

**District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



**Date of Meeting:** Monday, May 6, 2024  
**Time:** 6:15 p.m.  
**Location:** Hilton Garden Inn,  
26640 Silver Maple Parkway,  
Wesley Chapel, FL

Dial-in Number: 1-904-348-0776  
Conference ID: 862 156 243#

## Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items only)*
- III. Field Operations and Amenity Matters**
  - A. Steadfast May Waterway Inspection Report [Exhibit 1](#)
  - B. Landscape Maintenance Professionals, Inc. Report
- IV. Consent Agenda**
  - A. Approval of the April 1, 2024 Meeting Minutes [Exhibit 2](#)
  - B. Acceptance of the March 2024 Unaudited Financial Reports [Exhibit 3](#)
  - C. Ratification of Mr. Electric Invoice for 3 Phase Surge Protector Installation on Epperson Fountain - \$1,025.43 [Exhibit 4](#)
- V. Business Matters**
  - A. Presentation of Registered Voter Count – 1,669 [Exhibit 5](#)
  - B. Presentation of Proposed FY 2025 Budget [Exhibit 6](#)
  - C. Consideration & Adoption of **Resolution 2024-04**, Approving Proposed Budget & Setting a Public Hearing [Exhibit 7](#)
  - D. Consideration & Approval of American Mulch & Soil LLC Playground Mulch Proposal - \$3,380.00 [Exhibit 8](#)
  - E. Consideration & Approval of LMP Spring Annuals Proposal - \$2,320.00 [Exhibit 9](#)
  - F. Consideration & Approval of Steve Simmons Concrete Proposal for Concrete Panels - \$18,405.00 [Exhibit 10](#)
  - G. Consideration & Approval of American Power Washing Proposal for Pressure Cleaning Sidewalks - \$25,443.00 [Exhibit 11](#)

H. Consideration & Approval of Pet Waste Station Proposals

[Exhibit 12](#)

- Tampa Bay Poo Patrol Proposal for 3 Pet Waste Stations - \$1,197.00
- Poop 911 Proposal for 5 Additional Pet Waste Stations - \$1,875.00
- Poop 911 Proposal for Weekly Maintenance of 20 Pet Waste Stations - \$821.99/month

I. Consideration of LMP Irrigation Repair Proposals

[Exhibit 13](#)

- Controller A – Overpass Rd. Decoders, Rotors, Leak Repairs, Spray Heads/Nozzles, Valve Box – Estimate #89377 - \$9,815.19
- Controller A – Overpass Rd. Replacement Controller – Estimate #89378 - \$5,404.99
- Controller B - Decoders, Solenoid, Leak Repairs, Spray Heads/Nozzles – Estimate #89379 - \$3,313.63
- Controller C - Decoders, Rotor, Leak Repairs, Spray Heads/Nozzles, Valve Box – Estimate #89381 - \$2,484.32
- Curley Rd. Entrance Controller - Leak Repairs, Rotor, Spray Nozzle, Solenoid, Valve Box – Estimate #89382 - \$2,328.53
- Dog Park Controller – Spray Heads/Nozzles, Valve Box, Irrigation Leaks – Estimate #89383 - \$859.89
- Playground Controller - Decoders, Rotor, Leak Repairs, Spray Heads/Nozzles, Valve Box – Estimate #89384 - \$1,896.07

**VII. Staff Reports**

A. Field Services Manager

[Exhibit 14](#)

B. District Manager

- Presentation and Discussion of Mach Form Grievances [Exhibit 15](#)
- Next Meeting Quorum Check: June 3, 2024, 6:15 PM at the Hilton Garden Inn

Supervisor	YES	NO
Koceja		
Bartels		
Mendelsohn		
Curran-Tubb		

C. District Counsel

D. District Engineer

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

**IX. Supervisor Requests**

**X. Adjournment**

# EXHIBIT 1



## Epperson Ranch South CDD Aquatics

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**Inspection Date:**

4/24/2024 10:30 AM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

## SITE: 8

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond is in great condition. Minor amounts of surface algae beginning to form around the perimeter of the pond. Our technician will target in the upcoming treatment.

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

## SITE: 9

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond also has a minor amount of surface algae along parts of the perimeter. Which seems to be decaying from prior treatments. Nuisance grasses located on the pond have been treated for and are actively decaying.

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

# Inspection Report

**SITE: 10**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Our technician will continue to monitor the status of the pond and will treat accordingly.

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

**SITE: 11**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Some subsurface growth was observed along parts of the shoreline. Nuisance grasses have been treated for and were not found to be present.

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

# Inspection Report

**SITE: 12**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance grass growth was observed within this pond. In future visits our technician will address any new growth that may arise.

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

**SITE: 13**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is also in excellent condition. Routine maintenance and monitoring will occur here.

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



# Inspection Report

**SITE: 14**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance growth was observed within this pond. Our technician will continue to monitor the status of this pond and will treat accordingly.

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

**SITE: 15**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Routine maintenance and monitoring will occur here.

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

# Inspection Report

**SITE: 16**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond has some lingering decaying surface algae along the shoreline. Nuisance grasses on this pond were not observed. During the upcoming treatment our technician will readdress the algae.

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

**SITE: 17**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance grass observed within this pond. This pond is in excellent condition. Routine maintenance and monitoring will occur here.

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

## MANAGEMENT SUMMARY



Spring continues to heat up, and May brings with it a perfect storm for algae growth. Temperature and humidity are both increasing. Extended daylight means more growing time, leading to increased growth of both algae and nuisance grasses. The lack of rainfall to flush nutrients out of the pond compounds the issue; since the shallow, stagnant water conditions are perfect for algal growth. Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter.

It is important to note that we have entered into one of the worst times of the year for pond aesthetics. The 35-day forecast shows not a single drop of rain; and daily highs will be exceeding the mid 90s relatively soon. Seasonal algal blooms are upon us, and growth can flare up on a single day given the right conditions.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this report, most ponds were in good or great condition. Some of the ponds featured some form of algal matter. Which is consistent with current conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season is upon us.

## 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!

MAINTENANCE AREA



# EPPERSON RANCH SOUTH CDD

Wesley Chapel, FL



# EXHIBIT 2

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development  
5 District were held on Monday, April 1, 2024 at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple  
6 Parkway, Wesley Chapel, FL 33544.

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

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

9 Present and constituting a quorum were:

10 Kathy Koceja	Board Supervisor, Chairwoman
11 Christy Bartels	Board Supervisor, Vice Chairwoman
12 Chad Mendelsohn	Board Supervisor, Assistant Secretary

13 Also present were:

14 Kyle Darin	District Manager, Vesta District Services
15 Mark Isley	Vesta District Services
16 Whitney Sousa	District Counsel, Straley Robin Vericker
17 Greg Woodcock ( <i>via phone</i> )	District Engineer, Stantec
18 Bill Conrad	LMP
19 Kevin Pajala	LMP
20 Alex Figueroa	LMP
21 Todd Hebel ( <i>via phone</i> )	DC Integrations
22 Dawn Curran-Tubb ( <i>via phone</i> )	Resident, Board Appointee

23  
24 *The following is a summary of the discussions and actions taken at the April 1, 2024 Epperson Ranch CDD*  
25 *Board of Supervisors Regular Meeting.*

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

28 An audience member commented on structural conditions on Pond 27.

29 An audience member provided a suggestion to issue license plates to golf carts to help identify and  
30 report specific carts involved in incidents.

31 **THIRD ORDER OF BUSINESS – Field Operations and Amenity Matters**

32 A. Exhibit 1: Steadfast February Waterway Inspection Report

33 Mr. Darin noted that he had been on site with Mr. Isley to look over the pond conditions as the  
34 weather continued to get warmer.

35 ➤ Consideration of Pond 27 Erosion Repair - \$17,800.00

36 Mr. Woodcock recommended using either riprap on the pond bank or a fleximat solution  
37 to prevent erosion. Mr. Woodcock stated that he had reached out to contractors for these  
38 solutions and would be providing the proposals at a future meeting. This item was tabled.

39 B. Yellowstone Irrigation Inspection Report

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

41 A. Exhibit 2: Approval of the March 4, 2024 Meeting Minutes

42 B. Exhibit 3: Acceptance of the February 2024 Unaudited Financial Reports

43 On a MOTION by Ms. Koceja, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the Board  
44 approved all items of the consent agenda, for the Epperson Ranch Community Development District.

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

46 A. Exhibit 4: Consideration & Approval of American Mulch & Soil Playground Mulch Installation  
47 Proposal - \$3,380.00

48 Mr. Darin noted that this proposal had been obtained by Mr. Isley and was at a competitive price.  
49 Mr. Darin stated that he had worked with this company previously and spoke positively of the  
50 quality of the mulch.

51 On a MOTION by Ms. Bartels, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the Board  
52 approved the American Mulch & Soil Playground Mulch Installation Proposal, in the amount of \$3,380.00,  
53 for the Epperson Ranch Community Development District.

54 **SIXTH ORDER OF BUSINESS – Private Discussion of Security System – (Exempt from Sunshine and  
55 Public Records Laws)**

56 Discussion of each of these proposals occurred off the record. The motions to approve individual  
57 proposals were made on the record.

58 A. Consideration of DC Integrations Solar Camera Station Proposal - \$6,980.00 (*under separate  
59 cover*)

60 On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board  
61 approved the DC Integrations Solar Camera Station Proposal, in the amount of \$6,980.00, subject to  
62 Counsel drafting an agreement, for the Epperson Ranch Community Development District.

63 B. Consideration of DC Integrations Cellular Internet Proposal - \$110.00/month (*under separate  
64 cover*)

65 On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Koceja, WITH ALL IN FAVOR, the Board  
66 approved the DC Integrations Solar Camera Station Proposal, adjusted to include a two-year warranty, in  
67 the amount of \$110.00 per month, for the Epperson Ranch Community Development District.

68 C. Consideration of DC Integrations CCTV Management Proposal - \$65.00/month (*under separate  
69 cover*)

70 Following discussions on the pricing, Mr. Hebel suggested that a \$50 per month cost per site for  
71 the four sites would be amenable.

72 On a MOTION by Mr. Mendelsohn, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board  
73 approved the DC Integrations CCTV Management Proposal, with amended pricing per site, in the total  
74 amount of \$200.00 per month, for the Epperson Ranch Community Development District.

75 Following the motion, Mr. Darin requested for copies of the revised proposals to be sent over for  
76 Counsel review and for the Chair to sign.

77 **SEVENTH ORDER OF BUSINESS – Staff Reports**

78 A. Exhibit 5: Field Services Manager

79 Mr. Isley presented the field services report, noting that he had performed a complete inspection  
80 with LMP. Mr. Isley reported that proposals for replacing the swing gate at the playground as well

81 as a quote for a shade sail would be provided at the next meeting. In response to comments on the  
82 trash can at a corner of the playground that kept being moved, the Board requested for the trash can  
83 to be bolted down and secured.

84 Mr. Darin asked Mr. Woodcock about any specific recommendations or fixes for the lighting. Mr.  
85 Woodcock stated that he had reached out to G.B. Collins but had not received anything back from  
86 the vendors they had contacted. Ms. Curran-Tubb additionally requested to schedule a ride-along  
87 throughout the community with the Field Services Manager.

88 Prior to proceeding with the District Manager's Report, Mr. Conrad, Mr. Pajala, and Mr. Figueroa  
89 introduced themselves to the Board and respectively provided a summary of landscape work,  
90 irrigation findings, and nutrient levels in soil throughout the community. Positive comments were  
91 heard from the Board regarding the changes that had already been seen.

92 B. District Manager

93 ➤ Exhibit 6: Presentation and Discussion of Mach Form Grievances

94 ➤ Next Meeting Quorum Check: May 6, 2024, 6:15 PM at the Hilton Garden Inn

95 All Board members present stated that they would be able to attend a meeting in person on  
96 this date, which would constitute a quorum.

97 C. District Counsel

98 Ms. Sousa provided a summary of recent communications with CLS, noting that the last  
99 communication a week prior to the meeting was her asking CLS what portion of the project they  
100 would be willing to do for a substitute that the Board could consider. Ms. Sousa additionally noted  
101 that the District's attorneys for the slip-and-fall lawsuit had filed a motion to dismiss the complaint.

102 D. District Engineer

103 Mr. Woodcock stated that the speed hump request had been submitted to the County, and that the  
104 County had until Friday to provide comments. Mr. Woodcock noted vendors that had expressed  
105 interest in providing proposals for putting in speed humps. Mr. Woodcock also stated that he had  
106 taken a look at areas holding water on Epperson Boulevard, and suggested that a concrete flume  
107 could be installed to alleviate the water, adding that Site Masters and Finn Outdoor had been  
108 contacted for potential proposals.

109 ➤ Discussion of Shoreline Erosion Project

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

112 Audience comments were heard regarding landscaping work for addressing grasses along the edges  
113 of ponds, and special considerations to be made relating to shoreline erosion.

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

115 Ms. Koceja acknowledged that major proposals would likely be forthcoming from LMP, but  
116 recommended that the Board still consider getting the fountains back in good condition in the near  
117 future.

118 **NINTH ORDER OF BUSINESS – Adjournment**

119 Mr. Darin asked for final questions, comments, or corrections before requesting a motion to adjourn  
120 the meeting. There being none, Ms. Bartels made a motion to adjourn the meeting.

121 On a MOTION by Ms. Bartels, SECONDED by Mr. Mendelsohn, WITH ALL IN FAVOR, the Board  
122 adjourned the meeting at 7:19 p.m. for the Epperson Ranch Community Development District.



