

District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT



Date of Meeting: Monday, June 1, 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 Alliance

- May Waterway Inspection Report

[Exhibit 1](#)

B. LMP/Juniper

C. Stantec - District Engineer

- Presentation of Obstructed Easements Review

[Exhibit 2](#)

IV. Consent Agenda

A. Approval of the May 4, 2026 Budget Workshop Meeting Minutes

[Exhibit 3](#)

B. Approval of the May 4, 2026 Regular Meeting Minutes

[Exhibit 4](#)

C. Acceptance of the April 2026 Unaudited Financial Report

[Exhibit 5](#)

V. Business Matters

VI. Staff Reports

A. Field Services Manager

To be Distributed

B. District Manager

- Presentation and Discussion of Mach Form Grievances (updated as of **May 29**)

[Exhibit 6](#)

- Reminder to File Form 1 by July 1

- Reminder of Qualifying Period for 2026 Election – June 8 at 12 p.m. through June 12 at 12 p.m. (Seats #1 and #2)

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

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		

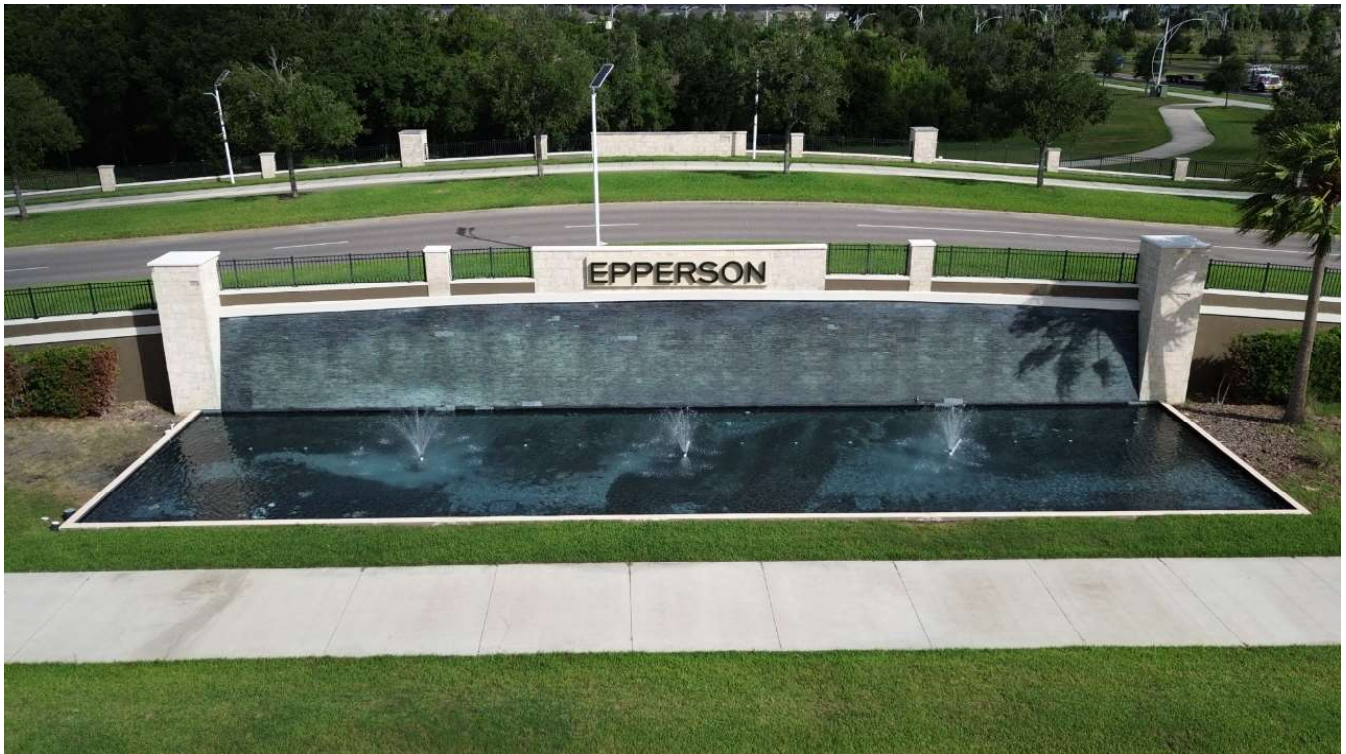
C. District Counsel

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1



Epperson Ranch CDD Aquatics

Inspection Date:

5/20/2026 11:29 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:

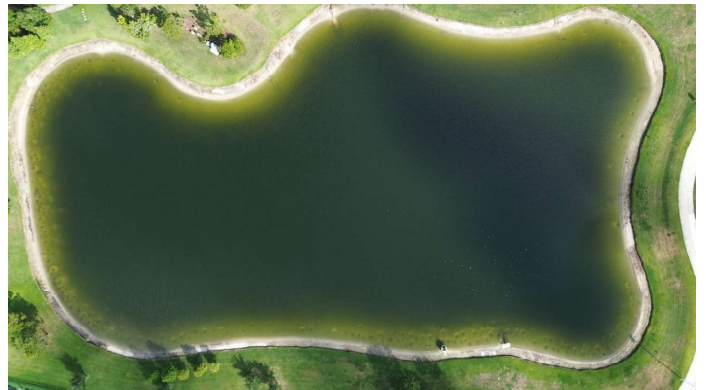
Pond 1 - The filamentous algae has been persistent. It is decayed, but won't full clear until water levels can crest the outflow structure and begin flushing. Follow-up inspections and treatments if needed will continue. No nuisance grass observed.

Pond 2 - Retention areas dry and buffer is free of nuisance 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 - One small patch of nuisance grass is forming. This can be quickly cleared with a few round of herbicide treatment. No algae 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>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	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 - Similar conditions to pond 1; all the algae is decayed it just needs more rain to clear. Technicians will continue to monitor conditions and treat accordingly. 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
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7/8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 7 - Technicians are regularly treating the algal bloom. We will likely need more frequent treatments here until ponds start refreshing. I'll ask the tech to visit this pond every other service. This will also help clear the nuisance grasses more quickly as well.

