

District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT



Date of Meeting: Monday, April 6, 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

- March Waterway Inspection Report

[Exhibit 1](#)

B. LMP/Juniper

C. Stantec - District Engineer

- Presentation of Speed Humps Proposal Summary

[Exhibit 2](#)

1. Site Masters - \$15,000.00

2. ADS - \$16,000.00

- Presentation of Tansy Bend Cart Path Erosion Report

[Exhibit 3](#)

1. ADS Proposal - \$69,375.00

- Presentation of Palm Song Place Flume Report

[Exhibit 4](#)

1. ADS Proposal - \$3,450.00

- Consideration of ADS Proposal to Remediate Depression on Pelican Reed Circle - \$22,175.00

[Exhibit 5](#)

IV. Consent Agenda

- A. Approval of the March 2, 2026 Meeting Minutes

[Exhibit 6](#)

- B. Acceptance of the February 2026 Unaudited Financial Report

[Exhibit 7](#)

V. Business Matters

VI. Staff Reports

- A. Field Services Manager

*To be
Distributed*

B. District Manager

- Discussion of Fishing
- Presentation and Discussion of Mach Form Grievances
(updated as of March 30)
- Next Meeting Quorum Check: May 4, 2026, 6:15 PM at
the WaterGrass Club, 32711 Windelstraw Drive, Wesley
Chapel, FL 33545

[Exhibit 8](#)

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

C. District Counsel

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

3/27/2026 12:05 PM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 1/2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 1 - Any filamentous algae present was treated yesterday and is already starting to decay. A technician will follow up next week and re-treat if needed. No nuisance grass observed.

Pond 2 - The wetland is starting to re-color for Spring. Minimal growth in the buffer zone.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<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
			Substantial
<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.

Pond 6 - Yesterday's algaecide treatment has been highly effective. The algae is already discolored and breaking apart. A follow up inspection is set for next week. 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 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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 7/8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 7 - Similar conditions to pond 6 as it was also treated yesterday. A technician will follow up next week and re-treat if needed. No nuisance grass observed.

Pond 8 - One very small section of algae present. It should be clear in a few days based on the efficacy of treatment on other ponds. 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 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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

Inspection Report

SITE: 9/10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 9 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

pond 10 - Filamentous algae growth around the perimeter. This pond is scheduled for treatment next week. 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 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 - Mild nuisance grass growth around the perimeter. It will continue to become more exposed as water levels drop, allowing better coverage when technicians treat it. No algae observed.

Pond 12 - Algaecide treatments yesterday have started to clear the planktonic algae bloom. Another round next week will help continue clearing the growth. No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> 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. Most of the turbidity in pond 14 has settled.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		<input type="checkbox"/> Substantial
<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: 15/16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 15 - One small patch of nuisance grasses present. The small size of this pond will make any treatments more potent and growth should clear quickly. No algae observed.

Pond 16 - Similar conditions to other ponds treated yesterday; quickly decaying algae. A follow up is set for next week. 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 type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		<input type="checkbox"/> Substantial
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" 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: 17/18

Condition: Excellent Great Good Poor Mixed Condition Improving



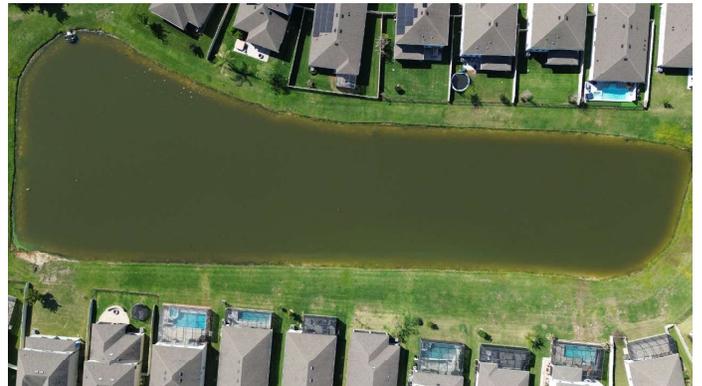
Comments:

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

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

SITE: 19/20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 19 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 20 - One small patch of planktonic algae present. This will be addressed next visit to prevent further growth.
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 type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input checked="" type="checkbox"/> Planktonic	<input checked="" type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 21/22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 21 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Huge reduction of turbidity.

Pond 22 - Nuisance grasses are starting to grow amid beneficial plants. Carefully targeted treatments can be done to clear these without harming the beneficials. No algae observed.

<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" 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.

Pond 24 - Shoreline growth is starting to creep into the water. Multiple rounds of herbicide treatments will be done to begin clearing this. The backside is also getting a little dense. Treatment via amphibious vehicle will be scheduled. No algae observed.

<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 type="checkbox"/> N/A	<input checked="" 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 checked="" type="checkbox"/> Other: Pondweed	

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.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		<input type="checkbox"/> Substantial
<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: 27/28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 27 - Filamentous algae is starting to grow in the shallow sections. A quick algacide application next week will clear this. No nuisance grass observed.

Pond 28 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue. Turbidity has also reduced here.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		<input type="checkbox"/> Substantial
<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: 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.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		
<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.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		
<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



Cooler days are behind us now that Spring has started. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Pre-emergents added to herbicide mixes throughout the winter have had great effect at keeping grasses at bay for the time being. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week. We have recently added a product to our algaecide mixes intended to mitigate phosphorous in the water column of a pond and aid in slowing algae growth.

Today was the best this community has looked in some time. Only three ponds have active algal blooms and nuisance grasses are sparse. That new algae product mentioned is giving techs great results, and it will continue to build up potency in the ponds until rainy season. It's also designed to sink suspended particulate in the water which should help clear turbidity. Continuing current treatment methods should keep ponds in great shape through the summer when they are typically at their worst.

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



Contractor	Contact	Proposal Amount	Notes
Sitemasters			
Tuscan Bay	Tim Cooney	\$15,000	
ADS			
Tuscan Bay	Chad Harris	\$16,000	

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Epperson Ranch CDD
Tuscan Bay Speed Humps

3/3/2026

Construct 2 Speed Humps in existing pavement at locations on Tuscan Bay Circle as selected by the CDD.

