

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, May 4, 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

- April Waterway Inspection Report

[Exhibit 1](#)

B. LMP/Juniper

- Consideration & Approval of Replacement of Bad Decoder at Zone 45 - \$560.00
- Discussion on Trimming Palm Trees on Overpass Road

[Exhibit 2](#)

C. Stantec - District Engineer

- Presentation of Speed Humps Proposal Summary
 - 1. Site Masters - \$15,000.00
 - 2. ADS - \$16,000.00
- Presentation of Tansy Bend Cart Path Erosion Report
 - 1. ADS Proposal - \$69,375.00
- Presentation of Palm Song Place Flume Report
 - 1. ADS Proposal - \$3,450.00
- Consideration of ADS Proposal to Remediate Depression on Pelican Reed Circle - \$22,175.00
- Presentation of Erosion Review for Ponds 19, 29, and 30
 - 1. ADS Proposal - \$27,510.00
- Presentation of Review of Standing Water by Utility Boxes on Summer Sun Loop
 - 1. ADS Proposal - \$16,250.00

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

IV. Consent Agenda

- A. Approval of the March 2, 2026 Meeting Minutes [Exhibit 9](#)
- B. Acceptance of the March 2026 Unaudited Financial Report [Exhibit 10](#)

V. Business Matters

- A. Presentation & Acceptance of Registered Voter Count – 1,631 [Exhibit 11](#)
- B. Consideration & Approval of Cooper Pools Fountain Void Scanning Proposal - \$4,200.00 [Exhibit 12](#)
- C. Consideration of Tot Lot Shade Structure Proposal (*tabled from October 2025*) [Exhibit 13](#)
- D. Presentation of Proposed FY 2026-2027 Budget [Exhibit 14](#)
- E. Consideration & Adoption of **Resolution 2026-03**, Approving Proposed FY2027 Budget and Setting a Public Hearing *To be Distributed*

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 April 27*) [Exhibit 15](#)
- Next Meeting Quorum Check: June 1, 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. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

4/24/2026 11:10 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 - Any filamentous algae present was treated last week and is well into decay. This process is being delayed by weather conditions and will take longer than normal to fully clear.
No nuisance grass observed.

Pond 2 - Water-retaining areas are dry. Buffer zone clear of excess growth.

<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:

Pond 3 - Mild submerged algae is starting to form by the water's edge. Technicians will monitor for surfacing and treat if needed.
No nuisance grass observed.

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

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

Pond 6 - The filamentous algae here was also treated last week and is almost fully cleared.
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: 7/8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 7 - Filamentous algae bloom present. Technicians will be on site this afternoon to address this.
No nuisance grass observed.

Pond 8 - Cyanobacteria present near sections of shoreline. Technicians will also address this later today.
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
		<input checked="" type="checkbox"/> 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: 9/10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 9 - Nuisance grasses are starting to grow amid beneficial plants. Carefully targeted treatments will be done to control them without harming beneficials. No algae observed.

Pond 10 - Any filamentous algae present was treated last week and almost cleared. 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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 11/12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 11 - Submerged nuisance grasses have persisted. Fortunately just perimeter coverage, no encroachment further into the pond. New treatment methods will be implemented here to clear growth faster. No algae observed.

Pond 12 - Continued algacide treatments are improving the conditions and slowly reducing the nutrient concentration thus they will continue. 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:

Pond 13 - One small patch of cyanobacteria present. Technicians will address this today.
No nuisance grass observed.

Pond 14 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Further reduction in turbidity.

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

SITE: 15/16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 15 - Nuisance grasses are starting to grow at the water's edge. An herbicide application later today will quickly begin to clear this.
No algae observed.

Pond 16 - Any filamentous algae present was treated last week and almost cleared.
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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

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.
Mild turbidity present in pond 17.

<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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 19/20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 19 - One small patch of cyanobacteria in the corner. Some submerged algae has also surfaced. A technician will address these both later today.
No nuisance grass observed.
Turbidity present.

Pond 20 - Mild filamentous algae growth on sections of the perimeter. These will also be treated today.
No nuisance grass observed.

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

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. Mild turbidity present.

Pond 22 - Filamentous algae is beginning to grow near the shoreline. A technician will address this later today. No nuisance grasses observed.

<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:

SITE: 23/24

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 23 - Mild nuisance grass growth on the shoreline. Much of it has been treated previously; follow ups will be done. No algae observed.

Pond 24 - Huge improvement since last month. The submerged vegetation has been cleared, only minimal shoreline grasses remain. Continued treatment will help further improve conditions. No algae observed.

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

Inspection Report

SITE: 25/26

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 25 - Nuisance grasses present on the exposed shoreline. Technicians will begin addressing today and follow up during subsequent visits.
No algae observed.
Turbidity present.

Pond 26 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

SITE: 27/28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 27 - Filamentous algae bloom present. This pond is currently very shallow, thus susceptible to blooms. This will also make today's treatment more potent.
No nuisance grass observed.

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

<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:

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: 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		<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:	

MANAGEMENT SUMMARY



Waterways are in a unique state right now. An historic drought combined with a hearty start to growing season are creating optimal conditions for vegetative and algal growth. Many invasive aquatic plants require very little water to thrive. Now that daily temperatures are holding in the 80's, any bit of rain is bringing rapid growth. These conditions have also begun raising water temperatures to ideal algal bloom range. Many ponds are basically large, hot puddles of standing water. With nothing to replenish ponds, full algae blooms can appear in under 72 hours and may not decay within the normal 7-10 days when treated. All technicians are running seasonal mixes for these conditions. The continued use of phosphorous abatement products in these mixes will slowly build potency in ponds and help keep rapid algal growth under control.

Good pond conditions have continued through the drought. Only ponds with histories of algal blooms are showing activity right now. Most of this is decaying, that which isn't is being addressed today. Nuisance grasses are starting to appear now that growing season has arrived. They are still very minimal and can be easily managed during routine maintenance events.

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

Juniper

Proposal

Proposal No.: 396371

Proposed Date: 04/21/26

PROPERTY:	FOR:
Epperson Ranch CDD Heath Beckett 31650 Epperson Blvd Wesley Chapel, FL 33545	April 2026 Irrigation Repair-Palermo Entrance- Decoder Replacement

Palermo Entrance, Zone #45- Replace bad decoder.



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$533.33
Irrigation Tech Labor	3.00	HR	
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00	EA	
DBRY Gel Cap	4.00	EA	
Medium King Nut	4.00	EA	
Fuel Surcharge 5%			\$26.67
Fuel Surcharge	533.33	EA	
Total:			\$560.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 3



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 4

FIELD OBSERVATION REPORT



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

County / Consultant / Developer Representatives on Site:

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

Description of Work Activity:

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

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

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

Report By: BTW

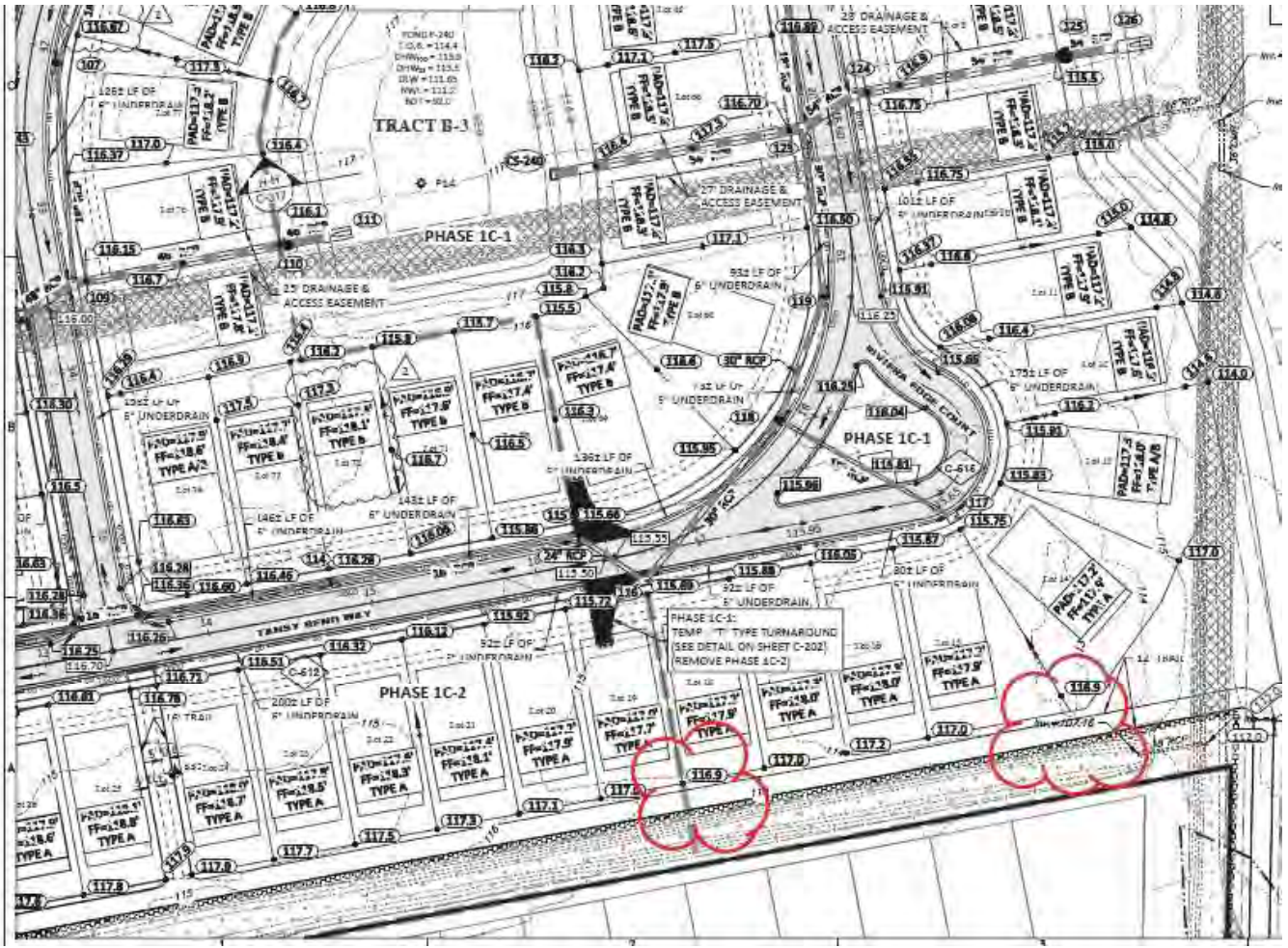
FIELD OBSERVATION REPORT

Location map:



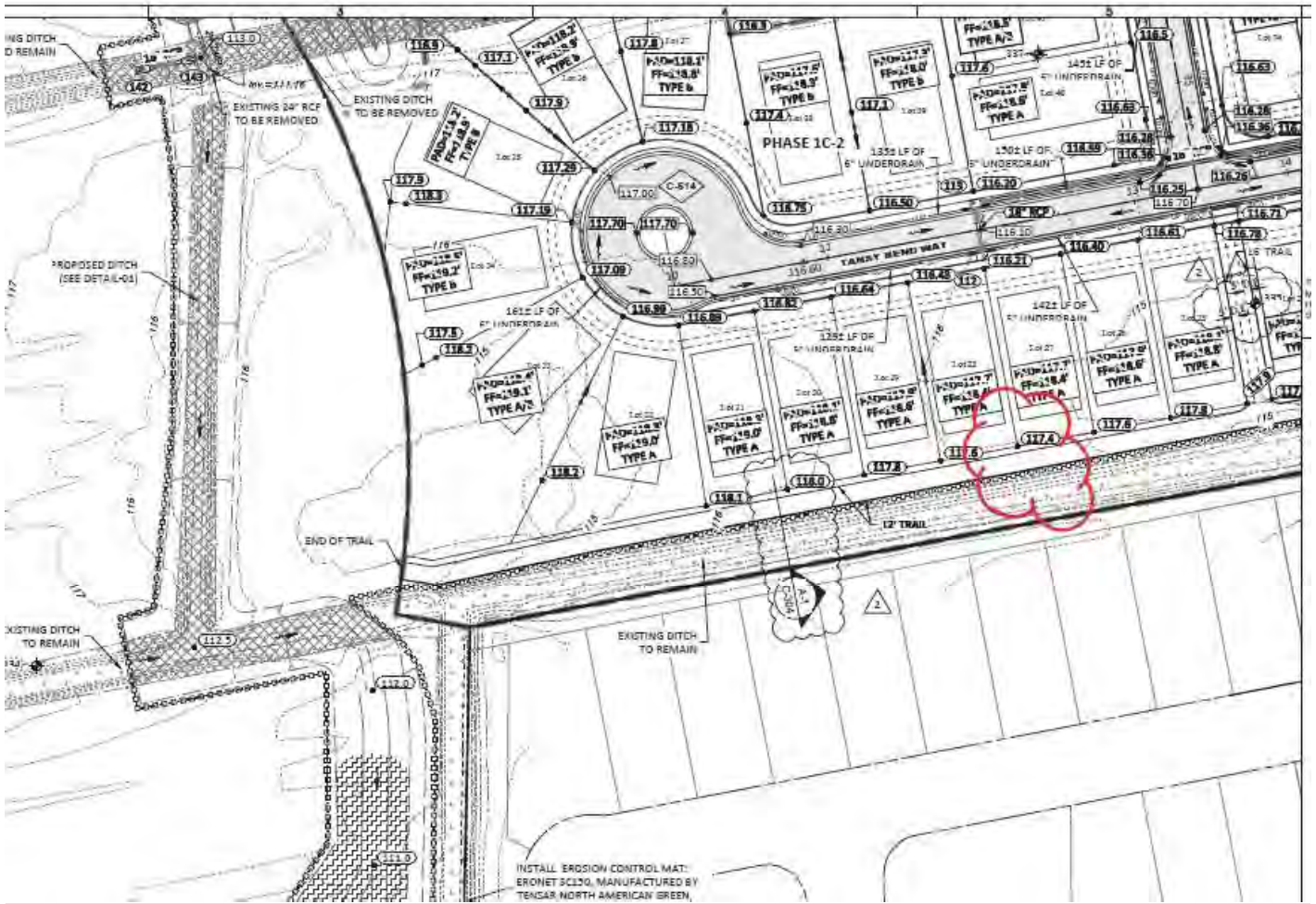
FIELD OBSERVATION REPORT

East Side Grading Plan

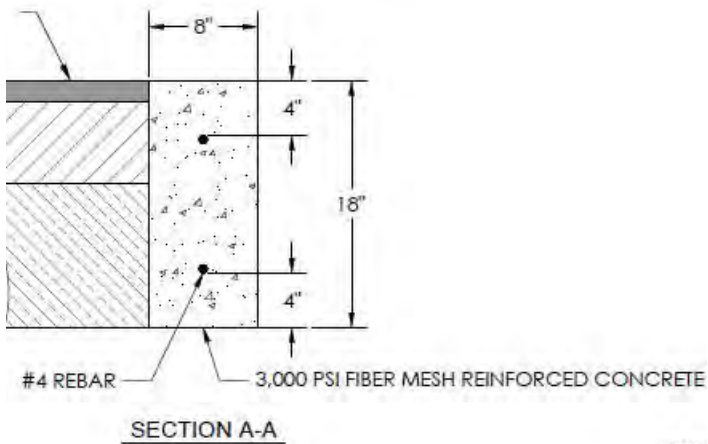


FIELD OBSERVATION REPORT

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 5



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

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

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

Greg Woodcock

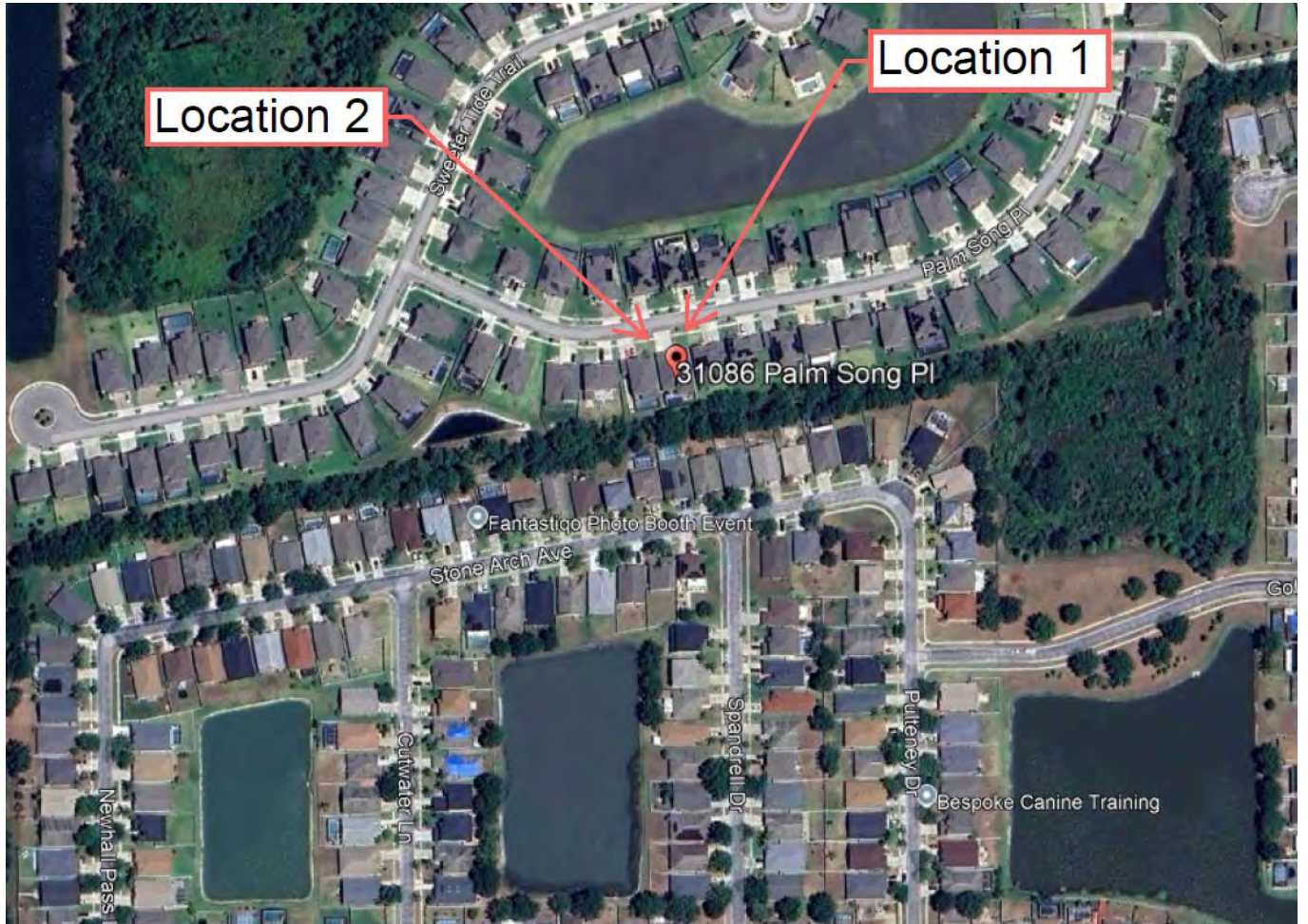
Associate

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Location Map:

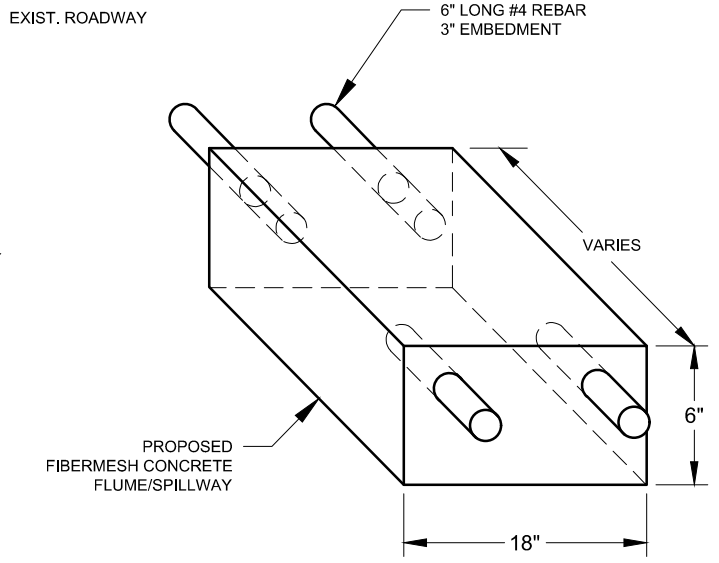
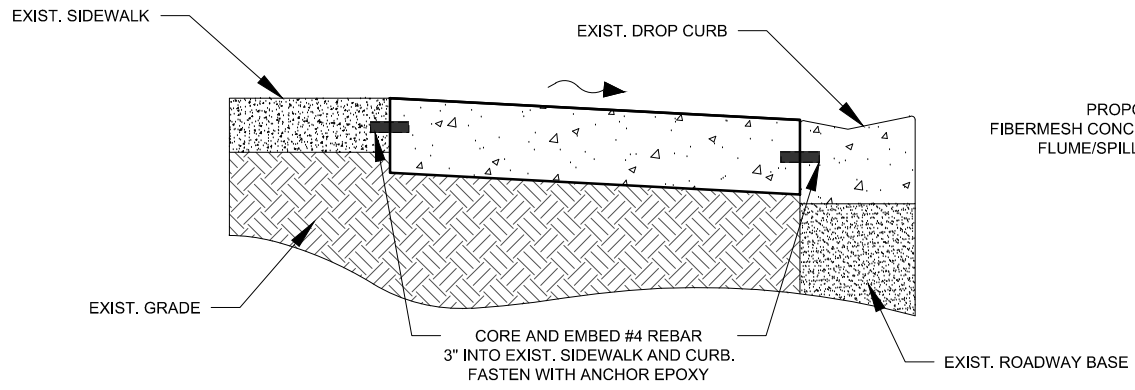
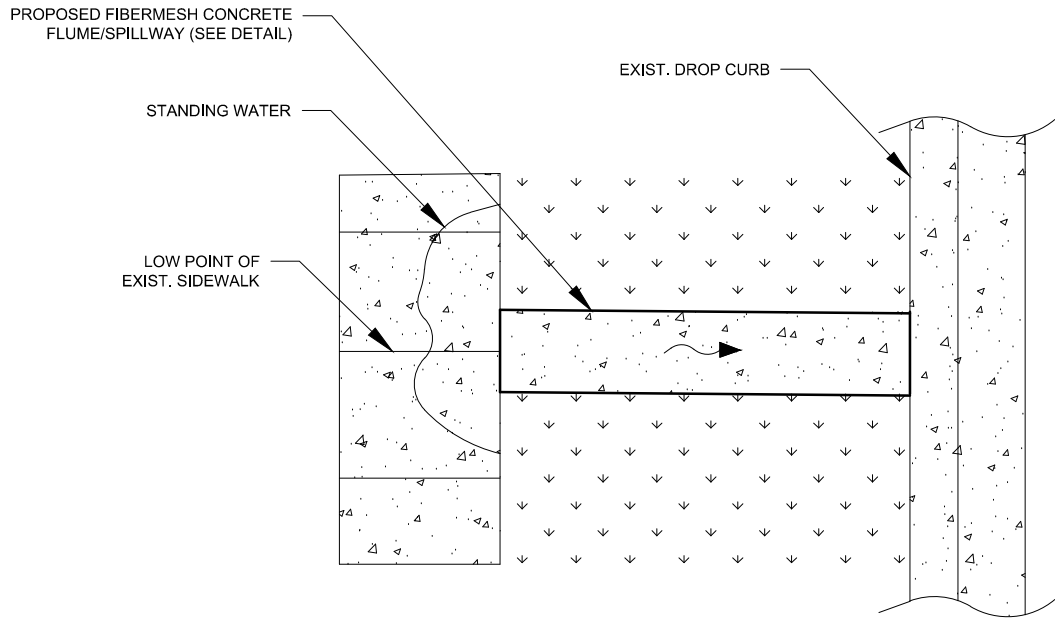


Location 1: Install a flume at the low point of the sidewalk to divert water from sidewalk to the curb.



