPOSITS					
77 PREPAID & DEPOSITS	-		48,661		
78 CAPITAL RESERVES	-		-		
79 3-MONTH OPERATING CAPITAL	-		289,708		
80 UNASSIGNED	1,038,772		2,339,843		
81 TOTAL FUND BALANCE	\$ 1,038,772		\$ 2,678,212		

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 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 January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 426,980	\$ 414,657	\$ (12,323)
3 Interest Revenue	-	9,343	9,343
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	424,000	(2,980)
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	157,288	156,803
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	485	157,288	156,803
20 Fund Balance - Beginning	761,311	893,793	132,482
21 FUND BALANCE - ENDING - PROJECTED	\$ 761,796	\$ 1,051,080	\$ 289,285

** 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 January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 624,431	\$ 606,410	\$ (18,022)
3 Interest Revenue	-	13,626	13,626
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,431	620,035	(4,396)
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	218,570	218,070
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	500	218,570	218,070
20 Fund Balance - Beginning	1,127,063	1,309,271	182,208
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,127,563	\$ 1,527,841	\$ 400,278

** financed by prior year revenues*

**Epperson Ranch CDD
Check Register - FY2026**

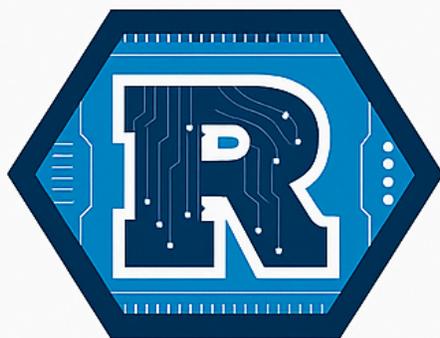
Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				185,974.01
10/01/2025	100601	Steadfast Contractors Alliance, LLC	Invoice: SA-15039 (Reference: Routine Aquatic Maintenance.)		2,575.00	183,399.01
10/01/2025	100602	Landscape Maintenance Professionals	Invoice: 356126 (Reference: #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	Cheronna 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
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	Cheronna 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	Withlacoochee River Electric	31425 Epperson Blvd 11.03.25- 12.03.25		41.01	340,122.77
12/19/2025	02ACH121925	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 11.03.25- 12.03.25		50.30	340,072.47
12/19/2025	03ACH121925	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 11.03.25- 12.03.25		45.12	340,027.35
12/19/2025	04ACH121925	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11.03.25- 12.03.25		49.76	339,977.59
12/19/2025	05ACH121925	Withlacoochee River Electric	31077 Epperson Blvd 11.03.25- 12.03.25		41.54	339,936.05
12/19/2025	06ACH121925	Withlacoochee River Electric	7315 Yale Harbor Dr 11.03.25- 12.03.25		52.63	339,883.42
12/19/2025	07ACH121925	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11.03.25- 12.03.25		123.54	339,759.88
12/19/2025	08ACH121925	Withlacoochee 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
12/31/2025	End of Month			2,445,466.68	2,450,909.92	302,496.77
01/06/2026	01ACH010626	DOORKING, INC.	Reference: Gate cell service 12.2.25- 1.1.26		165.80	302,330.97
01/06/2026	100658	Cooper Pools Inc.	Invoice: 2026-1068 (Reference: Commercial Monthly Fountain Service January 2026.)		650.00	301,680.97
01/06/2026	100659	Venturesin.com, Inc.	Invoice: 47999 (Reference: website hosting.)		205.00	301,475.97
01/06/2026	100660	Steadfast Contractors Alliance, LLC	Invoice: SA-18628 (Reference: Erosion repair on pond 11 at Epperson Ranch CDD.)		4,988.00	296,487.97
01/06/2026	100661	Gig Fiber, LLC	Invoice: 5955 (Reference: Solar Equipment Lease Jan 26.) Invoice: 5953 (Reference: Solar Equi...		19,055.00	277,432.97
01/06/2026	100662	ECS Integrations LLC	Invoice: 103443 (Reference: Camera Management.) Invoice: 103445 (Reference: Wireless Internet...		2,415.00	275,017.97
01/06/2026	100663	Tampa Bay Poo Patrol, LLC	Invoice: 4983 (Reference: Pet waste station maintenance Jan 26.)		1,111.50	273,906.47
