EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Thursday
September 10, 2026
6:15 p.m.

Meeting Location:
The WaterGrass Club
32711 Windelstraw Drive
Wesley Chapel, FL 33545

Note: The Agenda Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Epperson Ranch
Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Epperson Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District is scheduled for **Thursday, September 10, 2026, at 6:15 p.m.** at the **WaterGrass Club,** located at **32711 Windelstraw Drive, Wesley Chapel, Florida, 33545**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
Engineer
Field Services Manager
District Records

Epperson Ranch Community Development District

Meeting Agenda

September 10, 2026, 6:15 p.m.

Call-in Number: +1 (904) 348-0776
Meeting ID: 684 257 747#

1. **Call to Order/Roll Call**
2. **Audience Comments –** *(limited to 3 minutes per individual for agenda items)*
3. **Vendor Reports – Questions from Board Members Only**
   A. Steadfast Alliance
      - July Waterway Inspection Report — Exhibit 1

   B. LMP/Juniper
4. **Staff Reports – Questions from Board Members Only**
   A. District Counsel
   B. District Engineer
      - Presentation of Stantec Professional Services Agreement Change Order 2026-01 — Exhibit 2

   C. Field Services Manager — Exhibit 3
      - Skoops Poop Pet Station Report (dated 8/23 and 8/30) — Exhibit 4

   D. District Manager
      - Presentation and Discussion of Mach Form Comments *(updated as of September 2)* — Exhibit 5
      - Resident Request for Bollards — Exhibit 6

6. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 3, 2026 — Exhibit 7

B. Consideration for Acceptance – The July 2026 Unaudited Financial Statements — Exhibit 8

7. Business Items

A. Consideration & Adoption of **Resolution 2026-10**, Adopting FY 2026-2027 Meeting Schedule — Exhibit 9

8. Discussion Topics

9. Supervisors' Requests

A. Discussion of RFID Tags

10. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

11. Action Items Summary

12. Next Meeting Quorum Check: October 5, 2026 at 6:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Christy Bartels	☐ In Person	☐ Remote	☐ No
[VACANT]	☐ In Person	☐ Remote	☐ No
Harl Page	☐ In Person	☐ Remote	☐ No
Dawn Curran-Tubb	☐ In Person	☐ Remote	☐ No
Cherdonna Epps-Gardner	☐ In Person	☐ Remote	☐ No

13. Adjournment

EXHIBIT 1

Return to Agenda

Epperson Ranch CDD Aquatics

Inspection Date:

9/2/2026 12:20 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM

813-836-7940

Return to Agenda

SITE: 1/2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

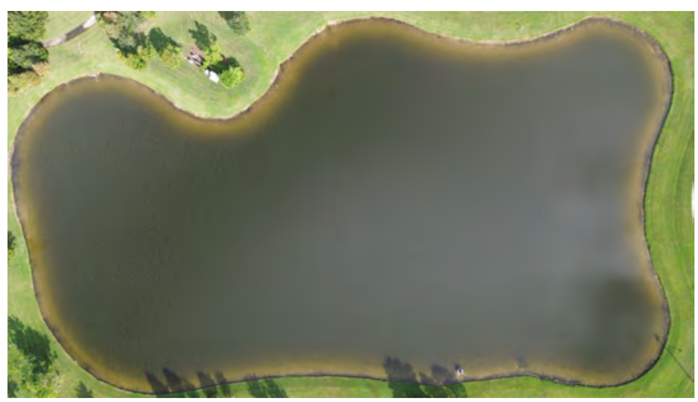
Pond 1 - Any algae present is decaying from treatment last week. A technician will follow up if needed.
No nuisance grass observed.

Pond 2 - Mild nuisance grass growth in the retention areas. Treatment will be done during pond 1's follow up.
No algae observed.

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

SITE: 3/4

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

Return to Agenda

SITE: 5/6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

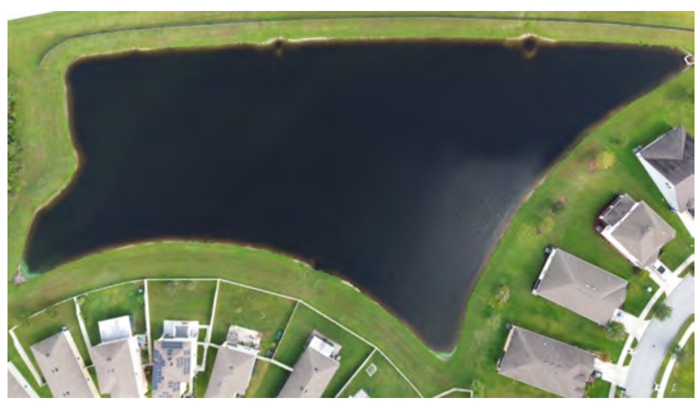
Pond 5 - Small patches of filamentous algae are clinging to nuisance grasses around the perimeter. Both will be addressed next visit.
The planted pickerelweed has come back strong.

Pond 6 - Any algae present is decaying from treatment last week. A technician will follow up if needed.
No nuisance grass observed.

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

SITE: 7/8

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Pond 7 - Any algae present is decaying from treatment last week. A technician will follow up if needed.
No nuisance grass observed.

Pond 8 - Two small patches of planktonic algae present in the corners. These will be addressed next visit.
No nuisance grass observed.

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

Return to Agenda

SITE: 9/10

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

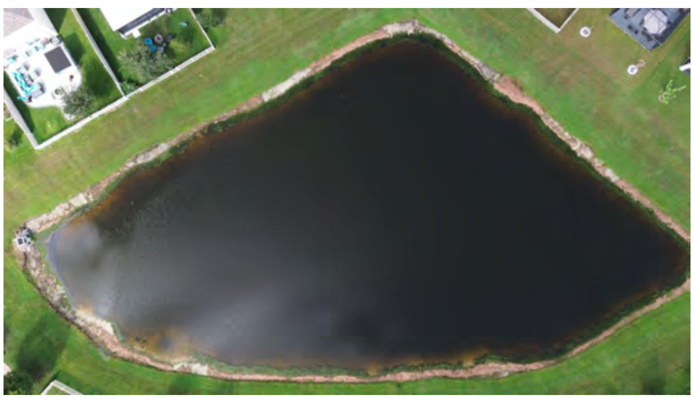
Pond 9 - Submersed growth has appeared near the water's edge. We have a treatment plan running on another pond right now, so we can add this one to it.
No algae observed.

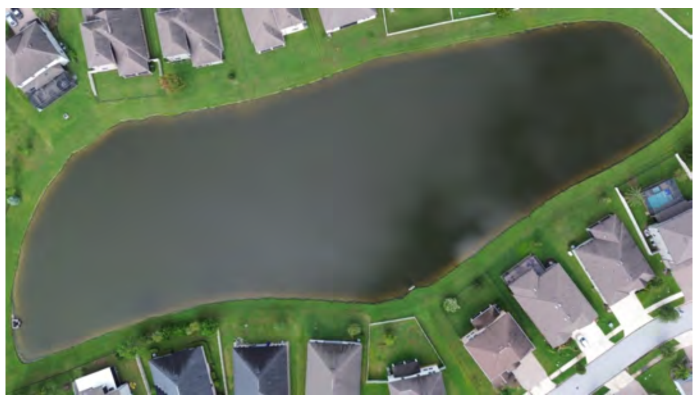
Pond 10 - Substantial filamentous algae bloom present. This has been emphasized for treatment this week.
No nuisance grass observed.

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

SITE: 11/12

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

Pond 11 - Mild progress on cutting back submersed growth. Technicians will continue treatment until conditions improve.
No algae observed.

Pond 12 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

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Inspection Report

SITE: 13/14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving


Comments:

Pond 13 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 14 - Two very mild patches of nuisance grass present. These will be addressed next visit.
No algae observed.

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

SITE: 15/16

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving


Comments:

Pond 15 - Summer growing conditions have made these nuisance grasses persistent. I'll emphasize to the tech that one heavy treatment in the morning well before rain can clear them.
No algae observed.

Pond 16 - Any algae present is decaying from treatment last week. A technician will follow up if needed.
No nuisance grass observed.