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





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">1. Excavate two (2) low-point areas along the existing sidewalk.2. Remove and haul away all excavated soil and debris from the site.3. Form and pour two (2) concrete flumes at designated locations.4. Construct flumes in accordance with the provided engineered specifications.5. Grade and slope flumes to properly direct stormwater from the sidewalk to the street curb.6. Finish concrete surfaces to match and blend with surrounding sidewalk conditions.7. 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 6



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 7

FIELD OBSERVATION REPORT

Date: March 30, 2026 Field Observation Report Number: 2026-03
 Project Name: Epperson Ranch Pond 19, 29 & 30 Report
 Project Number: 238202067
 Stantec Representative (s): Braydon Woodcock
 Contractor: N/A
 County / Consultant / Developer Representatives on Site: N/A
 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

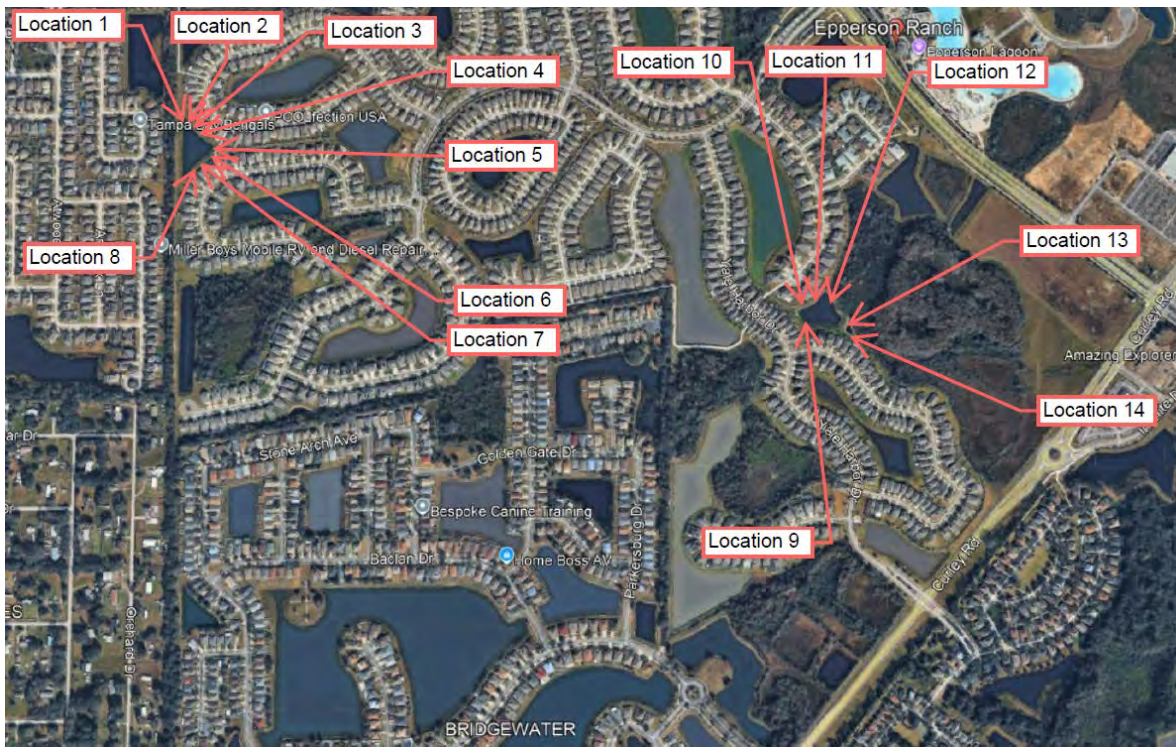
Description of Work Activity:

Location: (Street Names/MH#s, etc.) Epperson Ranch Pond 19, 29 & 30

Project Number: 238202067

General: Stantec received a report from the aquatic's vendor regarding erosion on pond 19, 29 and 30. Below is a location map showing the location of erosion and photos below indicating the condition while onsite.

Report by: Braydon Woodcock



FIELD OBSERVATION REPORT

Location 1: Clear silt to have 6" minimum clearance below skimmer.



Location 2: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Recommend filter fabric and rip rap.



FIELD OBSERVATION REPORT

Location 3: Lack of turf on pond bank makes it prone to erosion. Monitor area for future erosion.



Location 4: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Recommend filter fabric and rip rap.



FIELD OBSERVATION REPORT

Location 5: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Recommend filter fabric and rip rap.



Location 6: Standing water on the cart path was observed. We recommend adding a concrete flume from the low point to allow the water to discharge to the pond. A temporary cut has been made to allow the water to flow.



FIELD OBSERVATION REPORT

Location 7: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Recommend filter fabric and rip rap to extend 10 feet outside the eroded area.



Location 8: Mitered end section is starting to undermine. Place filter fabric and #57 stone and rip rap to extend 2' out from sides and top of structure.



FIELD OBSERVATION REPORT

Location 9: Build up of silt to be removed.



Location 10: Erosion observed below the normal water line. Monitor for future erosion.



FIELD OBSERVATION REPORT

Location 11: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Recommend filter fabric and rip rap.



Location 12: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Recommend filter fabric and rip rap.



FIELD OBSERVATION REPORT

Location 13: Undermining of the mitered end section. Install rip rap and #57 stone to stabilize the undermining MES. Rip rap to extend a minimum of 2' around sides and top of structure.



Location 14: The water runoff between the houses and fluctuating water levels in the pond are causing channelized erosion. Contractor to verify Mitered end section at this location. Recommend filter fabric and rip rap around the structure to protect the bank. Rip rap to extend 10' both sides of eroded area.





Proposal for Pond Maintenance, Erosion Repair, and Structural Improvements

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 04/24/2026

Proposal No. : 1253

Project Location: Epperson Ranch (Pond Locations 19,
29 & 30)

Project Overview

This project includes targeted pond maintenance and erosion control improvements across multiple locations, including silt removal, pond bank repairs, and restoration to improve stability and water flow. Work also involves installation of a new drainage flume, repairs to undermined mitered end sections, and reinforcement using Mirafi fabric and rip rap at critical areas. Overall, the project is designed to restore proper pond function, prevent further erosion, and enhance long-term drainage performance.

Location 1 – Silt Removal

1. Remove approximately 6 inches of accumulated silt to achieve a minimum 6-inch clearance below the skimmer.

\$275.00

Location 2 – Pond Bank Repair

Repair pond bank. Work will include:

- 1. Grading and stabilization*
- 2. Installation of Mirafi fabric*
- 3. Placement of rip rap at high watermark (per detail)*

\$1,275.00

Location 4 – Pond Bank Repair

Repair pond bank. Work will include:

- 1. Grading and stabilization*
- 2. Installation of Mirafi fabric*
- 3. Placement of rip rap at high watermark (per detail)*

\$1,275.00

Location 5 – Pond Bank Repair

Repair pond bank. Work will include:

- 1.Grading and stabilization
- 2.Installation of Mirafi fabric
- 3.Placement of rip rap at high watermark (per detail)

\$1,275.00

Location 6 – Flume Installation

Install a drainage flume to control water flow and prevent erosion:

- 1.Excavate area to a depth of 6 inches for concrete base
- 2.Identify low point to properly position flume
- 3.Install flume approximately 3 feet wide by 20 feet long
- 4.Install curbing at the base
- 5.Place Mirafi fabric and rip rap to protect surrounding bank

\$3,250.00

Location 7 – Pond Bank Restoration

Restore approximately 80 linear feet of pond bank. Work will include:

- 1.Backfilling and grading
- 2.Compaction of subgrade
- 3.Installation of Mirafi fabric
- 4.Placement of rip rap at high watermark (per detail)

\$10,400.00

Location 8 – MES Repair

Repair undermined Mitered End Section (MES) by:

- 1.Compacting #57 stone
- 2.Proper backfill and stabilization
- 3.Armoring with rip rap extending 2 feet around affected area

\$1,450.00

Location 9 – Silt Removal

- 1.Remove buildup of silt from pond to restore proper depth and function.

\$800.00

Location 11 – Pond Bank Repair

Repair pond bank. Work will include:

- 1.Grading and stabilization
- 2.Installation of Mirafi fabric
- 3.Placement of rip rap at high watermark (per detail)

\$1,275.00

Location 12 – Pond Bank Repair

Repair pond bank. Work will include:

- 1.Grading and stabilization*
- 2.Installation of Mirafi fabric*
- 3.Placement of rip rap at high watermark (per detail)*

\$1,275.00

Location 13 – MES Repair

Repair undermined Mitered End Section (MES) by:

- 1.Compacting #57 stone*
- 2.Proper backfill and stabilization*
- 3.Armoring with rip rap extending 2 feet around affected area*

\$1,450.00

Location 14 – Pond Bank Repair

Repair pond bank. Work will include:

- 1.Grading and stabilization*
- 2.Installation of Mirafi fabric*
- 3.Placement of rip rap at high watermark (per detail)*

\$3,510.00

Total Project Cost
\$27,510.00

Terms & Conditions

Pricing is based on the scope outlined above. Any additional work will require written approval. Work will be scheduled upon acceptance of this proposal. Payment terms: Net 30 days from invoice date. All work will be performed in accordance with industry standards and safety regulations, and final grading and stabilization will ensure proper drainage and erosion control. All work shall follow applicable industry standards, and reference should be made to provided details/drawings for rip rap and fabric installation specifications. Delays due to access may result in added costs.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by

EXHIBIT 8



April 2, 2026

Stantec visited Epperson Ranch CDD to review previously reported water ponding on the sidewalks next to the utility boxes on Summer Sun loop. The existing sidewalks are sloping toward the road but the grass has grown above the sidewalk not allowing the runoff to drain to the curb as designed. The recommended repair is to add concrete flumes from the sidewalk to the road curb to allow the water to discharge to the roadway as intended.

Greg Woodcock

Project Manager

Stantec

(352) 741-7699

Greg.Woodcock@Stantec.com

April 2, 2026

Location 1: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb inlet to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30541 Summer sun loop.



Location 2: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb inlet to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30593 Summer Sun Loop.



April 2, 2026

Location 3: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30635 Summer Sun Loop.



Location 4: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30701 Summer Sun Loop.



April 2, 2026

Location 5: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Placement of the flume would be one side of the pole, placement may not be at the low point due to the obstruction. Refer to concrete flume detail below. Address 30739 Summer Sun Loop.



Location 6: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30763 Summer Sun Loop.



April 2, 2026

Location 7: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30847 Summer Sun Loop.



Location 8: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30937 Summer Sun Loop.



April 2, 2026

Location 9: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30870 Summer Sun Loop.



Location 10: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30788 Summer Sun Loop.



April 2, 2026

Location 11: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30634 Summer Sun Loop.



Location 12: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30634 Summer Sun Loop.