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

126 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
127 **meeting held on \_\_\_\_\_.**

128

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

129 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 3

Epperson Ranch  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2024

**Epperson Ranch CDD**  
**Balance Sheet**  
**March 31, 2024**

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>Debt Service 2015</u>	<u>Debt Service 2017</u>	<u>TOTAL</u>
<b>1 ASSETS</b>					
2 OPERATING ACCOUNT	\$ 350,526	\$ -	\$ -	\$ -	\$ 350,526
3 MM ACCOUNT	1,169,018	-	-	-	1,169,018
4 TRUST ACCOUNTS:					
5 REVENUE FUND	-	-	543,125	789,095	1,332,220
6 INTEREST FUND	-	-	-	-	-
7 PREPAYMENT FUND	-	-	633	-	633
8 RESERVE FUND	-	-	426,980	624,681	1,051,661
9 ACQ & CONS	-	-	-	-	-
10 ACCOUNTS RECEIVABLE	-	-	-	-	-
11 ASSESSMENTS RECEIVABLE ON-ROLL	23,625	460	7,282	10,639	42,005
12 DUE FROM OTHER FUNDS	-	426,781	10,512	15,358	452,650
13 PREPAID ITEMS	595	-	-	-	595
14 UTILITY DEPOSITS	12,000	-	-	-	12,000
15 SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
<b>16 TOTAL ASSETS</b>	<b>\$ 1,592,864</b>	<b>\$ 427,241</b>	<b>\$ 988,532</b>	<b>\$ 1,439,772</b>	<b>\$ 4,448,409</b>
<b>17 LIABILITIES</b>					
18 ACCOUNTS PAYABLE	\$ 20,738	\$ -	\$ -	\$ -	\$ 20,738
19 DEFERRED ASSESSMENTS ON-ROLL	23,625	460	7,282	10,639	42,005
20 DUE TO OTHER FUNDS	452,650	-	-	-	452,650
<b>21 TOTAL LIABILITIES</b>	<b>497,013</b>	<b>460</b>	<b>7,282</b>	<b>10,639</b>	<b>515,393</b>
<b>22 FUND BALANCE</b>					
23 NONSPENDABLE					
24 PREPAID & DEPOSITS	49,695	-	-	-	49,695
25 CAPITAL RESERVES	-	-	-	-	-
26 3-MONTH OPERATING CAPITAL	346,796	-	-	-	346,796
27 UNASSIGNED	699,360	426,781	981,250	1,429,134	3,536,524
<b>28 TOTAL FUND BALANCE</b>	<b>1,095,851</b>	<b>426,781</b>	<b>981,250</b>	<b>1,429,134</b>	<b>3,933,015</b>
<b>28 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,592,864</b>	<b>\$ 427,241</b>	<b>\$ 988,532</b>	<b>\$ 1,439,772</b>	<b>\$ 4,448,409</b>

**Epperson Ranch CDD**  
**General Fund**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the period from October 1, 2023 to March 31, 2024**

	<b>FY 2024 Amended Budget</b>	<b>FY 2024 Month of March</b>	<b>FY 2024 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>					
2 GENERAL FUND REVENUE	\$ 1,387,185	\$ 8,249	\$ 1,363,560	\$ (23,625)	98%
3 INTEREST REVENUE	-	4,821	12,452	12,452	
4 MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	-	-	-	
<b>5 TOTAL REVENUE</b>	<b>1,387,185</b>	<b>13,070</b>	<b>1,376,012</b>	<b>(11,172)</b>	<b>99%</b>
<b>6 EXPENDITURES</b>					
<b>7 ADMINISTRATIVE</b>					
8 SUPERVISORS COMPENSATION	12,000	800	4,200	(7,800)	35%
9 PAYROLL TAXES	918	61	321	(597)	35%
10 PAYROLL SERVICE FEES	673	50	300	(373)	45%
11 MANAGEMENT CONSULTING SERVICES	45,000	3,750	22,500	(22,500)	50%
12 TRAVEL PER DIEM	100	-	-	(100)	0%
13 MEETING ROOM RENTAL	5,200	366	2,930	(2,270)	56%
14 BANK FEES	200	-	-	(200)	0%
15 AUDITING SERVICES	4,200	-	-	(4,200)	0%
16 REGULATORY AND PERMIT FEES	175	-	175	-	100%
17 LEGAL ADVERTISEMENTS	1,500	-	203	(1,297)	14%
18 ENGINEERING SERVICES	22,500	2,064	31,023	8,523	138%
19 LEGAL SERVICES	21,000	2,491	14,251	(6,749)	68%
20 ASSESSMENT COLLECTION FEE	150	-	-	(150)	0%
21 WEBSITE DEVELOPMENT & HOSTING	2,015	99	1,971	(44)	98%
22 MISCELLANEOUS	1,000	-	131	(869)	13%
<b>23 TOTAL ADMINISTRATIVE</b>	<b>116,631</b>	<b>9,680</b>	<b>78,005</b>	<b>(38,626)</b>	<b>67%</b>
<b>24 INSURANCE</b>					
25 INSURANCE	21,479	-	42,053	20,574	196%
<b>26 TOTAL INSURANCE</b>	<b>21,479</b>	<b>-</b>	<b>42,053</b>	<b>20,574</b>	<b>196%</b>
<b>27 DEBT SERVICE ADMINISTRATION</b>					
28 BOND DISSEMINATION	5,000	-	5,000	-	100%
29 TRUSTEE FEES	9,105	-	6,544	(2,561)	72%
30 ARBITRAGE REPORTING	1,300	-	1,300	-	100%
<b>31 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>15,405</b>	<b>-</b>	<b>12,844</b>	<b>(2,561)</b>	<b>83%</b>

<b>32 FIELD OPERATIONS</b>					
33 DISTRICT FIELD TECH	27,000	2,000	12,000	(15,000)	44%
34 UTILITY - ELECTRICITY	64,800	5,732	31,462	(33,338)	49%
35 UTILITY - STREETLIGHTS	277,398	18,500	110,550	(166,848)	40%
36 UTILITY - WATER	24,600	1,298	4,086	(20,514)	17%
37 PET WASTE REMOVAL	7,060	616	3,421	(3,639)	48%
38 LAKE/POND MAINTENANCE	83,800	6,615	20,850	(62,950)	25%
39 MIDGE FLY ABATEMENT	50,000	-	-	(50,000)	0%
40 LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	260,000	2,741	89,174	(170,826)	34%
41 PLAYGROUND MULCH - ADA COMPLIANT	2,400	-	-	(2,400)	0%
42 BUTTERFLY GARDEN IMPROVEMENTS	5,000	-	1,625	(3,375)	33%
43 HOLIDAY LIGHTING	35,000	-	34,968	(32)	100%
44 WATER FEATURE CLEANING & MAINTENANCE	24,000	2,095	14,813	(9,188)	62%
45 GATE MAINTENANCE & REPAIRS	29,900	140	3,638	(26,263)	12%
46 SIDEWALK MAINTENANCE & PRESSURE WASHING	40,000	-	-	(40,000)	0%
47 PLAYGROUND	70,000	-	10,845	(59,155)	15%
48 INFRASTRUCTURE MAINTENANCE & REPAIRS	121,900	-	10,400	(111,500)	9%
49 TUNNEL MAINTENANCE	10,000	-	-	(10,000)	0%
50 DRAINAGE STRUCTURE INSPECTION & REPAIRS	20,000	-	-	(20,000)	0%
51 SECURITY PATROLS	4,500	-	-	(4,500)	0%
52 CONTINGENCY	46,000	-	2,429	(43,571)	5%
<b>53 TOTAL FIELD OPERATIONS</b>	<b>1,203,358</b>	<b>39,737</b>	<b>350,259</b>	<b>(853,099)</b>	<b>29%</b>
<b>54 AMENITY OPERATIONS</b>					
55 AMENITY MANAGER	9,000	-	-	(9,000)	0%
56 AMENITY CLEANING & MAINTENANCE	9,000	-	-	(9,000)	0%
57 REFUSE SERVICE	1,512	-	-	(1,512)	0%
58 MISCELLANEOUS AMENITY REPAIRS & MAINT.	5,000	-	-	(5,000)	0%
59 GATE CELL SERVICE	1,200	256	4,082	2,882	340%
60 GATE SECURITY CAMERAS	3,100	-	150	(2,950)	5%
61 SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,500	-	-	(1,500)	0%
<b>62 TOTAL AMENITY CENTER OPERATIONS</b>	<b>30,312</b>	<b>256</b>	<b>4,232</b>	<b>(26,080)</b>	<b>14%</b>
<b>63 TOTAL EXPENDITURES</b>	<b>1,387,185</b>	<b>49,673</b>	<b>487,393</b>	<b>(899,792)</b>	<b>35%</b>
<b>64 EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>(36,603)</b>	<b>888,620</b>	<b>888,620</b>	
<b>65 OTHER FINANCING SOURCES &amp; USES</b>					
66 TRANSFERS IN	-	-	-	-	
67 TRANSFERS OUT	-	-	-	-	
<b>68 TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
69 FUND BALANCE - BEGINNING - UNAUDITED	-		207,231	207,231	
70 NET CHANGE IN FUND BALANCE	-	(36,603)	888,620	888,620	
<b>71 FUND BALANCE - ENDING - PROJECTED</b>	<b>-</b>		<b>1,095,851</b>	<b>1,095,851</b>	
<b>72 ANALYSIS OF FUND BALANCE</b>					
73 NON SPENDABLE DEPOSITS					
74 PREPAID & DEPOSITS	-		49,695		
75 CAPITAL RESERVES	-		-		
76 3-MONTH OPERATING CAPITAL	-		346,796		
77 UNASSIGNED	-		699,360		
<b>78 TOTAL FUND BALANCE</b>	<b>\$ -</b>		<b>\$ 1,095,851</b>		

**Epperson Ranch CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to March 31, 2024**

	FY 2024 Adopted Budget	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,000	\$ 26,540	\$ (460)
3 INTEREST & MISCELLANEOUS	-	-	-
<b>4 TOTAL REVENUE</b>	<b>27,000</b>	<b>26,540</b>	<b>(460)</b>
<b>5 EXPENDITURES</b>			
6 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
7 CONTINGENCY	-	-	-
<b>8 TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>9 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>27,000</b>	<b>26,540</b>	<b>(460)</b>
<b>10 OTHER FINANCING SOURCES &amp; USES</b>			
11 TRANSFERS IN	-	-	-
12 TRANSFERS OUT	-	-	-
<b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
14 FUND BALANCE - BEGINNING	265,729	400,241	134,512
15 NET CHANGE IN FUND BALANCE	27,000	26,540	(460)
<b>16 FUND BALANCE - ENDING</b>	<b>\$ 292,729</b>	<b>\$ 426,781</b>	<b>\$ 134,052</b>
<b>17 ANALYSIS OF FUND BALANCE</b>			
18 ASSIGNED			
19 FUTURE CAPITAL IMPROVEMENTS	-	-	
20 WORKING CAPITAL	-	-	
21 UNASSIGNED	-	426,781	
<b>22 FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 426,781</b>	

**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, 2023 to March 31, 2024**

	<b>FY 2024 Adopted Budget</b>	<b>FY 2024 Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 427,470	\$ 420,293	\$ (7,177)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	17,497	17,497
5 BOND PREPAYMENTS	-	-	-
<b>6 TOTAL REVENUE</b>	<b>427,470</b>	<b>437,790</b>	<b>10,320</b>
<b>7 EXPENDITURES</b>			
8 INTEREST EXPENSE			
9 November 1, 2023	-	163,170	163,170
10 May 1, 2024	160,178	-	(160,178)
11 November 1, 2024	160,178	-	(160,178)
12 PRINCIPAL RETIREMENT			
13 November 1, 2024	105,000	100,000	(5,000)
14 PREPAYMENT EXPENSE	-	-	-
<b>15 TOTAL EXPENDITURES</b>	<b>425,355</b>	<b>263,170</b>	<b>(162,185)</b>
<b>16 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>2,115</b>	<b>174,620</b>	<b>172,505</b>
<b>17 OTHER FINANCING SOURCES (USES)</b>			
18 TRANSFERS IN	-	-	-
19 TRANSFERS OUT	-	-	-
<b>20 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
21 FUND BALANCE - BEGINNING	761,311	806,630	45,319
22 NET CHANGE IN FUND BALANCE	2,115	174,620	172,505
<b>23 FUND BALANCE - ENDING</b>	<b>\$ 763,426</b>	<b>\$ 981,250</b>	<b>\$ 390,330</b>



**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, 2023 to March 31, 2024**

	<u>FY 2024 Adopted Budget</u>	<u>FY 2024 Actual Year-to-Date</u>	<u>VARIANCE Over (Under) to Budget</u>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 624,681	\$ 614,043	\$ (10,639)
3 SPECIAL ASSESSMENTS - EXCESS FEES	-	-	-
4 INTEREST REVENUE	-	25,541	25,541
<b>5 TOTAL REVENUE</b>	<b>624,681</b>	<b>639,584</b>	<b>14,902</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2023	-	229,841	229,841
9 May 1, 2024	225,716	-	(225,716)
10 November 1, 2024	225,716	-	(225,716)
11 PRINCIPAL RETIREMENT			
12 November 1, 2024	170,000	165,000	(5,000)
<b>13 TOTAL EXPENDITURES</b>	<b>621,431</b>	<b>394,841</b>	<b>(226,591)</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,250</b>	<b>244,743</b>	<b>241,493</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	1,127,063	1,184,391	57,328
20 NET CHANGE IN FUND BALANCE	3,250	244,743	241,493
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 1,130,313</b>	<b>\$ 1,429,134</b>	<b>\$ 540,314</b>