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

Return to Agenda

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.

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

SITE: 19/20

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Pond 19 - One small patch of nuisance grass present in the corner. Treatment this week will help clear it and prevent spread.
No algae observed.

Pond 20 - Similar conditions as 19. This may be the submersed growth popping up in other ponds. If so, technicians will treat it same as the others.

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

Return to Agenda

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 nuisance grass growth on sections of the perimeter. This was treated last week; technicians will follow up if needed.
No algae observed.

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

SITE: 23/24

Condition: ✓Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

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

24 - Slight progression of nuisance grass growth. I have noted this for treatment during this week's service.
No algae observed.

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

Return to Agenda

Inspection Report

SITE: 25/26

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving

Comments:

25 - Sudden growth of nuisance grasses around the perimeter. I'm curious if this is just a turf curb from the maintenance crews. A technician will inspect and treat accordingly.
No algae observed.

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

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

SITE: 27/28

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.

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

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SITE: 29/30

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 31/32

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

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MANAGEMENT SUMMARY

✓ 91

We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D1/Moderate for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

Seasonally good pond conditions have held through the summer. Most ponds look at least as good or better than last month, even. Technicians will start shifting focus to the mystery submersed vegetation appearing in more ponds. A dedicated treatment regiment now will make a difference to help prevent spread into deeper areas where control becomes much more difficult.
Algal activity is normal for this time of year. I think this is the first time we've seen a large-scale algal bloom (pond 10) all year. These typically start around July so I'm hopeful this is the only one for the remainder of the season. If not, techs are more vigilant and always ready to combat them.

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!

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MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

EPPERSON RANCH CDD

Wesley Chapel, FL

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EXHIBIT 2

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PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2026-1 Date 13 August 2026

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 238202067

380 Park Place Blvd., Suite 300
Clearwater, FL 33760
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

"Client" Epperson Ranch Community Development District

Client Project #

250 International Parkway, Suite 208
Lake Mary, FL 32746
Ph: (321) 263-0132
email: hbeckett@vestapropertyservices.com

Project Name and Location: Epperson Ranch Community Development District, Florida

In accordance with the original Professional Services Agreement dated 1 November 2014 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Total fees this Change Order	$	15,000.00
Original agreement amount	$	40,500.00
Total Agreement	**$**	**55,500.00**

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.	**Epperson Ranch Community Development District**
Greg Woodcock, Project Manager	
Print Name and Title	Print Name and Title
Signature	Signature
Date Signed:	Date Signed:

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EXHIBIT 3

Return to Agenda

Field Operations Report

for

Epperson Ranch

Community Development District

September

2026

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Epperson Ranch

Manage any type of project. Assign owners, set timelines and keep track of where your project stands.

To-Do

Name	Owner	Status	Date Completed	Item ID (auto generated)
Bollard Install	Carlos Rodriguez	Working on it		12925920834
Mirror Install	Carlos Rodriguez	Working on it		12925819071
Monument Painting	Carlos Rodriguez	Working on it		12925818534
Pressure Washing Quotes	Carlos Rodriguez	Working on it		12925811194
Yale Harbor Sign Needs To Be Straightened.	Carlos Rodriguez	Done		12925804005
Epperson Blvd Sign Is Missing From Tansy Bend Entrance.	Carlos Rodriguez	Done		12925819615
The street sign at the stop sign on the corner of Windward Palm and Olive Brook Drive.	Carlos Rodriguez	Done		12925818815
Missing Street Sign reported on Palm Song Place and Sweeter Tide	Carlos Rodriguez	Done		12925811184
Flag Pole Lights	Carlos Rodriguez	Working on it		12925811789
Sidewalk Puddling Map		Done		12925805089
Rake Tot Lots Weekly and Look at Mulch Barries		Working on it		12961499162
Order trash can and have installed at olive brook mailboxes.		Done		12961641688
Bridge tile repair.		Working on it		12961624164
Mail box parking signs.		Working on it		12961657389
Landscape RFP Meeting		Done		12961647073
Tansy bend cart path. needs trimming along fence.		Stuck		12961673204
Graffiti Cleanup		Done		12961648330
Have Roamner Graphic onsite to ensure all signs are up to date.		Working on it		12961690206
Bollard Covers		Done		12961793042
Repair Soccor goal arm at tot lot		Working on it		12961820824
Replace missing fence slat off tansy bend cart path.		Working on it		12961905737

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Epperson Ranch	Updates							
Item ID	**Item Name**	**Content Type**	**Content Type**	**User**	**Created At**	**Update Content**	**Post ID**	**Parent Post ID**
12925805089	Sidewalk Puddling Map	Update		Michael Bush	02/September/2026 07:45:28 PM	Created with Don and sent over to Greg. We mapped the priority areas.	5515092714	
12925811194	Pressure Washing Quotes	Update		Michael Bush	02/September/2026 07:19:46 PM	Pressure wash all CDD owned areas. * Sidewalks. * Fences. * Monuments. * Concrete Fences. * Vinyl Fence. * Golf Cart Paths. * Bridge. * Tot Lot. * Tunnel.	5514959833	
12925811789	Flag Pole Lights	Update		Michael Bush	02/September/2026 07:20:49 PM	8/28 Unable to find correct parts. Looking into ordering new lights	5514965247	
12925811789	Flag Pole Lights		Reply	Michael Bush	02/September/2026 07:23:14 PM	9/2 Still cant find part number to light. Looked through old invoices to look for part number. Told Carlos lets just get a patch job on them so they are working for now. Let just order new light and get them running.	5514976525	5514965247
12925818534	Monument Painting	Update		Michael Bush	02/September/2026 07:35:16 PM	Talked with Carlos about this on 8/17 about approval. discussed taking off metro signs and putting EP on monument after painting.	5515042020	
12925818534	Monument Painting		Reply	Michael Bush	02/September/2026 07:47:10 PM	Have Tampa Swap go ahead with the painting of the monument. Need confirmation of replacing any missing tiles and removing the Metro logo. Remove the Epperson logo, then re-hang after painting.	5515100252	5515042020
12925819071	Mirror Install	Update		Michael Bush	02/September/2026 07:33:48 PM	Carlos has mirror in hand. To be installed at * Palm Song to Yale Harbor	5515035147	
12925920834	Bollard Install	Update		Michael Bush	02/September/2026 07:32:26 PM	Talked with Carlos on 8/12 on bollard install.	5515028046	
12925920834	Bollard Install		Reply	Michael Bush	02/September/2026 07:33:07 PM	Talked with Carlos on 8/24 on install. They are scheduled to be installed on the week on the 9/1.	5515031549	5515028046
12961657389	Mail box parking signs.	Update		Michael Bush	02/September/2026 07:38:11 PM	They are installed, but need to have them bolted to metal instead of wood.	5515056847	
12961690206	Have Roamner Graphic onsite to ensure all signs are up to date.	Update		Michael Bush	02/September/2026 07:46:34 PM	Contacted him the week of the 17 to get on the schedule to come out.	5515097600	
12961690206	Have Roamner Graphic onsite to ensure all signs are up to date.		Reply	Michael Bush	02/September/2026 07:52:06 PM	Make sure all are to DOT standard of 7ft and dates are correct on the back of signs.	5515119462	5515097600
12961793042	Bollard Covers	Update		Michael Bush	02/September/2026 07:50:48 PM	Carlos have replace 3 bollard cover as of now. He has 2 more in hand for future replacement	5515114442	
12961905737	Replace missing fence slat off tansy bend cart path.	Update		Michael Bush	02/September/2026 08:01:38 PM	Address is 31494 Tansy Bend	5515166312	
12961905737	Replace missing fence slat off tansy bend cart path.		Reply	Michael Bush	02/September/2026 08:01:46 PM	Carlos has slats in had	5515167022	5515166312

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Tansy Bend Cart Path.

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Yale Harbor Entrance

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Brick by the Mile
Monument Repair

Pond P - 210

Return to Agenda

Trees that need to be removed and replaced.