April 2, 2026

Location 13: Water ponding on sidewalk. The recommended repair is to put a concrete flume to direct the water from the sidewalk to the curb to allow the water to runoff the sidewalk. Construct concrete flume at low point in sidewalk to curb. Refer to concrete flume detail below. Address 30558 Summer Sun Loop.





Proposal for Sidewalk Drainage Improvements & Concrete Flume Installation

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 04/15/2026

Proposal No. : 1245

Project Location: Epperson Ranch

Project Overview

ADS proposes to provide drainage improvements at multiple sidewalk locations within Epperson Ranch CDD where water ponding has been identified. These improvements are intended to direct stormwater from sidewalks to adjacent curb lines and inlets to eliminate standing water.

Scope of Work

1. Install a fiber-reinforced concrete flume to direct water flow from the sidewalk to the curb or curb inlet.
2. Install and epoxy #4 reinforcing steel dowels into existing sidewalk and curb per detail.
3. Ensure proper grading to promote positive drainage toward the roadway.
4. Tie new concrete into existing sidewalk and curb structures.
5. Clean and restore the work area upon completion.

Locations

30541 Summer Sun Loop

30593 Summer Sun Loop

30635 Summer Sun Loop

30701 Summer Sun Loop

30739 Summer Sun Loop

(flume placement adjusted due to obstruction)

30763 Summer Sun Loop

30847 Summer Sun Loop

30937 Summer Sun Loop

30870 Summer Sun Loop

30788 Summer Sun Loop

30634 Summer Sun Loop – Location A

30634 Summer Sun Loop – Location B

30558 Summer Sun Loop

Project Pricing

Unit Price: \$1,250 per location

Total (13 Locations): **\$16,250**

Exclusions

- Maintenance of traffic
- Permitting fees (if required)
- Irrigation or utility repairs unless damaged during construction
- Landscape restoration beyond disturbed areas
- Surveying or engineering design

Assumptions

- Work is based on typical conditions observed in provided documentation
- All locations are accessible
- No unforeseen underground conflicts
- Design and layout are provided by others (Stantec)

Schedule

Work will be scheduled upon approval and coordinated with the CDD. Work may be completed in a phased or continuous sequence.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Total Project Cost

\$16,250.00

Accepted date

Accepted by

EXHIBIT 9

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 10

*Epperson Ranch
Community Development District*

*Financial Statements
(Unaudited)*

March 31, 2026



Epperson Ranch CDD
Balance Sheet
March 31, 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	\$ 126,607	\$ -	\$ -	\$ -	\$ 126,607
3 MM ACCOUNT	3,395,201	-	-	-	3,395,201
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	210,237	298,785	509,021
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	33	563	596
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	28,949	-	7,111	10,399	46,459
12 DUE FROM OTHER FUNDS	-	-	421,839	616,914	1,038,752
13 UNDEPOSITED FUNDS	-	-	-	-	-
14 PREPAID ITEMS	4,682	-	-	-	4,682
15 UTILITY DEPOSITS	10,919	-	-	-	10,919
16 SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
17 TOTAL ASSETS	\$ 3,603,457	\$ -	\$ 1,066,832	\$ 1,551,342	\$ 6,221,631
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 18,439	\$ -	\$ -	\$ -	\$ 18,439
20 DEFERRED ASSESSMENTS ON-ROLL	28,949	-	7,111	10,399	46,459
21 DUE TO OTHER FUNDS	1,038,752	-	-	-	1,038,752
22 TOTAL LIABILITIES	1,086,140	-	7,111	10,399	1,103,651
23 FUND BALANCE					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	52,701	-	-	-	52,701
26 CAPITAL RESERVES	-	-	-	-	-
27 RESERVED - OPERATING CAPITAL	289,708	-	-	-	289,708
28 UNASSIGNED	2,174,908	-	1,059,721	1,540,943	4,775,572
29 TOTAL FUND BALANCE	2,517,317	-	1,059,721.28	1,540,943	5,117,981
29 TOTAL LIABILITIES & FUND BALANCE	\$ 3,603,457	\$ -	\$ 1,066,832	\$ 1,551,342	\$ 6,221,631

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

	FY 2026 Amended Budget	FY 2026 Month of March	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	\$ 7,073	\$ 1,709,275	\$ (28,972)	98%
3 Interest Revenue	-	9,541	42,304	42,304	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	3,857	3,857	
5 TOTAL REVENUES	1,738,247	16,614	1,755,436	17,189	101%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	700	3,900	(8,100)	33%
9 Payroll Taxes	918	161	837	(81)	91%
10 Payroll Service Fees	673	50	300	(373)	45%
11 Management Consulting Services	46,575	3,881	23,288	(23,288)	50%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	2,400	125	750	(1,650)	31%
14 Bank Fees	200	-	-	(200)	0%
15 Auditing Services	4,500	-	-	(4,500)	0%
16 Regulatory and Permit Fees	175	-	175	-	100%
17 Legal Advertisements	1,500	-	-	(1,500)	0%
18 Engineering Services	40,500	1,074	12,341	(28,159)	30%
19 Legal Services	35,000	3,188	15,140	(19,860)	43%
20 Assessment Collection Fee	150	150	150	-	100%
21 Website Development & Hosting	2,015	247	2,585	570	128%
22 Miscellaneous	2,500	-	24	(2,476)	1%
23 TOTAL ADMINISTRATIVE	149,206	9,576	59,490	(89,716)	40%
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	12,500	(12,500)	50%
34 Handyman Services	18,000	875	5,837	(12,163)	32%
35 Utility - Electricity	16,800	520	2,820	(13,980)	17%
36 Utility - Streetlights	270,600	23,493	122,393	(148,207)	45%
37 Utility - Water	20,000	991	5,286	(14,714)	26%
38 Pet Waste Removal	13,338	1,112	6,669	(6,669)	50%
39 Lake/Pond Maintenance	50,000	2,588	21,572	(28,428)	43%
40 Midge Fly Abatement	50,000	4,040	24,240	(25,760)	48%
41 Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	177,228	(189,634)	48%
42 Landscape Replacement	47,500	-	24,770	(22,730)	52%
43 Irrigation and Repair	30,000	-	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	3,518	(11,482)	23%
47 Gate Maintenance & Repairs	30,000	15,526	21,939	(8,061)	73%
48 Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
49 Playground	70,000	450	450	(69,550)	1%
50 Infrastructure Maintenance & Repairs	121,900	4,500	6,145	(115,755)	5%
51 Tunnel Maintenance	10,000	-	-	(10,000)	0%

	FY 2026 Amended Budget	FY 2026 Month of March	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	1,126	1,150	(77,450)	1%
55 TOTAL FIELD OPERATIONS	1,376,100	87,491	481,136	(894,964)	35%
56 AMENITY OPERATIONS					
57 Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58 Gate Cell Service	8,000	234	3,219	(4,781)	40%
59 Gate Security Cameras	3,100	150	1,567	(1,533)	51%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	80	(1,420)	5%
61 TOTAL AMENITY OPERATIONS	17,600	384	4,866	(12,734)	28%
62 CAPITAL RESERVES					
63 Reserve Contribution	110,000	1,606	73,499	(36,501)	67%
64 TOTAL CAPITAL RESERVES	110,000	1,606	73,499	(36,501)	67%
65 TOTAL EXPENDITURES	1,738,247	99,057	697,390	(1,040,857)	40%
66 REVENUES OVER (UNDER) EXPENDITURES	-	(82,443)	1,058,046	1,058,046	
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	-	(82,443)	1,512,613	1,512,613	
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	(82,443)	2,517,317	1,478,545	
75 ANALYSIS OF FUND BALANCE					
76 NON SPENDABLE DEPOSITS					
77 PREPAID & DEPOSITS	-		52,701		
78 CAPITAL RESERVES	-		-		
79 3-MONTH OPERATING CAPITAL	-		289,708		
80 UNASSIGNED	1,038,772		2,174,908		
81 TOTAL FUND BALANCE	\$ 1,038,772		\$ 2,517,317		

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to March 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 March 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	\$ 419,869	\$ (7,111)
3 Interest Revenue	-	12,739	12,739
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	432,608	5,628
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	165,896	165,411
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	485	165,896	165,411
20 Fund Balance - Beginning	761,311	893,793	132,482
21 FUND BALANCE - ENDING - PROJECTED	\$ 761,796	\$ 1,059,689	\$ 297,893

* 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 March 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	\$ 614,032	\$ (10,399)
3 Interest Revenue	-	18,542	18,542
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,431	632,574	8,143
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	231,109	230,609
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	500	231,109	230,609
20 Fund Balance - Beginning	1,127,063	1,309,271	182,208
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,127,563	\$ 1,540,380	\$ 412,817

* 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	100638	Holiday Outdoor Decor	Invoice: INV22702 (Reference: Holiday lighting.)		13,459.00	262,368.01
12/02/2025	100639	Steadfast Contractors Alliance, LLC	Invoice: SA-17804 (Reference: 2025 TREATMENT.)		4,040.00	258,328.01
12/02/2025	100640	Juniper Landscaping of Florida, LLC	Invoice: 370582 (Reference: #372445 - Epperson Ranch Winter flower installation.)		2,320.00	256,008.01
12/02/2025	100641	ECS Integrations LLC	Invoice: 103343 (Reference: Camera Management for Main-Yale-Olive.)		150.00	255,858.01
12/03/2025	100642	Gig Fiber, LLC	Invoice: 5753 (Reference: Epperson Ranch CDD - Amendment #2 - Entrance Bridge_Dec 2025.) Invo...		19,055.00	236,803.01
12/03/2025	100643	Steadfast Contractors Alliance, LLC	Invoice: SA-17843 (Reference: Routine Aquatic Maintenance.)		2,695.00	234,108.01
12/03/2025	100644	Tampa Bay Poo Patrol, LLC	Invoice: 4768 (Reference: pet waste station maintenance.)		1,111.50	232,996.51
12/05/2025			Deposit	2,234,536.07		2,467,532.58
12/05/2025	01ACH120525	DOORKING, INC.	Reference: Gate cell service 11.2.25- 12.01.25		165.80	2,467,366.78
12/10/2025	100646	Steadfast Contractors Alliance, LLC	Invoice: SA-18045 (Reference: Replacement of Faulty Compressor.)		1,001.00	2,466,365.78
12/10/2025	100647	Spinelli Electric, Inc.	Invoice: SPG-251211-ERS (Reference: Property Maintenance.)		2,257.20	2,464,108.58
12/10/2025	100649	Juniper Landscaping of Florida, LLC	Invoice: 372425 (Reference: Tree Removal.)		866.40	2,463,242.18
12/10/2025	100650	Romaner Graphics	Invoice: 22926 (Reference: Left curve sign.)		120.00	2,463,122.18
12/10/2025	01ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 10.08.25- 11.07.25		521.16	2,462,601.02
12/10/2025	02ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10.09.25- 11.07.25		212.10	2,462,388.92
12/10/2025	03ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10.08.25- 11.07.25		343.40	2,462,045.52
12/11/2025			Funds Transfer - Earn Interest on Tax Deposits		2,320,000.00	142,045.52
12/11/2025	100651	LLS Tax Solutions Inc.	Invoice: 003955 (Reference: Arbitrage Services.)		650.00	141,395.52
12/11/2025			Deposit	184,052.45		325,447.97
12/11/2025			Deposit	3,920.11		329,368.08
12/12/2025	121225BOS1	Cherdonna Epps-Gardner	BOS MTG 12/12/25		84.70	329,283.38
12/12/2025	121225BOS2	Christy M Bartels	BOS MTG 12/12/25		184.70	329,098.68
12/12/2025	121225BOS3	Dawn Curran Tubb	BOS MTG 12/12/25		184.70	328,913.98
12/12/2025	121225BOS4	Engage PEO	BOS MTG 12/12/25		272.40	328,641.58
12/12/2025	121225BOS5	Harl D. Page	BOS MTG 12/12/25		184.70	328,456.88
12/15/2025	100652	Vesta District Services	Invoice: 429986 (Reference: Management Fees Dec 25.)		6,006.25	322,450.63