Pond 8 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 9/10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

<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: 11/12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 11 - Despite efforts, the submersed vegetation has continued to spread. Frequent, targeted treatments are being planned to clear this. It will take some time as this type of growth like to detach and float for months if too much is treated at once.
No algae observed.

Pond 12 - Very mild filamentous algae growth around the perimeter. A technician will address this tomorrow. No nuisance grass observed.

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

Inspection Report

SITE: 13/14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 15/16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 15 - The nuisance grasses are stubborn here. I've asked the tech to hit them hard tomorrow to clear them. No algae observed.

Pond 16 - Another case of decayed algae that need rain to fully clear. Technicians will monitor and treat if needed. No nuisance grass observed.

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

Inspection Report

SITE: 17/18

Condition: Excellent Great Good Poor Mixed Condition Improving



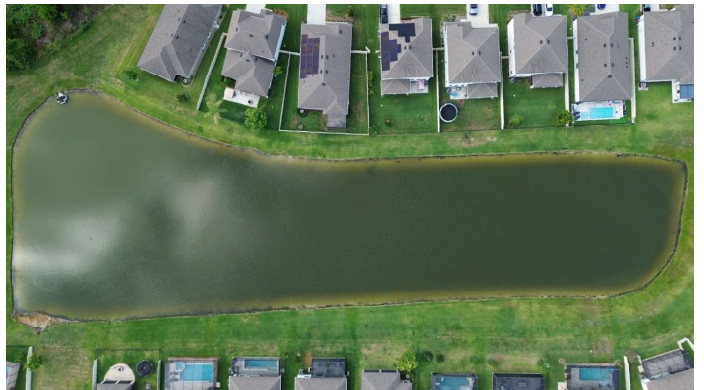
Comments:

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

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

SITE: 19/20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

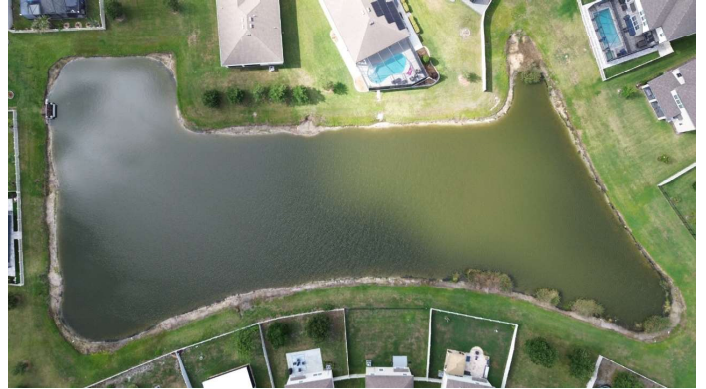
Good call roping off the washout on 19.

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

Inspection Report

SITE: 21/22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

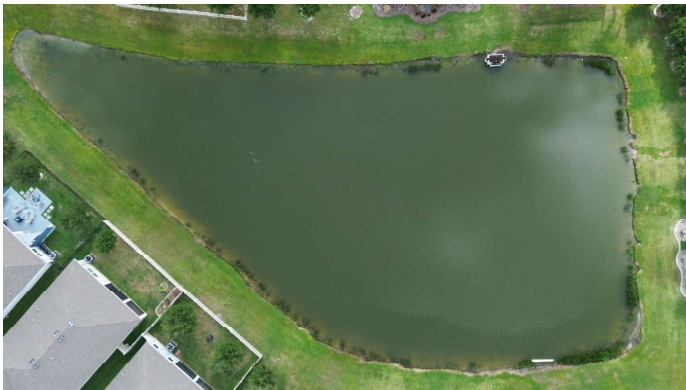
Pond 21 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 22 - Mild terrestrial weed growth on the exposed banks. These will not survive once water levels return. No other nuisance grass or 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	<input checked="" type="checkbox"/> Other: Terrestrial	

SITE: 23/24

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

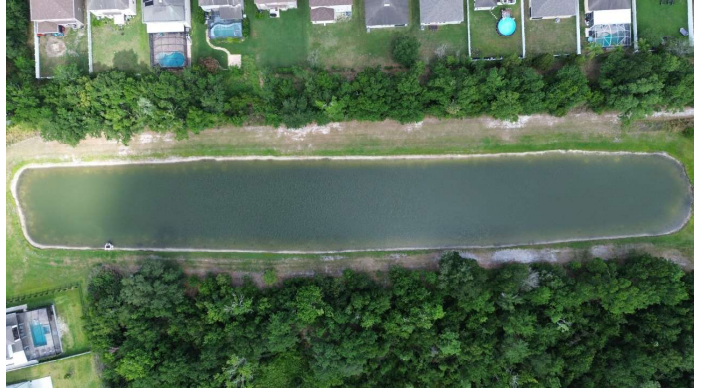
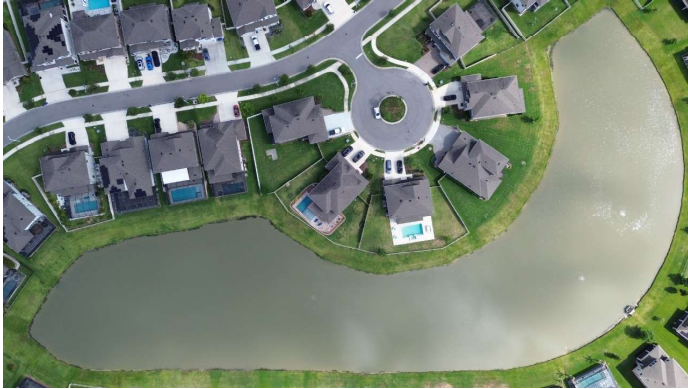
Pond 24 - Submersed grasses are decayed and will clear once water levels rise. No algae observed.