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Pond P - 180

Pond P - 360

Return to Agenda

Tot Lot

Return to Agenda

THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Return to Agenda

EXHIBIT 4

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
Epperson Boulevard
Wesley Chapel, Florida 33545

Job #189

Scheduled	Aug 23, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	2.0
Header Bags	0.0
Garbage Bags	27.0

Service Photos (1 - 10)

Return to Agenda

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com

Service Photos (21 - 30)

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush

Epperson Boulevard
Wesley Chapel, Florida 33545

Job #189

Scheduled	Aug 30, 2026

CAM / HOA Maintenance

Materials Used

Roll Bags	4.0
Header Bags	0.0
Garbage Bags	18.0

Service Photos (1 - 10)

Return to Agenda

Skoops Poop
skoopspoop@Gmail.com

Service Photos (11 - 20)

Return to Agenda

Skoops Poop
skoopspoop@Gmail.com

Service Photos (21 - 30)

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com

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EXHIBIT 5

Return to Agenda

Copy of Mach Form Comments (through 09-02)

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	
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	
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.	Being installed - 08/03
3-May-26	Landscaping	High landscaping around the pond between Tansy and Yale Harbor, resident has previously reported this and requested for mowing		Sent email to Anthony/LMP (June 2026)	
29-May-26	Sidewalks	New construction on back golf cart path already holding water in multiple areas		District Engineer working with ADS - 08/03	
30-May-26	Landscaping	Cart path behind homes on Tansy Bend needs grass trimming along fence lines. Pathway edging on cart path leading to Yale Harbor also needed. Suggests installing drainage to get rid of standing water that has been pooling following recent rains		District Engineer working with ADS - 08/03	
30-May-26	Landscaping	Grass trimming not being performed on outside of back fences, abutting pond			
31-May-26	Landscaping	Golf cart path behind Tansy Bend has not been mowed, grass levels are high along pathway		Completed	
1-Jun-26	Landscaping	Grass on Parrot Reef Ct pond has not been cut in weeks			

Return to Agenda

Copy of Mach Form Comments (through 09-02)

1-Jun-26	Landscaping	Home is by conservation area and the CDD is responsible for mowing the grass there, has been overgrown over the past month			
2-Jun-26	Ponds	Pond behind property on Palm Song Place has unkempt grass, the pond shoreline has heavy erosion, requests aerators similar to those installed at a neighboring pond		Monitoring - 08/03	
3-Jun-26	Landscaping	Grass overgrown around pond behind property on Yale Harbor Drive, indicates that this is her third attempt at getting the grass trimmed and that this is beginning to interfere with pest control			
9-Jun-26	Landscaping	Grass backing up to fence facing Yale Harbor pond is not being mowed, grass is now growing through fence			
10-Jun-26	Landscaping	Common area island needs to be mowed and maintained	Can be done once vehicles stop parking in median		
11-Jun-26	Dog park	Yellow poles at beginning of Palm Song Place golf cart path have been vandalized, covers removed			
17-Jun-26	Hardscape	New curb behind Tansy Bend has resulted in several puddles of standing water, expresses concerns about path not being properly graded for water flow and standing water leading to further issues if not repaired soon		District Engineer working with ADS - 08/03	
22-Jun-26	Landscaping	Asks when grasss will be cut on pond area on Olive Brook Drive, nearly a foot high and unsightly			
23-Jun-26	Hardscape	Golf cart path yellow cover over pole not bolted, one is still missing		Completed	
28-Jun-26	Ponds	Resident of Pool Compass, asks if fishing is allowed in ponds inside the community	Fishing is allowed on Epperson Ranch CDD ponds. Easements need to be kept in mind to avoid trespassing for pond access	Supervisor Epps-Gardner to draft specific fishing informational notice with District Manager	
29-Jun-26	Hardscape	Golf cart pole cover is still missing at Palm Song Place, other one is not bolted/secured properly		Completed	
29-Jun-26	Streetlights	Two poles are not working on Epperson Blvd and missing sticker to scan. Between Tot Lot and circle		Reported	

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Copy of Mach Form Comments (through 09-02)

3-Jul-26	Sidewalks	Safety mirrors on golf cart path from Palm Song to Yale Harbor have broken or missing mirrors		Replacements have been ordered - 08/03	
5-Jul-26	Tot lLot	Nest of winged insects observed under match 4 spinning board, resident took video			Completed
7-Jul-26	Hardscape	Incorrect street sign mounted on intersection of Sweeter Tide and Palm Song, sign was intended for Palmero			Completed
11-Jul-26	Pet Waste Removal St	Overpass and Olive Brook entry gate waste station toppled over, needs to be remounted			Completed
12-Jul-26	Other	Trash cans by mail lockers off Yale Harbor are overflowing, suggests more frequent pickups			
14-Jul-26	Other	Mail box trash can overflowing		New vendor - 08/03	
14-Jul-26	Midgeflies	Increased amount of midge flies observed outside Summer Sun Loop pond, asks if pond aerator is functioning correctly and when pond was last serviced		New vendor - 08/03	
18-Jul-26	Landscaping	Area behind property on Colada Drift Way has not been maintained for a month and is overgrowing into resident's yard		Monitoring - 08/03	
27-Jul-26	Pet Waste Removal St	Station outside Olive Brook gate on cart path has been knocked over for some time, requests that it gets reseated into ground		Completed	
29-Jul-26	Landscaping	Tree down on Epperson Blvd between Roma Dune and Yale Harbor		Completed	
16-Aug-26	Other	Water is leaking every day for hours near the Olive Brook gate - source not specified			
18-Aug-26	Sidewalks	Yale Harbor mailbox handicapped spot is not ADA compliant and the ramp is unable to be used when a car is parked in the spot. Parallel parking results in a dangerous situation where the wheelchair user exits into the street. Requests for each mailbox to have a space that faces front first and lines painted connected to ramp			
27-Aug-26	Landscaping	Trees on Epperson Blvd leading to Palm Song place has many trees dead at the top			

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27-Aug-26	Hardscape	Broken slat on golf cart path fence leading up to 31494 Tansy Bend. Homeowner requests for repair to happen during the day outside of 12:00 to 1:30 pm timeframe			
31-Aug-26	Sidewalks	Identified 3 areas on north side of Overpass (between Lagoon and Curley) and an area on multi-purpose path at corner of Overpass and Curley that retains standing water after rains. Resident has emailed Pasco County which stated that they reviewed and determined that the locations fell under maintenance responsibility of Epperson CDD			

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EXHIBIT 6

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From: Christopher Matthews <cmmatthews@gmail.com>
Sent: Wednesday, September 2, 2026 4:31 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Epperson Ranch - Golf Cart Path Pole - Tuscan Bay Circle

External Sender - From: (Christopher Matthews

This message came from outside your organization.

You don't often get email from cmmatthews@gmail.com. Learn why this is important

Good afternoon,

It was not clear to whom I should address this issue, so please forward it along if you are not the correct contact.

On Tuscan Bay Circle, we have a golf cart path that connects Tuscan Bay with Epperson Blvd. From

path that would slow people down and stop cars from driving on it. Currently, golf carts regularly

bus stop. That does not include the regular dog groomers, vets, and various other vehicles that drive down there and park.

What would it take to get a pole installed here for everyone's safety?

Thank You,

Christopher M. Matthews

“The Dalai Lama, when asked what surprised him most about humanity, answered “Man. Because he sacrifices his health in order to make money. Then he sacrifices money to recuperate his health. And then he is so anxious about the future that he does not enjoy the present; the result being that he does not live in the present or the future; he lives as if he is never going to die, then dies having never really lived.”

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EXHIBIT 7

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MINUTES OF MEETING

EPPERSON RANCH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District was held on Monday, August 3, 2026 at 6:16 p.m. at The WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call

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

Present and constituting a quorum were:

Dawn Curran-Tubb	Board Supervisor, Chairwoman
Christy Bartels	Board Supervisor, Vice Chairwoman
Cherdonna Epps-Gardner	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Services Manager, Vesta District Services
Michael Eckert	District Counsel, Kutak Rock LLP
Greg Woodcock *(via phone)*	District Engineer, Stantec
Kevin Riemensperger	Steadfast Alliance

The following is a summary of the discussions and actions taken at the August 3, 2026 Epperson Ranch CDD Board of Supervisors Regular Meeting.