01/06/2026	100664	Lane's Outdoor Services LLC	Invoice: 120825 (Reference: Installation and take down of Christmas lights/leasing of materials.)		20,450.00	253,456.47
01/07/2026	01ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.07.25- 12.09.25		527.22	252,929.25
01/07/2026	02ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11.07.25- 12.09.25		256.54	252,672.71
01/07/2026	03ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 11.07.25- 12.09.25		573.68	252,099.03
01/07/2026	3697	US Bank CM-9690	Trustee fees Series 2017 11/01/25-10/31/26		4,256.13	247,842.90
01/07/2026	3698	US Bank CM-9690	Trustee fees 2015A-1/A-2/A-3 11/01/25-10/31/26		3,448.00	244,394.90
01/09/2026			Deposit	32,204.20		276,599.10
01/09/2026			Deposit	2,776.67		279,375.77
01/09/2026			Deposit	2,000.11		281,375.88
01/12/2026	100665	Steadfast Contractors Alliance, LLC	Invoice: SA-19027 (Reference: JAN26 Midge fly treatment.)		4,040.00	277,335.88
01/12/2026	100666	Watergrass CDD II	Invoice: 04119 (Reference: January Meeting Room Rental 01/05/2026.)		125.00	277,210.88
01/12/2026	100667	Vesta District Services	Invoice: 430303 (Reference: JAN26 District Management services.)		6,006.25	271,204.63
01/15/2026	100668	Vesta District Services	Invoice: 430386 (Reference: Billable Expenses - Dec 2025.)		793.99	270,410.64
01/15/2026	100669	Kutak Rock LLP	Invoice: 3687106 (Reference: legal services Dec25.)		2,734.50	267,676.14
01/15/2026	100670	Spinelli Electric, Inc.	Invoice: SPG-20251223-ERS-015 (Reference: Labor ? property maintenance.)		600.00	267,076.14
01/16/2026	011626PR1	Cherdonna Epps-Gardner	BOS MTG 1/5/26		84.70	266,991.44
01/16/2026	011626PR2	Dawn Curran Tubb	BOS MTG 1/5/26		184.70	266,806.74
01/16/2026	011626PR3	Engage PEO	BOS MTG 1/5/26		241.80	266,564.94
01/16/2026	011626PR4	Harl D. Page	BOS MTG 1/5/26		184.70	266,380.24
01/23/2026	01ACH012326	Withlacoochee River Electric	7851 Curley Rd 12.03.25-01.06.26		4,449.13	261,931.11
01/23/2026	02ACH012326	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12.03.25- 01.06.26		298.00	261,633.11
01/23/2026	03ACH012326	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 12.03.25- 01.06.26		89.14	261,543.97
01/23/2026	04ACH012326	Withlacoochee River Electric	7315 Yale Harbor Dr 12.03.25- 01.06.26		59.59	261,484.38
01/23/2026	05ACH012326	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 12.03.25- 01.06.26		55.57	261,428.81
01/23/2026	06ACH012326	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 12.03.25- 01.06.26		51.14	261,377.67
01/23/2026	07ACH012326	Withlacoochee River Electric	31425 Epperson Blvd (Butterfly garden/ Holiday Lights) 12.03.25- 01.06.26		42.28	261,335.39
01/23/2026	08ACH012326	Withlacoochee River Electric	31077 Epperson Blvd 12.03.25- 01.06.26		42.17	261,293.22
01/28/2026	100671	Steadfast Contractors Alliance, LLC	Invoice: SA-19329 (Reference: Jan26 Routine Aquatic Maintenance.)		2,575.00	258,718.22
01/28/2026	100672	Contact One	Invoice: 260101164101 (Reference: Monthly gate service Jan26.)		51.07	258,667.15
01/29/2026	100673	Rosco's Security LLC	Invoice: INV/2026/00002 (Reference: Service on Timesheet On-site evaluation/assessment for Epper...		545.00	258,122.15
01/29/2026	100674	Envera Systems	Invoice: IN00004970 (Reference: Passive Video System Installation (50% Deposit).) Invoice: IN...		44,244.83	213,877.32
01/30/2026	100675	Juniper Landscaping of Florida, LLC	Invoice: 375590 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract January ...		51,121.20	162,756.12

Date	Number	Name	Memo	Deposits	Payments	Balance
1/31/2026	End of Month			36,980.98	176,721.63	162,756.12

EXHIBIT 6



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 # S26029-1

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

Quotation Date

02/02/2026

Expiration

03/06/2026

Salesperson

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.