## Epperson Ranch CDD Check Register - FY2024

Date	Ref. Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2023</b>		<b>BOY Balance</b>				<b>251,867.43</b>
10/01/2023	3651	Egis Insurance & Risk Advisors	Insurance FY Policy # 100123245 10/01/23-10/01/24		42,053.00	209,814.43
10/02/2023	ACH100223	DOORKING, INC.	Gate Access		197.75	209,616.68
10/02/2023	100238	Vesta District Services	Invoice: 413507 (Reference: Monthly Mgmt. Fee. )		5,750.00	203,866.68
10/10/2023	01ACH101023	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 08/10/23-09/11/23		174.00	203,692.68
10/10/2023	02ACH101023	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 0/10/23-09/11/23		105.00	203,587.68
10/13/2023	1013ACH1	Chad Mendelsohn	BOS MTG 10/2/23		184.70	203,402.98
10/13/2023	1013ACH2	Christy M Bartels	BOS MTG 10/2/23		184.70	203,218.28
10/13/2023	1013ACH5	Engage PEO	BOS MTG 10/2/23		172.40	203,045.88
10/13/2023	1013ACH3	Kathy Kocaja	BOS MTG 10/2/23		184.70	202,861.18
10/13/2023	1013ACH4	Robert Pullen	BOS MTG 10/2/23		184.70	202,676.48
10/16/2023	100239	DC Integrations LLC	Invoice: 23815 (Reference: Quarterly Cellular Internet VZ Billing. ) Invoice: 23854 (Referen		2,245.00	200,431.48
10/16/2023	100240	Gig Fiber, LLC	Invoice: 1980 (Reference: Solar Light Lease - Oct 2023. )		18,500.00	181,931.48
10/16/2023	100241	H2 Pool Services	Invoice: 2400 (Reference: Monthly Water Feature Svc - Oct 2023. )		520.00	181,411.48
10/16/2023	100242	Innersync	Invoice: 21691 (Reference: PDF Accessibility Compliance/Web Hosting. )		1,515.00	179,896.48
10/16/2023	100243	Steadfast Environmental, LLC	Invoice: SE-22906 (Reference: Routine Aquatic Maint - Oct 2023. ) Invoice: SE-22959 (Ref		2,735.00	177,161.48
10/16/2023	100244	Yellowstone Landscape, Inc.	Invoice: TM 598486 (Reference: Monthly Landscape Maintenance - Oct 2023. )		15,608.00	161,553.48
10/16/2023	100245	Blue Wave Lighting, LLC	Invoice: 518923 (Reference: Re-install fallen sign. )		135.00	161,418.48
10/16/2023	100246	Vesta District Services	Invoice: 413508 (Reference: Annual Fee: Dissemination Agent. )		5,000.00	156,418.48
10/16/2023	100247	Ballfer Service Corp	Invoice: BAL-011284 (Reference: Install Aluminum Fencing. )		10,845.00	145,573.48
10/16/2023	100248	Energized Electrical Solutions, Inc.	Invoice: 501 (Reference: Trouble shoot and service 13 weatherproof gfci receptacles. )		1,320.00	144,253.48
10/20/2023	1ACH102023	Withlacoochee River Electric	32318 Overpass Blvd 09/03-10/03		40.16	144,213.32
10/20/2023	2ACH102023	Withlacoochee River Electric	32317 Overpass Rd 09/03-10/03		40.35	144,172.97
10/20/2023	3ACH102023	Withlacoochee River Electric	31077 Epperson Blvd 09/03-10/03		41.27	144,131.70
10/20/2023	4ACH102023	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 09/03-10/03		43.55	144,088.15
10/20/2023	5ACH102023	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 09/03-10/03		49.51	144,038.64
10/20/2023	6ACH102023	Withlacoochee River Electric	7315 Yale Harbor Dr 09/03-10/03		50.15	143,988.49
10/20/2023	7ACH102023	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 09/06-10/03		56.44	143,932.05
10/20/2023	8ACH102023	Withlacoochee River Electric	30498 Summer Sun Loop( Pond) 09/03-10/03		56.53	143,875.52
10/20/2023	9ACH102023	Withlacoochee River Electric	7851 Curley Rd 09/03-10/03		4,097.18	139,778.34
10/20/2023	10ACH102023	Withlacoochee River Electric	8519 Salt Crest Way 09/03-10/03		50.80	139,727.54
10/23/2023	100249	Straley Robin Vericker	Invoice: 23697 (Reference: Prof. Svcs. thru 09.15.23. )		3,147.50	136,580.04
10/23/2023	100250	Yellowstone Landscape, Inc.	Invoice: TM 560060 (Reference: Flag Pole Lighting Installation. )		1,342.84	135,237.20
10/23/2023	100251	Vesta District Services	Invoice: 414271 (Reference: Billable Expenses - Sep 2023. )		128.79	135,108.41
10/31/2023			Deposit	70.00		135,178.41
<b>10/31/2023</b>		<b>EOM Balance</b>		<b>70.00</b>	<b>116,759.02</b>	<b>135,178.41</b>
11/02/2023	ACH110223	DOORKING, INC.	Gate Access 10/02/23 - 11/01/23		207.75	134,970.66
11/06/2023	100252	Contact One	Invoice: 231001164101 (Reference: Monthly Service Nov. )		56.40	134,914.26
11/06/2023	100253	Steadfast Environmental, LLC	Invoice: SE-23120 (Reference: routine Aquatic Maintenance Nov. )		2,575.00	132,339.26
11/06/2023	100254	Yellowstone Landscape, Inc.	Invoice: TM 611260 (Reference: onthly Landscape Maintenance November 2023. )		15,608.00	116,731.26
11/06/2023	100255	Vesta District Services	Invoice: 414385 (Reference: Monthly contracted management fees. )		5,750.00	110,981.26
11/06/2023	100256	Decorative Holiday Lighting	Invoice: Epperson Ranch South (Reference: 25' LED Christmas Tree Rental. )		835.00	110,146.26
11/06/2023	100257	Bussey Construction Services, LLC.	Invoice: 3064 (Reference: Painting. )		1,200.00	108,946.26
11/06/2023	100258	Florida Jetclean	Invoice: 15107 (Reference: High-pressure water-jetting truck, trailer & crew. )		2,200.00	106,746.26
11/06/2023	01ACH110623	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 09/11/23-10/11/23		327.60	106,418.66
11/06/2023	02ACH110623	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 09/11/23-10/11/23		177.84	106,240.82
11/07/2023			Deposit	11,643.78		117,884.60

11/14/2023	3652	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	117,709.60
11/14/2023			Deposit	67,988.25		185,697.85
11/16/2023	100259	H2 Pool Services	Invoice: 2412 (Reference: Pool Service - Nov 2023. )		520.00	185,177.85
11/16/2023	100260	Stantec Consulting Services, Inc	Invoice: 2153211 (Reference: Consulting Svcs for p/e 09.30.23. ) Invoice: 2153212 (Referen		5,323.25	179,854.60
11/16/2023	100261	Steadfast Environmental, LLC	Invoice: SE-23170 (Reference: Grate Repairs - Ponds 13 & 32. )		1,200.00	178,654.60
11/16/2023	100262	Straley Robin Vericker	Invoice: 23843 (Reference: General Legal Matters - thru 10.15.23. )		3,343.50	175,311.10
11/16/2023	100263	Ballfer Service Corp	Invoice: BAL-011316 (Reference: 36' Aluminum Fence. )		1,700.00	173,611.10
11/16/2023	ACH111623	Withlacoochee River Electric			365.00	173,246.10
11/21/2023			Deposit	64,294.64		237,540.74
11/24/2023	1ACH112423	Withlacoochee River Electric	32318 Overpass Blvd 10/03-11/02		40.16	237,500.58
11/24/2023	2ACH112423	Withlacoochee River Electric	32317 Overpass Rd 10/03-11/02		40.35	237,460.23
11/24/2023	3ACH112423	Withlacoochee River Electric	31077 Epperson Blvd 10/03-11/02		41.46	237,418.77
11/24/2023	4ACH112423	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 10/03-11/02		43.55	237,375.22
11/24/2023	5ACH112423	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 10/03-11/02		49.32	237,325.90
11/24/2023	6ACH112423	Withlacoochee River Electric	7315 Yale Harbor Dr 10/03-11/02		50.34	237,275.56
11/24/2023	7ACH112423	Withlacoochee River Electric	30498 Summer Sun Loop( Pond) 10/03-11/02		55.74	237,219.82
11/24/2023	8ACH112423	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 10/03-11/02		66.25	237,153.57
11/24/2023	9ACH112423	Withlacoochee River Electric	7851 Curley Rd 10/03-11/02		4,097.64	233,055.93
11/24/2023	10ACH112423	Withlacoochee River Electric	8519 Salt Crest Way 10/03-11/01		50.25	233,005.68
11/29/2023			Deposit	51,003.19		284,008.87
<b>11/30/2023</b>		<b>EOM Balance</b>		<b>194,929.86</b>	<b>46,099.40</b>	<b>284,008.87</b>
12/01/2023	1201ACH1	Chad Mendelsohn	BOS MTG 11/1/23		184.70	283,824.17
12/01/2023	1201ACH2	Christy M Bartels	BOS MTG 11/1/23		184.70	283,639.47
12/01/2023	1201ACH3	Engage PEO	BOS MTG 11/1/23		172.40	283,467.07
12/01/2023	1201ACH4	Kathy Koceja	BOS MTG 11/1/23		184.70	283,282.37
12/01/2023	1201ACH5	Robert Pullen	BOS MTG 11/1/23		184.70	283,097.67
12/02/2023	ACH120223	DOORKING, INC.	Gate Access 11/02/23 - 12/01/23		217.75	282,879.92
12/04/2023	01ACH120423	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10/11/23-11/19/23		144.30	282,735.62
12/04/2023	02ACH120423	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10/11/23-11/09/23		246.48	282,489.14
12/04/2023	100264	Contact One	Invoice: 231101164101 (Reference: Monthly Fee. )		64.00	282,425.14
12/04/2023	100265	DC Integrations LLC	Invoice: 23966 (Reference: Door King Cell Svc. ) Invoice: 23970 (Reference: Cellular Intern		500.00	281,925.14
12/04/2023	100266	Gig Fiber, LLC	Invoice: 2053 (Reference: Solar Equipment - Nov 2023. ) Invoice: 2055 (Reference: Solar Ec		18,500.00	263,425.14
12/04/2023	100267	Holiday Outdoor Decor	Invoice: INV12255 (Reference: Christmas Decor. ) Invoice: INV12626 (Reference: 10 "Hap		14,929.00	248,496.14
12/04/2023	100268	POOP 911	Invoice: 7564179 (Reference: Monthly Service - 13 PW stations. ) Invoice: 7685945 (Refere		956.54	247,539.60
12/04/2023	100269	Steadfast Environmental, LLC	Invoice: SE-23236 (Reference: Aquatic Maintenance - Dec 2023. )		2,575.00	244,964.60
12/04/2023	100270	Yellowstone Landscape, Inc.	Invoice: TM 625707 (Reference: Landscape Maint. - Dec 2023. )		15,608.00	229,356.60
12/04/2023	100271	Vesta District Services	Invoice: 414950 (Reference: Billable Expenses - Oct 2023. )		128.79	229,227.81
12/04/2023	100272	Energized Electrical Solutions, Inc.	Invoice: 579 (Reference: Install Meter @ Butterfly Garden. )		1,625.00	227,602.81
12/05/2023			Deposit	256,950.29		484,553.10
12/06/2023	3653	US Bank CM-9690			7,138.44	477,414.66
12/06/2023			Deposit	1,884,311.91		2,361,726.57
12/12/2023	3654	Site Masters of Florida, LLC	Tuscan Bay Drive Roadway Repair (50% Deposit)		3,100.00	2,358,626.57
12/12/2023	3655	Cornerstone	Entry Fountain Revisions - Final Payment		46,150.38	2,312,476.19
12/13/2023	100273	Gig Fiber, LLC	Invoice: 2147 (Reference: Solar Equipment Lease. )		18,050.00	2,294,426.19
12/13/2023	100274	H2 Pool Services	Invoice: 2426 (Reference: Monthly Fee - Dec 2023. )		2,020.00	2,292,406.19
12/13/2023	100275	Holiday Outdoor Decor	Invoice: INV12713 (Reference: BRACKETS FOR HOLIDAY BANNERS. )		128.00	2,292,278.19
12/13/2023	100276	Lane's Outdoor Services LLC	Invoice: 121123- (Reference: Holiday Lighting. )		19,076.00	2,273,202.19
12/13/2023	100277	Stantec Consulting Services, Inc	Invoice: 2163953 (Reference: Engineering Svcs for p/e 11.24.23. )		1,313.33	2,271,888.86
12/13/2023	100278	Energized Electrical Solutions, Inc.	Invoice: 501-2 (Reference: Trouble shoot and service gfi receptacle in median. )		175.00	2,271,713.86
12/13/2023			Deposit	21,247.31		2,292,961.17
12/14/2023	100279	Gig Fiber, LLC	Invoice: 2149 (Reference: Solar Equipment Lease. ) Invoice: 2148 (Reference: Solar Equipm		450.00	2,292,511.17
12/15/2023	1215ACH1	Christy M Bartels	BOS MTG 12/4/23		184.70	2,292,326.47