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

An audience member noted some overflow on Palm Song Place, and expressed concerns about the standing water. Additional comments were made regarding spraying activity with Mosquito Control. The audience member also expressed appreciation to the Board.

Additional comments were made by audience members and the Board regarding the garlic treatment for midge flies being on backorder, as well as the current status and intent of sidewalk flumes being installed, with the Board clarifying that the sidewalks had been built correctly and the thick St. Augustine sod root system was resulting in more surface water being retained.

THIRD ORDER OF BUSINESS – Public Hearings

A. FY 2026-2027 Budget Public Hearing

- Open the Public Hearing

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Budget Public Hearing, for the Epperson Ranch Community Development District.

- Exhibit 1: Presentation of FY 2026-2027 Approved Proposed Budget & Assessment Roll

Mr. Beckett stated that the form of the budget remained the same from what had been approved at the May meeting, which included an increase in annual assessments of 1.5%.

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Mr. Beckett stated that the largest variance for households was $54.30 over the previous year,

- Public Comments

There being none, the next item followed.

- Close the Public Hearing

> On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Budget Public Hearing, for the Epperson Ranch Community Development District.

B. Exhibit 2: Consideration & Adoption of **Resolution 2026-06,** Adopting FY 2026-2027 Budget

> On a MOTION by Ms. Epps-Gardner, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06,** Adopting the FY 2026-2027 Budget, as presented, for the Epperson Ranch Community Development District.

C. FY 2026-2027 Assessments Public Hearing

- Open the Public Hearing

> On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Assessments Public Hearing, for the Epperson Ranch Community Development District.

- Public Comments

There being none, the next item followed.

- Close the Public Hearing

> On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Assessments Public Hearing, for the Epperson Ranch Community Development District.

D. Exhibit 3: Consideration & Adoption of **Resolution 2026-07,** Annual Assessments

> On a MOTION by Ms. Epps-Gardner, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06,** Adopting the Annual Assessments, as presented, for the Epperson Ranch Community Development District.

E. Exhibit 4: Consideration & Adoption of **Resolution 2026-08,** Setting a Public Hearing on Revised Rules of Procedure

Mr. Eckert gave an overview of the rules of procedure and their scope, and the Board requested for copies to be distributed. Ms. Curran-Tubb voiced support for the suggested process of reviewing the rules of procedure every couple of years. Mr. Eckert additionally noted that there had been changes in the Florida legislature in recent years including a rewrite of the rulemaking process, and added that there would be language in the rules presented for superseding any prior rules that may have otherwise introduced conflicts. Mr. Beckett stated that this public hearing would be set for the October 2026 meeting date to allow for the required timeframe of notice.

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On a MOTION by Ms. Curan-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08,** Setting a Public Hearing for October 5, 2026 on the Revised Rules of Procedure, for the Epperson Ranch Community Development District.

F. Exhibit 5: Consideration & Adoption of **Resolution 2026-09,** Setting a Public Hearing on Gate Access Rules & Rule Development

Mr. Beckett stated that the public hearing date for Gate Access Rules and Rule Development would also be set for October 5. The Board discussed pricing for replacement RFID tags, and agreed to preliminarily set a range in the rule between $25 and $75.

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09,** Setting a Public Hearing for October 5, 2026 on the Development of Gate Access Rules, for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Vendor Reports – Questions from Board Members Only

A. Steadfast Alliance

- Exhibit 6: July Waterway Inspection Report

  Mr. Riemensperger presented the report, noting effects of hot weather conditions and a recent increase in precipitation. Mr. Riemensperger stated that he believed the garlic oil treatment would be back at some point in the month, and that he had been in direct contact with the manufacturer. The Board requested to move forward with finding a treatment with the preference for natural methods like the garlic oil, but to proceed with chemical treatments if none were available. Additional comments were made noting that more trash had been observed in and around the ponds, and the Board requested for crews to go through with grabbers to remove the material.

B. LMP/Juniper

The Board discussed Juniper's hiring of a subcontractor to address trimming work which some Supervisors deemed unsatisfactory, as well as the vendor not being in attendance at the meeting to address the community's questions and concerns. Ms. Curran-Tubb expressed disappointment that regular inspections and monthly meetings with the Field Services Manager were not taking place, highlighting a general lack of trimming and stake realignment, as well as the Christmas palm tree sets on Colada Drift that had been impacted by the freezes in early 2026 and never addressed. Discussion ensued regarding tree replacement and palm species, with requests being made for a quote for Pygmy date palm trees.

FIFTH ORDER OF BUSINESS – Staff Reports – Questions from Board Members Only

A. District Counsel

Mr. Eckert noted some legislation that had passed and gone into effect concerning the recall process for Supervisors that had gone into effect on July 1, as well as for electronic payment systems that the CDD would need to provide as an option online. Mr. Eckert suggested that this would apply for items such as public records request that were involved enough to warrant a cost, and the RFID stickers. Mr. Eckert advised that the legislature adopted regarding the sovereign immunity limits had subsequently been vetoed at the Governor's office, though he noted that this legislation was likely to return each year until limits were adjusted.

B. District Engineer

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- Exhibit 7: Presentation of Sidewalk Standing Water Flume Report and Proposal Summary

  Mr. Woodcock gave an overview of the report, noting that 98 locations were included and that 15 of these areas were identified as being the most severe. Mr. Woodcock suggested that the priority areas could be handled first if there were any concerns about the remaining budget for the fiscal year. In response to Board questions regarding the mitered ends and control structures, Mr. Woodcock noted that all of the scheduled inspections across the three Epperson CDDs had been grouped together within the same permit and he would review to determine which ones were under Epperson Ranch. Additional discussion ensued regarding homeowner responsibility for downspouts and connecting to drainage easements and French drains wherever present, and CDD responsibility for road infrastructure.

C. Exhibit 8: Field Services Manager

Mr. Bush presented his report, noting the purchase of bollards and work to address missing parking signs. Mr. Bush also noted repair work for pedestrian crosswalk signs and alligator advisories. The Board and District staff discussed the potential purchase of a storage unit to keep hardware and other bulkier equipment needed for field services close to the site, including considerations for the length of the rental term and accessibility to all Board members.

Mr. Bush and the Board discussed the need for additional trash cans and pet waste stations, as well as maintenance and cleanliness needs.

Ms. Curran-Tubb made a motion, seconded by Ms. Bartels, to terminate services with Tampa Bay Poo Patrol.

During discussion of the motion, in response to questions about the existing agreement with Tampa Bay Poo Patrol, Mr. Beckett commented that there was no termination notice period established. The Board requested for the termination of services to be effective immediately.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved terminating services with Tampa Bay Poo Patrol with terms based on any existing agreement, for the Epperson Ranch Community Development District.

Following the motion, Ms. Bartels made a motion, seconded by Ms. Curran-Tubb, to move forward with an annual contract with Skoops Poop, in the amount of $1,136.67 per month, for an annual total of $13,640.04.

During discussion of the motion, Mr. Beckett stated that as this item had been a walk-on item and not included in the published agenda, the Board needed to open the floor to audience comments.

Audience comments were heard voicing support for the new contract.

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board approved moving forward with an annual contract for Skoops Poop, in the annual amount of $13,640.04, for the Epperson Ranch Community Development District.

Following the motion, Mr. Bush and the Board discussed fountain conditions, with comments being made noting that the sides were full of grass and beds were not being weeded properly. Mr. Bush additionally noted that the ground-penetrating radar had been done with the back wall, and that the company believed that the hill was still stable and that no major voids were detected. Mr. Bush added that the smaller voids that were shown could be addressed with the foam injection, which was a cheaper measure than tearing the wall down.