Date	Number	Name	Memo	Deposits	Payments	Balance
12/18/2025	100653	Kutak Rock LLP	Invoice: 3673116 (Reference: General Counsel Nov 25.)		4,083.36	318,367.27
12/18/2025			Deposit	2,153.98		320,521.25
12/18/2025			Deposit	19,847.53		340,368.78
12/19/2025	01ACH121925	Withlacoochee River Electric	31425 Epperson Blvd 11.03.25- 12.03.25		41.01	340,327.77
12/19/2025	02ACH121925	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 11.03.25- 12.03.25		50.30	340,277.47
12/19/2025	03ACH121925	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 11.03.25- 12.03.25		45.12	340,232.35
12/19/2025	04ACH121925	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11.03.25- 12.03.25		49.76	340,182.59
12/19/2025	05ACH121925	Withlacoochee River Electric	31077 Epperson Blvd 11.03.25- 12.03.25		41.54	340,141.05
12/19/2025	06ACH121925	Withlacoochee River Electric	7315 Yale Harbor Dr 11.03.25- 12.03.25		52.63	340,088.42
12/19/2025	07ACH121925	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11.03.25- 12.03.25		123.54	339,964.88
12/19/2025	08ACH121925	Withlacoochee River Electric	7851 Curley Rd 11.03.25- 12.03.25		4,440.27	335,524.61
12/23/2025	100654	Cooper Pools Inc.	Invoice: 2025-1568 (Reference: STENNER PUMP 45 SERIES INCLUDES INSTALLATION 1 YEAR WARRA		688.00	334,836.61
12/26/2025			Deposit	956.54		335,793.15
12/29/2025	100655	Stantec Consulting Services, Inc	Invoice: 2498806 (Reference: Engineering Services Nov 25.)		3,223.38	332,569.77
12/30/2025	3696	Watergrass CDD II			250.00	332,319.77
12/30/2025	100656	ECS Integrations LLC	Invoice: 103416 (Reference: Gate Remotes.)		80.00	332,239.77
12/30/2025	100657	Juniper Landscaping of Florida, LLC	Invoice: 370286 (Reference: Landscape Maintenance Dec 25.)		29,538.00	302,701.77
12/31/2025	End of Month			2,445,466.68	2,450,704.92	302,701.77
01/06/2026	01ACH010626	DOORKING, INC.	Reference: Gate cell service 12.2.25- 1.1.26		165.80	302,535.97
01/06/2026	100658	Cooper Pools Inc.	Invoice: 2026-1068 (Reference: Commercial Monthly Fountain Service January 2026.)		650.00	301,885.97
01/06/2026	100660	Steadfast Contractors Alliance, LLC	Invoice: SA-18628 (Reference: Erosion repair on pond 11 at Epperson Ranch CDD.)		4,988.00	296,897.97
01/06/2026	100661	Gig Fiber, LLC	Invoice: 5955 (Reference: Solar Equipment Lease Jan 26.) Invoice: 5953 (Reference: Solar Equi...		19,055.00	277,842.97
01/06/2026	100662	ECS Integrations LLC	Invoice: 103443 (Reference: Camera Management.) Invoice: 103445 (Reference: Wireless Internet...		2,415.00	275,427.97
01/06/2026	100663	Tampa Bay Poo Patrol, LLC	Invoice: 4983 (Reference: Pet waste station maintenance Jan 26.)		1,111.50	274,316.47
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	253,866.47
01/07/2026	01ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.07.25- 12.09.25		527.22	253,339.25
01/07/2026	02ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11.07.25- 12.09.25		256.54	253,082.71
01/07/2026	03ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 11.07.25- 12.09.25		573.68	252,509.03
01/07/2026	3697	US Bank CM-9690	Trustee fees Series 2017 11/01/25-10/31/26		4,256.13	248,252.90
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	244,804.90
01/09/2026			Deposit	32,204.20		277,009.10
01/09/2026			Deposit	2,776.67		279,785.77
01/09/2026			Deposit	2,000.11		281,785.88
01/12/2026	100665	Steadfast Contractors Alliance, LLC	Invoice: SA-19027 (Reference: JAN26 Midge fly treatment.)		4,040.00	277,745.88
01/12/2026	100666	Watergrass CDD II	Invoice: 04119 (Reference: January Meeting Room Rental 01/05/2026.)		125.00	277,620.88
01/12/2026	100667	Vesta District Services	Invoice: 430303 (Reference: JAN26 District Management services.)		6,006.25	271,614.63
01/15/2026	100668	Vesta District Services	Invoice: 430386 (Reference: Billable Expenses - Dec 2025.)		793.99	270,820.64
01/15/2026	100669	Kutak Rock LLP	Invoice: 3687106 (Reference: legal services Dec25.)		2,734.50	268,086.14
01/15/2026	100670	Spinelli Electric, Inc.	Invoice: SPG-20251223-ERS-015 (Reference: Labor ? property maintenance.)		600.00	267,486.14
01/16/2026	011626PR1	Cherdonna Epps-Gardner	BOS MTG 1/5/26		84.70	267,401.44
01/16/2026	011626PR2	Dawn Curran Tubb	BOS MTG 1/5/26		184.70	267,216.74
01/16/2026	011626PR3	Engage PEO	BOS MTG 1/5/26		241.80	266,974.94
01/16/2026	011626PR4	Harl D. Page	BOS MTG 1/5/26		184.70	266,790.24
01/23/2026	01ACH012326	Withlacoochee River Electric	7851 Curley Rd 12.03.25-01.06.26		4,449.13	262,341.11
01/23/2026	02ACH012326	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12.03.25- 01.06.26		298.00	262,043.11
01/23/2026	03ACH012326	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 12.03.25- 01.06.26		89.14	261,953.97
01/23/2026	04ACH012326	Withlacoochee River Electric	7315 Yale Harbor Dr 12.03.25- 01.06.26		59.59	261,894.38
01/23/2026	05ACH012326	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 12.03.25- 01.06.26		55.57	261,838.81
01/23/2026	06ACH012326	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 12.03.25- 01.06.26		51.14	261,787.67
01/23/2026	07ACH012326	Withlacoochee River Electric	31425 Epperson Blvd (Butterfly garden/ Holiday Lights) 12.03.25- 01.06.26		42.28	261,745.39
01/23/2026	08ACH012326	Withlacoochee River Electric	31077 Epperson Blvd 12.03.25- 01.06.26		42.17	261,703.22
01/28/2026	100671	Steadfast Contractors Alliance, LLC	Invoice: SA-19329 (Reference: Jan26 Routine Aquatic Maintenance.)		2,575.00	259,128.22
01/28/2026	100672	Contact One	Invoice: 260101164101 (Reference: Monthly gate service Jan26.)		51.07	259,077.15
01/29/2026	100673	Rosco's Security LLC	Invoice: INV/2026/00002 (Reference: Service on Timesheet On-site evaluation/assessment for Epper...		545.00	258,532.15
01/29/2026	100674	Envera Systems	Invoice: IN00004970 (Reference: Passive Video System Installation (50% Deposit).) Invoice: IN...		44,244.83	214,287.32
01/30/2026	100675	Juniper Landscaping of Florida, LLC	Invoice: 375590 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract January ...		51,121.20	163,166.12
1/31/2026	End of Month			36,980.98	176,516.63	163,166.12
02/04/2026	100676	Steadfast Contractors Alliance, LLC	Invoice: SA-19644 (Reference: Once A month treatments of surface aduicide to the ponds of Eppe...		4,040.00	159,126.12

Date	Number	Name	Memo	Deposits	Payments	Balance
02/04/2026	100677	Vesta District Services	Invoice: 430647 (Reference: FEB26 District Management services.)		6,006.25	153,119.87
02/04/2026	100678	Tampa Bay Poo Patrol, LLC	Invoice: 5233 (Reference: Feb26 Pet Waste Station Maintenance.)		1,111.50	152,008.37
02/04/2026	100679	ECS Integrations LLC	Invoice: 103616 (Reference: Camera Management for Main-Yale-Olive.)		150.00	151,858.37
02/04/2026	100680	Cooper Pools Inc.	Invoice: 2026-1162 (Reference: Commercial Monthly Fountain Service February 2026.)		650.00	151,208.37
02/05/2026	100682	Gig Fiber, LLC	Invoice: 6167 (Reference: Solar Equipment Lease Income - Amendment #2 - Entrance Bridge_Feb 2026...		19,055.00	132,153.37
02/05/2026	01ACH020526	DOORKING, INC.	Reference: Gate cell service 01.02.26- 02.01.26		184.80	131,968.57
02/10/2026	100683	Stantec Consulting Services, Inc	Invoice: 2518156 (Reference: Engineering services.)		2,001.22	129,967.35
02/10/2026	100684	Watergrass CDD II	Invoice: 04289 (Reference: February Meeting Room Rental 02/02/2026.)		125.00	129,842.35
02/11/2026	01ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 12.09.25- 1.08.26		441.37	129,400.98
02/11/2026	02ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 12.09.25- 01.08.26		218.16	129,182.82
02/11/2026	03ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 12.09.25- 01.08.26		299.97	128,882.85
02/11/2026			Deposit	27,293.98		156,176.83
02/11/2026			Deposit	1,234.78		157,411.61
02/13/2026	100685	Contact One	Invoice: 251201164101 (Reference: Monthly Service Charges- New Years holiday charge.)		59.00	157,352.61
02/13/2026	021326BOS1	Cherdonna Epps-Gardner	BOS MTG 2/2/26		84.70	157,267.91
02/13/2026	021326BOS2	Christy M Bartels	BOS MTG 2/2/26		184.70	157,083.21
02/13/2026	021326BOS3	Dawn Curran Tubb	BOS MTG 2/2/26		184.70	156,898.51
02/13/2026	021326BOS4	Engage PEO	BOS MTG 2/2/26		272.40	156,626.11
02/13/2026	021326BOS5	Harl D. Page	BOS MTG 2/2/26		184.70	156,441.41
02/17/2026	100686	Vesta District Services	Invoice: 430883 (Reference: billable Expenses JAN26.)		24.58	156,416.83
02/18/2026	3699	MIKE FASANO PASCO COUNTY TAX COLLECTOR	Negative Distribution		23.54	156,393.29
02/20/2026	01ACH022026	Withlacoochee River Electric	31425 Epperson Blvd 01.06.26- 02.04.26		40.16	156,353.13
02/20/2026	02ACH022026	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 01.06.26- 02.04.26		49.56	156,303.57
02/20/2026	03ACH022026	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 01.06.26- 02.04.26		48.60	156,254.97
02/20/2026	04ACH022026	Withlacoochee River Electric	31077 Epperson Blvd 01.06.26- 02.04.26		41.43	156,213.54
02/20/2026	05ACH022026	Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.26- 02.04.26		52.63	156,160.91
02/20/2026	06ACH022026	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.26- 02.04.26		222.01	155,938.90
02/20/2026	07ACH022026	Withlacoochee River Electric	7851 Curley Rd 01.06.26- 02.04.26		4,438.36	151,500.54
02/20/2026	08ACH022026	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 01.06.26- 02.04.26		81.64	151,418.90
02/23/2026	100687	Contact One	Invoice: 260201164101 (Reference: Monthly service - Gate cell service.)		49.00	151,369.90
02/24/2026	100688	Juniper Landscaping of Florida, LLC	Invoice: 383190 (Reference: 372915 - November 2025 Irrigation Repair- Controller E-Decoder Repla...		3,522.46	147,847.44
02/26/2026	100689	Steadfast Contractors Alliance, LLC	Invoice: SA-19605 (Reference: Routine Aquatic Maintenance.)		2,575.00	145,272.44
02/26/2026	100690	Juniper Landscaping of Florida, LLC	Invoice: 380972 (Reference: 333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract February ...		29,538.00	115,734.44
02/27/2026	3700	LLS Tax Solutions Inc.	Arbitrage Services Series 2017A-1 & 2017A-2		650.00	115,084.44
2/28/2026		End of Month		28,528.76	76,610.44	115,084.44
03/02/2026	100691	Venturesin.com, Inc.	Invoice: 48094 (Reference: Web Hosting.)		205.00	114,879.44
03/02/2026	100692	Vesta District Services	Invoice: 431094 (Reference: Management fee services Mar26.)		6,006.25	108,873.19
03/02/2026	100693	ECS Integrations LLC	Invoice: 103703 (Reference: Camera Management for Main-Yale-Olive.)		150.00	108,723.19
03/03/2026	100694	Envera Systems	Invoice: IN00005142 (Reference: Epperson Ranch-Gate Solutions.)		27,648.09	81,075.10
03/03/2026	100695	Tampa Bay Poo Patrol, LLC	Invoice: 5429 (Reference: pet waste station maintenance.)		1,111.50	79,963.60
03/04/2026	100696	Watergrass CDD II	Invoice: 04377 (Reference: March Meeting Room Rental 03/02/2026.)		125.00	79,838.60
03/04/2026	100697	Kutak Rock LLP	Invoice: 3704156 (Reference: legal services.)		890.00	78,948.60
03/05/2026	01ACH030526	DOORKING, INC.	Reference: Gate cell service 02.02.26- 03.01.26		184.80	78,763.80
03/06/2026	100698	Gig Fiber, LLC	Invoice: 6394 (Reference: Amendment #1 - Entrance Bridge_March 2026.) Invoice: 6395 (Referenc...		19,055.00	59,708.80
03/06/2026	100699	Stantec Consulting Services, Inc	Invoice: 2524909 (Reference: Engineering services.)		4,256.51	55,452.29
03/10/2026	3701	PASCO COUNTY PROPERTY APPRAISER	Annual renewal fee		150.00	55,302.29
03/10/2026	3702	Brick By the Mile Inc.	Deposit for entry tower repair		2,250.00	53,052.29
03/11/2026	3703	Rosco's Security LLC	50% Deposit on Gate Repairs		7,762.76	45,289.53
03/11/2026	100700	Tampa Swap LLC	Invoice: 002 (Reference: playground maintenance.)		450.00	44,839.53
03/11/2026	100701	Vesta District Services	Invoice: 431334 (Reference: Billable Expenses - Feb 2026.)		233.20	44,606.33
03/11/2026	01ACH031126	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 01.08.26- 02.06.26		126.25	44,480.08
03/11/2026	02ACH031126	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 01.08.26- 02.06.26		84.84	44,395.24
03/11/2026	03ACH031126	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 01.08.26- 02.06.26		135.34	44,259.90
03/12/2026			Deposit	9,863.75		54,123.65
03/12/2026			Deposit	1,487.72		55,611.37
03/19/2026	100702	Envera Systems	Invoice: IN00005177 (Reference: Contract Permit.) Invoice: IN00005179 (Reference: Contract Pe...		1,605.81	54,005.56
03/19/2026			Funds Transfer	120,000.00		174,005.56
03/20/2026	01ACH032026	Withlacoochee River Electric	7851 Curley Rd 02.04.26- 03.04.26		4,438.26	169,567.30