- provide MOT per County permit (provided by CDD)
- sawcut and remove existing asphalt per County detail
- construct 3" high asphalt Speed Hump per County detail
- install thermoplastic striping per County detail
- install Advance Warning signs

Total \$15,000

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 3

FIELD OBSERVATION REPORT



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

County / Consultant / Developer Representatives on Site:

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

Description of Work Activity:

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

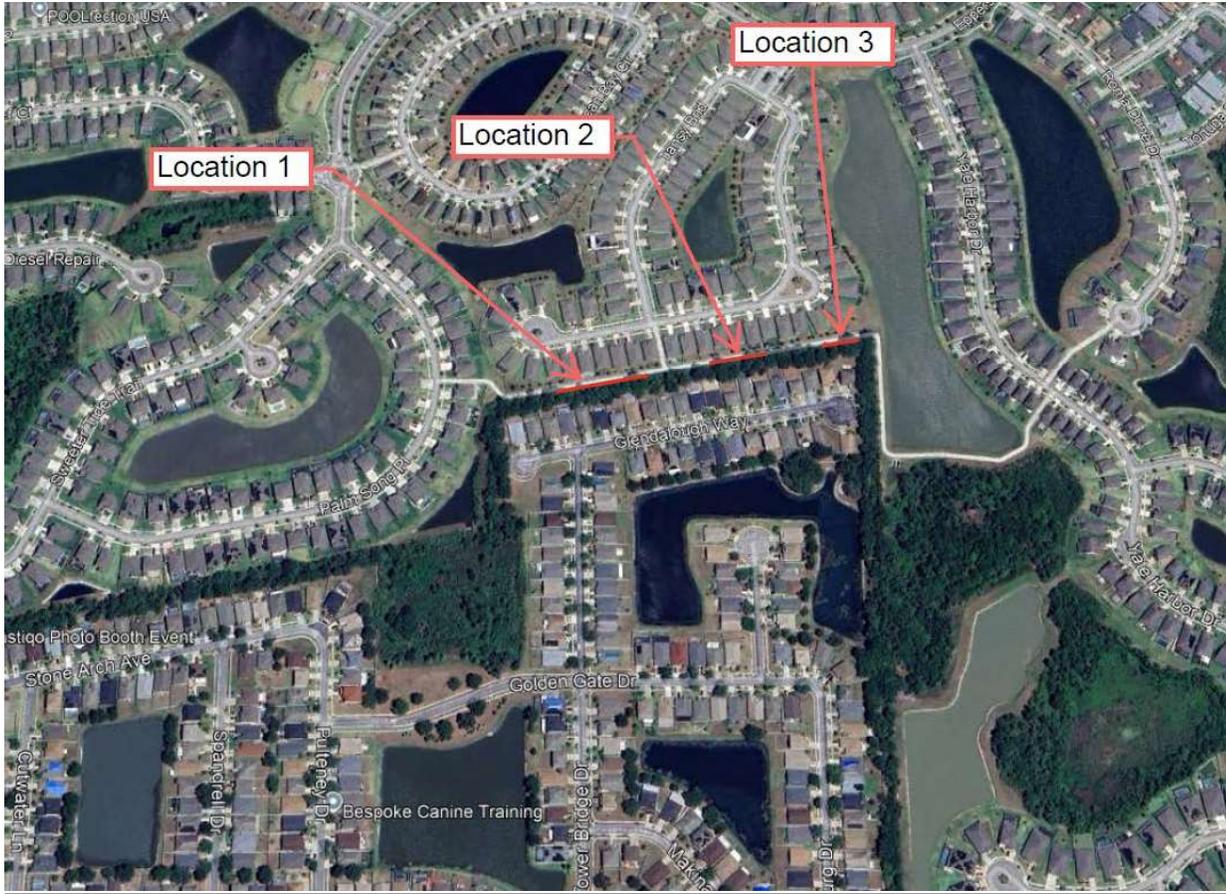
General: Stantec staff reviewed the ditch along the Tansy Bend cart path. During our review we found erosion along the cart path where vegetation has been cut/sprayed. Due to continuous erosion on the downstream side of the cart path, we recommend building the bank back to original condition and installing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