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D. District Manager

- Exhibit 9: Presentation and Discussion of Mach Form Comments *(updated as of July 31)*

Mr. Beckett explained that the older remaining comments on the spreadsheet were related to landscaping, and the Board suggested that these items be kept on the sheet and marked down as being worked on with Juniper's account manager. The Board requested that the ant mound items be marked as completed, and Mr. Beckett added that items related to the Epperson entrance median sign, palm tree pruning by the Yale Harbor entrance gate, Overpass Boulevard overgrowth, and the fountain wildlife ramp could also be marked as completed. In response to a request for aerators, the Board opted to defer to Steadfast's guidance and standard treatment regimen prior to looking into any additional measures. Discussion ensued regarding a letter that had gone out regarding parking on the median on Surf Reed Way.

- Exhibit 10: Review of RFID Sticker Policy and Procedures

The Board discussed areas where language in the policy and procedures could be clearer, requesting that "owner household" be changed to "residential address" to avoid confusion. The Board also requested that a line be added to make it clear that residents were to notify the CDD and provide names and credentials in the event of sale or property, termination of tenancy, evictions, or other changes in occupants, in order to revoke access of the departing resident(s) within the cell gate system accordingly. Ms. Epps-Gardner additionally stressed the responsibility of residents to safeguard both the RFID stickers and cell gate app use.

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved the RFID Sticker Policy and Procedures with changes as stated, for the Epperson Ranch Community Development District.

Following the motion, the Board suggested adding in some information in the FAQs regarding currently functioning technology from the prior system such as hang tags, and that these same modes of technology would not be replaced if lost or damaged.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 6, 2026

B. Exhibit 12: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

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

SEVENTH ORDER OF BUSINESS – Business Matters

A. Exhibit 13: Consideration & Approval of Steadfast Alliance Pickerelweed Plantings – Ponds 6, 8, 11 - $3,850.50

Comments were heard noting that plantings weren't specifically accounted for in the current fiscal year budget. The Board requested to table consideration of pickerelweed plantings to the spring season in the next fiscal year, citing concerns about installing pickerelweed in the middle of the hurricane season. Mr. Beckett stated that this item could be brought back in the April 2027 meeting, around when the rainy season would begin.

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B. Exhibit 14: Consideration & Approval of Steadfast Alliance Pond 28 Erosion Repair Proposal - $3,430.00

Mr. Riemensperger clarified that this was to address a washout sloping issue in an area that was not residential.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved the Steadfast Alliance Pond 28 Erosion Repair proposal, in the amount of $3,430.00, for the Epperson Ranch Community Development District.

C. Exhibit 15: Consideration & Approval of Juniper Mulch Installation Proposal - $21,125.00

This item was tabled to the October meeting, pending the results of the RFP process.

D. Exhibit 16: Consideration of Tampa S.W.A.P. Tower Repainting Proposal - $7,200.00

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved the Tampa S.W.A.P. Tower Repainting proposal, with the confirmation that the tiling would be replaced, for the Epperson Ranch Community Development District.

E. Exhibit 17: Consideration of Landscape and Irrigation RFP Project Manual

The Board discussed the scoring criteria for RFP responses, with emphasis given to evaluation of personnel, for a final criteria breakdown of 30 points for personnel, 25 for experience, 25 for scope, and 20 for price. The Board additionally requested that the maintenance map included in the manual be confirmed as up-to-date. Mr. Eckert suggested providing for a written description to clarify tract ownership and the specific maintenance responsibilities.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved the Landscape and Irrigation RFP Project Manual, in substantial form, for the Epperson Ranch Community Development District.

Following the motion, Mr. Beckett stated that the project manual would be made available beginning August 17, and that a mandatory pre-bid meeting would take place on September 1.

F. Exhibit 18: Presentation & Adoption of Annual Performance Measures and Standards for FY 2027

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board adopted the Annual Peformance Measures and Standards for FY 2027, for the Epperson Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

The Board discussed the distribution of remaining RFID stickers, including needs for multiple people from the CDD to be present to coordinate the event. Tentative dates were set for September 26 from 5:00 p.m. to 8:00 p.m. and September 29 from 9:00 a.m. to 1:00 p.m.

On a MOTION by Ms. Bartels, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board approved appointing Ms. Epps-Gardner as the Board representatitve to work with alternate dates for distributing the remaining RFID stickers, for the Epperson Ranch Community Development District.

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Following the motion, the Board discussed putting together a list of CDD vendors to be given aceess codes or some other internal form of access for the new gate system, following the second RFID distribution event.

NINTH ORDER OF BUSINESS – Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual for non-agenda items)*

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Action Items Summary

Action items were listed:

- Look into mosquito control and mowing for an area behind 31086 Palm Song Place
- Acquire a quote for replacing palm trees with Pygmy date palm trees.
- Look into potential use of the meeting space in late August

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check – September 7, 2026 at 6:15 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Mr. Beckett noted that the September 7 meeting date coincided with Labor Day and would need to be rescheduled. The Board opted to reschedule the meeting to Thursday, September 10.

Ms. Curran-Tubb, Ms. Bartels, and Ms. Epps-Gardner stated that they would be present at the September 10 meeting in person, which would constitute a quorum.

THIRTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Epps-Gardner, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:37 p.m. for the Epperson Ranch Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on ________________________.

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

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EXHIBIT 8

Return to Agenda

Epperson Ranch
Community Development District

Financial Statements
(Unaudited)

July 31, 2026

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Epperson Ranch CDD
Balance Sheet
July 31, 2026

		General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1	**ASSETS**					
2	OPERATING ACCOUNT	$ (14,991)	$ -	$ -	$ -	$ (14,991)
3	MM ACCOUNT	2,079,079	-	-	-	2,079,079
4	TRUST ACCOUNTS:					
5	REVENUE FUND	-	-	487,888	711,919	1,199,807
6	INTEREST FUND	-	-	-	-	-
7	PREPAYMENT FUND	-	-	633	-	633
8	RESERVE FUND	-	-	426,980	624,681	1,051,661
9	ACQ & CONS	-	-	33	569	602
10	ACCOUNTS RECEIVABLE	-	-	-	-	-
11	ASSESSMENTS RECEIVABLE ON-ROLL	-	-	-	-	-
12	DUE FROM OTHER FUNDS	-	-	8,582	12,550	21,132
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**	**$ 2,116,789**	**$ -**	**$ 924,116**	**$ 1,349,720**	**$ 4,390,625**
18	**LIABILITIES**					
19	ACCOUNTS PAYABLE	$ 3,032	$ -	$ -	$ -	$ 3,032
20	DEFERRED ASSESSMENTS ON-ROLL	-	-	-	-	-
21	DUE TO OTHER FUNDS	21,132	-	-	-	21,132
22	**TOTAL LIABILITIES**	**24,163**	**-**	**-**	**-**	**24,163**
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	1,750,217	-	924,116	1,349,720	4,024,053
29	**TOTAL FUND BALANCE**	**2,092,626**	**-**	**924,115.94**	**1,349,720**	**4,366,461**
29	**TOTAL LIABILITIES & FUND BALANCE**	**$ 2,116,789**	**$ -**	**$ 924,116**	**$ 1,349,720**	**$ 4,390,625**