<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



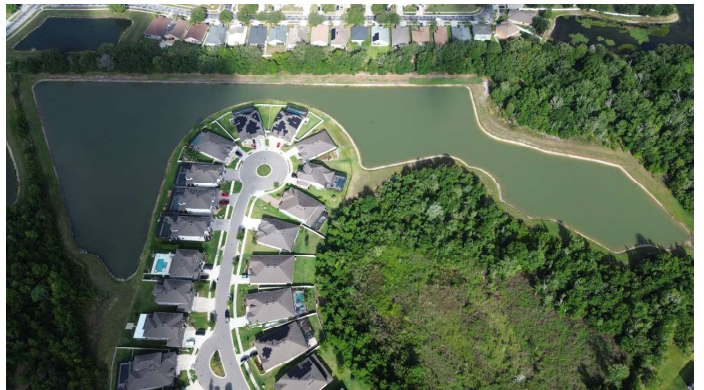
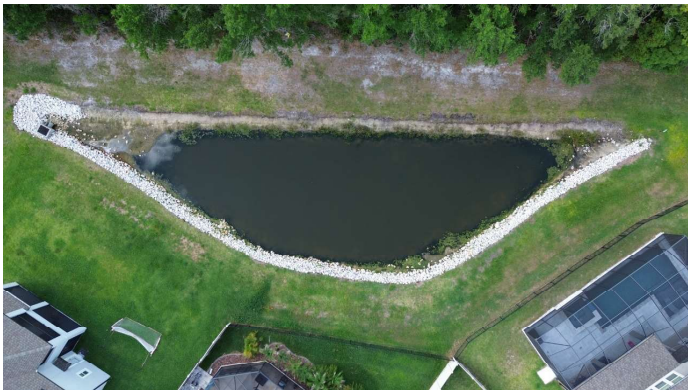
Comments:

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

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

SITE: 27/28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 27 - Algal growth has significantly reduced. This pond is small and shallow, thus susceptible to blooms. A technician will address the current growth tomorrow. No nuisance grass observed.

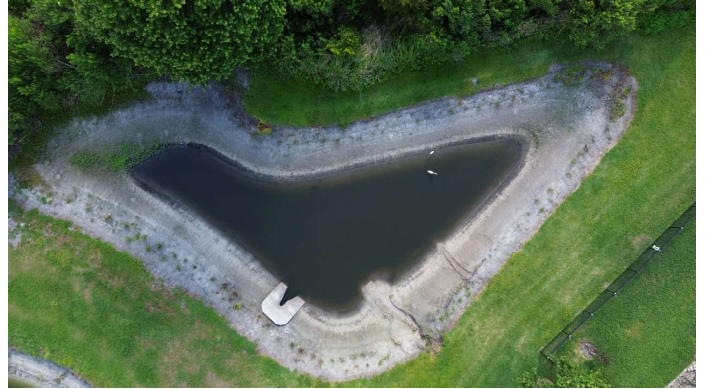
Pond 28 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 29/30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond 29 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 30 - One patch of nuisance grass has appeared. An herbicide treatment tomorrow should make quick work of clearing it. No algae observed.

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

SITE: 31/32

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree.

More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

Continued improvement noted today. very little new growth, both vegetative and algal. Any noted is set for treatment tomorrow with follow-ups as needed. As noted on several ponds above, decayed algal mats will likely linger until ponds can flush them naturally. If this takes longer than expected, technicians can help digest the algae with a high-pressure spray from their rigs and improve aesthetics.

Nuisance grasses are still minimal and terrestrial growth on banks was only noted in one pond. This bodes well for the upcoming rainy season.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

EXHIBIT 2



FIELD OBSERVATION REPORT

Date: May 11, 2026 Field Observation Report Number: 2026-3

Project Name: Epperson Ranch Easement Review

Project Number: 238202068

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 Easement Review

General: The Board requested Stantec review the existing drainage/access easements for obstructions and access within the Epperson Ranch Community Development District. Stantec reviewed each easement indicated on the attached map. Below are addresses and photos documenting the blocked or partially blocked easements within the Epperson Ranch Community Development District.

FIELD OBSERVATION REPORT

30479 and 30487 Summer Sun Loop: Entire easement is blocked.



30486 Summer Sun Loop: Half of easement blocked by fence.



FIELD OBSERVATION REPORT

30924 and 30936 Summer Sun Loop: Entire easement is blocked.



8000 and 8208 Largo Mist Way: Entire easement is blocked.



FIELD OBSERVATION REPORT

7816 and 7838 Largo Mist way: Entire easement is blocked.



7775 Roma Dune. Half of the easement is blocked.



FIELD OBSERVATION REPORT

7612 and 7600 Roma Dune: Entire easement is blocked by fences.



7559 and 7465 Pool Compass: Entire easement is blocked by fences.



FIELD OBSERVATION REPORT

7446 Yale Harbor : Half the easement is block by fence.



31542 Colada Drift way: Half the easement is block by fence and vegetation.



FIELD OBSERVATION REPORT

31024 Summer Sun Loop: Half the easement is block by fence.



30718 and 30726 Parrot Reef: Entire easement is blocked by fences.



FIELD OBSERVATION REPORT

7474 Sweeter Tide Trail: Half the easement is block by fence.



7648 and 7636 Sweeter Tide Trail: Entire easement is blocked by fences.



FIELD OBSERVATION REPORT

7612 and 7615 Sweeter Tide Trail: Entire easement is blocked by fences.



31234 Palm Song: Half the easement is block by fence.



FIELD OBSERVATION REPORT

31586 and 31578 Tansy Bend: Entire easement is blocked by fences.



7638 Tuscan Bay: Half the easement is block by fence.



EXHIBIT 3

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Workshop Meeting of the Board of Supervisors of the Epperson Ranch Community
5 Development District was held on Monday, May 4, 2026 at 5:15 p.m. at The WaterGrass Club, 32711
6 Windelstraw Drive, Wesley Chapel, Florida, 33545.

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

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

9 Present 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 (<i>joined</i>	Board Supervisor, Assistant Secretary
14 <i>in progress</i>)	
15 Kyle Darin	District Manager, Vesta District Services

16

17 *The following is a summary of the discussions and actions taken at the May 4, 2026 Epperson Ranch CDD*
18 *Board of Supervisors Budget Workshop Meeting.*

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

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – FY 2026-2027 Budget**

23 A. Exhibit 1: Presentation and Discussion of Proposed FY 2026-2027 Budget

24 ➤ Exhibit 2: Unaudited Financial Statements as of March 2026

25 The Board discussed the proposed high water mark FY 2026-2027 budget, with comments being
26 made in favor of limiting any overall annual increases to 2% or lower. Mr. Darin explained that the
27 March 2026 financial statements were being provided as a six-month snapshot of the CDD's
28 finances, which were at around 38% overall. Mr. Darin suggested going through the budget line by
29 line, which the Board agreed to.