12/15/2023	1215ACH2	Engage PEO	BOS MTG 12/4/23	141.80	2,292,184.67
12/15/2023	1215ACH3	Kathy Koceja	BOS MTG 12/4/23	184.70	2,291,999.97
12/15/2023	1215ACH4	Robert Pullen	BOS MTG 12/4/23	184.70	2,291,815.27
12/18/2023			Deposit	8,852.00	2,300,667.27
12/19/2023	100207	Breeze		1,684.45	2,302,351.72
12/22/2023	1ACH122223	Withlacoochee River Electric	7851 Curley Rd 11/02-12/04	4,097.64	2,298,254.08
12/22/2023	2ACH122223	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11/02-12/04	1,067.17	2,297,186.91
12/22/2023	3ACH122223	Withlacoochee River Electric	7315 Yale Harbor Dr 11/02-12/04	51.08	2,297,135.83
12/22/2023	4ACH122223	Withlacoochee River Electric	31077 Epperson Blvd 11/02-12/04	41.27	2,297,094.56
12/22/2023	5ACH122223	Withlacoochee River Electric	32317 Overpass Rd 11/02-12/04	40.44	2,297,054.12
12/22/2023	6ACH122223	Withlacoochee River Electric	32318 Overpass Blvd 11/02-12/04	40.35	2,297,013.77
12/22/2023	7ACH122223	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11/02-12/04	50.06	2,296,963.71
12/22/2023	8ACH122223	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 11/02-12/04	57.92	2,296,905.79
12/22/2023	9ACH122223	Withlacoochee River Electric	30498 Summer Sun Loop( Pond) 11/02-12/04	53.11	2,296,852.68
12/22/2023	10ACH122223	Withlacoochee River Electric	8519 Salt Crest Way 11/01-12/01	50.61	2,296,802.07
12/29/2023	3656	Site Masters of Florida, LLC	Relocated 1 of 2 bollards on cart path	1,800.00	2,295,002.07
12/29/2023			Deposit	6,358.71	2,301,360.78
<b>12/31/2023</b>		<b>EOM Balance</b>		<b>2,179,404.67</b>	<b>162,052.76</b>
01/02/2024	ACH010224	DOORKING, INC.	Gate Access 12/02/23 - 01/01/24	217.75	2,301,143.03
01/04/2024			Deposit	11,036.53	2,312,179.56
01/04/2024			Deposit	2,386.40	2,314,565.96
01/04/2024	01ACH010424	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 11/09/23-12/11/23	245.70	2,314,320.26
01/04/2024	02ACH010424	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11/09/23-12/11/23	149.76	2,314,170.50
01/05/2024	3657	US Bank Tax distribution	Tax Distribution Series 2015	411,341.08	1,902,829.42
01/05/2024	3658	US Bank Tax distribution	Tax Distribution Series 2017	600,917.81	1,301,911.61
01/08/2024	ACH010824	PASCO COUNTY UTILITIES SERVICES BRANCH	O A Overpass Amenity Ctr Road 11/13/23 - 12/12/23	21.24	1,301,890.37
01/09/2024			Deposit	632.97	1,302,523.34
01/12/2024	100280	Contact One	Invoice: 231201164101 (Reference: Monthly Service - Jan 2024. )	62.50	1,302,460.84
01/12/2024	100281	DC Integrations LLC	Invoice: 24087 (Reference: Quarterly Cellular Internet VZ Billing. ) Invoice: 24100 (Referen	2,610.00	1,299,850.84
01/12/2024	100282	Gig Fiber, LLC	Invoice: 2245 (Reference: Solar Equip - Amendment #2 - Entrance Bridge - Jan 2024. ) Invo	18,500.00	1,281,350.84
01/12/2024	100283	H2 Pool Services	Invoice: 2440 (Reference: Monthly Fee - Jan 2024. )	2,095.75	1,279,255.09
01/12/2024	100284	POOP 911	Invoice: 7806804 (Reference: Monthly Service - Dec 2023. )	615.99	1,278,639.10
01/12/2024	100285	Stantec Consulting Services, Inc	Invoice: 2179153 (Reference: Project Mgr - p/e 12.29.23. )	1,726.50	1,276,912.60
01/12/2024	100286	Steadfast Environmental, LLC	Invoice: SE-23403 (Reference: Routine Aquatic Maint - Jan 2024. )	2,575.00	1,274,337.60
01/12/2024	100287	Yellowstone Landscape, Inc.	Invoice: TM 638780 (Reference: Monthly Landscape Maintenance - Jan 2024. )	15,608.00	1,258,729.60
01/12/2024	100288	Vesta District Services	Invoice: 415813 (Reference: Billable Expenses - Nov 2023. ) Invoice: 415863 (Reference: M	15,479.33	1,243,250.27
01/12/2024	100289	Energized Electrical Solutions, Inc.	Invoice: 600 (Reference: Transformer Repair. )	425.00	1,242,825.27
01/19/2024	ACH011924	Withlacoochee River Electric	8519 Salt Crest Way 12/01/23-01/03/24	51.81	1,242,773.46
01/22/2024	100290	DC Integrations LLC	Invoice: 24143 (Reference: Yale keypad testing at Olive gate due to wind damage. )	202.50	1,242,570.96
01/26/2024	2ACH01/2624	Withlacoochee River Electric	7851 Curley Rd 12/04-1/04/24	4,103.09	1,238,467.87
01/26/2024	3ACH012624	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12/04-1/04/24	1,284.22	1,237,183.65
01/26/2024	4ACH012624	Withlacoochee River Electric	7315 Yale Harbor Dr 12/04-1/04/24	52.09	1,237,131.56
01/26/2024	5ACH012624	Withlacoochee River Electric	31077 Epperson Blvd 12/04-1/04/24	41.83	1,237,089.73
01/26/2024	6ACH012624	Withlacoochee River Electric	32317 Overpass Rd 12/04-1/04/24	41.92	1,237,047.81
01/26/2024	7ACH012624	Withlacoochee River Electric	32318 Overpass Blvd 12/04-1/04/24	41.83	1,237,005.98
01/26/2024	8ACH012624	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11/02-12/04	51.08	1,236,954.90
01/26/2024	9ACH012624	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 12/04-1/04/24	79.28	1,236,875.62
01/26/2024	10ACH012624	Withlacoochee River Electric	30498 Summer Sun Loop( Pond) 12/04-1/04/24	51.45	1,236,824.17
01/26/2024	0126ACH1	Chad Mendelsohn	BOS MTG 1/15/24	184.70	1,236,639.47
01/26/2024	0126ACH2	Christy M Bartels	BOS MTG 1/15/24	184.70	1,236,454.77
01/26/2024	0126ACH3	Engage PEO	BOS MTG 1/15/24	141.80	1,236,312.97
01/26/2024	0126ACH4	Kathy Koceja	BOS MTG 1/15/24	184.70	1,236,128.27

01/29/2024	100291	Contact One	Invoice: 240101164101 (Reference: Monthly Svc 12.20.23 - 01.19.24. )	49.50	1,236,078.77
01/30/2024	100292	GB Collins Engineering, PA	Invoice: 14229 (Reference: On-Site Fountain Inspection. )	3,000.00	1,233,078.77
01/31/2024	3659	Site Masters of Florida, LLC	Tuscan Bay Drive Roadway Repair Final Bill	3,100.00	1,229,978.77
<b>01/31/2024</b>		<b>EOM Balance</b>		<b>14,055.90</b>	<b>1,085,437.91</b>
02/05/2024	01ACH020524	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 12/11/23-1/10/24	49.14	1,229,929.63
02/05/2024	02ACH020524	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 12/11/23-1/10/24	278.46	1,229,651.17
02/05/2024	03ACH020524	PASCO COUNTY UTILITIES SERVICES BRANCH	31849 Epperson Ranch PH 7 12/11/23-01/10/24	421.20	1,229,229.97
02/06/2024	ACH020624	DOORKING, INC.	Gate Access 01/02/24 - 02/01/24	155.80	1,229,074.17
02/08/2024			Deposit	31,859.11	1,260,933.28
02/08/2024			Deposit	688.37	1,261,621.65
02/13/2024	EFT021324	Withlacoochee River Electric		86.34	1,261,535.31
02/15/2024	100293	DC Integrations LLC	Invoice: 24181 (Reference: Reset main gate camera system breaker. )	150.00	1,261,385.31
02/15/2024	100294	Stantec Consulting Services, Inc	Invoice: 2191698 (Reference: Professional Services - Jan 2024. )	6,729.56	1,254,655.75
02/15/2024	100295	Steadfast Environmental, LLC	Invoice: SE-23523 (Reference: Routine Aquatic Maintenance - Feb 2024. )	2,575.00	1,252,080.75
02/15/2024	100296	Yellowstone Landscape, Inc.	Invoice: TM 657467 (Reference: Fall Annual Mix Oct. 23. )	5,394.63	1,246,686.12
02/16/2024	0216ACH1	Chad Mendelsohn	BOS MTG 2/5/24	184.70	1,246,501.42
02/16/2024	0216ACH2	Christy M Bartels	BOS MTG 2/5/24	184.70	1,246,316.72
02/16/2024	0216ACH3	Engage PEO	BOS MTG 2/5/24	141.80	1,246,174.92
02/16/2024	0216ACH4	Kathy Kocaja	BOS MTG 2/5/24	184.70	1,245,990.22
02/20/2024	100297	H2 Pool Services	Invoice: 2454 (Reference: Monthly Pool Service - Feb 2024. )	2,095.75	1,243,894.47
02/22/2024			Funds Transfer	800,000.00	443,894.47
02/22/2024	3660	LLS Tax Solutions Inc.		1,300.00	442,594.47
02/27/2024	ACH022724	Withlacoochee River Electric	8519 Salt Crest Way 1/03/24-02/02/24	50.71	442,543.76
02/28/2024	100298	Contact One	Invoice: 240201164101 (Reference: Monthly Service - Feb 2024. )	49.50	442,494.26
02/28/2024	100299	Gig Fiber, LLC	Invoice: 2338 (Reference: Solar Equipment Lease 1,2,3 - Feb 2024. ) Invoice: 2340 (Referen	18,500.00	423,994.26
02/28/2024	100300	POOP 911	Invoice: 7923859 (Reference: Monthly Service - 15 PW stations (Jan 2024). )	615.99	423,378.27
02/28/2024	100301	Yellowstone Landscape, Inc.	Invoice: TM 660175 (Reference: Irrigation bad Decoder wire path found 1/16/24. )	2,998.33	420,379.94
02/28/2024	100302	Vesta District Services	Invoice: 416526 (Reference: Billable Expenses - Dec 2023. ) Invoice: 416859 (Reference: M	7,039.19	413,340.75
02/29/2024	1ACH022924	Withlacoochee River Electric	7851 Curley Rd 1/04-2/05/24	4,096.90	409,243.85
02/29/2024	2ACH022924	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 1/04-2/05/24	1,300.31	407,943.54
02/29/2024	3ACH022924	Withlacoochee River Electric	7315 Yale Harbor Dr 1/04-1/05/24	50.25	407,893.29
02/29/2024	4ACH022924	Withlacoochee River Electric	31077 Epperson Blvd 1/04-2/05/24	41.73	407,851.56
02/29/2024	5ACH022924	Withlacoochee River Electric	32317 Overpass Rd 1/04-2/05/24	40.90	407,810.66
02/29/2024	6ACH022924	Withlacoochee River Electric	32318 Overpass Blvd 1/04-2/05/24	40.63	407,770.03
02/29/2024	7ACH022924	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 1/04-2/05	48.77	407,721.26
02/29/2024	8ACH022924	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 1/04-2/05/24	80.39	407,640.87
02/29/2024	9ACH022924	Withlacoochee River Electric	30498 Summer Sun Loop( Pond) 1/04-2/05/24	51.63	407,589.24
<b>02/29/2024</b>		<b>EOM Balance</b>		<b>32,547.48</b>	<b>854,937.01</b>
03/02/2024	ACH030224	DOORKING, INC.	Gate Access 02/02/24 - 03/01/24	175.80	407,414.19
03/04/2024	1ACH030424	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 1/10/24-2/08/24	283.14	407,131.05
03/04/2024	2ACH030424	PASCO COUNTY UTILITIES SERVICES BRANCH	31849 Epperson Ranch PH 7 1/10/24-02/08/24	421.98	406,709.07
03/08/2024			Deposit	14,666.96	421,376.03
03/11/2024	ACH031124	PASCO COUNTY UTILITIES SERVICES BRANCH	O A Overpass Amenity Ctr Road 1/11/24 - 2/09/24	21.24	421,354.79
03/12/2024	3661	Stantec Consulting Services, Inc	Consulting Svcs for p/e 09.30.23 (balance due)	15,600.00	405,754.79
03/13/2024	100303	Gate Pros	Invoice: 10591 (Reference: SERVICE CALL ON 1/30/2024 - Front Gate Repairs. )	270.00	405,484.79
03/13/2024	100304	Gig Fiber, LLC	Invoice: 2442 (Reference: Solar Equipment - Mar 2024. ) Invoice: 2444 (Reference: Solar Ec	18,500.00	386,984.79
03/13/2024	100305	Yellowstone Landscape, Inc.	Invoice: TM 649858 (Reference: Monthly Maintenance - Feb 2024. ) Invoice: TM 669026 (I	18,348.75	368,636.04
03/13/2024	100306	Steadfast Environmental, LLC	Invoice: SE-23668 (Reference: Routine Aquatic Maint - Mar 2024. )	2,575.00	366,061.04
03/13/2024	100307	POOP 911	Invoice: 8058206 (Reference: Monthly Service - 15 PW stations (Feb 2024). )	615.99	365,445.05
03/13/2024	100308	Stantec Consulting Services, Inc	Invoice: 2203958 (Reference: Prof. Svcs. thru 03.01.24. )	2,063.50	363,381.55
03/13/2024	100309	Vesta District Services	Invoice: 418162 (Reference: Billable Expenses - Feb 2024. )	420.09	362,961.46
03/15/2024	100310	Vesta District Services	Invoice: 417406 (Reference: Monthly Mgmt. Fee - Mar 2024. )	5,791.67	357,169.79

03/15/2024	0315ACH1	Chad Mendelsohn	BOS MTG 3/4/24	184.70	356,985.09
03/15/2024	0315ACH2	Christy M Bartels	BOS MTG 3/4/24	184.70	356,800.39
03/15/2024	21	Dawn Curran Tubb	BOS MTG 3/4/24	184.70	356,615.69
03/15/2024	0315ACH3	Engage PEO	BOS MTG 3/4/24	172.40	356,443.29
03/15/2024	0315ACH4	Kathy Kocaja	BOS MTG 3/4/24	184.70	356,258.59
03/22/2024	01ACH032224	Withlacoochee River Electric	8519 Salt Crest Way 02.02.24-03.04.24	51.45	356,207.14
03/22/2024	02ACH032224	Withlacoochee River Electric	7851 Curley Rd 02.05.24-03.05.24	4,096.81	352,110.33
03/22/2024	03ACH032224	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 02.05.24-03.05.24	1,195.34	350,914.99
03/22/2024	04ACH032224	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 02.05.24-03.05.24	76.42	350,838.57
03/22/2024	05ACH032224	Withlacoochee River Electric	30498 Summer Sun Loop( (Pond) 02.05.24-03.05.24	51.45	350,787.12
03/22/2024	06ACH032224	Withlacoochee River Electric	7315 Yale Harbor Dr 02.05.24-03.05.24	49.69	350,737.43
03/22/2024	07ACH032224	Withlacoochee River Electric	31077 Epperson Blvd 02.05.24-03.05.24	41.55	350,695.88
03/22/2024	08ACH032224	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 02.05.24-03.05.24	48.95	350,646.93
03/22/2024	09ACH032224	Withlacoochee River Electric	32317 Overpass Rd 02.05.24-03.05.24	40.26	350,606.67
03/22/2024	10ACH032224	Withlacoochee River Electric	32318 Overpass Blvd 02.05.24-03.05.24	40.16	350,566.51
03/22/2024	11ACH032224	Withlacoochee River Electric	31425 Epperson Blvd 02.05.24-03.05.24	40.16	350,526.35
<b>3/31/2024</b>				<b>14,666.96</b>	<b>71,730.60</b>
					<b>350,526.35</b>

# EXHIBIT 4



Mr. Electric of Land O' Lakes  
 3761 Correia Drive  
 Zephyrhills, Florida 33542  
 (813) 540-0012

Invoice 2401966  
 Invoice Date 4/17/2024  
 Payment Term Due Upon Receipt

**Billing Address**

H2 Pool Services  
 4382 Sailplane Court  
 Wesley Chapel, FL 33545 USA

**Job Address**

Epperson Lagoon Entrance  
 31885 Overpass Road  
 Wesley Chapel, FL 33545 USA

**Description of work**

Reason for call

Breaker keeps tripping for sub panel. Sub panel contains pumps and lights. Breaker resets and trips again.

Home Safety Check

Commercial property

Work Performed

Diagnosing the issue and finding the breaker broken and deteriorating inside the main panel. Sub panel looks in good working order. Replacing with 100 amp 3 pole Eaton BR snap in breaker. When first looking at breaker it appeared not to be seated completely . Upon pushing into the space fully the breaker reset and held but was heating up very quickly indicating the damage had already been done. Breaker is ordered and will be replaced when arrives. Panel has been made safe with blanks and wires taped off inside. New breaker installed and verified working correctly. Pump is issue making bad bearing noise

Recommended

3 phase surge protector installed on panel.