Return to Agenda

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

		FY 2026 Amended Budget	FY 2026 Month of July	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	$ -	$ 1,744,211	$ 5,964	100%
3	Interest Revenue	-	5,670	66,183	66,183	
4	Miscellaneous (Gate Access, Fobs, Etc.)	-	-	3,857	3,857	
5	**TOTAL REVENUES**	**1,738,247**	**5,670**	**1,814,250**	**76,003**	**104%**
6	**EXPENDITURES**					
7	**ADMINISTRATIVE**					
8	Supervisors Compensation	12,000	700	6,000	(6,000)	50%
9	Payroll Taxes	918	161	1,320	402	144%
10	Payroll Service Fees	673	50	450	(223)	67%
11	Management Consulting Services	46,575	3,881	38,813	(7,763)	83%
12	Travel Per Diem	100	-	-	(100)	0%
13	Meeting Room Rental	2,400	125	1,250	(1,150)	52%
14	Bank Fees	200	-	-	(200)	0%
15	Auditing Services	4,500	-	4,000	(500)	89%
16	Regulatory and Permit Fees	175	-	175	-	100%
17	Legal Advertisements	1,500	79	416	(1,084)	28%
18	Engineering Services	40,500	11,679	40,360	(140)	100%
19	Legal Services	35,000	4,097	22,256	(12,744)	64%
20	Assessment Collection Fee	150	-	150	-	100%
21	Website Development & Hosting	2,015	42	3,162	1,147	157%
22	Miscellaneous	2,500	1,389	1,413	(1,087)	57%
23	**TOTAL ADMINISTRATIVE**	**149,206**	**22,202**	**119,764**	**(29,442)**	**80%**
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	20,833	(4,167)	83%
34	Handyman Services	18,000	1,050	8,897	(9,103)	49%
35	Utility - Electricity	16,800	620	5,151	(11,649)	31%
36	Utility - Streetlights	270,600	24,119	218,190	(52,410)	81%
37	Utility - Water	20,000	933	9,472	(10,528)	47%
38	Pet Waste Removal	13,338	1,112	11,115	(2,223)	83%
39	Lake/Pond Maintenance	50,000	2,575	31,912	(18,088)	64%
40	Midge Fly Abatement	50,000	4,040	36,360	(13,640)	73%
41	Landscape Maintenance - Phase 1, 2 & 3	366,862	29,578	295,420	(71,442)	81%
42	Landscape Replacement	47,500	-	27,090	(20,410)	57%
43	Irrigation and Repair	30,000	122	7,175	(22,825)	24%
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	2,750	10,854	(4,146)	72%
47	Gate Maintenance & Repairs	30,000	2,280	27,579	(2,421)	92%
48	Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
49	Playground	70,000	-	450	(69,550)	1%
50	Infrastructure Maintenance & Repairs	121,900	360	133,933	12,033	110%
51	Tunnel Maintenance	10,000	250	425	(9,575)	4%

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		FY 2026 Amended Budget	FY 2026 Month of July	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	250	2,001	(76,599)	3%
55	**TOTAL FIELD OPERATIONS**	**1,376,100**	**72,121**	**885,574**	**(490,526)**	**64%**
56	**AMENITY OPERATIONS**					
57	Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58	Gate Cell Service	8,000	426	5,554	(2,446)	69%
59	Gate Security Cameras	3,100	1,120	5,363	2,263	173%
60	Security Fobs, Clickers and Pedestrian Gate	1,500	125	329	(1,171)	22%
61	**TOTAL AMENITY OPERATIONS**	**17,600**	**1,670**	**11,246**	**(6,354)**	**64%**
62	**CAPITAL RESERVES**					
63	Reserve Contribution	110,000	-	85,912	(24,089)	78%
64	**TOTAL CAPITAL RESERVES**	**110,000**	**-**	**85,912**	**(24,089)**	**78%**
65	**TOTAL EXPENDITURES**	**1,738,247**	**95,993**	**1,180,895**	**(557,352)**	**68%**
66	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(90,322)**	**633,355**	**633,355**	
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**	**-**	**(90,322)**	**1,087,922**	**1,087,922**	
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**	**(90,322)**	**2,092,626**	**1,053,854**	
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		1,750,217		
81	**TOTAL FUND BALANCE**	**$ 1,038,772**		**$ 2,092,626**		

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

		FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ -	$ -	$ -
3	Interest & Miscellaneous	-	-	-
4	**TOTAL REVENUES**	**-**	**-**	**-**
5	**EXPENDITURES**			
6	Capital Improvement Plan (Cip)	-	-	-
7	Contingency	-	-	-
8	**TOTAL EXPENDITURES**	**-**	**-**	**-**
9	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**-**
10	**OTHER FINANCING SOURCES & USES**			
11	Transfers In	-	-	-
12	Transfers Out	427,458	(454,567)	(882,025)
13	**TOTAL OTHER FINANCING SOURCES & USES**	**427,458**	**(454,567)**	**(882,025)**
14	**NET CHANGE IN FUND BALANCE**	**427,458**	**(454,567)**	**(882,025)**
15	Fund Balance - Beginning	427,458	454,567	27,109
16	**FUND BALANCE - ENDING - PROJECTED**	**$ 854,916**	**$ -**	**$ (854,916)**

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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 July 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 426,980	$ 428,451	$ 1,471
3	Interest Revenue	-	21,799	21,799
4	Misc. Revenue	-	-	-
5	**TOTAL REVENUES**	**426,980**	**450,250**	**23,270**
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**	**419,960**	**(6,535)**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**485**	**30,290**	**29,805**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**485**	**30,290**	**29,805**
20	Fund Balance - Beginning	761,311	893,793	132,482
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 761,796**	**$ 924,083**	**$ 162,287**

** financed by prior year revenues*

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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 July 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 624,431	$ 626,582	$ 2,151
3	Interest Revenue	-	31,729	31,729
4	Misc. Revenue	-	-	-
5	**TOTAL REVENUES**	**624,431**	**658,311**	**33,880**
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**	**618,431**	**(5,500)**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**500**	**39,880**	**39,380**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**500**	**39,880**	**39,380**
20	Fund Balance - Beginning	1,127,063	1,309,271	182,208
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,127,563**	**$ 1,349,150**	**$ 221,588**

** financed by prior year revenues*

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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 Dissmination 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

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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

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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 adulticide to the ponds of Eppe...		4,040.00	159,126.12

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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 entrry 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

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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