30 The Board commented on the proposed engineering line item under administration appearing
31 slightly low given the drainage structure work, and Mr. Darin clarified that the actual work for the
32 drainage structure would be coded to Pond Maintenance instead. The Board otherwise had no
33 comments on the administrative section of the budget, and no changes were made.

34 The Board noted that the proposed budget included a reduction in the Insurance line item, and
35 suggestions were made to bring it up to an even \$70,000, as this would appropriately match the
36 likely impacts from the recently passed increased qualified immunity bill in the Florida Legislature.

37 There were no comments or changes on the Debt Service Administration section.

38 The Board discussed the streetlights, with Ms. Curran-Tubb noting that discussions were ongoing
39 between the Chairs of the three Epperson CDDs regarding light ownership and counts. Ms. Curran-
40 Tubb also noted that lake/pond maintenance and repairs had been broken out into separate line
41 items, and suggested that the maintenance item be brought up to \$31,500.

42 The Board discussed a recent change in landscaping account managers and establishing the
43 District's expectations. The Board requested for Irrigation & Repair to remain flat with the current

44 fiscal year. The Board also requested for the Playground Mulch line item to be increased by \$1,000
45 to ensure proper coverage, with comments being made suggesting for the mulch to regularly be
46 raked to extend the life.

47 Comments were heard from the Board in favor of adjusting the Gate Maintenance & Repairs line
48 item to \$35,000, in anticipation of a new proposal for maintenance up for consideration at the
49 regular meeting. Ms. Curran-Tubb also noted that the new Sidewalk Maintenance & Pressure
50 Washing line item could be used for coding certain work that Tampa Swap would be performing
51 in the community. The Board discussed tunnel maintenance and structural considerations causing
52 leaks at seams. No additional requests for changes to Field Operations line items were made.

53 Following discussion of reserves and overall budget changes, Mr. Darin stated that he would adjust
54 the Reserve Contribution line item so that the total increase in expenditures for the high water mark
55 budget would be at 1.5%.

56 **FOURTH ORDER OF BUSINESS – Supervisor Requests**

57 There being none, the next item followed.

58 **FIFTH ORDER OF BUSINESS – Adjournment**

59 Mr. Darin asked for any final questions, comments, or corrections from the Board of Supervisors.
60 There being none, the workshop meeting was adjourned.

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

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

66

Signature

Signature

Printed Name

Printed Name

67 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 4

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development
5 District was held on Monday, May 4, 2026 at 6:15 p.m. at The WaterGrass Club, 32711 Windelstraw Drive,
6 Wesley Chapel, Florida, 33545.

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

8 Mr. Darin 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 Kyle Darin	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 Dudley Taliaferro (<i>via phone</i>)	Envera Systems
20 Anthony Padilla	Juniper

21
22 *The following is a summary of the discussions and actions taken at the May 4, 2026 Epperson Ranch CDD*
23 *Board of Supervisors Regular Meeting.*

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

26 There being none, the next item followed.

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

28 A. Steadfast Alliance

29 A representative from Steadfast provided the report, and noted that the company name and branding
30 had been updated on the contract from Steadfast Environmental to Steadfast Alliance.

31 ➤ Exhibit 1: April Waterway Inspection Report

32 The report was presented, with comments being made noting the algae blooms hitting the
33 ponds due to the drought and low water levels. The Board commented on large debris in
34 Pond 8 which needed to be checked on and removed. Additional discussion ensued
35 regarding the installed aquatic plants and their relative hardiness for adverse weather
36 conditions. In response to an inquiry from the Chair, Steadfast noted that physically
37 skimming off algae was a labor-intensive operation that would be both expensive and
38 temporary compared to current treatment plans being employed.

39 B. LMP/Juniper

40 Mr. Padilla discussed the landscaping conditions and recent turf and plant treatments with the
41 Board, additionally commenting on recent maintenance crew staffing changes ahead of activity
42 ramping up. The Board raised concerns about a declining palm by the Yale Harbor entry gate, and
43 some broken irrigation covers. Ms. Curran-Tubb additionally highlighted a significant volume of

44 recent landscape maintenance comments from the community via the Mach form, and Mr. Padilla
45 discussed recent crew and site visit schedule adjustments for Epperson Ranch.

46 ➤ Exhibit 2: Consideration & approval of Replacement of Bad Decoder at Zone 45 - \$560.00

47 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board
48 approved the Juniper replacement of the decoder at Zone 45, in the amount of \$560.00, for the Epperson
49 Ranch Community Development District.

50 ➤ Discussion on Trimming Palm Trees on Overpass Road

51 Following discussion, a proposal was walked on by Juniper for the installation of summer
52 annuals. No comments were heard from any audience member regarding the walked-on
53 proposal.

54 On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board
55 approved the walked-on Juniper proposal #398442 for the installation of Summer Annuals, in the amount
56 of \$2,320.00, for the Epperson Ranch Community Development District.

57 C. Stantec – District Engineer

58 Mr. Woodcock noted that ADS was a newer company that he had been working with. In response
59 to an inquiry from the Board as to whether there would be any discounts for bulk approval, Mr.
60 Woodcock reached out to the company which had offered an overall discount of \$5,000, depending
61 on the number of proposals for work approved. The Board suggested negotiating a 5% discount
62 with the approval of all proposals and noting that there would be additional infrastructural work
63 needed for the CDD. Mr. Darin noted that a 5% discount came out to \$7,738, and a new total sum
64 of \$147,022. Mr. Darin recommended that motions be made for each proposal in a “not-to-exceed”
65 amount.

66 ➤ Exhibit 3: Presentation of Speed Humps Proposal Summary

67 1. Site Masters - \$15,000.00

68 2. ADS - \$16,000.00

69 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the
70 Board approved the ADS speed humps proposal, contingent upon the 5% discount offer, in an amount not
71 to exceed \$69,375.00, for the Epperson Ranch Community Development District.