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

Report By: BTW

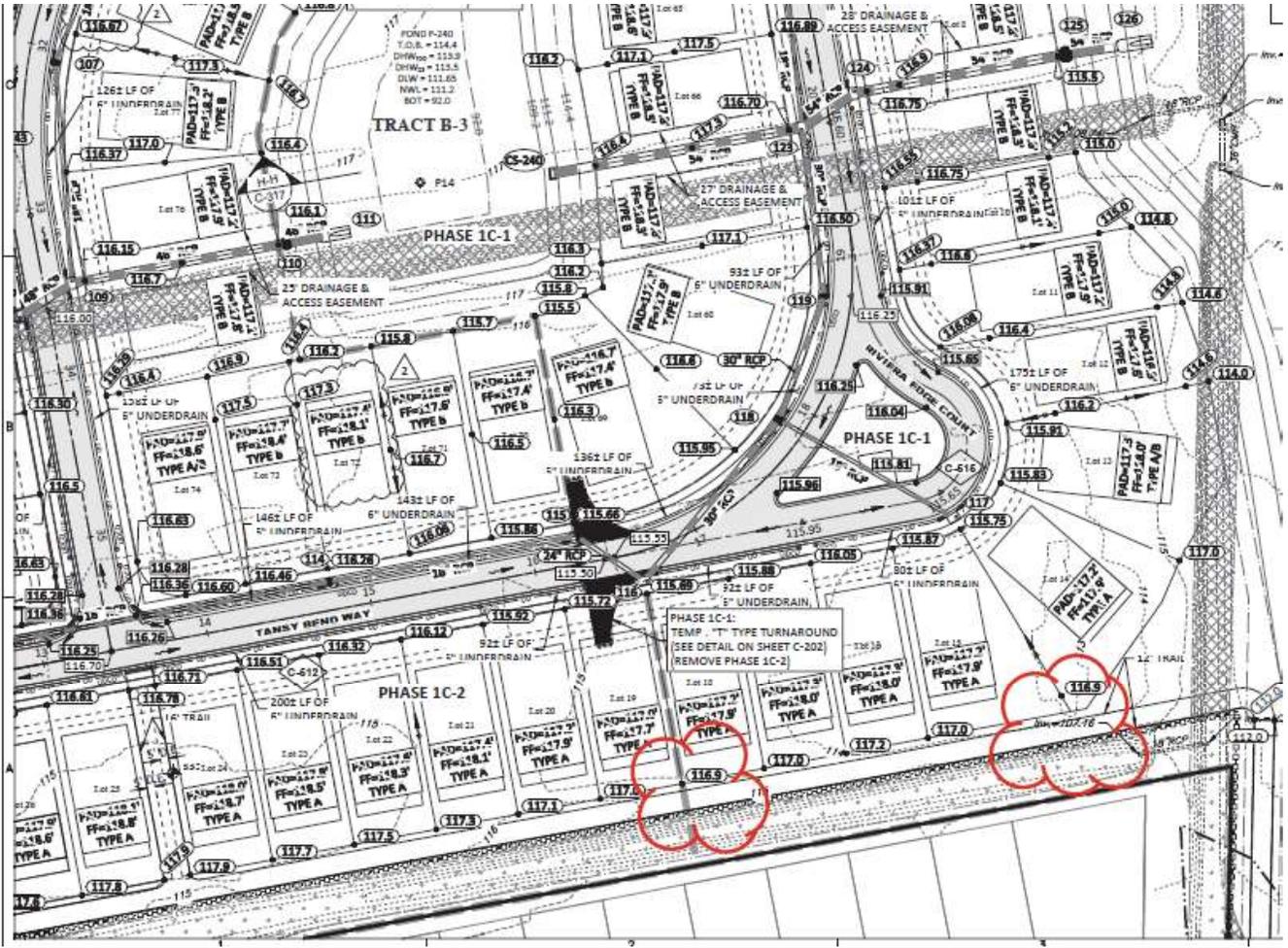
FIELD OBSERVATION REPORT

Location map:



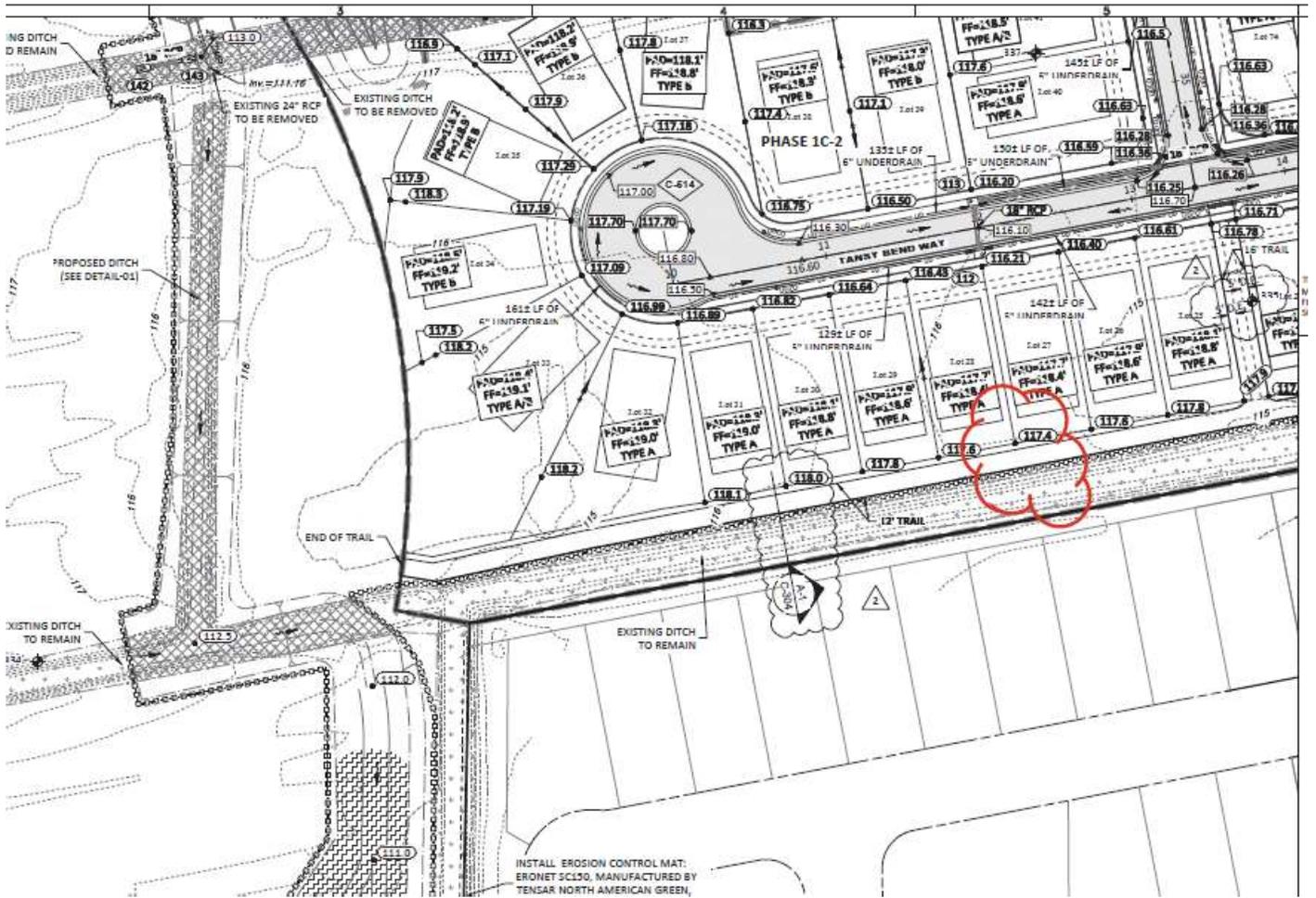
FIELD OBSERVATION REPORT

East Side Grading Plan

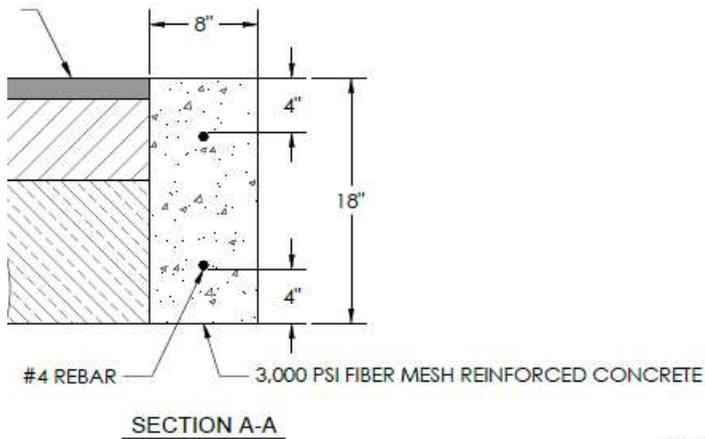


FIELD OBSERVATION REPORT

West Side Grading Plan



Curb Detail



FIELD OBSERVATION REPORT

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



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT



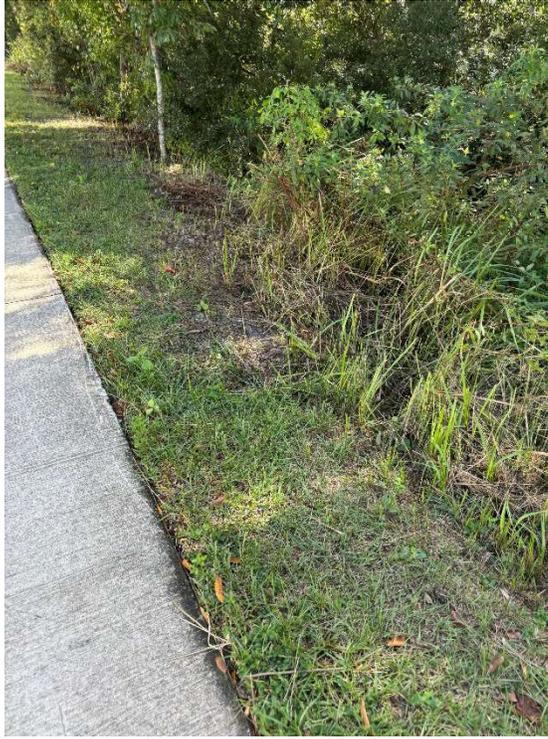
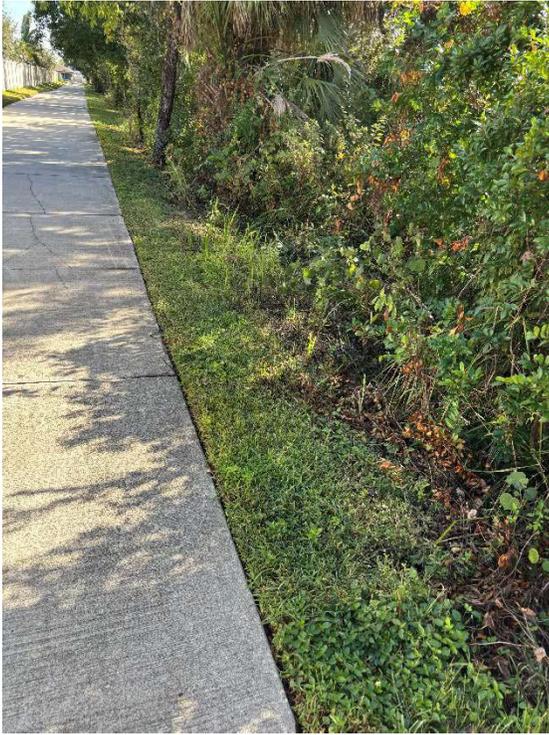
FIELD OBSERVATION REPORT



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



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT

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



FIELD OBSERVATION REPORT



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

Estimate no.: 1220
Estimate date: 02/02/2026

Job Site Address: Tansy Bend

#	Product or service	Description	Qty	Rate	Amount
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This proposal consists of improvements to the Tansy Bend cart path at Epperson Ranch. The work will include the installation of concrete curb and drainage features to control and redirect stormwater runoff, as detailed below.

1.	Services	<ol style="list-style-type: none">1. Install approximately 1,125 linear feet of 18-inch concrete curb along the cart path, constructed in accordance with the engineer-approved design plans.2. Install three (3) concrete flumes, each approximately 3 feet wide, at designated low points along the cart path to direct stormwater runoff from the sidewalk to the adjacent drainage ditch.3. Install baffle blocks within the flumes to reduce flow velocity and slow water discharge.4. Upon completion and proper curing of the concrete, install riprap with filter fabric around the concrete flumes and at the flume discharge locations to prevent erosion.5. Perform regrading as required in areas impacted by construction to ensure proper drainage and site restoration.6. Replace sod in all disturbed areas once grading activities are complete.	1	\$69,375.00	\$69,375.00
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Concrete Repairs

1. Existing broken concrete will be documented with photographs prior to construction.
2. Any concrete damaged as a direct result of our operations will be repaired or replaced under this scope of work.

Site Access & Bollards

1. One bollard, and possibly two, located at the entrance of the cart path may be temporarily removed to allow construction access.
2. All removed bollards will be reinstalled or replaced upon completion of the project.

Total

\$69,375.00

Accepted date

Accepted by

EXHIBIT 4



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

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

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

Greg Woodcock

Associate

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Location Map:

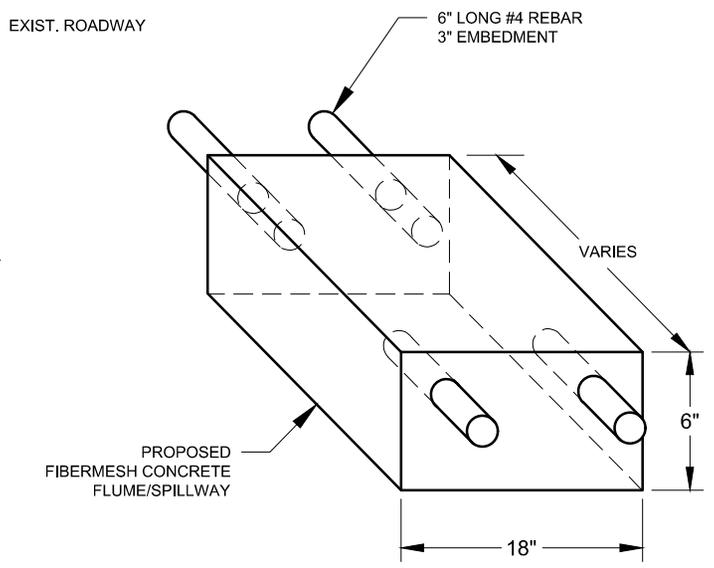
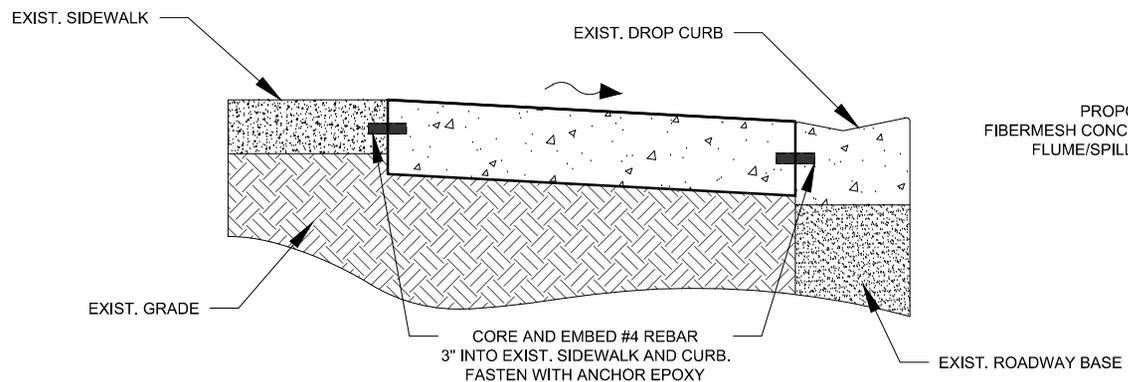
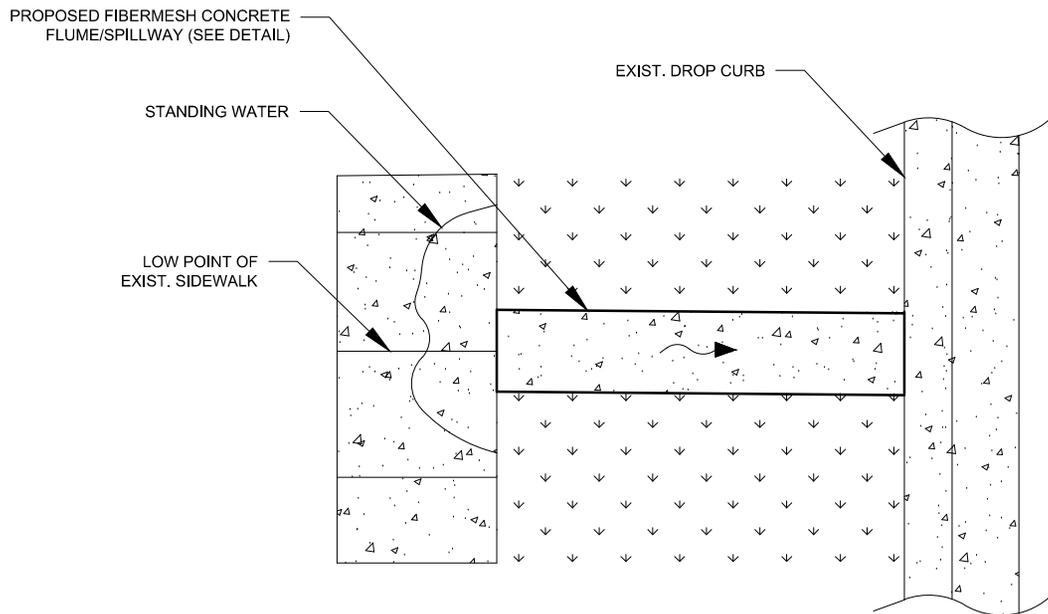