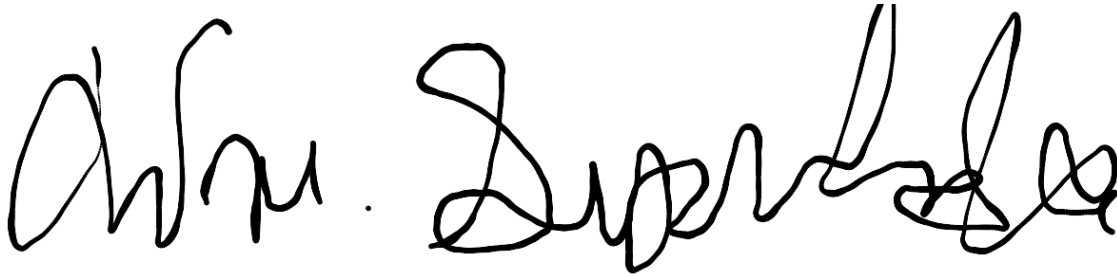
Task #	Description	Quantity	Your Price	Total
NOTES	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.	1.00	\$0.00	\$0.00
CDP-002	COMMERCIAL DISPATCH	1.00	\$149.95	\$149.95
E1.0-200	ELECTRICAL SERVICES, INSTALL OR REPAIR	1.00	\$875.48	\$875.48

<b>Sub-Total</b>	\$1,025.43
<b>Tax</b>	\$0.00
<b>Total</b>	\$1,025.43
<b>Payment</b>	\$0.00
<b>Balance Due</b>	\$1,025.43



IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$1,025.43

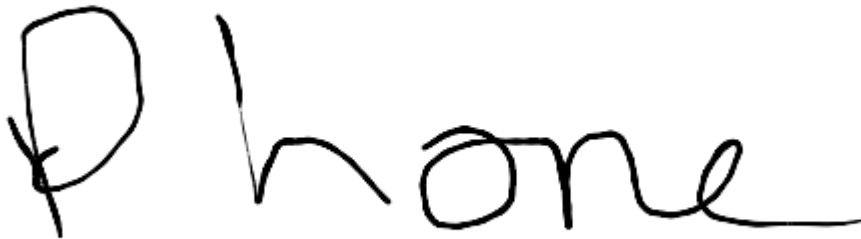
Thank You



Date 4/17/2024

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$1,025.43

Thank You



Date 4/22/2024

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2. Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tort feasers. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

# EXHIBIT 5



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

1-800-851-8754  
[www.PascoVotes.gov](http://www.PascoVotes.gov)

April 22, 2024

Jackie Leger  
Vesta District Services  
250 International Pkwy, Suite 208  
Lake Mary FL 32746

Dear Jackie Leger:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

- Epperson Ranch Community Development District 1,669

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

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

# EXHIBIT 6

**EPPERSON RANCH CDD**  
**FISCAL YEAR 2024-2025 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
<b>REVENUE</b>					
GENERAL FUND REVENUE	\$ 1,074,390	\$ 1,396,275	\$ 1,387,185	\$ 1,660,506	\$ 273,321
INTEREST		6,565			
DEVELOPER FUNDING	9,092				
MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	7,126		-	-	-
<b>TOTAL REVENUE</b>	<b>1,090,607</b>	<b>1,402,840</b>	<b>1,387,185</b>	<b>1,660,506</b>	<b>273,321</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
SUPERVISORS COMPENSATION	5,200	7,000	12,000	12,000	-
PAYROLL TAXES	337	536	918	918	-
PAYROLL SERVICE FEES	400	450	673	673	-
MANAGEMENT CONSULTING SERVICES	24,000	45,000	45,000	45,000	-
TRAVEL PER DIEM			100	100	-
MEETING ROOM RENTAL	4,331	3,063	5,200	5,200	-
BANK FEES	175		200	200	-
AUDITING SERVICES	195	7,100	4,200	4,200	-
REGULATORY AND PERMIT FEES	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,450	455	1,500	1,500	-
ENGINEERING SERVICES	9,180	38,153	22,500	40,500	18,000
LEGAL SERVICES	41,818	45,154	21,000	46,000	25,000
ASSESSMENT COLLECTION FEE	150	150	150	150	-
WEBISTE DEVELOPMENT & HOSTING	2,015	2,015	2,015	2,015	-
MISCELLANEOUS	7,422	3,413	1,000	4,000	3,000
<b>TOTAL ADMINISTRATIVE</b>	<b>96,846</b>	<b>152,663</b>	<b>116,631</b>	<b>162,631</b>	<b>46,000</b>
<b>INSURANCE</b>					
INSURANCE (PO, Liability, Property & Casualty)	20,693	22,975	21,479	47,500	26,021
<b>TOTAL INSURANCE</b>	<b>20,693</b>	<b>22,975</b>	<b>21,479</b>	<b>47,500</b>	<b>26,021</b>
<b>DEBT SERVICE ADMINISTRATION</b>					
BOND DISSIMINATION FEES	11,500	5,000	5,000	5,000	-
TRUSTEE FEES	6,411	7,138	9,105	9,105	-
ARBITRAGE REPORTING	1,300	1,300	1,300	1,300	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>19,211</b>	<b>13,438</b>	<b>15,405</b>	<b>15,405</b>	<b>-</b>
<b>FIELD OPERATIONS</b>					
DISTRICT FIELD TECH (PART-TIME)	20,870	16,599	27,000	27,000	-
UTILITY - ELECTRICITY	54,198	54,251	64,800	64,800	-
UTILITY - STREETLIGHTS	203,850	222,000	277,398	277,398	-
UTILITY - WATER	21,174	20,800	24,600	24,600	-
PET WASTE REMOVAL	5,429	5,586	7,060	7,060	-
LAKE/POND MAINTENANCE	32,699	97,936	83,800	100,000	16,200
MIDGE FLY ABATEMENT	63,555	16,650	50,000	50,000	-
IRRIGATION & REPAIR	-	-	-	-	-
LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	226,793	294,253	260,000	385,000	125,000
PLAYGROUND MULCH - ADA COMPLIANT	5,292	-	2,400	4,500	2,100
BUTTERFLY GARDEN IMPROVEMENTS	-	4,400	5,000	5,000	-
HOLIDAY LIGHTING	24,873	25,936	35,000	35,000	-
WATER FEATURE CLEANING & MAINTENANCE	15,840	99,652	24,000	50,000	26,000
GATE MAINTENANCE & REPAIRS	22,971	10,693	29,900	29,900	-
SIDEWALK MAINTENANCE & PRESSURE WASHING	6,043	55,216	40,000	55,000	15,000
PLAYGROUND	-	14,312	70,000	70,000	-

**EPPERSON RANCH CDD**  
**FISCAL YEAR 2024-2025 PROPOSED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2022 ACTUALS</b>	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ADOPTED</b>	<b>FY 2025 PROPOSED</b>	<b>VARIANCE FY24 - FY25</b>
53 INFRASTRUCTURE MAINTENANCE & REPAIRS	-	-	121,900	121,900	-
54 TUNNEL MAINTENANCE	-	1,230	10,000	10,000	-
55 DRAINAGE STRUCTURE INSPECTION & REPAIRS	-	250	20,000	20,000	-
56 SECURITY PATROLS	-	600	4,500	4,500	-
57 SPEED TABLES	9,400	15,175	-	15,000	15,000
58 ROUNDABOUT MAINTENANCE	-	-	-	-	-
59 CONTINGENCY	19,528	124,274	46,000	46,000	-
<b>60 TOTAL FIELD OPERATIONS</b>	<b>732,514</b>	<b>1,079,811</b>	<b>1,203,358</b>	<b>1,402,658</b>	<b>199,300</b>
61					
62 <b>AMENITY OPERATIONS</b>					
63 AMENITY MANAGER	1,750	6,366	9,000	9,000	-
64 AMENITY CLEANING & MAINTENANCE	4,385	570	9,000	9,000	-
65 REFUSE SERVICE	-	-	1,512	1,512	-
66 MISCELLANEOUS AMENITY REPAIRS & MAIN.	4,989	6,728	5,000	5,000	-
67 GATE CELL SERVICE	2,801	3,423	1,200	3,200	2,000
68 GATE SECURITY CAMERAS	-	-	3,100	3,100	-
69 SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	9,226	1,413	1,500	1,500	-
<b>70 TOTAL AMENITY CENTER OPERATIONS</b>	<b>23,152</b>	<b>18,500</b>	<b>30,312</b>	<b>32,312</b>	<b>2,000</b>
71					
<b>72 TOTAL EXPENDITURES</b>	<b>892,416</b>	<b>1,287,388</b>	<b>1,387,185</b>	<b>1,660,506</b>	<b>273,321</b>
73					
<b>74 EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>198,192</b>	<b>115,452</b>	<b>-</b>	<b>-</b>	<b>-</b>
75					
76 FUND BALANCE - BEGINNING	265,798	464,862	207,231	207,231	-
77 FUND BALANCE BUDGETED INCREASE				-	-
78 TRANSFER IN (OUT) OF GF TO RESERVE	873	(373,083)		-	-
<b>79 FUND BALANCE - ENDING (FY22 AUDITED)</b>	<b>\$ 464,862</b>	<b>\$ 207,231</b>	<b>\$ 207,231</b>	<b>\$ 207,231</b>	<b>\$ -</b>

**EPPERSON RANCH CDD  
FISCAL YEAR 2024-2025 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
<b>ADMINISTRATIVE:</b>		
SUPERVISORS COMPENSATION	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES	673	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	45,000	The District receives Management & Accounting services as part of the agreement
TRAVEL PER DIEM	100	Reimbursement to board supervisors for travel to board meetings.
MEETING ROOM RENTAL	5,200	Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	200	Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	4,200	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	40,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	46,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
ASSESSMENT COLLECTION FEE	150	Fee to county appraiser and tax collector.
WEBSITE DEVELOPMENT & HOSTING	2,015	ADA Compliance for District website and remediation of 750 document pages supplied by Campus Suite for \$1,515. An additional \$500 for DPF to maintain content and the upload of documents
MISCELLANEOUS	4,000	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	47,500	Annual, for general liability, property and officer and director insurance. <b>FY 24 actual \$42,053, anticipated increase per Insurance provider</b>
<b>DEBT SERVICE ADMINISTRATION:</b>		
BOND DISSEMINATION FEES	5,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	9,105	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	1,300	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017
<b>FIELD OPERATIONS:</b>		
DISTRICT FIELD TECH (PT)	27,000	PT tech direct hire by CDD for general maintenance of CDD owned facilities, Schedule vendors as needed and inspect their work, interact with homeowners, coordinate general security hardware, includes estimate for mileage.
UTILITY-ELECTRICITY	64,800	Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.
UTILITY-STREETLIGHTS	277,398	Solar lights
UTILITY-WATER	24,600	Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Approximates \$2050 per month
PET WASTE REMOVAL	7,060	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District. Added an additional \$2,000 for waste bag replenishment
LAKE/POND MAINTENANCE & INSPECTION	100,000	Waterway inspection and maintenance for thirty-seven waterways, 48,580 linear foot perimeter).
MIDGE FLY ABATEMENT	50,000	
LANDSCAPE MAINTENANCE -	385,000	Base Management Service including irrigation and pond mowing. New contract with LMP - 1st year through March 2025 is \$354,456, but subject to increase w/renewal, accommodating 3.5% for last 6 months of FY25. Annuals & bed mulch is additional \$22,930.
PLAYGROUND MULCH - ADA COMPLIANT	4,500	Based on ADA mulch proposal.
BUTTERFLY GARDEN IMPROVEMENTS	5,000	
HOLIDAY LIGHTING	35,000	Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	50,000	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
GATE MAINTENANCE, FENCE & REPAIRS	29,900	Added gate sticker reader and LED lights
POWER SWEEP	-	Sweep track outs on designated roads and boulevards
SIDEWALK MAINTENANCE & PRESSURE WASHING	55,000	Sidewalk maintenance added - repair and replacement of sidewalk slabs
PLAYGROUND	70,000	shade structure, picnic tables, equipment
INFRASTRUCTURE MAINTENANCE & REPAIRS	121,900	
TUNNEL MAINTENANCE	10,000	Leak maintenance and lighting
DRAINAGE STRUCTURE INSPECTION & REPAIRS	20,000	inspection and repair of deteriorating drainage structures
SECURITY PATROLS	4,500	FL Highway Patrol Officers
SPEED TABLES	15,000	
ROUNDBOUT MAINTENANCE	-	
CONTINGENCY	46,000	Miscellaneous (Pond treatments, Sidewalk repairs, Security patrols, wildlife removal, etc.) as needed;
<b>AMENITY OPERATIONS</b>		



**EPPERSON RANCH CDD  
FISCAL YEAR 2024-2025 PROPOSED BUDGET  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
AMENITY MANAGER	9,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CLEANING & MAINTENANCE	9,000	Upkeep of tot lot, dog park, equipment fence, benches, etc.
REFUSE SERVICE	1,512	6 yard FEL 2x per week
LANDSCAPE REPLACEMENT - INFILL	-	
MISCELLANEOUS AMENITY REPAIRS & MAIN.	5,000	Maintain all hardscape items including towers, walls, etc.
GATE CELL SERVICE	3,200	Cell System
GATE SECURITY CAMERAS	3,100	
AMENITY - SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,500	Gate clickers for replacements for Overpass Entrance and Curley Road Gate
<b>INCREASE IN RESERVE FUND BALANCE</b>	<b>27,000</b>	

**EPPERSON RANCH CDD**  
**FISCAL YEAR 2024-2025 PROPOSED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2023 ACTUAL</b>	<b>FY 2024 ADOPTED</b>	<b>FY 2025 PROPOSED</b>	<b>VARIANCE FY24 - FY25</b>
1 <b>REVENUES</b>				
2   SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,061	\$ 27,000	\$ 27,000	\$ -
3 <b>TOTAL REVENUES</b>	<b>27,061</b>	<b>27,000</b>	<b>27,000</b>	<b>-</b>
4				
5 <b>EXPENDITURES</b>				
6   CAPITAL IMPROVELEMT PLAN	-	-	-	-
7 <b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
8				
9 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>27,061</b>	<b>27,000</b>	<b>27,000</b>	<b>-</b>
10				
11 <b>OTHER FINANCING SOURCES &amp; USES</b>				
12   TRANSFER IN FROM GENERAL FUND	373,083			-
13 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>373,083</b>	<b>-</b>	<b>-</b>	<b>-</b>
14				
15 <b>NET CHANGE IN FUND BALANCE</b>	<b>400,144</b>	<b>27,000</b>	<b>27,000</b>	<b>-</b>
16				
17 <b>FUND BALANCE</b>				
18   FUND BALANCE - BEGINNING	-	400,144	427,144	27,000
19   NET CHANGE IN FUND BALANCE	400,144	27,000	27,000	-
20 <b>FUND BALANCE - ENDING</b>	<b>\$ 400,144</b>	<b>\$ 427,144</b>	<b>\$ 454,144</b>	<b>\$ 27,000</b>