72 ➤ Exhibit 4: Presentation of Tansy Bend Cart Path Erosion Report

73 1. ADS Proposal - \$69,375.00

74 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the
75 Board approved the ADS speed humps proposal, contingent upon the 5% discount offer, in an amount not
76 to exceed \$69,375.00, for the Epperson Ranch Community Development District.

77 ➤ Exhibit 5: Presentation of Palm Song Place Flume Report

78 1. ADS Proposal - \$3,450.00

79 On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved
80 the ADS Palm Song Place flume proposal, contingent upon the 5% discount offer, in an amount not to
81 exceed \$3,450.00, for the Epperson Ranch Community Development District.

- 82 ➤ Exhibit 6: Consideration of ADS Proposal to Remediate Depression on Pelican Reed Circle
83 - \$22,175.00

84 On a MOTION by Mr. Page, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved
85 the ADS depression remediation proposal on Pelican Reed Circle, contingent upon the 5% discount offer,
86 in an amount not to exceed \$22,175.00, for the Epperson Ranch Community Development District.

- 87 ➤ Exhibit 7: Presentation of Erosion Review for Ponds 19, 29, and 30
88 1. ADS Proposal - \$27,510.00

89 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
90 approved the ADS erosion review proposal for Ponds 19, 29, and 30, contingent upon the 5% discount
91 offer, in an amount not to exceed \$22,175.00, for the Epperson Ranch Community Development District.

- 92 ➤ Exhibit 8: Presentation of Review of Standing Water by Utility Boxes on Summer Sun
93 Loop
94 1. ADS Proposal - \$16,250.00

95 On a MOTION by Ms. Epps-Gardner, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board
96 approved the ADS standing water review proposal for the areas by the Summer Sun Loop utility boxes,
97 contingent upon the 5% discount offer, in an amount not to exceed \$16,250.00, for the Epperson Ranch
98 Community Development District.

99 Following the motion, Mr. Woodcock stated that he would get with ADS to secure the finalized
100 quotes for the proposed work. The Board thanked Mr. Woodcock and ADS for being willing to
101 work with the CDD on pricing.

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

- 103 A. Exhibit 9: Approval of the March 2, 2026 Meeting Minutes
104 B. Exhibit 10: Acceptance of the March 2026 Unaudited Financial Report

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

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

- 108 A. Exhibit 11: Presentation & Acceptance of Registered Voter Count – 1,631

109 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
110 accepted the registered voter count, as presented, for the Epperson Ranch Community Development
111 District.

- 112 B. Exhibit 12: Consideration & Approval of Cooper Pools Fountain Void Scanning Proposal -
113 \$4,200.00

114 On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved
115 the Cooper Pools Fountain Void Scanning proposal, in the amount of \$4,200.00, for the Epperson Ranch
116 Community Development District.

- 117 C. Exhibit 13: Consideration of Tot Lot Shade Structure Proposal (*tabled from October 2025*)

118 The Board noted that the proposal was several months old, and that the structure's installation
119 would include a 6-month lead time. This item was tabled to the October 2026 meeting, pending an
120 updated quote and other potential competing options.

121 D. Exhibit 14: Presentation of Proposed FY 2026-2027 Budget

122 E. Exhibit 15: Consideration & Adoption of **Resolution 2026-03**, Approving Proposed FY2027
123 Budget and Setting a Public Hearing

124 On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board
125 adopted **Resolution 2026-03**, Approving the Proposed FY2027 Budget and Setting a Public Hearing for
126 August 3, 2026, for the Epperson Ranch Community Development District.

127 F. Exhibit 16: Consideration of Envera RFID Access Control Proposal – OneTime Total \$11,683.72,
128 Additional Monthly Service Plans \$343.68

129 The Board and Mr. Taliaferro discussed the reconfiguration from a clicker to an RFID access
130 system for the gate as a more modernized access control solution. Ms. Epps-Gardner provided a
131 summary of the gate situation and ongoing efforts in sorting through database credentials,
132 recommending that the gates not be closed until the data had been cleaned up and rectified. Ms.
133 Epps-Gardner noted that she was in the process of scheduling a separate call with Mr. Taliaferro
134 on specific progress. The Board discussed using stickers for the RFID credentials in the system.
135 Mr. Taliaferro recommended stickers rather than hang tags due to the latter's transferability
136 between vehicles, and additionally provided clarification on what was being provided for
137 community access control database management as part of the proposed monthly service plan.

138 On a MOTION by Ms. Bartels, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board approved
139 the Envera RFID Access Control Proposal, in the amount of \$11,683.72, with the additional monthly service
140 plan in the amount of \$343.68, for the Epperson Ranch Community Development District.

141 Following the motion, the Board discussed purchasing a certain number of stickers, settling on
142 2,000 stickers across the 963 homes. There were no comments from any audience members.

143 On a MOTION by Ms. Curran-Tubb, SECONDED by Mr. Page, WITH ALL IN FAVOR, the Board
144 approved for Envera to provide 2,000 RFID stickers, in an amount not to exceed \$16,800, for the Epperson
145 Ranch Community Development District.

146 G. Exhibit 17: Consideration of Rosco's Security Pedestrian Gates Repair Proposal - \$6,575.34

147 On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board
148 approved the Rosco's Security Pedestrian Gates Repair Proposal, in the amount of \$6,575.34, for the
149 Epperson Ranch Community Development District.

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

151 A. Exhibit 18: Field Services Manager (*April and May*)

152 Mr. Bush presented the report, noting that the pedestrian keypad had been removed and the bollard
153 had been damaged shortly after its installation. The Board additionally discussed trash can covers,
154 signage conditions, and graffiti. Discussion ensued regarding Tampa Swap and time being allocated
155 between Epperson North and South.

156 B. District Manager

157 ➤ Discussion of Fishing

158 Ms. Curran-Tubb noted that this item was related to a resident complaint regarding fishing
159 behind their property, and that a response had been sent indicating that Epperson South did
160 not currently have a no-fishing rule. Ms. Curran-Tubb stated that she had informed the
161 resident to contact her if the group was refusing to leave or other uncomfortable
162 interactions were occurring.