Location 1: Install a flume at the low point of the sidewalk to divert water from sidewalk to the curb.



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





CONCRETE FLUME
DETAIL
N.T.S.

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

Estimate no.: 1217
Estimate date: 02/02/2026

#	Product or service	Description	Qty	Rate	Amount
<p>ADS proposes to address water ponding at two low points along the sidewalk by installing two concrete flumes. The flumes will direct stormwater from the sidewalk to the street curb, improving surface drainage and reducing standing water in the affected areas.</p>					
1.	Services	<ol style="list-style-type: none">Excavate two (2) low-point areas along the existing sidewalk.Remove and haul away all excavated soil and debris from the site.Form and pour two (2) concrete flumes at designated locations.Construct flumes in accordance with the provided engineered specifications.Grade and slope flumes to properly direct stormwater from the sidewalk to the street curb.Finish concrete surfaces to match and blend with surrounding sidewalk conditions.Clean, secure, and restore work areas upon project completion.	1	\$3,450.00	\$3,450.00
				Total	\$3,450.00

Note to customer

This price includes all labor, materials, equipment, excavation, hauling, concrete work, and cleanup required to complete the scope described above. Concrete placement, forming, and reinforcement will meet engineered design requirements. All work will be performed in accordance with applicable local codes and project specifications.

Accepted date

Accepted by

EXHIBIT 5

Proposal for Storm Drainage Infrastructure Repair and Restoration

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 03/25/2026

Proposal No. : 1238

Project Location: Epperson Ranch CDD (Pelican Reed
Circle & Epperson Boulevard)

Scope of Work

ADS will perform structural repairs to the stormwater system at Epperson Ranch, including excavation to expose a 24-inch pipe and catch basin, installation of a joint collar, and sealing of all structural connections to restore system integrity. The work also includes full surface restoration, including sidewalks, curbing, asphalt, ADA improvements, and reinstallation of signage.

1. Removal of existing sidewalks (approximately 30' x 5' area), curbing (approximately 17 linear feet), asphalt within the work area, and street signage. The street sign will be reinstalled upon completion.
2. Excavation of the affected area to an approximate depth of 12 feet to expose the 24-inch storm pipe and catch basin.
3. Implementation of dewatering operations, including plugging the 24-inch pipe and pumping down water levels to provide a safe and dry working environment.
4. Removal and proper disposal of all loose sediment and unsuitable materials encountered during excavation.
5. Inspection of the exposed pipe and structure.
6. Installation of a DOT-approved joint collar at the pipe connection to properly seal the open joint.
7. Sealing of all seams at the extension collar of the catch basin, both internally and externally, to ensure structural integrity and prevent infiltration/exfiltration.
8. Backfilling of the excavated area with suitable materials and compaction in lifts to restore stability.

Restoration Work

1. Installation of new curbing (approximately 17 linear feet) to match existing conditions.
2. Replacement of concrete sidewalks (approximately 30' x 5' area) and installation of an ADA-compliant curb ramp with detectable warning pad.
3. Saw-cutting and removal of approximately 10' x 10' section of asphalt roadway (if not fully removed during excavation).
4. Placement and compaction of suitable sub-base material.
5. Asphalt restoration to match existing roadway conditions.
6. Reinstallation of removed street signage.
7. Final grading and restoration of the work area to original or better condition.

Total Project Cost

\$22,175.00

Conclusion

All work will be performed in accordance with applicable local and state standards, including DOT requirements. ADS LLC is committed to completing this project safely, efficiently, and with minimal disruption to the surrounding area.

Accepted date

Accepted by

EXHIBIT 6

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development
5 District was held on Monday, March 2, 2026 at 6:26 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	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 March 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: February Waterway Inspection Report

32 Mr. Riemensperger commented on unusual weather patterns over the past month, and the
33 issue of turbidity in the community ponds. Mr. Riemensperger noted that garlic oil
34 treatments of ponds were continuing to take place around the first week of each month, and
35 explained that the health of the remaining aquatic plants would be clearer as the weather
36 continued to warm up.

37 *(The Board recessed the meeting at 6:31 p.m. and reconvened at 6:32 p.m.)*

38 B. LMP/Juniper

39 Mr. Conrad noted significant activity for crews in February, with turf fertilizer and weed pre-
40 emergent treatments throughout the landscape, and additional liquid applications of weed
41 preventatives planned for March. The Board discussed annual beds, requesting for red, white, and
42 blue flowers to go in around the summertime due to the United States 250th.