**EPPERSON RANCH CDD  
FISCAL YEAR 2024-2025 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

<b>NET OPERATIONS &amp; MAINTENANCE (O&amp;M) BUDGET</b>	<b>\$1,660,505.56</b>
COUNTY COLLECTION COSTS	\$35,329.91
EARLY PAYMENT DISCOUNT	\$70,659.81
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$1,766,495.28</b>

<b>NET CAPITAL RESERVE FUND (CRF)</b>	<b>\$27,000.00</b>
COUNTY COLLECTION COSTS	\$574.47
EARLY PAYMENT DISCOUNT	\$1,148.94
<b>GROSS CRF ASSESSMENT</b>	<b>\$28,723.40</b>

UNIT SIZE & PHASE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CRF ASSESSMENT				
	O&M	SERIES 2015A-1 DEBT SERVICE (1)	SERIES 2017A-1 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
<b>Phase 1</b>													
SINGLE FAMILY 45'	85	85		0.82	69.70	7.12%	\$125,809.50	\$1,480.11	0.82	69.70	7.12%	\$2,045.68	\$24.07
SINGLE FAMILY 50'	86	86		1.00	86.00	8.79%	\$155,231.23	\$1,805.01	1.00	86.00	8.79%	\$2,524.08	\$29.35
SINGLE FAMILY 55'	83	83		1.00	83.00	8.48%	\$149,816.19	\$1,805.01	1.00	83.00	8.48%	\$2,436.03	\$29.35
SINGLE FAMILY 65'	76	75		1.18	89.68	9.16%	\$161,873.68	\$2,129.92	1.18	89.68	9.16%	\$2,632.08	\$34.63
SINGLE FAMILY 75'	52	47		1.36	70.72	7.23%	\$127,650.61	\$2,454.82	1.36	70.72	7.23%	\$2,075.61	\$39.92
<b>Phase 2 &amp; 3</b>													
SINGLE FAMILY 40-49'	164		164	0.82	134.48	13.74%	\$242,738.32	\$1,480.11	0.82	134.48	13.74%	\$3,946.95	\$24.07
SINGLE FAMILY 50-59'	261		261	1.00	261.00	26.67%	\$471,108.73	\$1,805.01	1.00	261.00	26.67%	\$7,660.28	\$29.35
SINGLE FAMILY 60-69'	156		156	1.18	184.08	18.81%	\$332,267.03	\$2,129.92	1.18	184.08	18.81%	\$5,402.70	\$34.63
	<b>963</b>	<b>376</b>	<b>581</b>	<b>978.66</b>	<b>100.00%</b>		<b>\$1,766,495.28</b>		<b>978.66</b>	<b>100.00%</b>		<b>\$28,723.40</b>	

<b>VARIANCE IN O&amp;M BUDGET</b>	
FY 2022-2023	\$1,388,184.56
FY 2023-2024	\$1,660,505.56
<b>VARIANCE</b>	<b>\$272,321.00</b>

<b>VARIANCE IN CRF BUDGET</b>	
FY 2022-2023	\$27,000.00
FY 2023-2024	\$27,000.00
<b>VARIANCE</b>	<b>\$0.00</b>

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT (2)			
	O&M & CRF PER LOT	SERIES 2015A-1 DEBT SERVICE	SERIES 2017A-1 DEBT SERVICE	FY 2025 ASSMT. PER UNIT (3)
<b>Phase 1</b>				
SINGLE FAMILY 45'	\$1,504.18	\$970.55		<b>\$2,474.73</b>
SINGLE FAMILY 50'	\$1,834.36	\$1,078.39		<b>\$2,912.76</b>
SINGLE FAMILY 55'	\$1,834.36	\$1,186.23		<b>\$3,020.60</b>
SINGLE FAMILY 65'	\$2,164.55	\$1,401.91		<b>\$3,566.46</b>
SINGLE FAMILY 75'	\$2,494.74	\$1,617.59		<b>\$4,112.33</b>
<b>Phase 2 &amp; 3</b>				
SINGLE FAMILY 40-49'	\$1,504.18		\$940.26	<b>\$2,444.43</b>
SINGLE FAMILY 50-59'	\$1,834.36		\$1,146.65	<b>\$2,981.02</b>
SINGLE FAMILY 60-69'	\$2,164.55		\$1,353.05	<b>\$3,517.60</b>

FY 2024 PER LOT	\$ VARIANCE PER LOT	% VARIANCE
\$2,231.10	\$243.63	10.92%
\$2,615.65	\$297.11	11.36%
\$2,723.49	\$297.11	10.91%
\$3,215.87	\$350.59	10.90%
\$3,708.26	\$404.07	10.90%
\$2,200.81	\$243.63	11.07%
\$2,683.91	\$297.11	11.07%
\$3,167.01	\$350.59	11.07%

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

(2) Annual debt service assessments per unit adopted in connection with the Series 2015A-1 & 2017A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2024 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**EPPERSON RANCH CDD  
FISCAL YEAR 2024-2025 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	Series 2015A-1	Series 2017A-1	Total FY 2023 Budget
<b>REVENUE</b>			
NET SPECIAL ASSESSMENTS - MADS	\$ 426,980	\$ 624,681	\$ 1,051,661
<b>TOTAL REVENUE</b>	<b>426,980</b>	<b>624,681</b>	<b>1,051,661</b>
<b>EXPENDITURES</b>			
INTEREST EXPENSE			
May 1, 2025	156,713	221,466	378,178
November 1, 2025	156,713	221,466	378,178
PRINCIPAL RETIREMENT			-
November 1, 2025	110,000	180,000	290,000
<b>TOTAL EXPENDITURES</b>	<b>423,425</b>	<b>622,931</b>	<b>1,046,356</b>
			-
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>\$ 3,555</b>	<b>\$ 1,750</b>	<b>\$ 5,305</b>

Net Debt Service Assessments	\$ 1,051,661
Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 67,127
<b>Gross Debt Service Assessments</b>	<b>\$ 1,118,789</b>

**EPPERSON RANCH CDD  
FISCAL YEAR 2024-2025 PROPOSED BUDGET  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
5/1/2023						5,180,000
11/1/2023	100,000	6.300%	163,170	263,170	263,170	5,080,000
5/1/2024		6.300%	160,020	160,020		5,080,000
11/1/2024	105,000	6.300%	160,020	265,020	425,040	4,975,000
5/1/2025		6.300%	156,713	156,713		4,975,000
11/1/2025	110,000	6.300%	156,713	266,713	423,425	4,865,000
5/1/2026		6.300%	153,248	153,248		4,865,000
11/1/2026	120,000	6.300%	153,248	273,248	426,495	4,745,000
5/1/2027		6.300%	149,468	149,468		4,745,000
11/1/2027	125,000	6.300%	149,468	274,468	423,935	4,620,000
5/1/2028		6.300%	145,530	145,530		4,620,000
11/1/2028	135,000	6.300%	145,530	280,530	426,060	4,485,000
5/1/2029		6.300%	141,278	141,278		4,485,000
11/1/2029	140,000	6.300%	141,278	281,278	422,555	4,345,000
5/1/2030		6.300%	136,868	136,868		4,345,000
11/1/2030	150,000	6.300%	136,868	286,868	423,735	4,195,000
5/1/2031		6.300%	132,143	132,143		4,195,000
11/1/2031	160,000	6.300%	132,143	292,143	424,285	4,035,000
5/1/2032		6.300%	127,103	127,103		4,035,000
11/1/2032	170,000	6.300%	127,103	297,103	424,205	3,865,000
5/1/2033		6.300%	121,748	121,748		3,865,000
11/1/2033	180,000	6.300%	121,748	301,748	423,495	3,685,000
5/1/2034		6.300%	116,078	116,078		3,685,000
11/1/2034	190,000	6.300%	116,078	306,078	422,155	3,495,000
5/1/2035		6.300%	110,093	110,093		3,495,000
11/1/2035	200,000	6.300%	110,093	310,093	420,185	3,295,000
5/1/2036		6.300%	103,793	103,793		3,295,000
11/1/2036	215,000	6.300%	103,793	318,793	422,585	3,080,000
5/1/2037		6.300%	97,020	97,020		3,080,000
11/1/2037	230,000	6.300%	97,020	327,020	424,040	2,850,000
5/1/2038		6.300%	89,775	89,775		2,850,000
11/1/2038	245,000	6.300%	89,775	334,775	424,550	2,605,000
5/1/2039		6.300%	82,058	82,058		2,605,000
11/1/2039	260,000	6.300%	82,058	342,058	424,115	2,345,000
5/1/2040		6.300%	73,868	73,868		2,345,000
11/1/2040	275,000	6.300%	73,868	348,868	422,735	2,070,000
5/1/2041		6.300%	65,205	65,205		2,070,000
11/1/2041	295,000	6.300%	65,205	360,205	425,410	1,775,000
5/1/2042		6.300%	55,913	55,913		1,775,000
11/1/2042	315,000	6.300%	55,913	370,913	426,825	1,460,000
5/1/2043		6.300%	45,990	45,990		1,460,000
11/1/2043	335,000	6.300%	45,990	380,990	426,980	1,125,000
5/1/2044		6.300%	35,438	35,438		1,125,000
11/1/2044	355,000	6.300%	35,438	390,438	425,875	770,000
5/1/2045		6.300%	24,255	24,255		770,000
11/1/2045	375,000	6.300%	24,255	399,255	423,510	395,000
5/1/2046		6.300%	12,443	12,443		395,000
11/1/2046	395,000	6.300%	12,443	407,443	419,885	-
<b>Total</b>	<b>\$ 5,180,000</b>		<b>\$ 4,835,250</b>	<b>\$ 10,015,250</b>	<b>\$ 10,015,250</b>	

<b>MAXIMUM ANNUAL DEBT SERVICE (MADS):</b>	<b>426,980</b>
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**EPPERSON RANCH CDD  
FISCAL YEAR 2024-2025 PROPOSED BUDGET  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
10/30/2017						9,205,000
5/1/2018		5.000%	245,572	245,572		9,205,000
11/1/2018		5.000%	244,216	244,216	489,788	9,205,000
5/1/2019		5.000%	244,216	244,216		9,205,000
11/1/2019	135,000	5.000%	244,216	379,216	623,431	9,070,000
5/1/2020		5.000%	240,841	240,841		9,070,000
11/1/2020	140,000	5.000%	240,841	380,841	621,681	8,930,000
5/1/2021		5.000%	237,341	237,341		8,930,000
11/1/2021	145,000	5.000%	237,341	382,341	619,681	8,785,000
5/1/2022		5.000%	233,716	233,716		8,785,000
11/1/2022	155,000	5.000%	233,716	388,716	622,431	8,630,000
5/1/2023		5.000%	229,841	229,841		8,630,000
11/1/2023	165,000	5.000%	229,841	394,841	624,681	8,465,000
5/1/2024		5.000%	225,716	225,716		8,465,000
11/1/2024	170,000	5.000%	225,716	395,716	621,431	8,295,000
5/1/2025		5.000%	221,466	221,466		8,295,000
11/1/2025	180,000	5.000%	221,466	401,466	622,931	8,115,000
5/1/2026		5.000%	216,966	216,966		8,115,000
11/1/2026	190,000	5.000%	216,966	406,966	623,931	7,925,000
5/1/2027		5.000%	212,216	212,216		7,925,000
11/1/2027	200,000	5.000%	212,216	412,216	624,431	7,725,000
5/1/2028		5.000%	207,216	207,216		7,725,000
11/1/2028	210,000	5.000%	207,216	417,216	624,431	7,515,000
5/1/2029		5.375%	201,966	201,966		7,515,000
11/1/2029	220,000	5.375%	201,966	421,966	623,931	7,295,000
5/1/2030		5.375%	196,053	196,053		7,295,000
11/1/2030	230,000	5.375%	196,053	426,053	622,106	7,065,000
5/1/2031		5.375%	189,872	189,872		7,065,000
11/1/2031	240,000	5.375%	189,872	429,872	619,744	6,825,000
5/1/2032		5.375%	183,422	183,422		6,825,000
11/1/2032	255,000	5.375%	183,422	438,422	621,844	6,570,000
5/1/2033		5.375%	176,569	176,569		6,570,000
11/1/2033	270,000	5.375%	176,569	446,569	623,137	6,300,000
5/1/2034		5.375%	169,313	169,313		6,300,000
11/1/2034	285,000	5.375%	169,313	454,313	623,625	6,015,000
5/1/2035		5.375%	161,653	161,653		6,015,000
11/1/2035	300,000	5.375%	161,653	461,653	623,306	5,715,000
5/1/2036		5.375%	153,591	153,591		5,715,000
11/1/2036	315,000	5.375%	153,591	468,591	622,181	5,400,000
5/1/2037		5.375%	145,125	145,125		5,400,000
11/1/2037	330,000	5.375%	145,125	475,125	620,250	5,070,000
5/1/2038		5.375%	136,256	136,256		5,070,000
11/1/2038	350,000	5.375%	136,256	486,256	622,513	4,720,000
5/1/2039		5.375%	126,850	126,850		4,720,000
11/1/2039	370,000	5.375%	126,850	496,850	623,700	4,350,000
5/1/2040		5.375%	116,906	116,906		4,350,000
11/1/2040	390,000	5.375%	116,906	506,906	623,813	3,960,000
5/1/2041		5.375%	106,425	106,425		3,960,000
11/1/2041	410,000	5.375%	106,425	516,425	622,850	3,550,000
5/1/2042		5.375%	95,406	95,406		3,550,000
11/1/2042	430,000	5.375%	95,406	525,406	620,813	3,120,000
5/1/2043		5.375%	83,850	83,850		3,120,000
11/1/2043	455,000	5.375%	83,850	538,850	622,700	2,665,000
5/1/2044		5.375%	71,622	71,622		2,665,000
11/1/2044	480,000	5.375%	71,622	551,622	623,244	2,185,000
5/1/2045		5.375%	58,722	58,722		2,185,000
11/1/2045	505,000	5.375%	58,722	563,722	622,444	1,680,000
5/1/2046		5.375%	45,150	45,150		1,680,000
11/1/2046	530,000	5.375%	45,150	575,150	620,300	1,150,000
5/1/2047		5.375%	30,906	30,906		1,150,000
11/1/2047	560,000	5.375%	30,906	590,906	621,813	590,000
5/1/2048		5.375%	15,856	15,856		590,000
11/1/2048	590,000	5.375%	15,856	605,856	621,713	-
<b>Total</b>	<b>\$ 9,205,000</b>		<b>\$ 9,959,876</b>	<b>\$ 19,164,876</b>	<b>\$ 19,164,876</b>	

MAXIMUM ANNUAL DEBT SERVICE (MADS): 624,681

# EXHIBIT 7

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Epperson Ranch Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 5, 2024  
HOUR: 6:15 p.m.  
LOCATION: The Hilton Garden Inn  
26640 Silver Maple Pkwy.  
Wesley Chapel, FL 33544

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.