163 ➤ Exhibit 19: Presentation and Discussion of Mach Form Grievances (*updated as of April*
164 *30*)

165 Ms. Epps-Gardner and Ms. Bartels requested for completed items to be marked off with
166 their date of completion. The Board went through the list of comments on the Mach Form
167 to determine which had been resolved, and closed out a number of items, including those
168 related to:

169 • The pavement settling reported near Pelican Reed Circle reported in November
170 2025 and April 2026, as this will be addressed by ADS via the approved proposal
171 included under Exhibit 6

172 • The sidewalk gates being broken as reported in April 2026, as this will be
173 addressed by Rosco's Security via the approved proposal included under Exhibit
174 17

175 • Pond bank areas by Yale Harbor Drive, Tansy Bend, and Colada Drift Way being
176 overgrown as reported throughout March and April 2026, as this had since been
177 mowed

178 • Graffiti on tunnel walls reported in March 2026, which had been cleaned up.

179 ➤ Next Meeting Quorum Check: June 1, 2026, 6:15 PM at the WaterGrass Club, 32711
180 Windelstraw Drive, Wesley Chapel, FL 33545

181 All Board members stated that they would be present at the next meeting in person, which
182 would constitute a quorum.

183 C. District Counsel

184 Mr. Eckert noted that three pieces of legislation relevant to local governments including
185 Community Development Districts had passed, and that he anticipated these being signed by the
186 Governor.

187 Mr. Eckert advised that one piece of legislation included an increase to sovereign immunity limits
188 for local governments, where the per-person limit had been raised from \$200,000 to \$350,000; the
189 per-incident cap had been raised from \$300,000 to \$500,000; the statute of limitations for claims
190 against CDDs had been reduced to two years; and the notice period had been reduced to 18 months.
191 Mr. Eckert noted that the cap increases would have the effect of increasing insurance rates, but
192 noted that the reduction in claim windows could offset this to some degree.

193 Mr. Eckert advised that another piece of legislation had passed in which residents dissatisfied with
194 the fulfillment of duties by a given Supervisor on a CDD who had been in office for at least one
195 year could initiate a petition of recall. Mr. Eckert explained that after a certain threshold of 10% of
196 registered electors signing the petition was met, this could be submitted to the Supervisor of
197 Elections for the process of a special election to be initiated. Mr. Eckert noted that a specific set of
198 grounds for recall had been outlined and needed to be met for the process to go through, and that
199 that the initiator of the petition would need to pay for costs associated with the special election and
200 the petition process and review.

201 Mr. Eckert advised that the last piece of legislation being monitored that had been approved
202 involved a new requirement for CDDs taking credit card payments for rental fees and other services
203 would also need to make online card payments and bank draft options available.

204 In response to questions about the timing of when these would be signed into law, Mr. Eckert
205 suggested that the sovereign immunity and recall petition bills had significant amounts of support
206 and may be made a priority to be signed before the end of June.

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

209 There being none, the next item followed.

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

211 Ms. Bartels commented on the Olive Brook Drive mailboxes, requesting for the installation of a
212 garbage can in the area and to address the weeds in the surrounding landscape.

213 **NINTH ORDER OF BUSINESS – Adjournment**

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

216 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board
217 adjourned the meeting at 9:15 p.m. for the Epperson Ranch Community Development District.

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

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

223

Signature

Signature

Printed Name

Printed Name

224 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

*Epperson Ranch
Community Development District*

*Financial Statements
(Unaudited)*

April 30, 2026



Epperson Ranch CDD
Balance Sheet
April 30, 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	\$ 67,226	\$ -	\$ -	\$ -	\$ 67,226
3 MM ACCOUNT	2,361,957	-	-	-	2,361,957
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	633,854	918,274	1,552,128
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	33	565	597
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	12,112	-	2,975	4,351	19,438
12 DUE FROM OTHER FUNDS	-	-	4,136	6,048	10,184
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	\$ 2,493,996	\$ -	\$ 1,068,611	\$ 1,553,919	\$ 5,116,527
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 10,930	\$ -	\$ -	\$ -	\$ 10,930
20 DEFERRED ASSESSMENTS ON-ROLL	12,112	-	2,975	4,351	19,438
21 DUE TO OTHER FUNDS	10,184	-	-	-	10,184
22 TOTAL LIABILITIES	33,226	-	2,975	4,351	40,552
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	2,118,361	-	1,065,636	1,549,568	4,733,565
29 TOTAL FUND BALANCE	2,460,770	-	1,065,636.13	1,549,568	5,075,974
29 TOTAL LIABILITIES & FUND BALANCE	\$ 2,493,996	\$ -	\$ 1,068,611	\$ 1,553,919	\$ 5,116,527

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 to April 30, 2026

	FY 2026 Amended Budget	FY 2026 Month of April	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	\$ 16,837	\$ 1,726,111	\$ (12,136)	99%
3 Interest Revenue	-	6,756	49,061	49,061	
4 Miscellaneous (Gate Access, Fobs, Etc.)	-	-	3,857	3,857	
5 TOTAL REVENUES	1,738,247	23,593	1,779,029	40,782	102%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisors Compensation	12,000	-	3,900	(8,100)	33%
9 Payroll Taxes	918	-	837	(81)	91%
10 Payroll Service Fees	673	-	300	(373)	45%
11 Management Consulting Services	46,575	3,881	27,169	(19,406)	58%
12 Travel Per Diem	100	-	-	(100)	0%
13 Meeting Room Rental	2,400	-	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	66	66	(1,434)	4%
18 Engineering Services	40,500	-	12,341	(28,159)	30%
19 Legal Services	35,000	-	15,140	(19,860)	43%
20 Assessment Collection Fee	150	-	150	-	100%
21 Website Development & Hosting	2,015	42	2,627	612	130%
22 Miscellaneous	2,500	-	24	(2,476)	1%
23 TOTAL ADMINISTRATIVE	149,206	3,989	63,478	(85,728)	43%
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	14,583	(10,417)	58%
34 Handyman Services	18,000	1,225	7,062	(10,938)	39%
35 Utility - Electricity	16,800	586	3,406	(13,394)	20%
36 Utility - Streetlights	270,600	23,503	145,897	(124,703)	54%
37 Utility - Water	20,000	941	6,228	(13,772)	31%
38 Pet Waste Removal	13,338	1,112	7,781	(5,558)	58%
39 Lake/Pond Maintenance	50,000	2,615	24,187	(25,813)	48%
40 Midge Fly Abatement	50,000	-	24,240	(25,760)	48%
41 Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	206,766	(160,096)	56%
42 Landscape Replacement	47,500	-	24,770	(22,730)	52%
43 Irrigation and Repair	30,000	594	6,495	(23,505)	22%
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	4,168	(10,832)	28%
47 Gate Maintenance & Repairs	30,000	3,360	25,299	(4,701)	84%
48 Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
49 Playground	70,000	-	450	(69,550)	1%
50 Infrastructure Maintenance & Repairs	121,900	-	6,145	(115,755)	5%
51 Tunnel Maintenance	10,000	-	-	(10,000)	0%