Date	Number	Name	Memo	Deposits	Payments	Balance
03/20/2026	02ACH032026	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 02.04.26- 03.04.26		209.98	169,357.32
03/20/2026	03ACH032026	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 02.04.26- 03.04.26		79.74	169,277.58
03/20/2026	04ACH032026	Withlacoochee River Electric	7315 Yale Harbor Dr 02.04.26- 03.04.26		51.04	169,226.54
03/20/2026	05ACH032026	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 02.04.26- 03.04.26		49.04	169,177.50
03/20/2026	06ACH032026	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 02.04.26- 03.04.26		48.29	169,129.21
03/20/2026	07ACH032026	Withlacoochee River Electric	31077 Epperson Blvd 02.04.26- 03.04.26		41.54	169,087.67
03/20/2026	08ACH032026	Withlacoochee River Electric	31425 Epperson Blvd 02.04.26- 03.04.26		40.16	169,047.51
03/20/2026	032026BOS1	Cherdonna Epps-Gardner	BOS MTG 3/2/26		84.70	168,962.81
03/20/2026	032026BOS2	Christy M Bartels	BOS MTG 3/2/26		184.70	168,778.11
03/20/2026	032026BOS3	Dawn Curran Tubb	BOS MTG 3/2/26		184.70	168,593.41
03/20/2026	032026BOS4	Engage PEO	BOS MTG 3/2/26		272.40	168,321.01
03/20/2026	032026BOS5	Harl D. Page	BOS MTG 3/2/26		184.70	168,136.31
03/23/2026	100703	Kutak Rock LLP	Invoice: 3715914 (Reference: Legal Services Feb 26.)		3,187.74	164,948.57
03/23/2026	100704	Contact One	Invoice: 260301164101 (Reference: Monthly service.)		49.00	164,899.57
03/24/2026	100705	Tampa Swap LLC	Invoice: 007 (Reference: General Maintenance services.)		875.00	164,024.57
03/26/2026	100706	Cooper Pools Inc.	Invoice: 2026-1205 (Reference: Commercial Monthly Fountain Service March 2026.)		650.00	163,374.57
03/26/2026	100707	Steadfast Contractors Alliance, LLC	Invoice: SA-20637 (Reference: Routine Aquatic Maintenance.)		2,575.00	160,799.57
03/26/2026	100708	Juniper Landscaping of Florida, LLC	Invoice: 385422 (Reference: - Epperson Ranch CDD 2025/2026 Maintenance Contract March 2026.)		29,538.00	131,261.57
03/27/2026	100709	Steadfast Contractors Alliance, LLC	Invoice: SA-21806 (Reference: SE1366 Epperson Ranch Adulticide 2024.)		4,040.00	127,221.57
03/30/2026	3704	Venturesin.com, Inc.			615.00	126,606.57
3/31/2026	End of Month			131,351.47	119,829.34	126,606.57

EXHIBIT 11

April 17, 2026

Shirley Conley
Administrator
Vesta District Services
250 International Pkwy Suite 208
Lake Mary FL 32746

Dear Shirley Conley:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Epperson Ranch Community Development District 1,631

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

EXHIBIT 12



Cooper Pools Inc DBA
 Cooper Pools Remodeling
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 840

Order No.
 Valid for 30 days

Epperson Ranch CDD

Site: Epperson Boulevard
 Wesley Chapel

Site Contact:

Salesperson: Michael Goodrich

Date: 04/18/2026

Quote on fountain

14450 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
GPR (Scan behind and under the fountain for voids) Once this is complete we can go over the findings an create a remodeling plan	1.00	\$4,200.00	\$4,200.00
Sub-Total ex Tax			\$4,200.00
Tax			\$0.00
Total inc Tax			\$4,200.00

DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

EXHIBIT 13

Proposed To: Vesta Property Services, Inc Vesta District Services 250 International Pkwy Ste 208 Lake Mary, FL 32746-5062	Ship To: TBD at a later date	Bill To:
Attn: Michael Bush	Attn:	Attn:

Project No: 21966	Project Name: Epperson Lagoon Tot Lot Shade Additio	Project Contact: Michael Bush
Proposal No: 21966.01	Proposal Name: Epperson Lagoon Shade	Project Location: 31077 Epperson Blvd. Wesley Chapel, FL 33545 Project County: Pasco
Proposal Date: 8/12/2025	Proposal Expires: 9/11/2025	
For Questions Contact: Jason Smith ☎ 407-853-3595 ✉ jason@repsservices.com		
Consultant: Scott Brushwood ☎ 727-539-8457 ✉ scott@repsservices.com		Opt/Rev: A/0 8/12/25 - JS

Vendor: LSI SkyWays	Proj Drawings: 21966-1-1 2025.1	605955
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Freestanding Play 2-5						
Shade	IP227370G-001	1 EA	Skyways Hip 28'x28' Shade - 12' Entry Height W/rapid Release	13,335.00	13,335.00	13,335.00
Product Subtotal:						\$13,335.00
Electronic of Signed & Sealed Engineering:						\$2,050.00
Florida Sales Tax:					6.00%	\$923.10
Discretionary 1.0% Sales Surtax on the first \$5,000 for Pasco County, per Florida Statute §212.055					1.00%	\$50.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 1,120 lbs Freight Charge						\$3,105.00
LSI SkyWays Total:						\$19,463.10

Installation By RSI Installer: The scope includes the following, as required: 605957

Item	Qty	Description
INS-SKY	1 LT	Equipment Installation - LSI SkyWays 28x28 Hip Shade
INS-CON FT	4 EA	Install concrete footings for Hip Shade
OTHER	1 EA	Plywood to protect surfaces and haul off of excavated material from footings
PERMIT FILING	1 EA	Charge for document preparation for building permit.
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement.
RSI Installer Total:		\$30,252.69

General Terms of Sale and Proposal Summary

100% payment for product with the order, net 30 for install.	Product:	\$15,385.00
	Installation:	\$30,252.69
	Grand Total Tax:	\$973.10
A 3% convenience fee will be added to credit card payments.	Freight:	\$3,105.00
	Proposal Total:	\$49,715.79

Notes

Basis of Proposal:
 Our offer is based upon Rep Services design 21966-1-1 2025.1

Note that RSI will do the best we can to preserve the existing landscape but will not be responsible for any restoration needed.

If a performance and payment bond is required, add 3% to the proposal total.
 If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

Estimated project completion schedule
(This schedule starts when all needed information to direct engineering has been gathered.)
 8 Weeks: Engineering
 4 Weeks: Permitting/Submittal Approval

12 Weeks Longest manufacturing lead time. (Typical for scheduling.)
1 Week Shipping
1 Weeks Installation
26 Weeks TOTAL

Note that RSI is committed to do all it can to meet the needs of your project.

SkyWays Shade by LSI:

SkyWays units are designed to meet 2023 Florida Building Code 8th Edition and ASCE 7-22.

Note that the fabric is to be removed by the owner should winds exceed 75MPH. Fabric should be removed in the event of a hurricane.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1. Color selection to be made at time of color submittal approval.