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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	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	67,226.07
4/30/2026		**End of Month**		**1,067,020.97**	**1,126,401.47**	**67,226.07**
05/01/2026	100732	Steadfast Contractors Alliance, LLC	Invoice: SA-22917 (Reference: Midget Fly treatment.)		4,040.00	63,186.07
05/05/2026	01ACH050526	DOORKING, INC.	Reference: Gate cell service 04.02.26- 05.01.26		171.80	63,014.27
05/05/2026	100733	Tampa Bay Poo Patrol, LLC	Invoice: 5908 (Reference: Pet Waste Station Maintenance May26.)		1,111.50	61,902.77
05/05/2026	100734	Venturesin.com, Inc.	Invoice: 48207 (Reference: Website hosting.)		205.00	61,697.77
05/05/2026	100735	Cooper Pools Inc.	Invoice: 2026-1403 (Reference: Commercial Monthly Fountain Service May 2026.)		650.00	61,047.77
05/05/2026	100736	ECS Integrations LLC	Invoice: 104009 (Reference: Camera Management for Main-Yale-Olive.)		150.00	60,897.77
05/12/2026	100737	Cooper Pools Inc.	Invoice: 1638 (Reference: Technician Ken advised turned auto fill on fully, filled pH barrel, te...		250.00	60,647.77
05/12/2026	100738	Vesta District Services	Invoice: 432467 (Reference: Management fee services May26.)		6,006.25	54,641.52
05/12/2026			Deposit	2,995.82		57,637.34
05/12/2026			Deposit	1,263.80		58,901.14
05/13/2026	01ACH051326	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 03.10.26- 04.09.26		356.53	58,544.61
05/13/2026	02ACH051326	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 03.10.26- 04.09.26		200.99	58,343.62
05/13/2026	03ACH051326	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 03.10.26- 04.09.26		383.80	57,959.82
05/13/2026			Funds Transfer	300,000.00		357,959.82
05/13/2026	100739	Gig Fiber, LLC	Invoice: 6862 (Reference: Solar Equipment Lease Income - Amendment #1 - Entrance Bridge_May 2026...		19,624.80	338,335.02
05/15/2026	100740	Watergrass CDD II	Invoice: 04426 (Reference: May Meeting Room Rental 05/04/2026.)		125.00	338,210.02
05/15/2026	100741	Envera Systems	Invoice: IN00005365 (Reference: Epperson Ranch-Gate Solutions.) Invoice: 768646 (Reference: M...		7,396.26	330,813.76
05/15/2026	100742	Kutak Rock LLP	Invoice: 3745816 (Reference: Professional Legal Services Rendered.)		107.50	330,706.26
05/15/2026	100743	SDV Electric LLC	Invoice: 5/4/2026 - 1 (Reference: Power to Hoffman box.)		4,642.00	326,064.26
05/15/2026	051526BOS1	Cherdonna Epps-Gardner	BOS MTG 5/4/26		84.70	325,979.56
05/15/2026	051526BOS2	Christy M Bartels	BOS MTG 5/4/26		184.70	325,794.86
05/15/2026	051526BOS3	Dawn Curran Tubb	BOS MTG 5/4/26		184.70	325,610.16
05/15/2026	051526BOS4	Engage PEO	BOS MTG 5/4/26		272.40	325,337.76
05/15/2026	051526BOS5	Harl D. Page	BOS MTG 5/4/26		184.70	325,153.06
05/19/2026	100744	Vesta District Services	Invoice: 432423 (Reference: Billable Expenses - Apr 2026.)		1,014.10	324,138.96
05/19/2026	01ACH051926	Spectrum- Charter Communications			288.85	323,850.11
05/19/2026	02ACH051926	Spectrum- Charter Communications			391.02	323,459.09
05/19/2026	03ACH051926	Spectrum- Charter Communications			65.16	323,393.93
05/19/2026	04ACH051926	Spectrum- Charter Communications			288.79	323,105.14
05/21/2026	100745	Contact One	Invoice: 260501164101 (Reference: Gate Cell service.)		67.25	323,037.89
05/21/2026	100746	Juniper Landscaping of Florida, LLC	Invoice: 397299 (Reference: Irrigation Repair from Inspection (May, 2026).)		2,320.00	320,717.89
05/22/2026	01ACH052226	Withlacoochee River Electric	7851 Curley Rd 04.06.26- 05.05.26		4,448.11	316,269.78
05/22/2026	02ACH052226	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 04.06.26- 05.05.26		228.75	316,041.03
05/22/2026	03ACH052226	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 04.06.26- 05.05.26		81.49	315,959.54
05/22/2026	04ACH052226	Withlacoochee River Electric	7315 Yale Harbor Dr 04.06.26-05.05.26		64.10	315,895.44
05/22/2026	05ACH052226	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 04.06.26- 05.05.26		63.99	315,831.45
05/22/2026	06ACH052226	Withlacoochee River Electric	31077 Epperson Blvd 04.06.26- 05.05.26		52.40	315,779.05
05/22/2026	07ACH052226	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 04.06.26- 05.05.26		49.39	315,729.66
05/22/2026	08ACH052226	Withlacoochee River Electric	31425 Epperson Blvd 04.06.26- 05.05.26		40.16	315,689.50
05/29/2026	100747	Steadfast Contractors Alliance, LLC	Invoice: SA-22880 (Reference: Routine Aquatic Maintenance May26.)		2,575.00	313,114.50
05/29/2026	100748	Juniper Landscaping of Florida, LLC	Invoice: 394395 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	283,576.50
5/31/2026		**End of Month**		**304,259.62**	**87,909.19**	**283,576.50**
06/03/2026	100749	Cooper Pools Inc.	Invoice: 2026-1486 (Reference: Fountain Service June 26.)		650.00	282,926.50
06/03/2026	100750	Venturesin.com, Inc.	Invoice: 48257 (Reference: CommunityXS Application Hosting.)		205.00	282,721.50
06/03/2026	100751	Steadfast Contractors Alliance, LLC	Invoice: SA-24063 (Reference: Epperson Ranch Adulticide 2024.)		4,040.00	278,681.50
06/03/2026	100752	Tampa Bay Poo Patrol, LLC	Invoice: 6134 (Reference: Service and maintain 27 waste stations.)		1,111.50	277,570.00
06/04/2026	100753	Cooper Pools Inc.	Invoice: 822 (Reference: Fountain Remodeling Deposit.)		2,100.00	275,470.00
06/05/2026	100754	Watergrass CDD II	Invoice: 04477 (Reference: June Meeting Room Rental 06/01/2026.)		125.00	275,345.00
06/05/2026	1ACH060526	DOORKING, INC.	Reference: Gate cell service 05.02.26- 06.01.26		171.80	275,173.20
06/08/2026			Deposit	5,262.81		280,436.01
06/10/2026	01ACH061026	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 04.09.26- 05.11.26		365.62	280,070.39
06/10/2026	02ACH061026	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 04.09.26- 05.11.26		185.84	279,884.55
06/10/2026	03ACH061026	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 04.09.26- 05.11.26		235.33	279,649.22
06/11/2026	100755	Vesta District Services	Invoice: 433035 (Reference: Management Fees June 26.)		6,006.25	273,642.97
06/11/2026	100756	Tampa Swap LLC	Invoice: INV-0004 (Reference: Vinyl Fence Repair.)		110.00	273,532.97