	FY 2026 Amended Budget	FY 2026 Month of April	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	139	1,289	(77,311)	2%
55 TOTAL FIELD OPERATIONS	1,376,100	66,346	547,482	(828,618)	40%
56 AMENITY OPERATIONS					
57 Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58 Gate Cell Service	8,000	1,429	4,648	(3,352)	58%
59 Gate Security Cameras	3,100	609	2,597	(503)	84%
60 Security Fobs, Clickers and Pedestrian Gate	1,500	-	80	(1,420)	5%
61 TOTAL AMENITY OPERATIONS	17,600	2,038	7,325	(10,275)	42%
62 CAPITAL RESERVES					
63 Reserve Contribution	110,000	7,346	80,845	(29,156)	73%
64 TOTAL CAPITAL RESERVES	110,000	7,346	80,845	(29,156)	73%
65 TOTAL EXPENDITURES	1,738,247	79,719	777,530	(960,717)	45%
66 REVENUES OVER (UNDER) EXPENDITURES	-	(56,126)	1,001,499	1,001,499	
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	-	(56,126)	1,456,066	1,456,066	
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	(56,126)	2,460,770	1,421,998	
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		2,118,361		
81 TOTAL FUND BALANCE	\$ 1,038,772		\$ 2,460,770		

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to April 30, 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 April 30, 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	\$ 424,005	\$ (2,975)
3 Interest Revenue	-	14,518	14,518
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	426,980	438,523	11,543
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	171,811	171,326
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	485	171,811	171,326
20 Fund Balance - Beginning	761,311	893,793	132,482
21 FUND BALANCE - ENDING - PROJECTED	\$ 761,796	\$ 1,065,603	\$ 303,807

* 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 April 30, 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	\$ 620,080	\$ (4,351)
3 Interest Revenue	-	21,118	21,118
4 Misc. Revenue	-	-	-
5 TOTAL REVENUES	624,431	641,198	16,767
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	239,733	239,233
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	500	239,733	239,233
20 Fund Balance - Beginning	1,127,063	1,309,271	182,208
21 FUND BALANCE - ENDING - PROJECTED	\$ 1,127,563	\$ 1,549,003	\$ 421,441

** 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 aduticide 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
04/01/2026	100710	Steadfast Contractors Alliance, LLC	Invoice: SA-21700 (Reference: Quarterly Aeration Filter Changes.)		40.00	126,566.57
04/06/2026			Funds Transfer	1,040,000.00		1,166,566.57
04/06/2026	3705	US Bank Tax distribution			1,038,752.44	127,814.13
04/06/2026	100711	Gig Fiber, LLC	Invoice: 6620 (Reference: Solar Equipment Lease Income - Amendment #1 - Entrance Bridge_April 20...		19,055.00	108,759.13
04/06/2026	100712	Stantec Consulting Services, Inc	Invoice: 2541963 (Reference: Engineering services.)		1,074.22	107,684.91
04/06/2026	100713	Steadfast Contractors Alliance, LLC	Invoice: SA-22072 (Reference: Routine Aquatic Maintenance - March Quarterly Prorated.)		13.33	107,671.58
04/06/2026	100714	Vesta District Services	Invoice: 431775 (Reference: Apr26 Management fees.)		6,006.25	101,665.33
04/06/2026	100715	Tampa Bay Poo Patrol, LLC	Invoice: 5674 (Reference: Apr26 Pet Waste station maintenance.)		1,111.50	100,553.83
04/07/2026	01ACH040726	DOORKING, INC.	Reference: Gate cell service 03.02.26- 04.01.26		171.80	100,382.03
04/08/2026	100716	Tampa Swap LLC	Invoice: 011 (Reference: Wednesday - Asphalt Repair (Entrance Area) (\$200).)		200.00	100,182.03
04/09/2026			Deposit	113.64		100,295.67
04/09/2026			Deposit	17,669.68		117,965.35
04/09/2026			Deposit	9,237.65		127,203.00
04/10/2026	100717	Steadfast Contractors Alliance, LLC	Invoice: SA-20686 (Reference: Midget Fly Abatement.)		4,040.00	123,163.00
04/10/2026	100718	ECS Integrations LLC	Invoice: 103823 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 103825 (Referenc...		675.00	122,488.00
04/10/2026	100719	Rosco's Security LLC	Invoice: INV/2026/00009 (Reference: Epperson Boulevard Gate- gate repair.) Invoice: INV/2026/...		10,042.76	112,445.24
04/10/2026	100720	Envera Systems	Invoice: IN00005285 (Reference: Permit Park/Playground.)		433.75	112,011.49
04/13/2026	01ACH041326	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 02.06.26- 03.10.26		357.54	111,653.95
04/13/2026	02ACH041326	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 02.06.26- 03.10.26		223.21	111,430.74
04/13/2026	03ACH041326	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 02.06.26- 03.10.26		410.06	111,020.68
04/16/2026	100721	Cooper Pools Inc.	Invoice: 2026-1349 (Reference: Commercial Monthly Fountain Service April 2026.)		650.00	110,370.68
04/16/2026	100722	ECS Integrations LLC	Invoice: 103828 (Reference: Wireless Internet Solution VZ (billed quarterly).) Invoice: 10382...		1,740.00	108,630.68
04/16/2026	100723	Tampa Swap LLC	Invoice: 014 (Reference: Installed Street Signs.)		75.00	108,555.68
04/16/2026	100724	Vesta District Services	Invoice: 431912 (Reference: Billable Expenses - Mar 2026.)		1,125.54	107,430.14
04/16/2026	100725	Brick By the Mile Inc.	Invoice: 575016 (Reference: Entry Tower Repair.)		2,250.00	105,180.14
04/20/2026	100726	Tampa Swap LLC	Invoice: 020 (Reference: Post Removal.)		75.00	105,105.14
04/22/2026	100727	Contact One	Invoice: 260401164101 (Reference: gate service and holiday charge (Memorial Day).)		72.50	105,032.64
04/24/2026	01ACH042426	Withlacoochee River Electric	7851 Curley Rd 03.04.26- 04.06.26		4,448.21	100,584.43
04/24/2026	02ACH042426	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 03.04.26- 04.06.26		247.96	100,336.47
04/24/2026	03ACH042426	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 03.04.26- 04.06.26		87.29	100,249.18
04/24/2026	04ACH042426	Withlacoochee River Electric	7315 Yale Harbor Dr 03.04.26- 04.06.26		56.80	100,192.38
04/24/2026	05ACH042426	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 03.04.26- 04.06.26		55.84	100,136.54
04/24/2026	06ACH042426	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 03.04.26- 04.06.26		50.79	100,085.75
04/24/2026	07ACH042426	Withlacoochee River Electric	31077 Epperson Blvd 03.04.26- 04.06.26		47.04	100,038.71
04/24/2026	08ACH042426	Withlacoochee River Electric	31425 Epperson Blvd 03.04.26- 04.06.26		40.16	99,998.55
04/27/2026	100728	Juniper Landscaping of Florida, LLC	Invoice: 392690 (Reference: #393426 - March 2026 Completed Wet Check Repairs-Controller E.) I...		593.85	99,404.70
04/27/2026	100729	BUSINESS OBSERVER	Invoice: 26-00878P (Reference: Legal Advertising - Supervisors Workshop Meeting.)		65.63	99,339.07