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- 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. Olive Brook – Scope of Work

Exit Gate

Quotation # S26029-1

- Install and configure control board for proper operation of operators(equipment to be provided by customer)
- 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



Tailored Security Solutions

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

Description	Quantity	Unit Price	Taxes	Amount
Labor				
Labor	32.00 Hours	90.00		\$ 2,880.00
Subtotal				\$ 2,880.00

Epperson Boulevard Gate

[VAO-VA-F1NX] Viking - Swing Gate Operator	1.00 Units	3,694.46		\$ 3,694.46
[Model: 3502] Knox Key Switch	1.00 Units	336.00		\$ 336.00
[VAP-VNXF1CH] Chassis for F1NX and T21NX Operators	1.00 Units	812.45		\$ 812.45
[VAP-VASWCB] Cover Bolts for all Swing Gate Covers (4 Bolts)	10.00 Units	18.75		\$ 187.50
[VAP-VNXSWOSC] Output Shaft Cover For F1NX And T21NX Operators (Post 2016)	1.00 Units	92.85		\$ 92.85
[VAP-DWOUK10] Output Shaft Cover Thumb Screw	1.00 Units	15.18		\$ 15.18
[SCA-E-931-S50RRGQ] Enforcer Safety Reflective Photocell	2.00 Units	155.20		\$ 310.40
[VAP-VAWRCK20] Viking Access Clutch Key	1.00 Units	14.29		\$ 14.29
Subtotal				\$ 5,463.13

Yale Harbor Dr. Gate

[VAO-VA-F1NX] Viking - Swing Gate Operator	1.00 Units	3,694.46		\$ 3,694.46
[Model: 3502] Knox Key Switch	1.00 Units	336.00		\$ 336.00



Quotation # S26029-1

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

Olive Brook

[Model: 3502] Knox Key Switch	1.00 Units	336.00	\$ 336.00
Aluminum Post (15')	1.00 Units	240.00	\$ 240.00
[VAP-DWGB70] Replacement Gearbox for F1	1.00 Units	488.00	\$ 488.00
[VAP-VAWRCK20] Viking Access Clutch Key	2.00 Units	14.29	\$ 28.58
[NIV] Non-Inventory Miscellaneous Parts (Equipment Disposal, Mounting Hardware, Wire, Cement)	1.00 Units	480.00	\$ 480.00
Gate Warning Signs	12.00 Units	19.26	\$ 231.12
Subtotal			\$ 1,803.70

Remote Monitor for Gate Operators (All entrances included)

Equipment needed to ensure the necessary requirement are meet for the Remote Monitor device to connect remotly.

[VAA-VA-18MONITOR] Viking Remote Monitor	6.00 Units	124.80	\$ 748.80
[VA-RPSMA] Viking Antenna Extension Cable	6.00 Units	151.98	\$ 911.88
[UMR-ULTRA-US] Ubiquiti Mobile Router with WiFi	3.00 Units	206.38	\$ 619.14
[B0CP8QGB5X] Outdoor Electrical Junction Box W/ Thermostat	3.00 Units	153.20	\$ 459.60



Tailored Security Solutions

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

Quotation # S26029-1

Subtotal \$ 2,739.42

Untaxed Amount \$ 18,525.52

Total \$ 18,525.52

Options

Description	Disc.%	Unit Price
[PARTNER DISCOUNT] Discount is contingent on the SMC Agreement		\$ -3,000.00
ANNUALY CONTRACT - [SMC] Gates (Sentinel Shield)	20%	\$ 14,400.00
INFORMATIONAL ONLY DO NOT ADD TO QUOTE*		\$ 11,520.00

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

Payment terms: 50% Now, Balance After Substantial Completion

EXHIBIT 7



Tailored Security
Solutions

Contract Reference: RSM-2026003

"This agreement sets forth the terms and conditions governing the services, work, or obligations to be provided by Rosco's Security LLC."