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Date	Number	Name	Memo	Deposits	Payments	Balance
06/11/2026	100757	Advanced Drainage Solutions	Invoice: 1156 (Reference: Manhole Depression Investigation.)		2,375.00	271,157.97
06/12/2026	061226BOS1	Cherdonna Epps-Gardner	BOS MTG 6/1/26		84.70	271,073.27
06/12/2026	061226BOS2	Christy M Bartels	BOS MTG 6/1/26		184.70	270,888.57
06/12/2026	061226BOS3	Dawn Curran Tubb	BOS MTG 6/1/26		184.70	270,703.87
06/12/2026	061226BOS4	Engage PEO	BOS MTG 6/1/26		272.40	270,431.47
06/12/2026	061226BOS5	Harl D. Page	BOS MTG 6/1/26		184.70	270,246.77
06/15/2026			Deposit	19,524.65		289,771.42
06/18/2026	100758	Juniper Landscaping of Florida, LLC	Invoice: 401618 (Reference: 400410 - May 2026 Completed Wet Check Repairs-Controller B.)		407.36	289,364.06
06/18/2026	100759	Tampa Swap LLC	Invoice: INV-0011 (Reference: Sign repair and relocation.) Invoice: INV-0010 (Reference: Graf...		300.00	289,064.06
06/18/2026	100760	Gig Fiber, LLC	Invoice: 7133 (Reference: Solar Equipment Lease Income- Amendment #2 - Entrance Bridge_June 2026...		19,635.90	269,428.16
06/22/2026	01ACH062226	Withlacoochee River Electric	31425 Epperson Blvd 05.05.26- 06.02.26		40.16	269,388.00
06/22/2026	02ACH062226	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 05.05.26- 06.02.26		49.23	269,338.77
06/22/2026	03ACH062226	Withlacoochee River Electric	31077 Epperson Blvd 05.05.26- 06.02.26		52.23	269,286.54
06/22/2026	04ACH062226	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 05.05.26- 06.02.26		64.51	269,222.03
06/22/2026	05ACH062226	Withlacoochee River Electric	7315 Yale Harbor Dr 05.05.26- 06.02.26		66.17	269,155.86
06/22/2026	06ACH062226	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 05.05.26- 06.02.26		80.89	269,074.97
06/22/2026	07ACH062226	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 05.05.26- 06.02.26		191.56	268,883.41
06/22/2026	08ACH062226	Withlacoochee River Electric	7851 Curley Rd 05.05.26- 06.02.26		4,465.86	264,417.55
06/26/2026	100761	DIBARTOLOMEO, McBEE, HARTLEY & BARNES, PA	Invoice: 90119525 (Reference: Audit FYE 09/30/2025.)		4,000.00	260,417.55
06/26/2026	100762	Envera Systems	Invoice: IN00005527 (Reference: Permit (Section 4.1.8) of Contract -Epperson Blvd Gate.) Invo...		425.00	259,992.55
06/29/2026	100763	Steadfast Contractors Alliance, LLC	Invoice: SA-24023 (Reference: Routine Aquatic Maintenance Jun26.)		2,575.00	257,417.55
06/29/2026	100764	Juniper Landscaping of Florida, LLC	Invoice: 399383 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	227,879.55
06/29/2026	100765	Cooper Pools Inc.	Invoice: 1838 (Reference: 3/8" MPT Brass Autofill Float Valve.)		286.22	227,593.33
06/29/2026	100766	BUSINESS OBSERVER	Invoice: 26-01483P (Reference: Legal Advertising - Board Meeting.)		271.25	227,322.08
06/29/2026	100767	Contact One	Invoice: 260601164101 (Reference: monthly service and holiday charge.)		69.00	227,253.08
6/30/2026		**End of Month**		**24,787.46**	**81,110.88**	**227,253.08**
07/01/2026	100768	Steadfast Contractors Alliance, LLC	Invoice: SA-25193 (Reference: Quarterly Aeration Filter Changes on Ponds #18 and #20 for (Quarte...		40.00	227,213.08
07/02/2026	100769	ECS Integrations LLC	Invoice: 104115 (Reference: Camera Management for Main-Yale-Olive.)		150.00	227,063.08
07/02/2026	100770	Tampa Swap LLC	Invoice: INV-0015 (Reference: Graffiti cover-up and repainting of concrete tunnel surfaces.)		550.00	226,513.08
07/02/2026	100771	Steadfast Contractors Alliance, LLC	Invoice: SA-25343 (Reference: treatments of surface adulticide to the ponds.)		4,040.00	222,473.08
07/02/2026	100772	Vesta District Services	Invoice: 433141 (Reference: Management fee services July26.)		6,006.25	216,466.83
07/02/2026	100773	Kutak Rock LLP	Invoice: 3764131 (Reference: legal services May26.)		2,912.50	213,554.33
07/02/2026	100774	Juniper Landscaping of Florida, LLC	Invoice: 404109 (Reference: #403106 - June 2026 Completed Wet Check Repairs-Controller B.)		150.90	213,403.43
07/06/2026	100775	Watergrass CDD II	Invoice: 04501 (Reference: June Workshop Room Rental 06/29/2026.)		125.00	213,278.43
07/06/2026	100776	Cooper Pools Inc.	Invoice: 2026-1629 (Reference: Commercial Monthly Fountain Service July 2026.)		650.00	212,628.43
07/06/2026	100777	Stantec Consulting Services, Inc	Invoice: 2570253 (Reference: Engineering services.) Invoice: 2583482 (Reference: Engineering ...		16,339.61	196,288.82
07/06/2026	100778	Tampa Bay Poo Patrol, LLC	Invoice: 6359 (Reference: Pet Waste Station Maintenance.)		1,111.50	195,177.32
07/07/2026	100779	BUSINESS OBSERVER	Invoice: 26-01506P (Reference: Legal Advertising.)		78.75	195,098.57
07/07/2026	100780	Watergrass CDD II	Invoice: 04524 (Reference: July Meeting Room Rental 07/06/2026.)		125.00	194,973.57
07/07/2026	01ACH070726	DOORKING, INC.	Reference: Gate cell service 06.02.26- 07.01.26		171.80	194,801.77
07/08/2026	100781	ECS Integrations LLC	Invoice: 104286 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 104289 (Referen...		675.00	194,126.77
07/08/2026	100782	Gig Fiber, LLC	Invoice: 7415 (Reference: Solar Equipment Lease Income-5-2.) Invoice: 7417 (Reference: Solar ...		19,635.90	174,490.87
07/10/2026	100783	Rosco's Security LLC	Invoice: INV/2026/00017 (Reference: Sentinel Shield Service & Maintenance Agreement.)		2,280.00	172,210.87
07/10/2026	100784	Tampa Swap LLC	Invoice: INV-0019 (Reference: Graffiti cover-up and repainting of concrete tunnel surfaces.)		250.00	171,960.87
07/10/2026	100785	Advanced Drainage Solutions	Invoice: 1179 (Reference: Pond Bank Erosion Repair & Stabilization.) Invoice: 1176 (Reference...		125,053.25	46,907.62
07/13/2026	01ACH071326	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 05.11.26- 06.10.26		371.68	46,535.94
07/13/2026	02ACH071326	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 05.11.26- 06.10.26		647.41	45,888.53
07/13/2026	03ACH071326	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 05.11.26- 06.10.26		505.00	45,383.53
07/14/2026	071426BOS1	Cherdonna Epps-Gardner	BOS MTG 7/6/26		84.70	45,298.83
07/14/2026	071426BOS2	Christy M Bartels	BOS MTG 7/6/26		184.70	45,114.13
07/14/2026	071426BOS3	Dawn Curran Tubb	BOS MTG 7/6/26		184.70	44,929.43
07/14/2026	071426BOS4	Engage PEO	BOS Meeting 7/6/26		272.40	44,657.03
07/14/2026	071426BOS5	Harl D. Page	BOS MTG 7/6/26		184.70	44,472.33
07/14/2026	01ACH071426	Spectrum- Charter Communications			832.69	43,639.64
07/22/2026	100786	Stantec Consulting Services, Inc	Invoice: 2589269 (Reference: Engineering Services June 26.)		11,678.85	31,960.79
07/22/2026	100787	Vesta District Services	Invoice: 433446 (Reference: Billable Expenses - Jun 2026.)		462.26	31,498.53
07/24/2026	01ACH072426	Withlacoochee River Electric	7851 Curley Rd 06.02.26- 07.06.26		4,482.80	27,015.73
07/24/2026	02ACH072426	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 06.02.26- 07.06.26		238.31	26,777.42

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Date	Number	Name	Memo	Deposits	Payments	Balance
07/24/2026	03ACH072426	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 06.02.26- 07.06.26		90.89	26,686.53
07/24/2026	04ACH072426	Withlacoochee River Electric	7315 Yale Harbor Dr 06.02.26- 07.06.26		72.70	26,613.83
07/24/2026	05ACH72426	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 06.02.26- 07.06.26		70.65	26,543.18
07/24/2026	06ACH072426	Withlacoochee River Electric	31077 Epperson Blvd 06.02.26- 07.06.26		55.52	26,487.66
07/24/2026	07ACH072426	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 06.02.26- 07.06.26		51.31	26,436.35
07/24/2026	08ACH072426	Withlacoochee River Electric	31425 Epperson Blvd 06.02.26- 07.06.26		40.16	26,396.19
07/24/2026	100788	Contact One	Invoice: 260701164101 (Reference: Monthly cell gate service.)		59.00	26,337.19
07/24/2026	100789	Tampa Swap LLC	Invoice: INV-0027 (Reference: Repaired, straightened, realigned, and secured nine street, traffi...		650.00	25,687.19
07/28/2026	100790	Alphagraphics Tampa Print	Invoice: 262104 (Reference: Letters and Mailing.)		1,388.65	24,298.54
07/28/2026	100791	ECS Integrations LLC	Invoice: 104292 (Reference: Wireless Internet Solution VZ (billed quarterly).) Invoice: 10429...		580.00	23,718.54
07/28/2026	100792	Tampa Swap LLC	Invoice: INV-0028 (Reference: Remove and dispose of bike rack near mailbox area; remove anchored...		400.00	23,318.54
07/28/2026	100793	Cooper Pools Inc.	Invoice: 990 (Reference: Commercial Remodeling / Resurfacing Income.)		2,100.00	21,218.54
07/28/2026	100794	Kutak Rock LLP	Invoice: 3778220 (Reference: Professional Legal Services Rendered.)		4,096.50	17,122.04
07/30/2026	100795	Steadfast Contractors Alliance, LLC	Invoice: SA-25306 (Reference: Routine Aquatic Maintenance Jul26.)		2,575.00	14,547.04
07/30/2026	100796	Juniper Landscaping of Florida, LLC	Invoice: 405038 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	-14,990.96
7/31/2026		**End of Month**		**0.00**	**242,244.04**	**-14,990.96**

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EXHIBIT 9

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RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Epperson Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board"), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026 and ending on September 30, 2027 (the "FY 2026-2027") attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026-2027 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON SEPTEMBER 10, 2026.

ATTEST:	**EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Print Name: ____________________	
Secretary/ Assistant Secretary	Chair of the Board of Supervisors

Exhibit A

Notice of Meetings
Fiscal Year 2026-2027
Epperson Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026-2027 Regular Meetings of the Board of Supervisors of the Epperson Ranch Community Development District shall be held at 6:00 p.m. at The WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545, unless otherwise indicated herein, on the following dates:

October 5, 2026
November 2, 2026
December 7, 2026
January 4, 2027
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
June 7, 2027
July 5, 2027
August 2, 2027
September 6, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32746 at (321) 263-0132, Extension 536, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta at (321) 263-0132 Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vesta District Services, District Management