Installation:

Unless otherwise noted, the following items are to be PROVIDED BY CUSTOMER prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include:

- Performance and Payment Bond
- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing
- Restoration of sod or surrounding landscaping from installation

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

Time Limitations Holding Prices Firm:

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

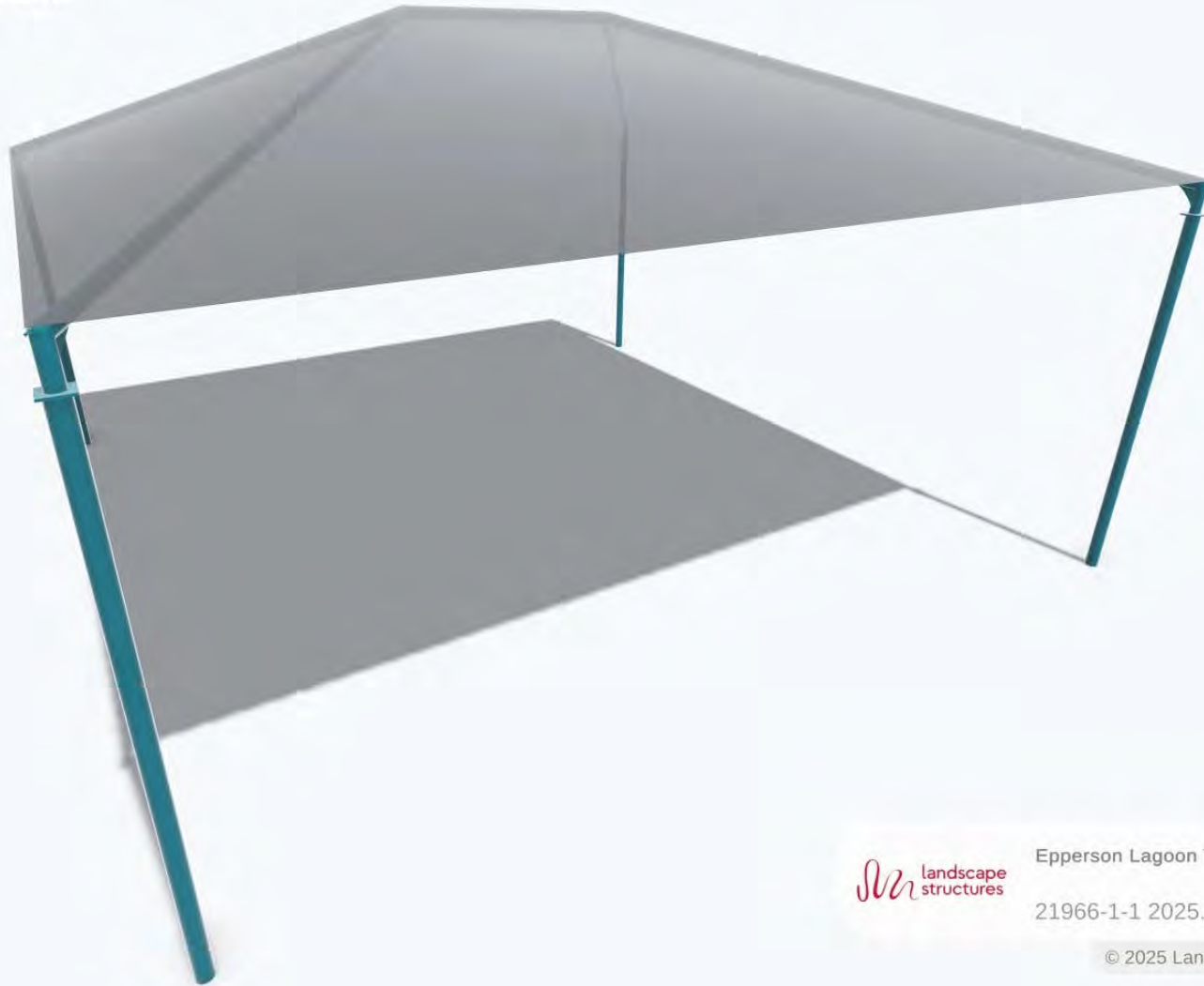
If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

Company Name	Authorized By	Printed Name	Date
As Its: _____	(Title)		

Shade Posts:  Lagoon=421
Upper Sails:  Gun Metal FR=512



Epperson Lagoon Tot Lot Shade

21966-1-1 2025.1 • 8.6.2025



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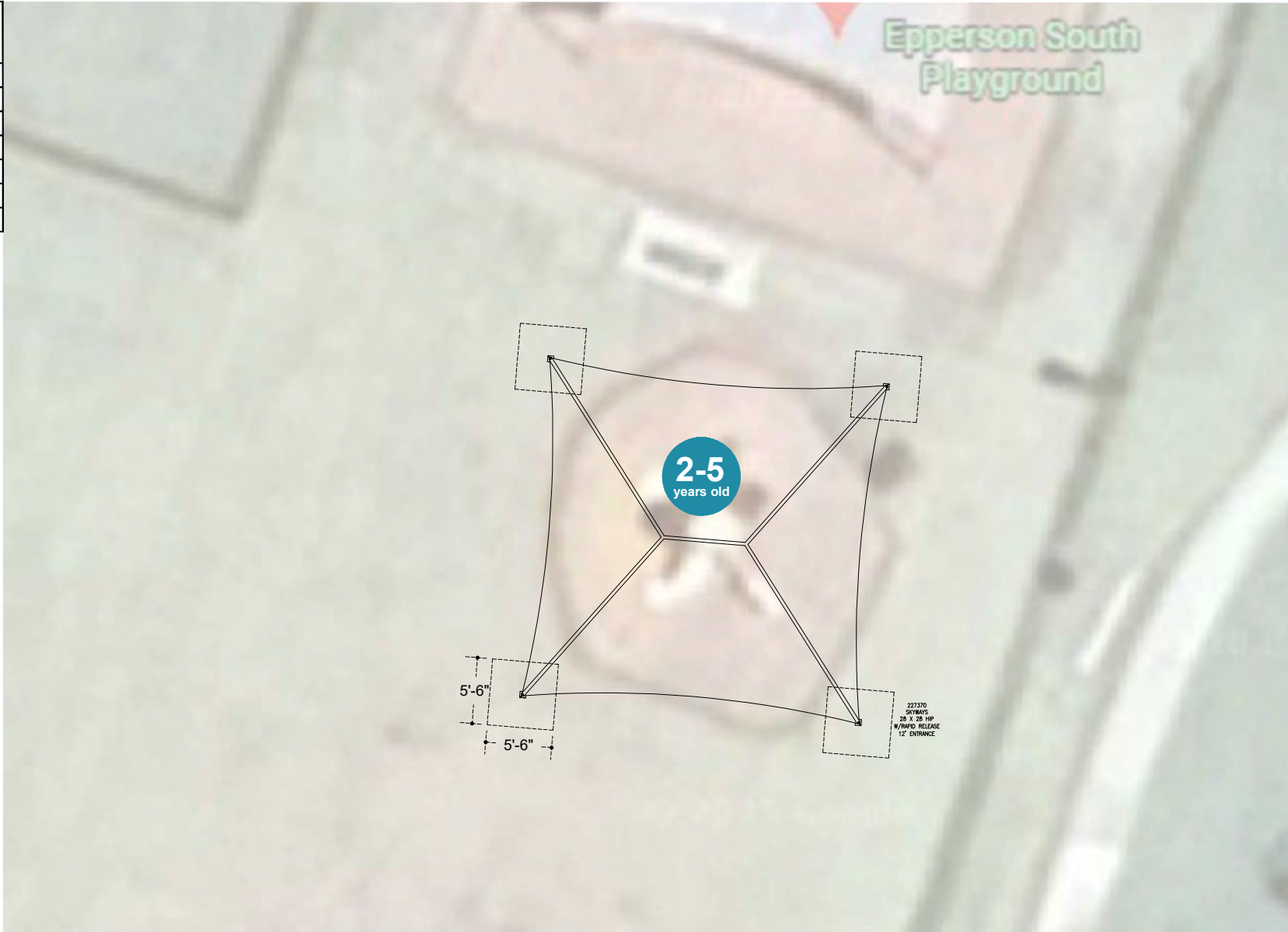
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BY: KCM

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SHADE LAYOUT PLAN

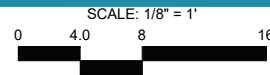
TOTAL AREA:
FALL HEIGHT:
BORDER: EXISTING
USER CAPACITY:
SURFACING: EXISTING
SUBGRADE ELEV.:

SHADE FOOTERS ARE ESTIMATED BASED ON RECENT PRECEDENT
 FINAL FOOTER SIZES WILL NOT BE DETERMINED UNTIL TIME OF ENGINEERING



Epperson Lagoon Tot Lot Shade Addition

Wesley Chapel, FL
 PROJECT: 21966-1-1 2025.1
 NOT FOR CONSTRUCTION



REP SERVICES, INC.
 Experts at Play & Outdoor Spaces



8/6/2025 2:52:23 PM

EXHIBIT 14

EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUE					
2 GENERAL FUND REVENUE	\$ 1,398,368	\$ 1,674,990	\$ 1,738,247	\$ 1,730,499	\$ (7,748)
3 INTEREST	39,019	40,281	-	-	-
4 MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	788	-	-	-
5 TOTAL REVENUE	1,437,387	1,716,060	1,738,247	1,730,499	(7,748)
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 SUPERVISORS COMPENSATION	8,200	8,200	12,000	12,000	-
9 PAYROLL TAXES	627	627	918	918	-
10 PAYROLL SERVICE FEES	550	500	673	673	-
11 MANAGEMENT CONSULTING SERVICES	45,000	45,000	46,575	47,973	1,398
12 TRAVEL PER DIEM			100	100	-
13 MEETING ROOM RENTAL	4,773	3,960	2,400	1,500	(900)
14 BANK FEES		2	200	200	-
15 AUDITING SERVICES	3,800	3,850	4,500	4,500	-
16 REGULATORY AND PERMIT FEES	175	175	175	175	-
17 LEGAL ADVERTISEMENTS	698	959	1,500	1,500	-
18 ENGINEERING SERVICES	45,450	21,718	40,500	40,500	-
19 LEGAL SERVICES	27,969	29,176	35,000	35,000	-
20 ASSESSMENT COLLECTION FEE	150	150	150	150	-
21 WEBISTE DEVELOPMENT & HOSTING	1,932	2,220	2,015	2,585	570
22 MISCELLANEOUS	1,441	7,250	2,500	2,500	-
23 TOTAL ADMINISTRATIVE	140,765	123,786	149,206	150,274	1,068
24 INSURANCE					
25 INSURANCE (PO, Liability, Property & Casualty)	42,053	63,566	69,936	62,570	(7,366)
26 TOTAL INSURANCE	42,053	63,566	69,936	62,570	(7,366)
27 DEBT SERVICE ADMINISTRATION					
28 BOND DISSIMINATION FEES	5,000	5,000	5,000	5,150	150
29 TRUSTEE FEES	6,544	7,138	9,105	9,105	-
30 ARBITRAGE REPORTING	1,300	1,300	1,300	1,300	-
31 TOTAL DEBT SERVICE ADMINISTRATION	12,844	13,438	15,405	15,555	150
32 FIELD OPERATIONS					
33 DISTRICT FIELD TECH	24,000	25,500	25,000	25,000	-
34 HANDYMAN SERVICES	-	-	18,000	18,000	-
35 UTILITY - ELECTRICITY	60,932	57,393	16,800	16,800	-
36 UTILITY - STREETLIGHTS	222,000	224,775	270,600	288,200	17,600
37 UTILITY - WATER	7,915	8,103	20,000	10,800	(9,200)
38 PET WASTE REMOVAL	7,734	12,180	13,338	13,338	-
39 LAKE/POND MAINTENANCE	32,260	45,600	50,000	30,900	(19,100)
LAKE/POND REPAIRS-REPLACEMENT				19,100	
40 MIDGE FLY ABATEMENT	24,240	44,440	50,000	50,000	-
41 LANDSCAPE MAINTENANCE	314,968	390,332	366,862	366,862	-
42 LANDSCAPE REPLACEMENT	-	-	47,500	47,500	-
43 IRRIGATION & REPAIR	-	-	30,000	20,000	(10,000)
44 PLAYGROUND MULCH - ADA COMPLIANT	3,380	13,650	7,500	7,500	-
45 BUTTERFLY GARDEN IMPROVEMENTS	1,675	3,470	-	-	-
46 HOLIDAY LIGHTING	34,968	34,999	35,000	35,000	-
47 WATER FEATURE CLEANING & MAINTENANCE	21,741	392	15,000	15,000	-
48 GATE MAINTENANCE & REPAIRS	13,497	25,493	30,000	30,000	-
49 SIDEWALK MAINTENANCE & PRESSURE WASHING			55,000	55,000	-
50 PLAYGROUND	10,845	61,082	70,000	70,000	-

EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27	
51	INFRASTRUCTURE MAINTENANCE & REPAIRS	16,900	138,169	121,900	121,900	-
52	TUNNEL MAINTENANCE			10,000	10,000	-
53	DRAINAGE STRUCTURE INSPECTION & REPAIRS	14,500	10,836	40,000	40,000	-
54	SECURITY PATROLS	4,560	1,856	5,000	5,000	-
55	CONTINGENCY	2,907	9,986	78,600	78,600	-
56	TOTAL FIELD OPERATIONS	819,021	1,108,254	1,376,100	1,374,500	(20,700)
57	AMENITY OPERATIONS					
58	MISCELLANEOUS AMENITY REPAIRS & MAIN.	2,308	1,340	5,000	5,000	-
59	GATE CELL SERVICE	7,894	9,776	8,000	8,000	-
60	GATE SECURITY CAMERAS	7,765	1,504	3,100	3,100	-
61	SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	655	1,006	1,500	1,500	-
62	TOTAL AMENITY CENTER OPERATIONS	18,622	13,626	17,600	17,600	-
63	CAPITAL RESERVES					
64	RESERVE CONTRIBUTION	-	-	110,000	110,000	-
65	TOTAL EXPENDITURES	1,033,304	1,322,670	1,738,247	1,730,499	(26,848)
66						
67	EXCESS OF REVENUE OVER (UNDER) EXPEND.	404,083	393,389	-	-	19,100
68	FUND BALANCE					
69	FUND BALANCE - BEGINNING	207,231	611,314	611,314	1,004,704	393,389
70	NET CHANGE IN FUND BALANCE	404,083	393,389	-	-	-
71	TRANSFER IN FROM RESERVE TO GF	-	-	427,458	-	(427,458)
72	FUND BALANCE - ENDING - PROJECTED	\$ 611,314	\$ 1,004,704	\$ 1,038,772	\$ 1,004,704	\$ (14,969)

**EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:		
SUPERVISORS COMPENSATION	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES	673	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	47,973	The District receives Management & Accounting services as part of the agreement \$46,575 for FY 26 - COL increase for FY 27
TRAVEL PER DIEM	100	Reimbursement to board supervisors for travel to board meetings.
MEETING ROOM RENTAL	1,500	Room rental in Pasco County for Board of Supervisor meetings. Current Contract is \$125 per month
BANK FEES	200	Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	4,500	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	40,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	35,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager \$27,969 spent FY 24 - On pace to spend \$19,153 for FY 25
ASSESSMENT COLLECTION FEE	150	Fee to county appraiser and tax collector.
WEBSITE DEVELOPMENT & HOSTING	2,585	ADA Compliance for District website.
MISCELLANEOUS	2,500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items.
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	62,570	Annual, for general liability, property and officer and director insurance.
DEBT SERVICE ADMINISTRATION:		
BOND DISSIMINATION FEES	5,150	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	9,105	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	1,300	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017
FIELD OPERATIONS:		
DISTRICT FIELD TECH	25,000	Schedule vendors as needed and inspect their work. Spend 20 hours a month working in or for the community. COL increase
HANDYMAN HOURS	18,000	Maximum of \$1,500 per month
UTILITY-ELECTRICITY	16,800	Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.
UTILITY-STREETLIGHTS	288,200	Solar lights 371 Street lights at \$50 per light per month
UTILITY-WATER	10,800	Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain.
PET WASTE REMOVAL	13,338	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District.

**EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
LAKE/POND MAINTENANCE & INSPECTION	30,900	Waterway inspection and maintenance for thirty-two waterways, 48,580 linear foot perimeter).
LAKE/POND REPAIRS-REPLACEMENT	19,100	Any repair or plant replacement needed for ponds or water ways
MIDGE FLY ABATEMENT	50,000	
LANDSCAPE MAINTENANCE -	366,862	Base Management Service including irrigation and pond mowing. New contract with LMP - 1st year through March 2025 is \$354,456, but subject to increase w/renewal, accommodating 3.5% for last 6 months of FY25.
LANDCAPE REPLACEMENT	47,500	Annuals and Bed mulch (\$23,000) plus any other replinshment/replacement that may come up in FY 26
IRRIGATION & REPAIR	20,000	\$29,653 spent FY 24 - \$11,005 spent so far FY 25
PLAYGROUND MULCH - ADA COMPLIANT	7,500	
BUTTERFLY GARDEN IMPROVEMENTS	-	
HOLIDAY LIGHTING	35,000	Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	15,000	Water feature cleaning and chemical balancing for water feature on Epperson Blvd.
GATE MAINTENANCE, FENCE & REPAIRS	30,000	
SIDEWALK MAINTENANCE & PRESSURE WASHING	55,000	Sidewalk maintenance added - repair and replacement of sidewalk slabs
PLAYGROUND	70,000	shade structure, picnic tables, equipment
INFRASTRUCTURE MAINTENANCE & REPAIRS	121,900	
TUNNEL MAINTENANCE	10,000	Leak maintenance and lighting
DRAINAGE STRUCTURE INSPECTION & REPAIRS	40,000	inspection and repair of deteriorating drainage structures
SECURITY PATROLS	5,000	
CONTINGENCY	78,600	Miscellaneous (Pond treatments, Sidewalk repairs, Security patrols, wildlife removal, etc.) as needed;
AMENITY OPERATIONS		
MISCELLANEOUS AMENITY REPAIRS & MAIN.	5,000	Maintain all hardscape items including towers, walls, etc.
GATE CELL SERVICE	8,000	Cell System
GATE SECURITY CAMERAS	3,100	
AMENITY - SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,500	Gate clickers for replacements for Overpass Entrance and Curley Road Gate
RESERVE CONTRIBUTION	110,000	

**EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUES					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,218	\$ 27,109	\$ -	\$ -	\$ -
3 TOTAL REVENUES	27,218	27,109	-	-	-
4 EXPENDITURES					
5 RESERVE CONTRIBUTION	-	-	-	-	-
6 TOTAL EXPENDITURES	-	-	-	-	-
7					
8 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	27,218	27,109	-	-	-
9 OTHER FINANCING SOURCES & USES					
10 TRANSFER IN FROM GENERAL FUND					-
11 TRANSFER OUT TO GENERAL FUND			(454,567)	-	454,567
12 TOTAL OTHER FINANCING SOURCES & USES	-	-	(454,567)	-	454,567
13					
14 NET CHANGE IN FUND BALANCE	27,218	27,109	(454,567)	-	454,567
15 FUND BALANCE					
16 FUND BALANCE - BEGINNING	400,241	427,458	454,567	-	(454,567)
17 NET CHANGE IN FUND BALANCE	27,218	27,109	(454,567)	-	454,567
18 FUND BALANCE - ENDING	\$ 427,458	\$ 454,567	\$ -	\$ -	\$ -

**EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,730,499.00
COUNTY COLLECTION COSTS	\$36,819.13
EARLY PAYMENT DISCOUNT	\$73,638.26
GROSS O&M ASSESSMENT	\$1,840,956.38

UNIT SIZE & PHASE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES	SERIES	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
		2015A-1 DEBT SERVICE ⁽¹⁾	2017A-1 DEBT SERVICE ⁽¹⁾					
Phase 1								
SINGLE FAMILY 45'	85	85		0.82	69.70	7.12%	\$131,112.60	\$1,542.50
SINGLE FAMILY 50'	86	86		1.00	86.00	8.79%	\$161,774.52	\$1,881.10
SINGLE FAMILY 55'	83	83		1.00	83.00	8.48%	\$156,131.22	\$1,881.10
SINGLE FAMILY 65'	76	75		1.18	89.68	9.16%	\$168,696.96	\$2,219.70
SINGLE FAMILY 75'	52	47		1.36	70.72	7.23%	\$133,031.32	\$2,558.29
Phase 2 & 3								
SINGLE FAMILY 40-49'	164		164	0.82	134.48	13.74%	\$252,970.20	\$1,542.50
SINGLE FAMILY 50-59'	261		261	1.00	261.00	26.67%	\$490,966.85	\$1,881.10
SINGLE FAMILY 60-69'	156		156	1.18	184.08	18.81%	\$346,272.71	\$2,219.70
	<u>963</u>	<u>376</u>	<u>581</u>	<u>978.66</u>	<u>100.00%</u>		<u>\$1,840,956.38</u>	

VARIANCE IN O&M BUDGET

FY 2025-2026	\$1,738,247.00
FY 2026-2027	\$1,730,499.00
VARIANCE	-\$7,748.00

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾				FY 2026 PER LOT		
	O&M & CRF PER LOT	SERIES 2015A-1 DEBT SERVICE	SERIES 2017A-1 DEBT SERVICE	FY 2027 ASSMT. PER UNIT ⁽³⁾	\$ VARIANCE	% VARIANCE	
	Phase 1						
SINGLE FAMILY 45'	\$1,542.50	\$970.55		\$2,513.06	\$2,519.96	-0.27%	
SINGLE FAMILY 50'	\$1,881.10	\$1,078.39		\$2,959.49	\$2,967.92	-0.28%	
SINGLE FAMILY 55'	\$1,881.10	\$1,186.23		\$3,067.33	\$3,075.75	-0.27%	
SINGLE FAMILY 65'	\$2,219.70	\$1,401.91		\$3,621.61	\$3,631.55	-0.27%	
SINGLE FAMILY 75'	\$2,558.29	\$1,617.59		\$4,175.89	\$4,187.34	-0.27%	
Phase 2 & 3							
SINGLE FAMILY 40-49'	\$1,542.50		\$940.26	\$2,482.76	\$2,489.66	-0.28%	
SINGLE FAMILY 50-59'	\$1,881.10		\$1,146.65	\$3,027.75	\$3,036.17	-0.28%	
SINGLE FAMILY 60-69'	\$2,219.70		\$1,353.05	\$3,572.75	\$3,582.69	-0.28%	

⁽¹⁾ Reflects the total number of lots with Series 2015A-1 and 2017A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2015A-1 & 2017A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, Pas

⁽³⁾ Annual assessments that will appear on the November, 2026 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment disc

EXHIBIT 15

Mach Form Comments (through 04-27)

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	

Mach Form Comments (through 04-27)

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			

Mach Form Comments (through 04-27)

30-Mar-26	Landscaping	Pond area by resident on Palm Song Place hasn't been cut in some time, asks about when landscaping will go back to weekly			
30-Mar-26	Hardscape	Graffiti found on tunnel walls. Resident is unsure if this is CDD responsibility but recalls that graffiti had previously been painted over			
2-Apr-26	Hardscape	Depression noted at intersection of Epperson Blvd and Pelican Reed Cir, grass and sidewalk are cracked and sinking. Initially reported in November 2025 and slowly worsening, suggests that a leak in the water pipe may be cause			
8-Apr-26	Landscaping	Pond bank area by property on Yale Harbor Drive has not been mowed in months			
12-Apr-26	Landscaping	Lawn by pond between Yale Harbor and Tansy Bend has not been cut in some time			
12-Apr-26	Landscaping	Area along ponds behind Colada Drift Way have not been cut in some time			
12-Apr-26	Landscaping	Has not seen grass around pond by Colada Drift Way cut in over a month			
13-Apr-26	Ponds	Notes that lawn and maintenance teams have been using easement by his property on Palm Song Place for access at all times and is wearing down lawn and damaging sprinkler heads, is concerned that the other easement access off of Surf Reed Way may be blocked off by a resident-constructed fence			
19-Apr-26	Dog Park	Resident writes that grass around the pond is extremely overgrown. Possibly mislabeled complaint type			
20-Apr-26	Tot Lot	Termites or similar-looking winged insects are getting piled up on the mulch behind the match-4 spinner board			
21-Apr-26	Gates	Sidewalk gates on both sides of Yale Harbor are not closing or locking properly, first observed 2 weeks prior			