Date	Number	Name	Memo	Deposits	Payments	Balance
04/29/2026	100730	Steadfast Contractors Alliance, LLC	Invoice: SA-21769 (Reference: Routine Aquatic Maintenance Apr26.)	2,575.00	2,575.00	96,764.07
04/29/2026	100731	Juniper Landscaping of Florida, LLC	Invoice: 390357 (Reference: 383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contra...)	29,538.00	29,538.00	67,226.07
4/30/2026	End of Month			1,067,020.97	1,126,401.47	67,226.07

EXHIBIT 6

Mach Form Comments (through 05-29)

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	Motion made at May 2026 meeting	ADS will remediate	5/4/2026
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	Revisit if resident reaches out again	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.	5/4/2026
6-Dec-25	Streetlights	Street light #7022 (inner loop of Tortuga Shore) is out		Working as of May 2026 meeting	5/4/2026

Mach Form Comments (through 05-29)

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	No problems observed after monitoring	Monitored	5/4/2026
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 ordering new soccer net	Net ordered and installed	5/4/2026
25-Feb-26	Gates	Questioning authenticity of gates email and message posted on Facebook group	Email is legitimate!		5/4/2026
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		Successfully cleared out	5/4/2026
10-Mar-26	Tot Lot	Several ant mounds along black plastic borders and fenceline of tot lot		Working on removing as of May 2026 meeting	
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		Working on removing as of May 2026 meeting	
21-Mar-26	Hardscape	Epperson Blvd at Overpass has a pot hole again		Repaired	5/4/2026
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	No further action		5/4/2026

Mach Form Comments (through 05-29)

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		Working on removing as of May 2026 meeting	
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		Area has been mowed	5/4/2026
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		Cleaned up	5/4/2026
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	Motion made at May 2026 meeting	ADS will remediate	5/4/2026
8-Apr-26	Landscaping	Pond bank area by property on Yale Harbor Drive has not been mowed in months		Cleaned up	5/4/2026
12-Apr-26	Landscaping	Lawn by pond between Yale Harbor and Tansy Bend has not been cut in some time		Cleaned up	5/4/2026
12-Apr-26	Landscaping	Area along ponds behind Colada Drift Way have not been cut in some time		Cleaned up	5/4/2026
12-Apr-26	Landscaping	Has not seen grass around pond by Colada Drift Way cut in over a month		Cleaned up	5/4/2026
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		Vendors have been contacted and they will rotate	5/4/2026
19-Apr-26	Dog Park	Resident writes that grass around the pond is extremely overgrown. Possibly mislabeled complaint type		Cleaned up	5/4/2026

Mach Form Comments (through 05-29)

20-Apr-26	Tot Lot	Termites or similar-looking winged insects are getting piled up on the mulch behind the match-4 spinner board		Part of ants issue, working on removing as of May 2026 meeting	
21-Apr-26	Gates	Sidewalk gates on both sides of Yale Harbor are not closing or locking properly, first observed 2 weeks prior	Motion made at May 2026 meeting	Rosco's Security will remediate	5/4/2026
1-May-26	Gates	Resident at Sanders Tree Loop closed on home on April 24, attempting to get access but is unable to get responses regarding access and previous owners only provided one entry gate remote			
3-May-26	Landscaping	High landscaping around the pond between Tansy and Yale Harbor, resident has previously reported this and requested for mowing			
4-May-26	Water Feature (fountain)	Water levels are very low, would like for Cooper Pools to be contacted regarding the auto-fill. Suggests that this may be related to County water pressure			
4-May-26	Gates	Olive Brook entrance is stuck open with a buzzing noise			
5-May-26	Pet Waste Removal Station	Pet waste station on Overpass near end of cart path by Palm Cove is overflowing			
24-May-26	Other	Kids on bikes hit the fence barrier to the golf cart path on Tansy Bend and two slats came out. Describes incident as a hit and run, says neighbor on Tansy Bend has photos, resident reported to Dawn			
26-May-26	Landscaping	The weeds and lawn on Epperson Blvd have not been taken care of for at least 2 months, some weeds are at least a foot high, offers photos			