PARTIES

This Agreement ("Agreement") is entered into between:

Customer:

Epperson Ranch CDD
Epperson Ranch CDD 31601 Epperson Blvd Wesley Chapel FL 33545 United States

Service Provider:

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

AGREEMENT SCOPE

1. Plan Selection

Client selects one (1) service plan for the term of this Agreement:

- Guardian Essential
- Sentinel Shield
- Fortress Assurance

Addendums for pricing, equipment list, and site details may be attached and incorporated by reference.

2. Scope of Covered Equipment

This Agreement covers:

- Gate operators
- Vehicle detection loops
- Photo eyes and entrapment sensors (if present)
- Batteries

All other equipment categories may be added by mutual written agreement through an addendum.



3. Items Not Covered

The following items are **not** included in any plan unless separately quoted:

- Structural components (gate leafs, hinges, posts, fencing, concrete, pads)
- Obsolete, unsupported, or discontinued equipment
- Remotes, transmitters, surge devices, or components damaged by misuse
- Damage from vehicle impact, vandalism, accidents, or environmental exposure
- Work requiring trades outside the Contractor's ES license scope
- Network/internet failures, ISP outages, or third-party equipment failures

Consumables are included **only** under Fortress Assurance.

4. Contractor Responsibilities

4.1 Guardian Essential

- Three (3) scheduled inspections per year
- Mechanical and electrical inspection of gate operator system
- Cleaning, lubrication, and calibration of applicable components
- Written service report after each visit
- Repair work, parts, and non-routine service billed at standard service rates

4.2 Sentinel Shield

- All Guardian Essential features
- Priority scheduling within **up to 48 hours** (Mon–Fri, 8am–5pm)
- Up to **20% discount** on service parts
- Additional **10% discount** for portfolios with ten (10) or more operators
- Optional remote support upon request
- Emergency service available at posted emergency rates (see [service rates](#))

4.3 Fortress Assurance

- All parts and materials covered (excluding section 3 items)
- Response within **up to 24 hours** (Mon–Fri, 8am–5pm)
- Remote support included
- 20% discount on future system upgrades performed by Contractor



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- Emergency service billed at preferred plan rate

Exclusions:

Acts of God, accidents, third-party mishandling, unauthorized repairs, or modifications void coverage and will be billed separately.

5. Service Conditions

Client must maintain safe access to equipment, including:

- Adequate lighting
- Clear approach path
- Unobstructed access to gate operator and safety devices
- Active electrical power

If access is not available, service may be delayed until conditions are corrected.

6. Response Times

Response windows apply during standard business hours:

Business Hours: Mon–Fri, 8:00 AM to 5:00 PM

Observed No-Service Holidays (emergency only):

- Independence Day
- Thanksgiving + Thanksgiving Eve
- Christmas Day
- New Year's Day + New Year's Eve

Force-majeure events are excluded from response requirements.

7. Maintenance Scheduling

Preventive maintenance visits will be scheduled by the Contractor and coordinated with the Client.

Emergency service is billed according to current rates posted at: <https://roscos.us/service-rates>

8. Payment Terms

- Billing Frequency: **Quarterly**
- Accepted Payments: ACH, credit card, check, online payment portal



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- Late Payments: **1.5% per month** on past-due balances
- Contractor may suspend service for non-payment until all past-due amounts are resolved

Industry-standard cancellation fee:

Equal to **25% of the remaining contract value** at the time of cancellation.

9. Cancellation and Renewal

- Agreement term: **12 months**
- Automatic renewal: **Yes**, for additional 12-month terms unless either party provides **30-day written notice** prior to renewal
- Early termination by Client requires payment of the cancellation fee
- Contractor may terminate if equipment is unsafe, obsolete beyond support, or repeatedly modified by third parties

10. Warranty and Voided Conditions

The Contractor's responsibilities under this Agreement are void if:

- Equipment is tampered with by unauthorized persons
- Improper use or third-party repairs occur
- Site conditions are unsafe
- Damage results from excluded events
- Network or electrical issues outside Contractor's control occur

Repairs resulting from these conditions will be billed at standard rates.