43 C. Stantec – District Engineer

- 44 ➤ Exhibit 2: Presentation of Field Observation Report for Depression on Pelican Reed Circle
45 Mr. Woodcock discussed the depression on Pelican Reed Circle, noting that this was on
46 the roadway side of the manhole as well as the sidewalk side. Mr. Woodcock noted that
47 the 24-inch pipes were approximately 10 feet below the grade, and recommended getting
48 video of the inside of the pipe to verify what the issue is, noting that joint issues were
49 typically found when similar depression issues occurred, but that verification was needed
50 before moving forward with any digging work of this depth. Mr. Woodcock stated that a
51 proposal had been acquired from ADS to get the camera in the pipes in the amount of
52 \$3,000, noting that the cost of the proposal was primarily based on the need to plug the
53 pipe upstream and downstream in advance.

54 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
55 approved the use of a CCTV cable to examine the 24” pipes, in an amount not to exceed \$3,000.00, for the
56 Epperson Ranch Community Development District.

- 57 ➤ Exhibit 3: Speed Humps Installation on Tuscan Bay Circle Proposals

58 1. ADS - \$16,000.00

59 Mr. Woodcock noted that he had also reached out to Site Masters for a competing
60 proposal but had yet to receive it. Consideration of this item was tabled.

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

- 62 A. Exhibit 4: Approval of the February 2, 2026 Meeting Minutes

- 63 B. Exhibit 5: Acceptance of the January 2026 Unaudited Financial Report

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

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

- 67 A. Exhibit 6: Consideration of Rosco’s Security Gate Mechanism Quotation #S26029-1 – Epperson
68 Boulevard, Yale Harbor Drive, Sandbay Ridge Gates (*revised from previous meeting*)

69 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
70 approved the Rosco’s Security Gate Mechanism Quotation #S26029-1, in the amount of \$11,520.00, for
71 the Epperson Ranch Community Development District.

72 Following the motion, the Board discussed authorizing work with an electrician to set up electrical
73 supply for the gates, as the target date would be before the next Board meeting.

74 On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board
75 approved authorizing the District Manager and Chair to work with an electrician for setting up electrical
76 supply for the new gates, in an amount not to exceed \$5,000.00, for the Epperson Ranch Community
77 Development District.

- 78 B. Exhibit 7: Presentation and Discussion of Rosco’s Security Gate Maintenance Plan Pricing

79 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
80 approved the Rosco’s Security Gate Sentinel Shield tier Maintenance Plan, in the amount of \$11,520.00

81 per year, along with a one-time charge of \$2,700.00 for the monitoring system, for the Epperson Ranch
82 Community Development District.

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

84 A. Field Services Manager

85 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
86 approved the termination of the contract with Spinelli for the fountain, for the Epperson Ranch Community
87 Development District.

88 Ms. Curran-Tubb gave an overview of Cooper Pools’ suggested plan for the fountain, noting that
89 they were estimating a cost of around \$2,500.00 for ground-penetrating radar for the back wall to
90 identify hollow spots for subsequent foam injection and stabilization, but that the official quote and
91 pricing had not yet been received.

92 On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board
93 approved for Cooper Pools to supply ground penetrating radar for the fountain back wall, in an amount not
94 to exceed \$3,000.00, for the Epperson Ranch Community Development District.

95 B. District Manager

96 ➤ Exhibit 8: Presentation and Discussion of Mach Form Grievances (*updated as of February*
97 *26*)

98 The new comments on the Mach Form were discussed, with Mr. Beckett noting that the
99 reported broken sprinkler had been repaired and Ms. Curran-Tubb stating that she had
100 responded to the resident that was expressing concerns about the legitimacy of an email
101 regarding gate credentials.

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

104 Ms. Bartels, Mr. Page, and Ms. Epps-Gardner stated that they would be present at the next
105 Board meeting, which would constitute a quorum. Ms. Curran-Tubb stated that she would
106 be unable to make it to the meeting.

107 C. District Counsel

108 Mr. Eckert noted that the bill providing for a method of recall for individual CDD Supervisors was
109 continuing to make progress between the Florida House of Representatives and the Senate, and that
110 he anticipated this bill going before the Governor for signature soon. Mr. Eckert also noted that a
111 separate bill regarding sovereign immunity, that would potentially raise the limits on liability and
112 therefore insurance premiums, was stalling out somewhat, though he noted that the limits had not
113 been adjusted in some time and this would likely be done at some point down the line.

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

116 There being none, the next item followed.

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

118 There being none, the next item followed.

119 **NINTH ORDER OF BUSINESS – Private Discussion of Security System – (Shade Session Exempt**
120 *from Sunshine and Public Records Laws)*

121 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
122 approved closing the regular meeting for the purpose of opening the shade session for the private discussion
123 of the security system, for the Epperson Ranch Community Development District.

124 *(The Board recessed the meeting at 7:20 p.m.)*

125 On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved
126 closing the shade session for the private discussion of the security system, and reconvening the regular
127 meeting, for the Epperson Ranch Community Development District.

128 *(The Board reconvened the meeting at 7:31 p.m.)*

129 The Board discussed the current response rates to the gate access system, and comments were heard
130 in favor of issuing a mailer to residents.

131 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board
132 approved sending out a post-card sized mailer to the community, in a total amount not to exceed \$1,000.00,
133 for the Epperson Ranch Community Development District.

134 **TENTH 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 7:44 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 7

*Epperson Ranch
Community Development District*

*Financial Statements
(Unaudited)*

February 28, 2026



Epperson Ranch CDD
Balance Sheet
February 28, 2026

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>Debt Service 2015</u>	<u>Debt Service 2017</u>	<u>TOTAL</u>
1 ASSETS					
2 OPERATING ACCOUNT	\$ 114,469	\$ -	\$ -	\$ -	\$ 114,469
3 MM ACCOUNT	3,505,660	-	-	-	3,505,660
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	208,627	296,454	505,081
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	33	562	594
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	32,241	-	7,947	11,622	51,811
12 DUE FROM OTHER FUNDS	-	-	421,002	615,691	1,036,693
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	\$ 3,701,032	\$ -	\$ 1,065,222	\$ 1,549,010	\$ 6,315,264
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 34,557	\$ -	\$ -	\$ -	\$ 34,557
20 DEFERRED ASSESSMENTS ON-ROLL	32,241	-	7,947	11,622	51,811
21 DUE TO OTHER FUNDS	1,036,693	-	-	-	1,036,693
22 TOTAL LIABILITIES	1,103,491	-	7,947	11,622	1,123,061
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	2,259,172	-	1,057,275	1,537,388	4,853,835
29 TOTAL FUND BALANCE	2,597,541	-	1,057,275.31	1,537,388	5,192,204
29 TOTAL LIABILITIES & FUND BALANCE	\$ 3,701,032	\$ -	\$ 1,065,222	\$ 1,549,010	\$ 6,315,264