5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 6, 2024.**

Attest:

**Epperson Ranch Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

# EXHIBIT 8

American Mulch & Soil, LLC

# Estimate

13838 Hays Rd.  
Spring Hill, FL 34610

Phone 813-443-2121  
Email: info.americanmulch@gmail.com

Date	Estimate #
3/6/2024	3828

Name / Address
Vesta Property Services 250 International Parkway Suite 280 Lake Mary, FL, 32746

Ship To
Epperson Playground 31077 Epperson Blvd Wesley Chapel, FL 33545

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	3/6/2024	Mark

Description	Qty	U/M	Rate	Total
1st Playground @ Location				0.00
EWF Playground Mulch	50		50.00	2,500.00
Fuel Surcharge	50		2.00	100.00
2nd Playground @ Location				
EWF Playground Mulch	15		50.00	750.00
Fuel Surcharge	15		2.00	30.00
***Map and instructions required prior to scheduling***				
Quantity provided by customer. AMS will not be liable for any material shortages				
PAYMENT IS DUE PRIOR TO INSTALLATION. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **				
Sales Tax			0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.				
An NTO will be sent for any invoice not paid within 35 days.				

All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above	<b>Total</b> \$3,380.00
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Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

# EXHIBIT 9



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/8/2024
Estimate #	88996
LMP REPRESENTATIVE	
RWC	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
We propose to provide labor and materials to deliver and install new annuals for the Epperson Ranch CDD community. All debris associated with this project will be gathered and removed upon completion.			
Annuals - Spring Mix 4"	800	2.90	2,320.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$2,320.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

# EXHIBIT 10

# PROPOSAL


## Steve Simmons Concrete, Inc.

2728 39th Ave. SE • Ruskin, FL 33570 • 813-503-8764

Licensed • Insured

Quality Workmanship and Dependability are our Trademark



 Find us on Facebook

Project # \_\_\_\_\_

Date: 5/1/24

Proposal submitted to: Epperson

Work to be performed at: Wesley Chapel, FL

Phone: \_\_\_\_\_

Email: misley@vestapropertyservices.com

*We hereby propose to furnish the materials and perform the labor necessary for the completion of:*

<b>On Epperson Blvd.:</b>	
1 panel, across from Yale Harbor Drive	
6 panels, at pocket park	
7x19.6 and 5x5.6, by merge ahead sign	
2 panels, by dog scoop bag station	
3 panels, playground mailboxes	
1 panel, 3 grinds, dog scoop bag station	
2 panels, by merge ahead sign	
2 panels, between Yale Harbor and gated community, by electric box	
2 panels, pocket park by Roma Dune Drive	
<i>Cracks in concrete are inevitable. There are many factors contributing to this including shrinkage and weather. We will do everything possible to minimize the appearance of cracks by pre-cutting control joints. <b>We DO NOT guarantee this will prevent cracking.</b></i>	<b>TOTAL: \$</b>

**PROPOSAL** includes all materials as specified, and the above work performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of \$ \_\_\_\_\_

**ACCEPTANCE:** The above prices, specifications and conditions are satisfactory and are hereby accepted. Steve Simmons Concrete Inc. is authorized to complete this contract as specified. Payment will be made as outlined.

Payment terms: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature) Date: \_\_\_\_\_

Signature: \_\_\_\_\_

# PROPOSAL


## Steve Simmons Concrete, Inc.

2728 39th Ave. SE • Ruskin, FL 33570 • 813-503-8764

Licensed • Insured

Quality Workmanship and Dependability are our Trademark



 Find us on Facebook

Project # \_\_\_\_\_

Date: 5/1/24

Proposal submitted to: Epperson

Work to be performed at: Wesley Chapel, FL

Phone: \_\_\_\_\_

Email: misley@vestapropertyservices.com

*We hereby propose to furnish the materials and perform the labor necessary for the completion of:*

2 panels, Roma Dune Dr., mailboxes at gate	
2 panels at entrance, Parrot Reef Court	
4 panels, Cul-de-sac wetland side, (broken bad)	
1 panel, round-about	
1 panel, corner of Olive Branch Dr. and Epperson	
1 panel, 2 grinds, past Olive Branch by Pasco County Utilities	
2 panels, Yale Harbor Dr., common area by dog scoop glove box	
3 panels, Yale Harbor Dr., (2 at gate, 1 at electric box)	
10x5.6 and 20x8.8, in front of mailboxes	
20x7 and 4x7, Lago Mist Way, between 8127-8139 drive through	
Windward Palm Lane, mailboxes, 5 cracks (will watch)	
<i>Cracks in concrete are inevitable. There are many factors contributing to this including shrinkage and weather. We will do everything possible to minimize the appearance of cracks by pre-cutting control joints. <b>We DO NOT guarantee this will prevent cracking.</b></i>	<b>TOTAL: \$</b>

**PROPOSAL** includes all materials as specified, and the above work performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of \$ \_\_\_\_\_

**ACCEPTANCE:** The above prices, specifications and conditions are satisfactory and are hereby accepted. Steve Simmons Concrete Inc. is authorized to complete this contract as specified. Payment will be made as outlined.

Payment terms: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature) Date: \_\_\_\_\_

Signature: \_\_\_\_\_





# EXHIBIT 11

ACCEPT

DECLINE

# Estimate

Date: Apr 30, 2024  
No. 562

www.american-powerwashing.com

**Presented To:**

Epperson Ranch CDD  
Mark Isley  
250 International Parkway  
Lake Mary, FL 32746



Description	Qty	Each	Amount
<b>Pressure Cleaning in Epperson Ranch</b>	1	\$25,443.00	\$25,443.00
Pressure cleaning of all CDD-owned sidewalks as shown during our walkthrough and map provided.			
Epperson Blvd:			
6ft Sidewalks			
8ft Sidewalks			
12ft Sidewalks			
Sweet Tide Trail:			
6ft Sidewalks			
Parrot Reef Court:			
6ft Sidewalks			
Parrot Reef Court/Summer Sun Loop path:			
14ft Sidewalks			
Summer Sun Loop/Overpass Rd path:			
14ft Sidewalks			
Sandbay Ridge Drive:			
6ft Sidewalks			
Lago Mist Way:			

6ft Sidewalks

Lago Mist Way/Overpass Rd path:

14ft Sidewalks ?

Tortuga Shore Loop:

6ft Sidewalks

Tortuga Shore Loop/Overpass Rd:

14ft Sidewalks

Roma Dune Drive/Yale Harbor Drive path:

14ft Sidewalks

Yale Harbor Drive:

6ft Sidewalks

Palm Song Place/Yale Harbor Drive path:

12ft Sidewalks

<b>Pressure Cleaning on Overpass Rd</b>	1	\$13,566.96	\$13,566.96
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Pressure cleaning of CDD-owned sidewalks based on our walkthrough and the map provided.

Overpass Rd (southside):

6ft Sidewalks

12ft Sid ewalks

<b>Total</b>	<b>\$39,009.96</b>
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**Thank you for allowing us the opportunity to present our service to you!**

# EXHIBIT 12

# Tampa Bay Poo Patrol

913 East New Orleans Avenue  
Tampa, Florida 33603  
(813)485-6740  
tbpoo patrol@gmail.com | www.tampabaypoo patrol.com



## RECIPIENT:

### Epperson South

31885 Overpass Road  
Wesley Chapel, Florida 33545

## Quote #210

Sent on Apr 02, 2024

**Total \$1,197.00**

Product/Service	Description	Qty.	Unit Price	Total
Pet Waste Station	Everything Included: *SIGN -high visibility *SQUARE POST -strong, telescoping, galvanized *BAG DISPENSER -with 2 keys *TRASH CAN -with lid and liner clamps -10 gallon *Hardware & Installation Instructions	3	\$299.00	\$897.00*
Installation	Material and Labor	3	\$100.00	\$300.00

**Total** **\$1,197.00**

Thanks you your inquire in pet waste removal services with Tampa Bay Poo Patrol.

The attached quote is for the purchase and installation of 3 pet waste stations.

This quote is valid for the next 30 days, after which values may be subject to change.



Nature Coast Poop 911  
 Leah Henderson  
 9376 Merriweather Dr  
 Weeki Wachee, FL 34613  
 (813) 785 – 9327  
 Naturecoast@Poop911.com

## Epperson Ranch

### Proposal for installation of 5 pet waste stations

April 23, 2024 (Proposal)		
5 - Pet Waste Stations Installation (One-time fee) (\$375 each station) (Price includes purchase and installation of pet waste stations that will be concreted into the ground.)		5 x \$375.00 = \$1,875.00
	Total Amount Due	\$1,875.00

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Nature Coast Poop 911  
 Elizabeth Henderson  
 9376 Merriweather Dr  
 Weeki Wachee, FL 34613  
 (813) 785 – 9327  
 Naturecoast@Poop911.com

## Epperson Ranch

### Proposal for maintenance of 20 pet waste stations - 1x/weekly

April 23, 2024 - Monthly Billing (Proposal)		
1x/Weekly Maintenance – 20 stations with 2,000 bags annually (\$9.49 each station)		\$821.99
Extra bags – 4,000 rolled bags - \$139.95 (monthly if needed)		
Weekly maintenance pricing includes: -Waste removal, can liner replaced, pick up bags re-filled if needed (flat or rolled) -Use of dumpster in community for disposal of weekly waste bags	Total Amount Due Monthly:	\$821.99

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# EXHIBIT 13



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/24/2024
Estimate #	89377
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Controller A - Overpass Rd.
-----------------------------

DESCRIPTION	QTY	COST	TOTAL
Initial irrigation inspection completed on 4-8-2024			
ICD100 Hunter 1 station ICD decoder	5	193.37	966.85
PGP063.0 Hunter PGP Ultra Adjustable Rotor 6 in. Riser w/ 3.0 Nozzle	10	29.50	295.00
Pro-Trade wire connector blue	181	1.35	244.35
1806 Rainbird 6 inch spray head	10	12.70	127.00
spray nozzle	14	1.95	27.30
2 inch PVC expansion repair coupling	1	26.50	26.50
2 inch coupling	1	2.43	2.43
2 inch sch 40 pvc pipe	4	3.69	14.76
1 1/2 inch PVC expansion repair coupling	2	17.91	35.82
1 1/2 inch coupling	2	1.63	3.26
3/4 inch cap	1	0.70	0.70
1 x 1 x 1/2 inch reducing tee	4	1.90	7.60
1/2 inch sch 40 pvc pipe	40	0.89	35.60
drip irrigation tubing 0.9 gph 12 in. spacing	2,655	0.65	1,725.75
drip irrigation coupling	80	0.69	55.20
drip irrigation tee	25	0.85	21.25
6 inch soil staple	1,000	0.18	180.00
1 inch PVC expansion repair coupling	1	8.56	8.56
3/4 x 3/4 x 1/2 inch reducing tee	3	1.11	3.33
3/4 inch 90 degree elbow S x FIPT	6	0.97	5.82
1/2 inch 90 degree elbow S x FIPT	6	0.84	5.04

<b>TOTAL</b>	
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**TERMS AND CONDITIONS:**

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OWNER / AGENT



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/24/2024
Estimate #	89377
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Controller A - Overpass Rd.
-----------------------------

DESCRIPTION	QTY	COST	TOTAL
1/2 inch flex pipe	30	1.20	36.00
1 inch sch 40 pvc pipe	40	1.59	63.60
3/4 inch sch 40 pvc pipe	30	1.13	33.90
1 inch coupling	1	1.07	1.07
14 x 19 x 12 inch valve box w/purple lid	5	51.30	256.50
10 inch round valve box w/purple lid	1	32.00	32.00
Labor: 2 men @ \$ 140.00 per hour (\$70.00 / \$70.00)	40	140.00	5,600.00
Initial irrigation inspection repairs needed: Replace 5 faulty Hunter 1 station decoders that are no longer under warranty. Replace 175 broken or leaking rotors. Repair 8 zone line leaks. Add 6 rotors as needed for coverage.. Replace 6 broken or leaking 6 inch spray heads with spray nozzles. Add 4 - 6 inch spray heads as needed for coverage. Replace 4 clogged or damaged spray nozzles. Replace 5 damaged rectangular 14 x 19 x 10 inch valve boxes. Replace 1 - 10 inch round valve box. Adjust 13 heads that are leaning, too low or too high for proper coverage.			

<b>TOTAL</b>	
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OWNER / AGENT



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# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/24/2024
Estimate #	89377
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Controller A - Overpass Rd.
-----------------------------

DESCRIPTION	QTY	COST	TOTAL
Repair 20 drip irrigation leaks. Replace 2400 ft. or drip irrigation tubing on zone 23.			
NOTE: Faulty irrigation controller will need to be replaced.			

<b>TERMS AND CONDITIONS:</b>	<b>TOTAL</b>	<b>\$9,815.19</b>
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# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/24/2024
Estimate #	89378
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Controller A - Overpass Rd.
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DESCRIPTION	QTY	COST	TOTAL
A2C75DPP Hunter ACC2 Decoder 75 Station with Plastic Pedestal	1	5,194.99	5,194.99
Labor: 1 man @ \$ 700.00 per hour	3	70.00	210.00
Remove and replace faulty 75 zone 2-wire irrigation controller. Reprogram new controller.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$5,404.99</b>
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OWNER / AGENT

DATE



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/24/2024
Estimate #	89379
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Initial Irrigation inspection completed on 3-2-2024			
ICD100 Hunter 1 station ICD decoder	1	193.77	193.77
Hunter 24V solenoid	1	26.75	26.75
1806 Rainbird 6 inch spray head	20	12.70	254.00
PGP063.0 Hunter PGP Ultra Adjustable Rotor 6 in. Riser w/ 3.0 Nozzle spray nozzle	6	29.50	177.00
drip irrigation coupling	21	1.95	40.95
drip irrigation tee	63	0.69	43.47
drip irrigation tubing 0.9 gph 12 in. spacing	65	0.85	55.25
6 inch soil staple	1,050	0.65	682.50
Pro-Trade wire connector blue	750	0.18	135.00
1 1/2 inch pvc expansion repair coupling	4	1.35	5.40
1 1/2 inch coupling	1	17.91	17.91
Labor: 2 men @ \$140.00 per hour (\$70.00 / \$70.00)	1	1.63	1.63
	12	140.00	1,680.00
Initial irrigation inspection repairs needed: Replace 1 faulty Hunter 1 station decoder that are no longer under warranty. Replace faulty Hunter 24V solenoid. Replace 20 broken or leaking 6 inch spray heads with spray nozzles. Replace 1 clogged or damaged spray nozzle.			