11. Liability Limitation

Contractor's total liability under this Agreement is limited to the **amount paid by Client within the last 12 months**.

Contractor is not liable for consequential, incidental, or indirect damages, including but not limited to business interruption, lost revenue, or access inconvenience due to gate downtime.

12. Insurance

Client is responsible for maintaining property insurance for damage caused by accidents, vehicle impact, vandalism, weather, or other external forces.



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Claims of this nature are the Client's responsibility and are not part of this Agreement.

13. Remote Support & Access Systems

Remote support may be provided if explicitly stated in writing for the selected plan.

Client is responsible for network reliability, ISP connectivity, firewalls, and local infrastructure that may affect remote service.

14. Additional Services

Any services outside the selected plan—including repairs, upgrades, new hardware, electrical improvements, safety upgrades, or integration work—will be quoted separately and billed at standard rates unless otherwise agreed.

15. Dispute Resolution

The parties agree to resolve disputes in the following order:

1. **Good-faith discussion** between both parties
2. If unresolved, litigation will proceed exclusively in the appropriate courts within the **State of Florida**

16. Entire Agreement

This Agreement, together with any attached addendums, constitutes the full understanding between the parties and supersedes all prior discussions or representations.

No modification is valid unless made in writing and signed by both parties.

Contract Addendum – Pricing Table

Plan Pricing Overview

Plan	Annual Price	Quarterly Payment	Included Visits	Parts Coverage	Response Time	Discounts
Guardian Essential	\$9,000.00	\$2,250.00 / quarter	3 per year	None	Standard scheduling	None



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Plan	Annual Price	Quarterly Payment	Included Visits	Parts Coverage	Response Time	Discounts
Sentinel Shield	\$11,520.00	\$2,880.00 / quarter	4 per year	Discounted parts	Up to 48 hours	Up to 20% parts discount + 10% portfolio discount (10+ units)
Fortress Assurance	\$24,000.00	\$6,000.00 / quarter	4 per year	Full coverage (exclusions apply)	Up to 24 hours	20% discount on future upgrades

Optional Services

Optional Add-Ons	Rate / Fee	Notes
Remote Support (if not included)	\$0 (INCLUDED)	Billed per incident unless included in plan
Emergency Service – Business Hours	Refer to rate sheet	Billed per current published rates
Emergency Service – After Hours/Holidays	Refer to rate sheet	Holiday list as defined in Agreement
Additional Maintenance Visit	\$0 (NOT INCLUDED)	Scheduled upon request
New Hardware / Upgrades	Quoted separately	Requires approval before work

EXECUTION

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date(s) set forth below.

Name and Signature | Epperson Ranch, Board President

Daniel Gainza | Rosco's Security, President

EXHIBIT 8

Copy of Mach Form Comments (through 02-26)

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	
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
1-Nov-25	Other	Missing Street Sign reported on Palm Song Place and Sweeter Tide		Bush working with Tampa SWAP	
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
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.	
6-Dec-25	Streetlights	Street light #7022 (inner loop of Tortuga Shore) is out		Reported	

Copy of Mach Form Comments (through 02-26)

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	
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			Completed
30-Dec-25	Ponds	Dead fish and ducks observed floating in pond behind Palm Song Place		Monitor	
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	Discussed February designating specific spaces as mailbox only - 5 min parking	Monitor. Bush will be looking into cost of signs.	
11-Feb-26	Tot Lot	Soccer net in disrepair, requesting that the existing net be removed and a new net installed		Bush to order new soccer Net.	
15-Feb-26	Landscaping	Sprinkler reported broken at the end of the cul de sac where golf carts pass through. Sprinkler head to the left of the yellow pole continuously gushes water when other sprinklers in the zone are on		Sent to LMP on and they scheduled the repair	Completed
25-Feb-26	Gates	Questioning authenticity of gates email and message posted on Facebook group			