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Amended Budget	FY 2026 Month of February	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	\$ 17,730	\$ 1,699,982	\$ (38,265)	98%
3 Interest Revenue	-	8,721	32,764	32,764	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	3,857	3,857	
5 TOTAL REVENUES	1,738,247	26,451	1,736,603	(1,644)	100%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	700	3,200	(8,800)	27%
9 Payroll Taxes	918	161	675	(243)	74%
10 Payroll Service Fees	673	50	250	(423)	37%
11 Management Consulting Services	46,575	3,881	19,406	(27,169)	42%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	2,400	125	625	(1,775)	26%
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	4,257	11,267	(29,233)	28%
19 Legal Services	35,000	890	11,952	(23,048)	34%
20 Assessment Collection Fee	150	-	-	(150)	0%
21 Website Development & Hosting	2,015	247	2,338	323	116%
22 Miscellaneous	2,500	24	24	(2,476)	1%
23 TOTAL ADMINISTRATIVE	149,206	10,335	49,914	(99,292)	33%
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	-	1,300	-	100%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405	-	13,957	(1,448)	91%
32 FIELD OPERATIONS					
33 District Field Tech	25,000	2,083	10,417	(14,583)	42%
34 Handyman Services	18,000	-	4,962	(13,038)	28%
35 Utility - Electricity	16,800	536	2,300	(14,500)	14%
36 Utility - Streetlights	270,600	23,493	98,900	(171,700)	37%
37 Utility - Water	20,000	346	4,296	(15,704)	21%
38 Pet Waste Removal	13,338	1,112	5,558	(7,781)	42%
39 Lake/Pond Maintenance	50,000	2,575	18,984	(31,016)	38%
40 Midge Fly Abatement	50,000	4,040	20,200	(29,800)	40%
41 Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	147,690	(219,172)	40%
42 Landscape Replacement	47,500	-	24,770	(22,730)	52%
43 Irrigation and Repair	30,000	3,522	5,901	(24,099)	20%
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	2,868	(12,132)	19%
47 Gate Maintenance & Repairs	30,000	209	6,414	(23,586)	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 February	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	(78,575)	0%
55 TOTAL FIELD OPERATIONS	1,376,100	68,105	393,645	(982,456)	29%
56 AMENITY OPERATIONS					
57 Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58 Gate Cell Service	8,000	234	2,985	(5,015)	37%
59 Gate Security Cameras	3,100	150	1,417	(1,683)	46%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	80	(1,420)	5%
61 TOTAL AMENITY OPERATIONS	17,600	384	4,482	(13,118)	25%
62 CAPITAL RESERVES					
63 Reserve Contribution	110,000	27,648	71,893		65%
64 TOTAL CAPITAL RESERVES	110,000	27,648	71,893	-	65%
65 TOTAL EXPENDITURES	1,738,247	106,472	598,333	(1,139,914)	34%
66 REVENUES OVER (UNDER) EXPENDITURES	-	(80,021)	1,138,269	1,138,269	
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	-	(80,021)	1,592,837	1,592,837	
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	(80,021)	2,597,541	1,558,769	
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		2,259,172		
81 TOTAL FUND BALANCE	\$ 1,038,772		\$ 2,597,541		

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to February 28, 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 February 28, 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	\$ 419,033	\$ (7,947)
3 Interest Revenue	-	11,130	11,130
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	430,162	3,182
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	163,450	162,965
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	485	163,450	162,965
20 Fund Balance - Beginning	761,311	893,793	132,482
21 FUND BALANCE - ENDING - PROJECTED	\$ 761,796	\$ 1,057,243	\$ 295,447

* 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 February 28, 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	\$ 612,809	\$ (11,622)
3 Interest Revenue	-	16,212	16,212
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,431	629,021	4,590
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	227,555	227,055
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	500	227,555	227,055
20 Fund Balance - Beginning	1,127,063	1,309,271	182,208
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,127,563	\$ 1,536,826	\$ 409,264