<b>TOTAL</b>	
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# Estimate

Submitted To:
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/24/2024
Estimate #	89379
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Replace 6 broken or leaking 6 inch spray head.			
Repair 13 drip irrigation leaks.			
Replace 1050 ft. of damaged drip irrigation tubing.			
Adjust 13 heads that are leaning, too low or too high for proper coverage.			
Repair 1 1/2 inch zone line leak/			

<b>TOTAL</b>	<b>\$3,313.63</b>
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OWNER / AGENT



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89381
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Controller C
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DESCRIPTION	QTY	COST	TOTAL
Initial irrigation inspection completed on 3-3-2024			
ICD100 Hunter 1 station ICD decoder	4	193.73	774.92
Pro-Trade wire connector blue	8	1.35	10.80
1806 Rainbird 6 inch spray head	5	12.70	63.50
spray nozzle	27	1.95	52.65
PGP04 Hunter rotor 4 inch	1	24.50	24.50
drip irrigation coupling	240	0.69	165.60
drip irrigation tubing 0.9 gph 12 in. spacing	200	0.65	130.00
3/4 inch female drip adapter tee style barb x 3/4 in.	3	2.25	6.75
FIPT x barb			
Jumbo valve box	1	81.60	81.60
6 inch soil staple	300	0.18	54.00
Labor: 2 men @ \$ 140.00 per hour (\$70.00 / \$70.00)	8	140.00	1,120.00
Initial irrigation inspection repairs needed: Replace 4 faulty Hunter 1 station decoders that are no longer under warranty. Replace 5 broken or leaking 6 inch spray heads with spray nozzles. Replace 22 clogged or damaged spray nozzles. Replace 1 broken or leaking rotor. Replace 1 damaged jumbo valve box. Repair 222 drip irrigation leaks.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	
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OWNER / AGENT





PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
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# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89381
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Controller C
--------------

DESCRIPTION	QTY	COST	TOTAL
Adjust 5 heads that are leaning, too low or too high for proper coverage.			

<b>TERMS AND CONDITIONS:</b>	<b>TOTAL</b>	<b>\$2,484.32</b>
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OWNER / AGENT



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# Estimate

Submitted To:
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89382
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Curley Rd. entrance controller.

DESCRIPTION	QTY	COST	TOTAL
Initial irrigation inspection completed on 4-1-2024			
drip irrigation tubing 0.9 gph 12 in. spacing	1,655	0.65	1,075.75
drip irrigation coupling	105	0.69	72.45
PGP04 Hunter rotor 4 inch	1	24.50	24.50
6 inch soil staple	500	0.18	90.00
1 inch PVC expansion repair coupling	1	8.56	8.56
1 inch coupling	1	1.07	1.07
Hunter 24V solenoid	2	26.50	53.00
Pro-Trade wire connector blue	4	1.35	5.40
14 x 19 x 12 inch valve box w/purple lid	3	51.30	153.90
spray nozzle	2	1.95	3.90
Labor: 2 men @ \$ 140.00 per hour (\$70.00 / \$70.00)	6	140.00	840.00
Initial irrigation inspection repairs needed:			
Repair 1 inch zone line leak.			
Repair 20 drip irrigation leaks.			
Replace 1500 ft. or drip irrigation tubing on zone 5.			
Replace 1 broken or leaking rotor.			
Replace 1 clogged or damaged spray nozzle.			
Replace 1 faulty Hunter 24V solenoid.			
Replace 3 damaged rectangular 14 x 19 x 10 inch valve boxes.			
Relocate 1 rotor for proper coverage.			

<b>TOTAL</b>	
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# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89382
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Curley Rd. entrance controller.

DESCRIPTION	QTY	COST	TOTAL
Relocate 2 heads for proper coverage. Adjust 2 heads that are leaning, too low or too high for proper coverage.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$2,328.53</b>
--------------	-------------------

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OWNER / AGENT

DATE



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# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89383
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Dog park controller.
----------------------

DESCRIPTION	QTY	COST	TOTAL
Initial irrigation inspection completed on 4-16-2024			
1806 Rainbird 6 inch spray head	4	12.70	50.80
spray nozzle	6	1.95	11.70
10 inch round valve box w/purple lid	1	32.00	32.00
3/4 inch male adapter	1	0.97	0.97
3/4 inch female drip adapter tee style barb x 3/4 in. FIPT x barb	1	2.25	2.25
drip irrigation coupling	68	0.69	46.92
drip irrigation tubing 0.9 gph 12 in. spacing	225	0.65	146.25
6 inch soil staple	50	0.18	9.00
Labor: 2 men @ \$ 140.00 per hour (\$70.00 / \$70.00)	4	140.00	560.00
Initial irrigation inspection repairs needed: Replace 4 broken or leaking 6 inch spray heads with spray nozzles. Replace 2 clogged or damaged spray nozzles. Replace 1 - 10 inch round valve box. Repair 68 drip irrigation leaks. Adjust 1 head that is leaning, too low or too high for proper coverage.			

<b>TOTAL</b>	<b>\$859.89</b>
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**TERMS AND CONDITIONS:**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

Submitted To:
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89384
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Playground controller.

DESCRIPTION	QTY	COST	TOTAL
Initial irrigation inspection completed on 4-1-2024			
1806 Rainbird 6 inch spray head	6	12.70	76.20
spray nozzle	13	1.95	25.35
drip irrigation coupling	140	0.69	96.60
drip irrigation tubing 0.9 gph 12 in. spacing	100	0.65	65.00
6 inch soil staple	50	0.18	9.00
1/2 inch coupling	2	0.44	0.88
1/2 inch flex pipe	2	1.50	3.00
PGP04 Hunter rotor 4 inch	1	24.60	24.60
10 inch round valve box w/purple lid	1	32.00	32.00
14 x 19 x 12 inch valve box w/purple lid	1	51.30	51.30
ICD100 Hunter 1 station ICD decoder	2	193.37	386.74
Pro-Trade wire connector blue	4	1.35	5.40
Labor: 2 men @ \$ 140.00 per hour (\$70.00 / \$70.00)	8	140.00	1,120.00
Initial irrigation inspection repairs needed: Replace 2 faulty Hunter 1 station decoders that are no longer under warranty. Replace 6 broken or leaking 6 inch spray heads with spray nozzles. Replace 4 clogged or damaged spray nozzles. Replace 7 clogged or damaged spray nozzles. Replace 1 broken or leaking rotor.			

<b>TOTAL</b>	
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**TERMS AND CONDITIONS:**

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OWNER / AGENT



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 Seffner, FL 33583  
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# Estimate

<b>Submitted To:</b>
Epperson Ranch CDD c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746

Date	4/25/2024
Estimate #	89384
LMP REPRESENTATIVE	
RG-PI	
PO #	
Work Order #	

Playground controller.

DESCRIPTION	QTY	COST	TOTAL
Replace 1 - 10 inch round valve box.			
Replace 1 damaged rectangular 14 x 19 x 10 inch valve box.			
Repair 1/2 inch zone line leak.			
Repair 20 drip irrigation leaks.			
Adjust head that is leaning, too low or too high for proper coverage.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$1,896.07</b>
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OWNER / AGENT

DATE

# EXHIBIT 14

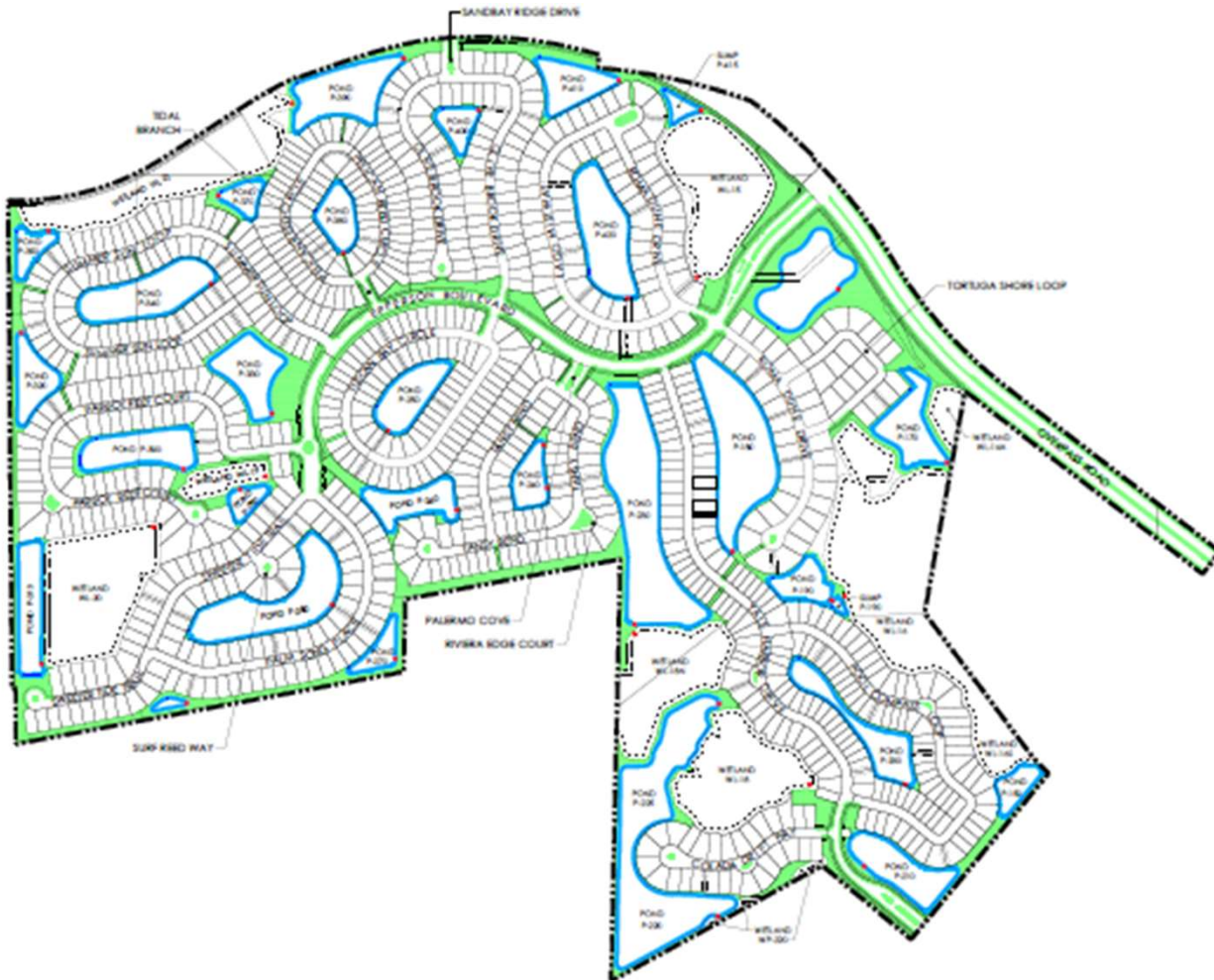
# **Vesta Property Services Field Operations Report**

**Epperson Ranch**

**Community Development District**



# Site Maintenance Map

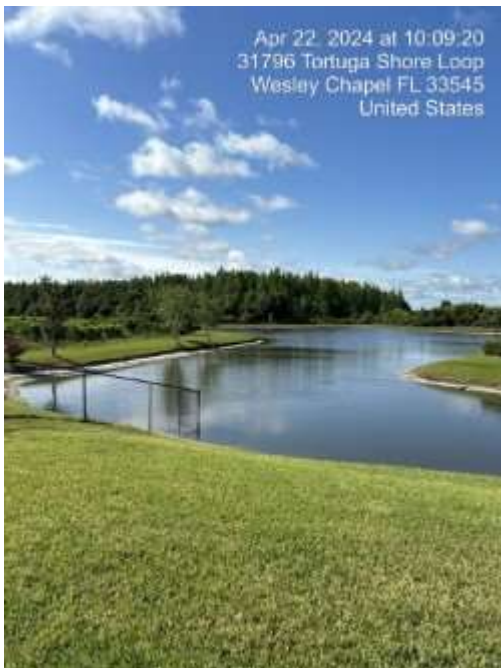


# Aquatics Management

Pond levels have not improved.

Pond's look healthy for the most part.

A few ponds have been treated for algae blooms, vendor is staying responsive to requests.



# Landscape and Irrigation

- ▶ Turf is starting to show signs of vitality.
- ▶ Weeds are being addressed , irrigation deficiencies' are being located. Edging is coming along.
- ▶ Quote's for irrigation and turf replacement will be expected upcoming
- ▶ The new vendor is really making a difference catching up ignored areas.



## Other items

*Fence repairs are needed, quotes are coming soon.*

*Power washing quotes are being gathered.*

*Weed abatement prior to playground mulch install will be addressed.*

*Sidewalk repair quotes are in the process.*

*Park bench and trash can options are being sent upcoming.*

*Dog station repairs have been completed, new quote for extra stations has been received.*

*Street sign repairs have been submitted .*

# Pictures



# EXHIBIT 15

Date Reported	Type of Complaint	Complaint	Board Direction	Action	Date Closed
1-Apr-24	Other	Vacant rental unit on Roma Dune Drive with overgrown lawn encroaching on adjacent resident's property			
2-Apr-24	Other	Landscapers on property on Tuscan Bay Circle accidentally cut resident's lights and failed to notify resident. Left an additional comment on April 4			
4-Apr-24	Pet Waste Removal Stations	Yale Harbor station near Pool Compas Loop and Colada Drift has toppled over. Also mentions rear fence panel on utility enclosure is on ground			
6-Apr-24	Pet Waste Removal Stations	Also reports Yale Harbor station toppled over			
14-Apr-24	Water Feature	Erosion around concrete pads, bags of material recently placed by company are washing out with rain			
16-Apr-24	Water Feature	Fountain stopped working on April 15			
17-Apr-24	Ponds	Significant algae growth on ponds over the past couple of weeks. Resident is located on Parrot Reef Court			
25-Apr-24	Pet Waste Removal Stations	Yale Harbor station still broken, requests a new pole			