** 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	Cherdonna Epps-Gardner	BOS MTG 11/3/25		184.70	104,137.36
11/14/2025	111425BOS2	Christy M Bartels	BOS MTG 11/3/25		184.70	103,952.66
11/14/2025	111425BOS3	Dawn Curran Tubb	BOS MTG 11/3/25		184.70	103,767.96
11/14/2025	111425BOS4	Engage PEO	BOS MTG 11/3/25		172.40	103,595.56
11/14/2025	111425BOS5	Harl D. Page	BOS MTG 11/3/25		184.70	103,410.86
11/14/2025			Deposit	84,090.50		187,501.36
11/19/2025			Deposit	12,634.00		200,135.36
11/19/2025			Deposit	2,900.00		203,035.36
11/20/2025			Deposit	67,410.87		270,446.23
11/21/2025	01ACH112125	Withlacoochee River Electric	7851 Curley Rd 10.03.25- 11.03.25		4,439.00	266,007.23
11/21/2025	02ACH112125	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 10.03.25- 11.03.25		59.79	265,947.44
11/21/2025	03ACH112125	Withlacoochee River Electric	7315 Yale Harbor Dr 10.03.25- 11.03.25		52.30	265,895.14
11/21/2025	04ACH112125	Withlacoochee River Electric	31077 Epperson Blvd 10.03.25- 11.03.25		41.64	265,853.50
11/21/2025	05ACH112125	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 10.03.25- 11.03.25		51.35	265,802.15
11/21/2025	06ACH112125	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 10.03.25- 11.03.25		54.73	265,747.42
11/21/2025	07ACH112125	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 10.03.25- 11.03.25		50.51	265,696.91
11/21/2025	08ACH112125	Withlacoochee River Electric	31425 Epperson Blvd 10.03.25- 11.03.25		40.16	265,656.75
11/21/2025	3694	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	265,481.75
11/25/2025	100629	Straley Robin Vericker	Invoice: 27529 (Reference: legal services.)		122.00	265,359.75
11/25/2025	100630	Stantec Consulting Services, Inc	Invoice: 2481858 (Reference: Engineering services.)		1,786.00	263,573.75
11/25/2025	100631	Vesta District Services	Invoice: 429436 (Reference: billable Expenses Oct25.)		1,110.90	262,462.85
11/25/2025	100632	Contact One	Invoice: 251101164101 (Reference: monthly service and holiday charge.)		59.00	262,403.85
11/25/2025	100633	Spinelli Electric, Inc.	Invoice: ERS-FNT-20251115-NOV (Reference: Fountain repair ? vandalism incident (flat rate).)		500.00	261,903.85
11/25/2025	100634	Kutak Rock LLP	Invoice: 3657133 (Reference: legal services.)		4,122.26	257,781.59
11/26/2025			Deposit	1,777.09		259,558.68
11/26/2025			Deposit	48,381.33		307,940.01
11/30/2025		End of Month		237,361.74	83,697.74	307,940.01
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	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
02/04/2026	100676	Steadfast Contractors Alliance, LLC	Invoice: SA-19644 (Reference: Once A month treatments of surface adulticide to the ponds of Eppe...		4,040.00	158,716.12
02/04/2026	100677	Vesta District Services	Invoice: 430647 (Reference: FEB26 District Management services.)		6,006.25	152,709.87
02/04/2026	100678	Tampa Bay Poo Patrol, LLC	Invoice: 5233 (Reference: Feb26 Pet Waste Station Maintenance.)		1,111.50	151,598.37
02/04/2026	100679	ECS Integrations LLC	Invoice: 103616 (Reference: Camera Management for Main-Yale-Olive.)		150.00	151,448.37
02/04/2026	100680	Cooper Pools Inc.	Invoice: 2026-1162 (Reference: Commercial Monthly Fountain Service February 2026.)		650.00	150,798.37
02/04/2026	100681	Venturesin.com, Inc.	Invoice: 48048 (Reference: Microsoft Exchange Online and CommunityXS Application Hosting.)		205.00	150,593.37
02/05/2026	100682	Gig Fiber, LLC	Invoice: 6167 (Reference: Solar Equipment Lease Income - Amendment #2 - Entrance Bridge_Feb 2026...		19,055.00	131,538.37
02/05/2026	01ACH020526	DOORKING, INC.	Reference: Gate cell service 01.02.26- 02.01.26		184.80	131,353.57
02/10/2026	100683	Stantec Consulting Services, Inc	Invoice: 2518156 (Reference: Engineering services.)		2,001.22	129,352.35
02/10/2026	100684	Watergrass CDD II	Invoice: 04289 (Reference: February Meeting Room Rental 02/02/2026.)		125.00	129,227.35
02/11/2026	01ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 12.09.25- 1.08.26		441.37	128,785.98
02/11/2026	02ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 12.09.25- 01.08.26		218.16	128,567.82
02/11/2026	03ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 12.09.25- 01.08.26		299.97	128,267.85
02/11/2026			Deposit	27,293.98		155,561.83
02/11/2026			Deposit	1,234.78		156,796.61
02/13/2026	100685	Contact One	Invoice: 251201164101 (Reference: Monthly Service Charges- New Years holiday charge.)		59.00	156,737.61
02/13/2026	021326BOS1	Cherdonna Epps-Gardner	BOS MTG 2/2/26		84.70	156,652.91
02/13/2026	021326BOS2	Christy M Bartels	BOS MTG 2/2/26		184.70	156,468.21
02/13/2026	021326BOS3	Dawn Curran Tubb	BOS MTG 2/2/26		184.70	156,283.51
02/13/2026	021326BOS4	Engage PEO	BOS MTG 2/2/26		272.40	156,011.11
02/13/2026	021326BOS5	Harl D. Page	BOS MTG 2/2/26		184.70	155,826.41
02/17/2026	100686	Vesta District Services	Invoice: 430883 (Reference: billable Expenses JAN26.)		24.58	155,801.83
02/18/2026	3699	MIKE FASANO PASCO COUNTY TAX COLLECTOR	Negative Distribution		23.54	155,778.29
02/20/2026	01ACH022026	Withlacoochee River Electric	31425 Epperson Blvd 01.06.26- 02.04.26		40.16	155,738.13
02/20/2026	02ACH022026	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 01.06.26- 02.04.26		49.56	155,688.57
02/20/2026	03ACH022026	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 01.06.26- 02.04.26		48.60	155,639.97
02/20/2026	04ACH022026	Withlacoochee River Electric	31077 Epperson Blvd 01.06.26- 02.04.26		41.43	155,598.54
02/20/2026	05ACH022026	Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.26- 02.04.26		52.63	155,545.91
02/20/2026	06ACH022026	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.26- 02.04.26		222.01	155,323.90
02/20/2026	07ACH022026	Withlacoochee River Electric	7851 Curley Rd 01.06.26- 02.04.26		4,438.36	150,885.54
02/20/2026	08ACH022026	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 01.06.26- 02.04.26		81.64	150,803.90
02/23/2026	100687	Contact One	Invoice: 260201164101 (Reference: Monthly service - Gate cell service.)		49.00	150,754.90
02/24/2026	100688	Juniper Landscaping of Florida, LLC	Invoice: 383190 (Reference: 372915 - November 2025 Irrigation Repair- Controller E-Decoder Repla...		3,522.46	147,232.44
02/26/2026	100689	Steadfast Contractors Alliance, LLC	Invoice: SA-19605 (Reference: Routine Aquatic Maintenance.)		2,575.00	144,657.44
02/26/2026	100690	Juniper Landscaping of Florida, LLC	Invoice: 380972 (Reference: 333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract February ...		29,538.00	115,119.44
02/27/2026	3700	LLS Tax Solutions Inc.	Arbitrage Services Series 2017A-1 & 2017A-2		650.00	114,469.44
2/28/2026		End of Month		28,528.76	76,815.44	114,469.44

EXHIBIT 8

Copy of Mach Form Comments (through 03-30)

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 03-30)

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	
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.	
25-Feb-26	Gates	Questioning authenticity of gates email and message posted on Facebook group			
4-Mar-26	Landscaping	Weeds and vines overgrowing resident's rear fence on Colada Drift Way. Wants to clear a few feet behind the fence to prevent overgrowth without disturbing existing trees			
10-Mar-26	Tot Lot	Several ant mounds along black plastic borders and fenceline of tot lot			
20-Mar-26	Tot Lot	Two large and active ant mounds near drum kit and off the edge of the curved slide at Epperson Blvd playground			
21-Mar-26	Hardscape	Epperson Blvd at Overpass has a pot hole again			
22-Mar-26	Ponds	Resident at Summer Sun Loop expressing concerns about people coming to pond to fish, may not be residents of Epperson South			
25-Mar-26	Tot Lot	Additional large ant hill found bordering bench on side closest to Summer Sun Loop, almost the full length of the concrete pad			